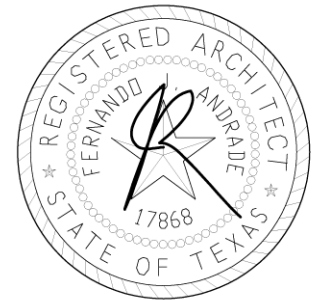


**SECTION 009113.01**

**ADDENDUM ONE**



NOTICE TO ALL BIDDERS

05.21.21

This Addendum forms a part of the Contract Documents and modifies the original Project Manual and Drawings, issued 07 May 2021 to the extent noted herein.

Careful note of this Addendum shall be taken by all parties of interest so that proper allowance is made in all computations, estimates and contracts and so that all trades affected are fully advised in the performance of work that will be required by them.

Items revised on Drawings are designated by a cloud line and a triangle surrounding the corresponding revision number. Items revised in the Project Manual are designated by **bolded text as in this example**.

This Addendum supersedes all previous Drawings, Specifications and instructions pertaining to these items.

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**PART 1 – DRAWINGS**

The following Drawings are revised and reissued as part of this Addendum:

- A. None.

**PART 2 – PROJECT MANUAL**

The following Documents have been revised and reissued as part of this Addendum:

- A. Section 000010 – Table of Contents: Revised section.
- B. Section 009113.01 – Addendum Number One: Added section.
- C. Section 011000 – Summary: Revised section.

Attached is the following:

- A. Pre-proposal attendance list from meeting on Thursday, 20 May 2021 at 9:30 AM.
- B. Answered questions asked by bid document holders and pre-proposal attendees.

Question: What is the estimated cost range for the Project?

**Answer: \$650,000**

Question: Where is the main construction staging?

**Answer: Access to the main staging will be from Gate 3. Refer to the area delineated on Architectural Sheet A1.00 for location and size.**

Question: What types of vehicles can access the project site?

**Answer: Bobcats and concrete trucks can access via DeGolyer Drive, the interior concrete and asphalt road rated for emergency vehicles. The contractor will need to avoid running vehicles over the stone paved walkways, and will need to coordinate with Dallas Arboretum if access over the stone paved walkways becomes necessary.**

Question: Will all work need to occur after hours?

**Answer: No. Most work can occur during standard construction business hours. Dirty and loud activities will need to occur after hours. The Dallas Arboretum does conduct events in the evenings, especially during the Fall Festival and later events. The contractor will need to coordinate logistics with the Dallas Arboretum schedule. Clarification of hours of operation**

**will also be provided in Section**

Question: Who will be responsible for landscaping on this project?

**Answer: The Dallas Arboretum will replace all landscaping that is disturbed during the construction.**

Question: Will the Dallas Arboretum want to salvage anything from within the existing area to be renovated?

**Answer: No, all materials are to be demolished and removed. The only exception is the salvage of one of the intact windows to be relocated to the Family Room window.**

Question: Will the contractor need to remove and relocate all movable furnishing, signage, etc. in the renovation area?

**Answer: No, the Dallas Arboretum will remove this before construction starts.**

Question: Will existing interior plaster on exterior walls need to be repaired or replaced, specifically on the corridor?

**Answer: Yes. This wall will remain exposed in the final design, so these sections of plaster will require repair/replacement.**

Question: Will there be any grading improvements at the site?

**Answer: Yes. Grading at all new paving needs to be installed such that there is no ponding of water between the building and paving.**

Question: Will there be any abatement required in the renovation area?

**Answer: No. A hazardous materials abatement survey has been conducted on this area, and no anticipated work will impact asbestos-containing areas.**

Question: Are there any anticipated changes to the bid documents?

**Answer: Yes. After review by the Dallas Landmark Commission Task Force, there will be another Addendum addressing requested modifications in the bid documents.**

Question: Is the proposal due date still 6/4/2021.

**Answer: The proposal due date will be moved to 6/11/2021, same time.**

**END OF SECTION**

Date: 20 May 2021

Time: 9:30 AM

Purpose: Pre-Proposal Meeting

Project: DeGolyer Restroom Improvements

Project Number: 2602

Location: Arboretum Rosine Hall

Name	Organization	Title	Phone #	email
Elsbeth Nelson	Dallas Arboretum	Vice President of Property Development	214.515.6577	enelson@dallasarboretum.org
Mahbuba Khan	Dallas Park & Rec	Project Manager	214.670.4241	mahbuba.khan@dallascityhall.com
Robert Croysdale, AIA, LEED AP BD+C	GSR Andrade Architects	Principal/PM	214.722.4916	rcroysdale@gsr-andrade.com
Michael McDermott	K2 Construction	ESTIMATOR	214.422.7531	mcdermott@k2gc.com
James Kim	Ever Construction	Sr. P.M.	918 810 7024	james@everconstruction.com
Ranjon Paguio	Ever Construction	Office Manager	469 476 8226	ever@everconstruction.com
Kevin Suh	Ever			Kevinsh@everconstruction.com
Henry Choi	Ever	CM	972-766-3366	henry@everconstruction.com

Name	Organization	Title	Phone #	email
Nick Sanson	Altitude Services	Pres	214-478-0032	Nick@Altitudeservices.org
Kyle Moncrief	Phoenix I	Chief Estimator	214-902-0111	kmoncrief@phoenix1.org
Todd Jingson	Demolition Specialists	PM	817 915 5369	todd@demotx.com
Robert Hall	COO ECO	compliance admin	214-516-4972 214-671-9814	robert.hall@demolitioncityhall.com

**CITY OF DALLAS  
DALLAS ARBORETUM & BOTANICAL GARDEN  
DEGOLYER ESTATE RESTROOM IMPROVEMENTS**

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## SECTION 011000

### SUMMARY

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

##### 1.2 SUMMARY

- A. Section includes:
  - 1. Project information.
  - 2. Work covered by Contract Documents.
  - 3. Work by Owner.
  - 4. Access to site.
  - 5. Coordination with occupants.
  - 6. Work restrictions.
  - 7. Specification and drawing conventions.

##### 1.3 PROJECT INFORMATION

- A. Project Identification: DeGolyer Estate Envelope Repair.
  - 1. Project Location: 8525 Garland Road, Dallas, Texas 75218.
- B. Owner: City of Dallas Park and Recreation Department.
- C. User: Dallas Arboretum and Botanical Garden, Dallas, Texas 75218.
- D. Architect: GSR Andrade Architects, Dallas, Texas 75226.

##### 1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of the Project is defined by the Contract Documents and consists of the following:
  - 1. Interior Work in the DeGolyer Estate Caretaker Wing, including demolition of the existing interior walls, doors, ceilings, floors, fixtures, select windows, etc., and interior renovations for a new men's restroom, women's restroom, family restroom, lobby, custodial room and storage room.
  - 2. Exterior Work, including architectural and envelope improvements associated with the DeGolyer Estate Caretaker Wing.
    - a. Removal of three (3) windows and wall below to create three (3) new doorways.
    - b. Restoration of one (1) window.
    - c. Inclusion of two (2) louver openings, as required for mechanical improvements.
  - 3. Site Work outside of the Caretaker Wing, including stone paved walkways **and** mechanical yard fencing improvements to damaged areas.
- B. Type of Contract
  - 1. Project will be constructed under a single prime contract.

##### 1.5 WORK BY OWNER

- A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.

##### 1.6 ACCESS TO SITE

- A. General: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
- B. Use of Site: Limit use of Project site to work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused

by construction operations.

#### 1.1 COORDINATION WITH OCCUPANTS

- A. Full Owner Occupancy: Owner will occupy site and existing/adjacent building(s) and room(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.
  - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
  - 2. Notify the Owner not less than 72 hours in advance of activities that will affect Owner's operations.

#### 1.7 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
  - 1. Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.
- B. **On-Site Work Hours: Limit work in the existing building to normal business working hours, from 7:00 a.m. to 5:00 p.m., Monday through Saturday, except as otherwise indicated or approved by Owner.**
  - 1. Hours for Core Drilling and other noisy activity: Coordinate with Owner. Perform when building/area is least occupied.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
  - 1. Notify Owner not less than two days in advance of proposed utility interruptions.
  - 2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
  - 1. Notify Owner not less than two days in advance of proposed disruptive operations.
  - 2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Nonsmoking Building: Smoking is not permitted within the building or within **25 feet** of entrances, operable windows, or outdoor air intakes.
- F. Employee Identification: Provide identification tags for Contractor personnel working on the Project site. Require personnel to utilize identification tags at all times.
- G. Use of Existing Building: Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.

#### 1.8 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
  - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
  - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on the Drawings are described in detail in the Specifications. One or more of the following are used on the Drawings to identify materials and products:
  - 1. Terminology: Materials and products are identified by the typical generic terms used in

the individual Specifications Sections.

2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.
3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

**PART 2 - PRODUCTS (Not Used)**

**PART 3 - EXECUTION (Not Used)**

**END OF SECTION**