

PRE-K/K (ECC) AND ELEMENTARY SCHOOL RENOVATIONS

**Addendum #1
March 20, 2020**

For

STAFFORD MUNICIPAL SCHOOL DISTRICT



MWA Architects, Inc.

Addendum includes this cover + 7 (seven) 8½ x 11 pages

PRE-K/K (ECC) AND ELEMENTARY SCHOOL RENOVATIONS – ADDENDUM #1

Proposal Part 1 is due no later than April 2, 2020 by 11:00 am
Proposal Part 2 is due no later than April 2, 2020 by 4:00 pm
Proposal bids will be opened and read publicly at 4:15pm.

Proposal packets are to be returned as follows:

Attention: Dedrea Norman, CFO
Stafford MSD
1625 Staffordshire Road
Stafford, TX 77477



To the Plans and Specifications for the Stafford MSD RFP #20 – 002, this addendum forms a part of the Contract Documents and modifies said documents as follows:

PART 1 - GENERAL

Item 1. Pre-Proposal Meeting was held last Tuesday. See attached for Sign-in sheet and LAN's agenda discussed during the meeting.

RFI QUESTIONS AND ANSWER

Q1: Is the play structure in-ground or surface mounted on to concrete?

A1: For the playground equipment (excluding the basketball goal post equipment) that is located on concrete for both sites, the play equipment may be surface mounted or in-ground for locations of new concrete and for the existing concrete, it may be at the manufacturer's discretion and recommendation, i.e. if needed, it may require saw-cutting of the existing concrete depending upon the manufacturer recommendation.

The padding and artificial turf, cover the surface mounted plates and connections – to be very clear, no surface mounted items have the surface mounted plates exposed except the music components that are to be provided on the existing concrete for the Elementary site, are exposed surface mounted. For the Pre-k swings that are located on compacted base, this is an in-ground installation. The basketball goal footings are detailed for both sites and included within the document drawings

PART 2 - SPECIFICATIONS

Item 2. Section 08 71 00 Door Hardware

A. Under section 08 71 00, add hardware set ES2.1 and modify set ES3.0 as follows:

Set: ES2.1
Doors: A126, A126A
Description: Int Sgl Exit - Classroom

3	Hinge	TA2714	US26D	MK
1	Rim Exit Device, Classroom	8813 ETL	US32D	SA
1	Door Closer (stop arm)	281 CPS	EN	SA
1	Kick Plate	K1050 10" x 2" LDW CSK BEV	US32D	RO

3 Silencer 608-RKW RO

Set: ES3.0

Doors: A115, A201, A203

Description: Int Sgl Typ Classroom - (Storeroom Lock) closer gasket

3	Hinge	TA2714	US26D	MK
1	Storeroom Lock	8204 LNL	US26D	SA
1	Door Closer	TB 281 O	EN	SA
1	Kick Plate	K1050 10" x 2" LDW CSK BEV	US32D	RO
1	Wall Stop	409US26D		RO
1	Perimeter Seal	S442BL (head & jambs)		PE

Item 3. Section 12 66 00 Telescoping Bleachers (Alternate #1 At ECC Gymnasium)

- A. Under section 12 66 00, 2.1, Add Irwin Seating Company - Versa Tract Telescoping Seating as approved telescoping bleachers system.

END OF ADDENDUM #1 DESCRIPTION



Date: 17 March 2020



Stafford Municipal School District

**RFP#20 - 002: Request for Competitive Sealed Proposals
for The Renovation of Elementary School & Pre-K/K School
Topic: Pre – Proposal Conference**

Sign-in Sheet

Name – printed (legibly)	Company/Organization	Phone	Email
Steve Janisch	Playwell Group	(832) 289-1220	stevej@playwellgroup.com
Zach Branda	Bass Construction	(281) 342-2022	bids@bassconstruction.com
Oscar Gomez	Jamil & Smith Construction	(832) 799-2556	estimating@jamailsmith.com
Michael Stanton	Stanton Engineering	(713) 300-9292	michael@stanton-eng.com
Horacio Gomez	MWA Architects	(281) 283-2496	hgomez@molinawalker.com
Noe Almaguer	MWA Architects	(713) 782-8188	nalmaguer@molinawalker.com
Carmen Posey	Environments & Co.	(832) 309-1513	cposey@environmentsco.com
Victor Fleming	LAN	(713) 853-6627	vcfleming@lan-inc.com
Michael Scott	LAN	(773) 617-7639	mjscott@lan-inc.com



CONFERENCE AGENDA

Date: 17 March 2020

Filing Data Code 1-03

Project No.:	170 – 10868 - 001	Routing	
Project:	RFP #20 – 002: Request for Competitive Sealed Proposals (CSP) for Renovation of Elementary School & Pre-K School		
Client:	Stafford Municipal School District		
Conference Date:	17 March 2020		
Conference Location:	SMSD Administration Building 1625 Staffordshire Road Stafford, TX 77477		
Attendees:			
Conference Purpose:	Pre-Proposal Conference		
Discussion:	<p>The following summarizes our understanding of the subject matter covered in this conference. If this differs from your understanding, please notify us in writing within five days.</p> <p>A. Introduction of Team Members</p> <ul style="list-style-type: none"> a. Stafford Municipal School District 1625 Staffordshire Road Stafford, TX 77477 Phone: 281.261.9361 FAX: 281.261.9249 Dedrea Norman, Chief Financial Officer, Email: dnorman@staffordmsd.org b. Architect MWA Architects 11767 Katy Freeway, Suite 430 Houston, TX 77079 Phone: 713.782.8188 Fax: 713.782.2013 Noe Almaguer, Principal, Email: nalmaguer@molinawalker.com c. Program Manager Lockwood, Andrews & Newnam, Inc. 2925 Briarpark Drive - Suite 400 Houston, TX 77042 Phone: 713.226.6900 FAX: 713.821.0288 Name: Victor Fleming, Program Manager, Email: vcfleming@lan-inc.com <p>B. Project Description: The Owner plans to renovate the Elementary School and Pre-K/K School as per the following: Elementary School</p> <ul style="list-style-type: none"> • Renovation of restrooms to accommodate 1st thru 5th grade students as well as 		



- comply with ADA regulations.
- Library Renovation/expansion
- Computer Lab renovation
- Life Skills renovation
- STEM Lab renovation
- New playground equipment for

Pre-K/K

- Renovation of restrooms to accommodate Pre-K and Kindergarten students as well as comply with ADA regulations.
- Create a new Daycare Center to include a drop-off parking lot, covered walkway and new playground area/equipment for daycare kids
- New Pre-K/K playground equipment
- Gymnasium flooring replacement
- Various mechanical upgrades

C. Project Overview: MWA Architects, LLC

D. Questions regarding the bid documents:

- a. Address to Program Manager in writing via email
- b. Written responses provided via Addendum issued by MWA Architects posted on SMSD's website

E. Deadline: March 27, 2020 by 2:00PM

F. Addendums:

- a. Number 1 consisting of responses to all RFI's to date, today's Pre-Proposal sign is sheet, and any additional clarifications to be posted this Friday, March 20, 2019.
- b. Addendum cut off date providing responses to final questions to be posted Monday, March 30, 2020 by 2pm C.S.T.

G. Proposals due:

- a. April 2, 2020
- b. Address: 1625 Staffordshire Road, Stafford, TX 77477
- c. Attention: Dedrea Norman, CFO

H. Submittal instructions:

- a. Submit Part 1: Price proposal & required forms to be submitted by 11:00AM C.S.T. – April 2, 2020
- b. Submit Part 2: Alternates & Supplier Diversity Estimate to be submitted by 4:00PM C.S.T. – April 2, 2020
- c. Number of copies and format: one original in closed sealed envelope
- d. Alternates and Unit Prices are a part of the bid

I. Probable Schedule of Events

J. Evaluation criteria:

- a. Proposed amount for base proposal, 50 points
- b. Evaluation survey of company references and project contacts, 15 points
- c. History of company performance, 10 points
 - 1. Past and current workload to staff ratio
 - 2. Claims, suits and failure to perform
 - 3. RFI Generated o Maintenance of cost



4. Safety EMR score
 5. Positive asset to liability ratio
 6. Adequate bonding capacity
 7. Strength of letters of reference
 - d. Company project experience and qualifications, 15 points
 1. Comparable cost
 2. Comparable complexity
 3. Comparable timeframe
 4. Contractor has past experience with subcontractors named in proposal
 5. Fort Bend and Harris County experience
 - e. Individual personnel project experience and qualifications, 10 points
 1. Comparable cost
 2. Comparable complexity
 3. Comparable timeframe
 4. Fort Bend and Harris County experience
 5. Organizational approach to the project
 - f. Small Business Program Participation Plan, 10 points
- K. Reference checks
- a. The Owner will conduct reference checks from the people and projects listed in your proposal. You must ensure accuracy in the email address furnished since this will be the means for contacting the reviewers to participate in an online survey.
- L. Prevailing wage rate applies
- M. About the project: The Owner plans to renovate the Elementary School and Pre-K/K School. The Project is anticipated to include (but is expressly not limited to) the following general scope items:
- a. Tree protection, cement concrete paving
 - b. Playground equipment
 - c. Access control/cameras
 - d. Electrical
 - e. Doors/Frames/Hardware upgrades
 - f. Millwork
 - g. Aluminum, glass and window wall
 - h. Interior walls
 - i. Tile, resilient flooring, sheet carpeting, resinous athletic flooring
 - j. Casework
 - k. Specialties
 - l. Plumbing fixtures
 - m. HVAC Systems upgrades and building automation
 - n. The substantial completion date is June 04, 2020.
 - o. The estimated construction budget for this Project is as follows:
 - Elementary School - \$1,737,000.00
 - Pre-K/K School - \$1,071,000.00
- N. Contract
- a. The contract and general conditions attached to the RFP will form the Agreement between the parties. While the Owner requests to know deviations and exceptions requested by the Contractor, to ensure fairness and competitiveness, in preparing a cost proposal, the respondent shall not consider the Agreement subject to any modification unless designated by Addenda prior to the proposal due date.
- O. Comments or questions?



Distribution		Prepared By	
	Signature:		
	Print Name:	Victor Fleming Program Manager	