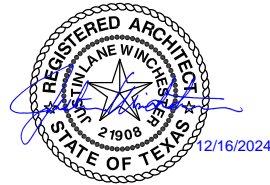


## Addendum

<b>Distribution</b>	<input checked="" type="checkbox"/> Owner	<input checked="" type="checkbox"/> Consultant(s)	<input checked="" type="checkbox"/> Bidders	<input type="checkbox"/> Other ..
<b>From</b>	Mariela Flores, AIA, NCARB Page Southerland Page, Inc. 1100 Louisiana, Suite One Houston, TX 77002	<b>Owner</b>	Cypress Fairbanks Independent School District	
<b>Project</b>	2024 Cy Ridge HS Renovations RFP 24-02-5752-R-RFP	<b>Architect's Project No.</b>	33AC23221	
<b>Date of Issue</b>	16-December-2024	<b>Addendum No.</b>	001	
<b>Contract For</b>	General Construction	<b>For Bids Due</b>	7-January-2025	

### Seals



<b>Description</b>	<p>ADDENDUM NO. 1, Issue for Proposals Drawings and Specifications dated December 9<sup>th</sup>, 2024 Cy Ridge HS Renovations; as prepared by PSP, 1100 Louisiana, Suite one, Houston, Texas</p> <p>This ADDENDUM NO. 1 shall hereby be and become a part of the Documents the same as if originally bound thereto.</p> <p>The following clarifications, amendments, additions, revisions, changes, and modifications change the original Contract Documents only in the amount and to the extent hereinafter specified and set forth in this ADDENDUM NO. 1.</p> <p>Each Bidder shall acknowledge receipt of ADDENDUM NO. 1 in appropriate space on their bid form.</p>
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### Technical Specifications – Project Manual

<b>Section No.</b>	<p>AA – REQUEST FOR COMPETITIVE SEALED PROPOSALS</p> <ul style="list-style-type: none"> <li>See attached preproposal conference agenda and sign-in sheet held on 12/16/2024.</li> <li>All parties will meet at Cy Ridge High School at 11:00 am on 12/17/2024 for a building walkthrough. All parties must sign in and Cameras are acceptable</li> </ul>
01 10 00 SUMMARY OF WORK	<ul style="list-style-type: none"> <li>Expanding Existing Voice Evac System section was added to Part 3 – Execution – 3.1 Construction schedule.</li> </ul>

**END OF ADDENDUM**

**2024 CY RIDGE HS RENOVATIONS  
CYPRESS-FAIRBANKS INDEPENDENT SCHOOL DISTRICT****CYPRESS-FAIRBANKS I.S.D. PROPOSAL NUMBER  
RFP#: 24-02-5752-R-RFP:****PRE-PROPOSAL CONFERENCE  
AGENDA**

Date: December 16, 2024  
Time: 2:00 pm  
Location: Cypress-Fairbanks Independent School District  
Facilities & Construction Building,  
11430 Perry Road,  
Houston, Texas 77064

**I. INTRODUCTION OF PERSONNEL**

- A. Owner:
- B. Architect:
- C. Consultants:
- D. Contractors' Present

**II. PROJECT OVERVIEW AND SCHEDULE****CYPRESS RIDGE HIGH SCHOOL**

7900 North Eldridge Parkway  
Houston, Tx 77041

**III. REVIEW PROPOSAL DATE AND TIME**

- A. Date: Jan. 7, 2025
- B. Time: 2:00 pm Base Proposal; 3:00 pm Alternate Proposal
- C. Location: Cypress-Fairbanks Independent School District  
Cypress-Fairbanks Independent School District Facilities, Planning &  
Construction Office, 11430-B Perry Road, Houston, Tx 77064.

**IV. SET UP JOB SITE OBSERVATIONS**

- A. All parties to meet at Cy Ridge High School at 11 am on Tuesday, December 17, 2024. All parties to sign in at the front office for a 1 hour site review.
- B. Note: CFISD safety requirements will be maintained during the site walk.

**V. QUESTIONS****MEETING ADJOURNMENT**

## Meeting Sign-in Sheet

Project	2024 Cy Ridge HS Renovations	Project No.	RFP# 24-02-5752-R-RFP
Client	CFISD - Pre-Proposal Conference	Location	CFISD Facilities Department
Date	December 16, 2024	Time	2:00 pm
Attendees			

Present	Name	Company	Phone	E-mail
✓	Mariela Flores	Page	832-282-4339	mfbres@pagethink.com
✓	Jeff Scher	ICI	281-355-5151	bids@iciconstruction.com
✓	Morgan DeBord	Flintco	(713) 822-5000	morgan.debord@flintco.com
✓	Glenda - Montana		281-6353221	estimating@mcs-team.com
✓	Wendy Heger	Page	713-871-8484	wheger@pagethink.com
✓	ALAN JERRY	HKA	832-659-3841	ajerry@harrisonkornberg.com
✓	DANA TRUONG	HKA	713-261-4337	DTUONG@HARRISONKORNBERG.COM
✓	Guy Lye	SES	281-578-9595	
✓	Shawn Walker	Syscon	713-818-3384	swalker@portfoliomatrix.com
✓	Brandon Watson	Division One	713-688-7330	bided1construction.com
✓	Trent Calk	Solo Obm	281-664-1900	trent.calk@sonar.com
✓	David Davis	Page	713-871-8484	ddavis@pagethink.com
✓	Phillip Cano	PRIME	281-999-0875	estimating@primecontractorsinc.com
✓	REEM LOUBANI	HKA	713-498-8218	rloubani@harrisonkornberg.com
✓	AMY HAYES	CFISD		amy.hayes@cfisd.net
✓	ASHLEY ABBOTT	CFISD		Ashley.abbott@cfisd.net
✓	SEAN HODGKIN	SEAS Obm		SEAN.HODGKIN@SEASOBM.COM
✓	RIZWAN ALI	TWS	713-814-0991	RIZWAN.ALI@TempWallSystems.com
✓	DAN GROSS	CFISD		
✓	MIKE WHITMAN	TRI-STAR GLASS		Tristar409@YHoo.com



## SECTION 01 10 00

### SUMMARY OF WORK

CONDITIONS OF THE CONTRACT AND DIVISION 1, as applicable, apply to this Section.

#### PART 1 - GENERAL

##### 1.1 DESCRIPTION OF WORK

- A. Project, **2024 Cy Ridge HS Renovation**, with campus locations at the following addresses:
- 7900 N. Eldridge Pkwy, Houston, TX 77041
- for the Cypress-Fairbanks Independent School District.
- B. The Project(s) consists of but is not limited to:  
Building Additions: Outdoor storage building for athletics, black box, two new art rooms and an auditorium storage.  
Architectural Renovations: Flooring, paint, acoustical ceiling, select doors/hardware replacement, restroom accessories, and casework campus wide.  
Athletic Field: 2 additional tennis courts and Track recoat.  
Replace auditorium controls, HVAC controls, chillers, and boilers.
- C. Project Schedule:
1. Substantial Completion date: July 26, 2026
  2. General phasing requirements refer to Part 3.1.B below.

##### 1.2 CONTRACTS AND USE OF SITE

- A. Contractor Use of Premises:
1. Confine operations at site to areas permitted by law, permits, and Contract Documents, or as required to maintain campus operations (as approved by Owner).
  2. Do not unreasonably encumber site with materials or equipment. Refer to Contractor lay-down areas indicated on plans. If not indicated on plans provided, Contractor to submit for approval proposed Contractor designated areas, including but not limited to: lay-down, staging, parking, restroom, trailer, dumpster, field office, etc.
  3. Assume full responsibility for protection and safekeeping of products stored on premises.
  4. Obtain and pay for use of additional storage or work areas as needed for operations.
  5. Contractor shall establish secured staging area for work and coordinate and provide for safe passage and exit from existing building areas during construction, in compliance with all applicable codes and requirements of Owner.
  6. During phased construction, Contractor shall provide maps of building to Owner for each phase, showing construction area and impact to other areas of the building.
  7. Contractor shall coordinate all construction activities with school district officials.
  8. Owner reserves the right to perform construction operations with its own forces or to employ separate contractors on portions of the Project. General Contractor shall coordinate with Owner-performed work in terms of providing site access, workspace, and storage space, cooperation of work forces, scheduling, and technical requirements.
  9. Noise Control: Contractor shall coordinate equipment locations and timing of work activities so as to avoid conflict with the building occupants and/or avoid interference with facility meetings, events, or other activities.

10. Utilities. The contractor is to coordinate all utilities permanent and temporary and make arrangements for installation for any service easements once the Owner provides information that a blanket or final easement exists.
  11. Project Fencing:
    - a. Upon mobilization, the contractor shall build a wire mesh fence (or other type) as directed by Owner, at least six (6) feet high as shown on site plan and/or discussed during the pre-construction meeting.
    - b. Site fencing shall include emergency service and trucking gated in locations shown on the site plan and/or discussed during the pre-construction meeting.
    - c. Contractor shall properly maintain fencing and gates until Substantial Completion and only remove with concurrence from the Owner.
- B. Owner Occupancy:
1. Refer to AIA Document A201™–2017, as amended.
- C. Owner-Furnished/Owner-Installed Items:
1. The Owner reserves the right to place and install equipment in construction areas of the building prior to Substantial Completion, provided that such occupancy does not interfere with completion of the Work. Such placing of equipment shall not constitute acceptance of the total Work. Contractor shall protect Owner's property.
- D. Owner-Furnished/Contractor-Installed Items:
1. The Owner may provide items to the Contractor for installation in accordance with manufacturer's recommendation and instructions.
  2. The Owner will arrange and pay for delivery of Owner-furnished items in accordance with the Contractor's Construction Schedule and will inspect deliveries for damage.
  3. If Owner-furnished items are damaged, defective or missing, through no fault of the Contractor, the Owner will arrange for replacement.
  4. The Contractor is responsible for designating the delivery dates of Owner-furnished items in the Contractor's Construction Schedule and for receiving, unloading and handling Owner-furnished items at the site. The Contractor is responsible for protecting Owner-furnished items from damage, including damage from exposure to elements, and to repair or replace items damaged as a result of his operations.

## **PART 2 - PRODUCTS**

### **2.1 MATERIALS**

- A. Refer to Specification Sections.

## **PART 3 - EXECUTION**

### **3.1 CONSTRUCTION SCHEDULE**

A. GENERAL DESCRIPTION OF WORK TO BE PERFORMED UNDER THIS CONTRACT

The Work to be performed under this contract shall commence on Notice to Proceed and shall be Substantially Complete as stipulated by AIA Document A101™–2017, as amended.

B. GENERAL CONSTRUCTION PHASING REFERENCING CFISD NEEDS BELOW, SHALL BE INCORPORATED INTO THE CONTRACT, INCLUDING BUT NOT LIMITED TO:

For the summer of 2025:

- Contractors may take over the building June 2, 2025.

- All athletic areas are to remain fully occupiable for the duration of the summer. Any work in the athletic areas will need to be coordinated with the campus. For gym work, only one gym can be under construction at any given time.
- All athletic, fine arts, dance, and cafeteria areas must be fully occupiable no later than July 15, 2025.
- The balance of the building shall be fully occupiable and turned back over to the district no later than July 27, 2025.
- Occupiable includes, but is not limited to, all life safety, MEP, architectural finishes in place, clean, and functioning as intended.
- Only work that can be removed and re-installed by these dates shall be performed during the summer.
- No partially complete work will be allowed after these dates unless approved in advance by the Owner.
- After these dates, all work shall be performed after hours, nights and weekends, while fully coordinating with the campus.

For the summer of 2026:

- Contractors may take over the building June 1, 2026.
- All athletic areas are to remain fully occupiable for the duration of the summer. Any work in the athletic areas will need to be coordinated with the campus. For gym work, only one gym can be under construction at any given time.
- All athletic, fine arts, dance, and cafeteria areas must be fully occupiable no later than July 15, 2026.
- The balance of the building shall be **SUBSTANTIALLY COMPLETE**, fully occupiable, and turned back over to the district no later than July 26, 2026.
- Occupiable includes, but is not limited to, all life safety, MEP, architectural finishes in place, clean, and functioning as intended.
- Only work that can be removed and re-installed by these dates shall be performed during the summer.
- No partially complete work will be allowed after these dates unless approved in advance by the Owner.
- After these dates, all work shall be performed after hours, nights and weekends, while fully coordinating with the campus.

#### **Furniture Campus**

This campus is receiving new student and administrative furniture via separate contract. However, General Contractor to comply with the following:

General Contractor to coordinate with CFISD and CFISD's vendor to provide interior and exterior clear unobstructed paths and access points for deliveries, product staging, product assembly, setup and disposal. These areas must be available no later than July 15, 2025 and July 15, 2026 respectively.

- Delivery points will be accessible, clear and drivable by numerous eighteen wheeler trucks over a period of several weeks at middle and high schools.
- Staging/assembly areas include but are not limited to commons cafeteria, gyms, large group instruction, larger hallways (not impeding HCFMO fire egress), etcetera.
- Phased installation may include but not be limited to first setting up administration areas then academic classrooms, and finally ancillary support spaces last possibly spilling over from Summer into Thanksgiving week, Winter Break and Spring Break week if necessary
- As a guide, it is anticipated middle school furniture requires 2-3 weeks and high schools 3-4 weeks for phased installations.

#### **Expanding Existing Voice Evac System:**

Existing fire alarm system to be expanded/modified due to renovation work/scope. Existing fire alarm system to remain fully operational and monitored for the duration of the project until the areas with the new alarm system is inspected and approved by AHJ. Refer to specification and drawings. **END OF SECTION**