



The Woodlands Township

The Woodlands, TX

Township Parks & Facilities Restroom Renovations

Contract # C-2024-0608

Addendum 2

October 21st, 2024

Note: This Addendum shall be included as part of the Bid Form Documents. Acknowledge receipt of this Addendum in the space provided on the Bid Form Tabulation. Failure to do so may subject the bidder to disqualification.

RESPONSE TO BIDDERS QUESTIONS/CLARIFICATIONS:

Q1. For the engineered wood siding what brand is preferred? James Hardie or Cemplank siding?

A. The Township would prefer Cemplank.

Q2. Is the Township aware of the preparation work that is necessary on the CMU block to have smooth finishing for the exterior? Such as grinding the CMU block and installing furring strips?

A. Yes, the Bid calls for bidders to include all materials, labor, and equipment necessary to complete the project.

Q3. What finish is required for the galvanized restroom gate?

A. The Township would prefer pricing based on powder coating the gates in a black satin finish.

Q4: Do we add any vents to the restrooms?

A. No, current ventilation would remain.

Q5: There are four hollow metal doors with rust, are these getting fixed or replaced?

A. If the doors are beyond repair the Township would rely on the contractors' recommendations for replacement, otherwise repairs and refinishing would be the preferred method.

Q6: Any hardware needed for the Hollow metal doors? If so, please provide specs.

- A. No hardware would be needed as the Township has a specific key system, so these materials would be provided by the Township if needed.

Q7: Will the rollup doors get replaced or just painted?

- A. In the initial five sites there are no rollup doors. Rollup doors at other sites would be addressed prior to work commencing and based on the contractors' recommendations.

Q8: Are the standing seam wood panels getting painted or do we need to sand and varnish it, or will it be removed?

- A. No, we think that you may have gone to Alden Bridge Sports Park instead of Alden Bridge Park. Please see Exhibit M for correct Park addresses.

Q9: Does the water fountain attached to the concession stand need to be replaced?

- A. No this will not be replaced at this time.

Q10: Removing the ¼" deep grout from CMU may affect the integrity of the wall. Please advise on what finish for is the interior wall.

- A. Thank you for this feedback. At this time, we are not going to move forward with this method of altering the CMU block. Please disregard this request in the bid.

Q11: The five restrooms have views on all sides, meaning that all restrooms will have siding all around, correct?

- A. Yes, this correct. The Township would want all sides completed.

Q12: One of the restrooms has a concession stand attached to the restroom, is there any work in or on the concession stand?

- A. No, we think that you may have gone to Alden Bridge Sports Park instead of Alden Bridge Park. Please see Exhibit M for correct Park addresses.

Q13: The concession stand roll-up door is damaged; would the roll-up doors be replaced? Please provide Specs if so.

- A. No, we think that you may have gone to Alden Bridge Sports Park instead of Alden Bridge Park. Please see Exhibit M for correct Park addresses.

Q14: Do the roll-up doors get any paint?

- A. No, we think that you may have gone to Alden Bridge Sports Park instead of Alden Bridge Park. Please see Exhibit M for correct Park addresses.

Q15: There are five concrete columns outside the concession stand holding the roof, are those getting fixed?

- A. No, we think that you may have gone to Alden Bridge Sports Park instead of Alden Bridge Park. Please see Exhibit M for correct Park addresses.

Q16: All the restrooms have floodlights, are these getting replaced? Please provide specs.

- A. The outdoor floodlights, or wall pack lights are not getting replaced.

Q17. What type of hardware are we to use for gates? Stainless steel, carbon steel etc.?

- A. We prefer that all hardware replacements are made with stainless steel.

Q18. Is permitting by others?

- A. See question 3 on Addendum #1.

Q19. Are there any design needs by others?

- A. No design needs will be needed.

Q20. Is a Warranty Clause needed?

- A. See question 11 on Addendum #1.

Q21. Staging and Storage - Will you have the storage needs factored into storing the tongue and groove planking and other wood goods?

- A. The Township will allow that contractor to store materials in the restrooms over night with a locked gate being used. Other larger materials such as pallets and wood would have to be stored in the parking areas contained by construction fencing. The contractor will need to provide lock and key.

Q22. Is there any as-builts or drawings for the building structure?

- A. No, the Township does not have as builts for these facilities.

Q23. Would a Framing substrate with 3/4" Pressure treated Plywood work?

- A. The Township would rely on the expertise of the contractor to propose the highest quality installation to preserve longevity and durability.

Q24. Window Trim - What wood type is needed? Pictures show what looks like to be a Cedar Trim piece, is this correct?

- A. No window trim is being asked for per the contract specifications. The Restroom facility at Northshore that many looked at the day of the bid many did have window trim, but this is not being asked for.

Q25. Door Entry and Demising Wall Caps- Is that Cedar or is #2 SYP Stud sufficient?

- A. In congruence with the previous question wall caps or trim additions are not being asked for as a part of this bid.

Q26. Tongue and Groove Ceiling Planks - Is the existing #2 Southern Yellow Pine Paint Grade planking, or is it cedar planks?

- A. Bid section 5.7 calls for #2 treated pine for the tongue and groove materials.

Q27. Gable Transom - Is that wood Cedar or is it Yellow Pine/Douglas Fir?

- A. There are no Gable Transom's at the five project sites. This was only seen at Northshore Park following the Pre-bid meeting.