

## **ADDENDA 3 ISSUED JANUARY 9, 2017**

### **Progress Meeting Minutes**

**Project:** Harmony School of Innovation – Waco – Remodeling

**Date:** January 5<sup>th</sup>, 2017

**Time:** 11:30 AM

**Location:** 1100 South Valley Mills Road, Beverly Hills, Texas 76711

### **AGENDA**

- A. Introduction
- B. Questions and Answers

### **Meeting Minutes**

The following items need to be resolved at the kick off meeting.

- A. Introduction
- B. Questions
  1. Bid Question – How will we share information on proposed personnel?
    - Submit personal resumes from proposed personnel.
  2. Is it possible to send an electronic copy of the bid?
    - No, the bid has to be sealed, delivered by mail or hand delivered.
  3. Is above ceiling insulation part of this project?
    - No, the roof will be insulated.
  4. Is the entire roof going to be replaced or only repaired?
    - The roof will be replaced, brand new TPO.
  5. Is this project approved by the city, does it have a permit already?
    - The project is approved; permit is ready for purchase. GC to include permit costs into the bid.
  6. Does this project have any fire rated walls?
    - No, the building is fully sprinkled.
  7. The project specifies 2 ramps on the east side of the building elevation, wouldn't it be better to build only one since the most north ramp ends at a three foot drop behind the south ramp?
    - No, the ramps would have to be built much wider for door swings and increased student traffic.
  8. Is the Fire Riser adequate/operational?
    - This is part of the GC scope. GC is required to inspect and if necessary repair the Fire Riser.

9. There were no details about Electrical equipment on the exterior, what is the scope for the lighting system on the exterior?
  - HPS is providing a 20K allowance for the exterior lighting and electrical. GC is to test and if necessary repair the lighting.
10. Will the billboard sign on the exterior be part of the project scope?
  - Yes, GC is to install a HPS sign at the billboard. HPS is providing a 20K allowance for this item.
11. Will the architect share a shop drawing for the sign in front of the building?
  - Yes, HPS has shared a shop drawing with the architect and it will be share with the GCs.
12. The schedule of values calls for Test and Inspection as part of the GC scope, will this item be removed?
  - Yes, this item is going to be removed. Third party inspections and tests Cost will be by Owner. GC will schedule and coordinated with the owner's PM and Architect on scheduling timeframe.
13. There is a line item in the schedule of values asking for an Asbestos inspection?
  - The building already had an asbestos inspection scheduled by the owner and it was determined that the building is asbestos free. There is no need for the GC to schedule an asbestos inspection.
14. How will the Sci Lab equipment arrive to the site?
  - The equipment will already be put together, the GC is required to install it.
15. Are the plumbing and electrical connections for the Sci Lab equipment only going to be underground?
  - Yes
16. Is the paging system included in the project?
  - Yes the paging system is part of the project. The GC is to install a one way , standard paging system. Also the GC is to install Horns at the front and back and 2 side exists (east and west)
17. Could you please clarify the GC scope for IT items?
  - All IT equipment will now be an allowance amount of \$60,000, except the rough-in for the cabling and data shown on sheet E2.1.
18. Is the head equipment handled by GC?
  - No, the head equipment is furnished and installed by our IT department.
19. Could you please clarify the Windows Alternate Item?
  - GC is to install 20 windows. 2 in each classroom located by the perimeter wall (10 Classrooms) . Please disregard the RTU Tonage Note, it will be removed.

20. Is waxing the VCT part of the GC scope, if yes how many coats?  
- Yes, 3 coats.
21. Will a sample contract be provided to the GC?  
-Yes, the contract is the standard AIA 101 + 201 w/Supplementary Conditions. The winning GC will receive the contract for review.
22. How are payments handled by HPS?  
-HPS makes weekly to by weekly payments, standard AIA pay apps. The payment will never take up to 30 days. GC is to send Pay Application according to timeline and work completed.
23. Could you please clarify if the Alternate Item – Wall tile requires GC to install wall tile behind lockers?  
-No, wall tile behind lockers is not part of the scope.
24. The note regarding Fire Alarm in the plan is a bit vague , could you please clarify?  
-GC is to meet minimum code requirements for Fire Alarm
25. Will a fence be installed around the facility?  
-Yes, a standard 6' high Chain-link fence will be installed. The gates will be manually operable. Architect will show location on sheet A0.1 Site Plan.
26. Is it possible to move the bid opening to Waco?  
-We will have to discuss this with our attorneys. However it is standard procedure for HPS to have the bid openings at our Headquarters in Houston.
27. What if all the bids come in to high?  
-HPS will have to take a look at the budget and proceed from there. However, we have good faith that the bids will come in with reasonable amounts.
28. Will the GCs have access to the building prior to the bid opening?  
-Yes, please contact Noey Meza at 254-215-9421 and [NMeza@harmonytx.org](mailto:NMeza@harmonytx.org) for access.
29. Will the building have card access?  
-Yes, GC is to install Card Access at all exterior doors.
30. Could you please clarify TPO Roof System?  
-The GC is to demo the existing and install new TPO. GC will add new insulation in areas where openings have been covered.
31. The pattern spec is a bit vague, can the architect provide a more clear spec?  
-Yes, the owner will share photos of the pattern for the hallway and classrooms with the architect, which will be share with GCs. See attached photos.
32. Are there any walls that will need to be built all the way up to deck?  
-Yes, see revised sheet A1.1 showing walls to deck.

34. The plans did not include an RTU mechanical plan, will they provide this item?

-RTU locations are shown on sheets M1.1, A1.6, S3.0 and E2.2.

35. How will the parking lot be restriped?

-The parking lot will be restriped as existing including the queueing details provided by the administration.

36. Is the trash shoot behind the building going to remain?

-No the GC is required to remove all items from around the building as noted in the plans.

37. Could you clarify the scope of work at the Mezzanines?

-Office Mezzanine needs to be cleaned, trim removed, repainted, GC to make necessary repairs. Extensive work needs to be done at the restrooms (per Plans). Windows need to be covered by drywall.

Mech Mezzanine also has to be cleaned repainted and drywall needs to be installed at specified locations. Please refer to the plans. GC ot make necessary repairs.

**Meeting Adjourned at 2:00 PM**

## OTHER RFI QUESTIONS

1. Interior door frames are to be HM frame as per specs.  
No RACO or Timely are to be used.
2. Projectors not in scope of GC.
3. Prevailing wages will remain Texas Gulf Coast per Harmony Lawyer.
4. Alternate for exterior doors to have a 12" sidelite is only on one side.
5. Interior glass doors and windows will be storefront and not RACO or Timely where shown.
6. Interior classroom doors will be wood Laminate as selected by owner. No stain.
7. Interior doors will be per specs solid core.
8. Use finishes shown in restroom elevations over finish schedule for walls in mezzanine restrooms.
9. Door number 175a is the Type I door.
10. Computer Lab workstations will be provided by and installed by GC.
11. Cafeteria shall have VCT floor with classroom pattern.

PERMIT SET	11-21-16
BID SET	12-21-16



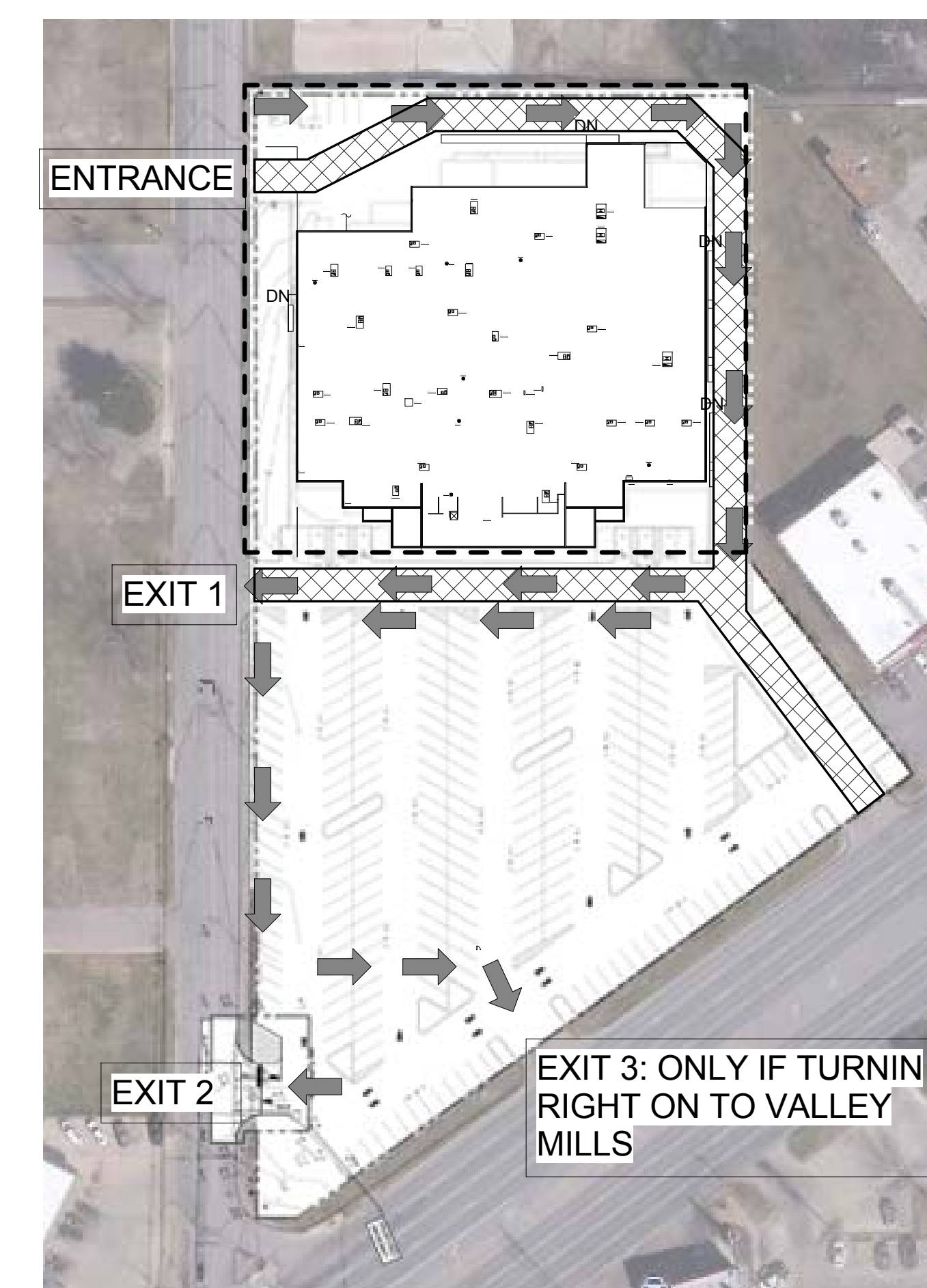
**2** SITE PLAN (FOR REFERENCE)  
1" = 40'-0"

PARKING CALCULATIONS	
BUILDING AREA	47,962 SF
TOTAL NUMBER OF CLASSES	29
70% GRADES 6-9 / 30% GRADES 10-12	
20 MIDDLE SCHOOL 2 PER CLASSROOM	40
9 HIGH SCHOOL 7 PER CLASSROOM	63
PARKING REQUIRED:	104 SPACES
PARKING PROVIDED:	263 SPACES (6 ADA)

**GENERAL NOTES**

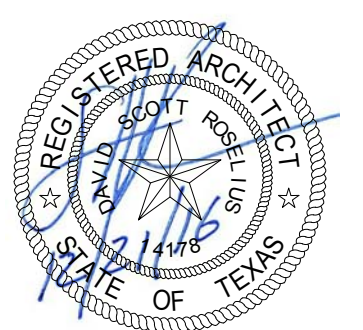
1. RESTRIPE PARKING LOT, ADDING DRIVE LANES AND QUEUING LANES AS DIRECTED BY SCHOOL.
2. RESTRIPE FIRE FIRE AS SHOWN ON SITE PLAN AND PER CITY OF BEVERLY HILLS FIRE MARSHAL STANDARDS.
3. MODIFY SIDEWALK AS REQUIRED FOR NEW RAMP ON WEST SIDE.

.....  
LOCATION OF NEW 6 FOOT HIGH GALVANIZED CHAIN LINK FENCE.



**1** QUEUING PLAN  
1" = 80'-0"

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77005 713 869 1103 V  
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 480 7252 V



**HARMONY SCHOOL OF INNOVATION - WACO**

1100 SOUTH VALLEY MILLS ROAD BEVERLY, HILLS, TEXAS 76711

Project Number:	16155-000
Date Plotted:	12/27/2016 10:02:09 AM
Drawn By:	Author
Checked By:	Checker
File Name:	TYPE FILE NAME HERE



**GENERAL NOTES:**

1. U.N.O. STANDARD PARTITION TYPES WILL BE C3 UNLESS ADJACENT WALLS MAKE IT OBVIOUS IT IS ANOTHER TYPE. NOTIFY ARCHITECT OF ANY DISCREPANCY. REFER TO SHEET A6.2 FOR SCHEDULE.
2. U.N.O. ALL GYP. BD. SHALL BE 5/8" TYPE 'X' THROUGHOUT PROJECT AND SHALL BE FINISHED TO LEVEL 4 AND FINISH AT ALL BELOW CEILING AREAS.
3. U.N.O. ALL METAL STUDS SHALL BE SPACED AT 16" O.C. MAXIMUM.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS DURING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. REFER TO ALL OTHER PLANS (FOUNDATION, FLOOR CEILING, ROOF, ENLARGED RESTROOM, STAIR, ELEVATOR) FOR TYPICAL DETAIL CALLS AND ADDITIONAL INFORMATION & DIMENSIONS.
6. U.N.O. ALL DIMENSIONS ARE TO FACE OF STUD OR TO CENTER LINE OF COLUMN.
7. REFER TO ELEVATIONS, WALL SECTIONS AND WINDOW SCHEDULE SHEETS FOR TYPICAL WINDOW PLACEMENT.
8. GENERAL CONTRACTOR SHALL COORDINATE HVAC REGISTER AND GRILL LOCATIONS W/ MECHANICAL PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION AND INSTALLATION.
9. ALL MILLWORK SHALL BE DESIGNED/BUILT BASED ON THE DETAILS PROVIDED IN THE MILLWORK ELEVATIONS AS WELL AS THE PROJECT SPECIFICATIONS. PROVIDE SHOP DRAWINGS, SUBMITTALS, AND SAMPLES FOR APPROVAL.
10. ALL INTERIOR SHEATHING ON WET WALLS OR WITHIN 4'-0" OF WET AREAS, SHALL BE 1/2" TYPE 'V' TILE BACKER BOARD.
11. TRANSITIONS BETWEEN FLOOR FINISHES SHALL REQUIRE AN APPROPRIATE TRANSITION STRIP. TRANSITIONS BETWEEN FLOORING MATERIALS AT DOORS SHALL OCCUR CENTERED ON DOOR.
12. ALL CHANGE IN FLOOR LEVELS AND ALL TRESHOLDS SHALL BE FLUSH AND TRESHOLDS SHALL NOT EXCEED 1/2". USE TRANSITION SLOPES WHERE REQUIRED TO MAINTAIN FLUSH TRANSITIONS.
13. REFER TO G2.1 SERIES, LIFE SAFETY PLANS, FOR FIRE EXTINGUISHER CABINET LOCATIONS. VERIFY FINAL QUANTITY WITH FIRE MARSHAL.
14. LIBRARY FIXTURES ARE OWNER PROVIDED. ENSURE APPROPRIATE RATIO OF ACCESSIBLE TABLES ARE PROVIDED PER ADA/TAS CODES.
15. U.N.O. EXTERIOR WALL PARTITION TYPES WILL BE A3 UNLESS ADJACENT WALLS MAKE IT OBVIOUS IT IS ANOTHER TYPE. NOTIFY ARCHITECT OF ANY DISCREPANCY. REFER TO SHEET A6.2 FOR SCHEDULE.
16. ALL TYPICAL CLASSROOMS TO HAVE A CHAIR RAIL ON ALL WALLS THAT DO NOT HAVE PROJECTOR SCREENS. THE CHAIR RAIL IS TO BE AT 32" HEIGHT.

**ADDITIONAL WALLS TO DECK. GYPSUM BOTH SIDES.**

**AREAS REVISED:**  
 CLASSROOM 117 AND ADJACENT STORAGE ROOMS.  
 BIOMEDICAL LAB 132  
 SCIENCE LAB 124  
 FIRE RISER ROOM

**KEY NOTES:**

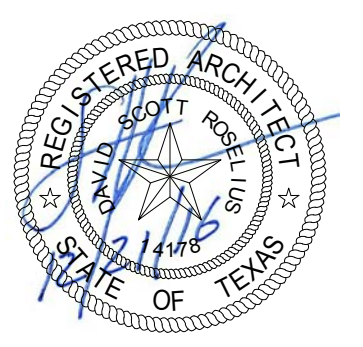
1. DISMISAL AREA.
2. MILLWORK FOR 42" HIGH RECEPTION COUNTERTOP.
3. MILLWORK FOR FRONT OFFICE DESKTOP(24" HIGH) AND COUNTERTOP(42" HIGH).
4. MILLWORK FOR KITCHEN PREP COUNTERTOP (42" HIGH).



PERMIT SET	11-21-16
BID SET	12-21-16

**Heights Venture**  
 ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 900 Houston, Texas 77005 713 969 1103 V  
 DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 460 7252 V



**HARMONY SCHOOL OF INNOVATION - WACO**

1100 SOUTH VALLEY MILLS ROAD BEVERLY, HILLS, TEXAS 76711

Project Number: 16155-000  
 Date Plotted: 12/27/2016 10:02:17 AM  
 Drawn By: BS  
 Checked By: LL/SR  
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**A1.1**  
 FIRST FLOOR PLAN





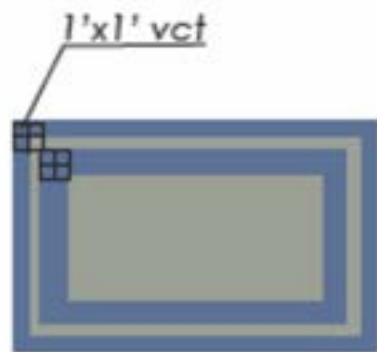
# Classroom Specs



AZROCK  
V-259  
Blazer Blue



AZROCK  
V-280  
Powdered Grey

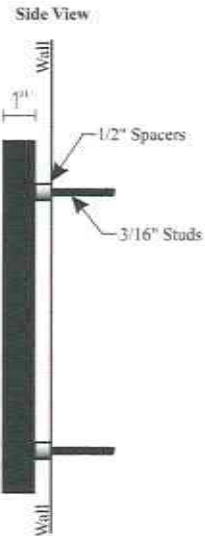
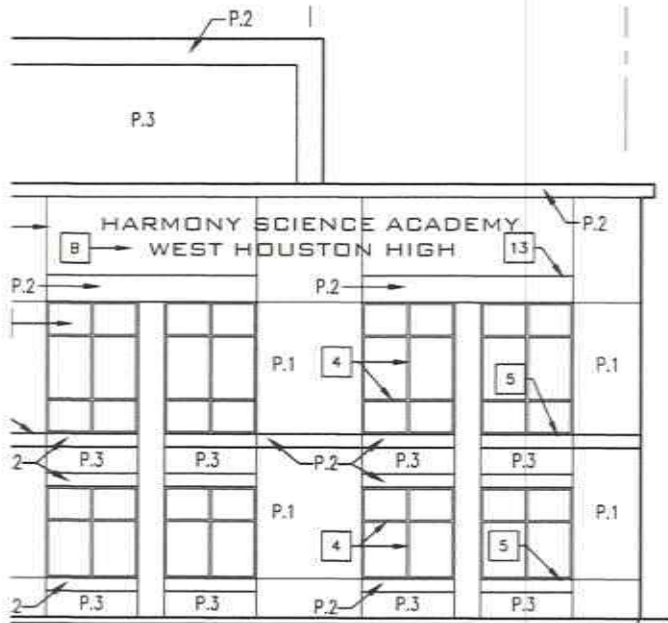


Pattern

Exterior Letters  
Qty: 1 Set

31'-9"

12"  
12"  
12"  
HARMONY SCIENCE ACADEMY  
WEST HOUSTON HIGH

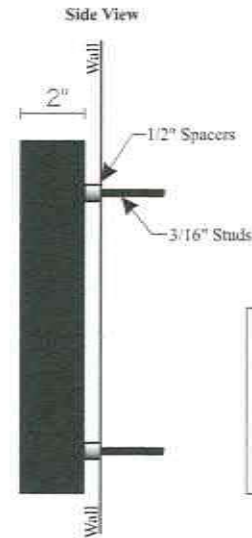
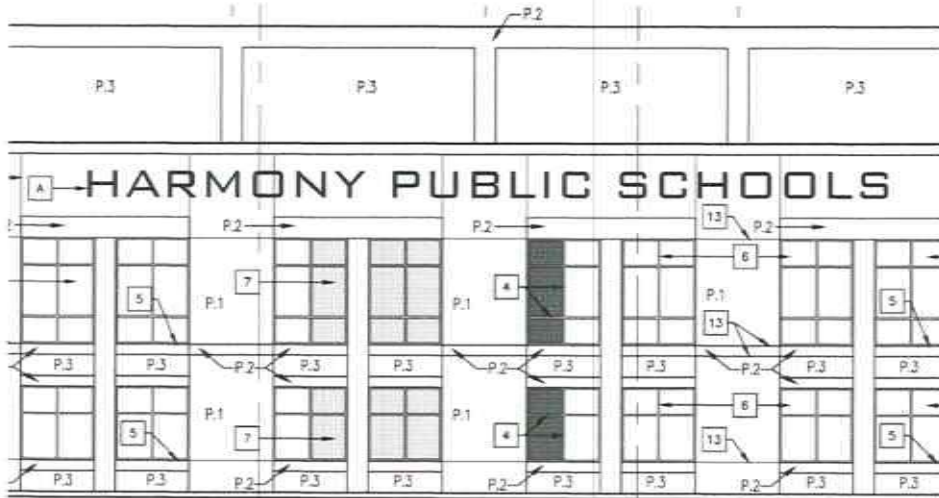


*Specifications*

Aluminum fabricated reverse channel Bank Gothic Lt. Bt. letters with 1" returns.  
Painted black with Mathews Polyurethane paint.  
Blind stud mounted with silicone adhesive 1/2" from wall using stud spacers .

Exterior Letters  
Qty: 1 Set

76'-0"  
30" **HARMONY PUBLIC SCHOOLS**



**Specifications**  
Aluminum fabricated reverse channel Bank Gothic Lt. Bt. letters with 2" returns.  
Painted black with Mathews Polyurethane paint.  
Blind stud mounted with silicone adhesive 1/2" from wall using stud spacers .