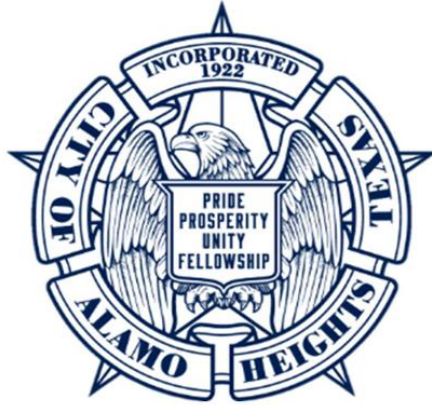


CITY OF ALAMO HEIGHTS



Request for Proposal (RFP)
for
General Construction for the Alamo Heights Pool
Pocket Park

Addendum 1

October 31, 2025

The City of Alamo Heights is issuing this Addendum 1 to the General Construction for the Alamo Heights Pool Pocket Park Request for Proposals (RFP) released on October 22, 2025.

Answers to Questions Received

Q1. Please update Civcast to reflect the correct bid due date. It shows bids are due today 10/22, whereas the project manual states 12/4.

A1. Project page on civcastusa has been updated to reflect the bid due date of December 4, 2025 at 2 p.m. CST.

Q2. It's evident this solicitation is to establish a guaranteed maximum price. My question: is the evaluation criteria (ref. Section 2.6) based on an estimate, based on the drawings dated 10/8/2025, or the fees listed in Section 2.5? If an estimate is to be completed for the submission, can we add "Pre-Construction Services" value to Exhibit III [Pricing Workbook]?

A2. The Project Cost to be evaluated under Section 2.6 will correspond to the bid cost reflected in pricing workbook. The pricing workbook, *Exhibit III - Pricing Workbook v2*, has been updated to add Pre-Construction Services under Soft Costs category and uploaded to the Project page on civcastusa.com, replacing *Exhibit III - Pricing Workbook*.

Q3. Will Alamo Heights conduct a public bid opening?

A3. Yes, a public bid opening will take place on Thursday, December 4, 2025 at 2:00 pm CST in the City Council Chamber, located at 6116 Broadway, San Antonio, TX 78209.

Q4. There is no irrigation plan included in Exhibit I. The irrigation meter is mentioned on sheet C6 and the specs call for new irrigation, but we haven't found anything beyond that. I know we will come up with other questions, but irrigation is the most pressing since the material take-off does require more time.

A4. The irrigation specifications have been added to *Exhibit I – Design Package & 100% CD v2* and uploaded to the Project page on civcastusa.com, replacing *Exhibit I – Design Package & 100% CD*. Full details on the changes to the design package can be found in the Revision Narrative on the following page of this document.

Q5. Sheet C6 shows the location of the irrigation meter, and the specifications call for new irrigation. Will the irrigation plans be provided, or will the contractor design the irrigation system?

A5. The irrigation specifications have been added to *Exhibit I – Design Package & 100% CD v2* and uploaded to the Project page on civcastusa.com, replacing *Exhibit I – Design Package & 100% CD*. Full details on the changes to the design package can be found in the Revision Narrative on the following page of this document.



FORD POWELL CARSON

Revision Narrative – Addendum 01

 **Date:** 10/31/2025
 **RE:** Alamo Heights Pool Pocket Park
– ADDENDUM 01
 **Prepared By:** Mark Henderson, RA

List of Drawing Revisions – Addendum 01

Sheet G001 DRAWING INDEX, SYMBOLS, PROJECT INFORMATION

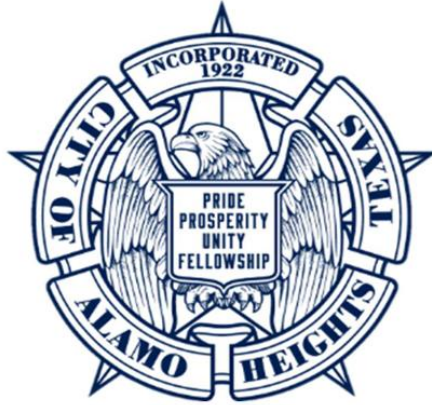
- Revised sheet index to include the following sheets which were not included in the original bid documents:
 - LI1.0 – IRRIGATION NOTES AND LEGEND
 - LI1.1 – IRRIGATION PLAN
 - LI2.1 – IRRIGATION DETAILS
 - LI2.1 – IRRIGATION DETAILS
- Revised sheet index to include the following sheets which were already included in the original bid documents but not listed in the index:
 - A910 – SPECIFICATIONS
 - A911 - SPECIFICATIONS
 - A912 - SPECIFICATIONS
 - A913 - SPECIFICATIONS
 - MEPD1.2 – MECHANICAL AND PLUMBING SITE PLAN - DEMOLITION

List of Specification Revisions

N/A

End of Change Narrative

CITY OF ALAMO HEIGHTS



Request for Proposal (RFP)
for
General Construction for the Alamo Heights Pool
Pocket Park

Addendum 2

November 6, 2025

The City of Alamo Heights is issuing this Addendum 2 to the General Construction for the Alamo Heights Pool Pocket Park Request for Proposals (RFP) released on October 22, 2025.

Answers to Questions Received

Q1. *Is there a site visit set up for this project?*

A1. Yes, the City has scheduled a joint pre-bid site visit on **Thursday, November 13, 2025 at 10:00 AM**. The meeting will be held at 250 Viesca, San Antonio, TX 78209 in the existing parking lot north of the Alamo Heights neighborhood pool.

Q2. *Will there be a prebid for this project?*

A2. Yes, the City has scheduled a joint pre-bid site visit on **Thursday, November 13, 2025 at 10:00 AM**. The meeting will be held at 250 Viesca, San Antonio, TX 78209 in the existing parking lot north of the Alamo Heights neighborhood pool.

Q3. *I wanted to reach out and see if there was going to be a Pre-Bid Meeting for the Alamo Heights – Pool Pocket Park. Also, I wanted to confirm that the bid date is still Thursday, 12/4 at 2 pm.*

A3. Yes, the City has scheduled a joint pre-bid site visit on **Thursday, November 13, 2025 at 10:00 AM**. The meeting will be held at 250 Viesca, San Antonio, TX 78209 in the existing parking lot north of the Alamo Heights neighborhood pool.

Q4. *Is there a copy of the CAD file for the dimensions of the custom metal gate? Assuming it is the pattern shown in the prints?*

A4. Yes, the CAD file is saved in the documents section of the project's website (civcastusa.com).

Q5. *Exhibit II – Pricing Workbook shows 09 Lighting. Is this specifically for “lighting package”, only? Or is it supposed to be all electrical besides 04 Pavilion and 05 Restrooms that are broken out separately?*

A5. The pricing for 09 Lighting should apply to all lighting and electrical work not specifically included in 04 Pavillion and 05 Restroom.

CITY OF ALAMO HEIGHTS



Request for Proposal (RFP)
for
General Construction for the Alamo Heights Pool
Pocket Park

Addendum 3

November 12, 2025

The City of Alamo Heights is issuing this Addendum 2 to the General Construction for the Alamo Heights Pool Pocket Park Request for Proposals (RFP) released on October 22, 2025. Bids are due on December 4, 2025 at 2 p.m. CST.

Answers to Questions Received

Q1. Will pool be open during construction? If yes, is access provided, how will the public get from the parking lot to the entry?

A1. Yes, the pool may be open during construction. The current plan is to be closed in January and February, partially open on weekends in March and April, and open 7 days a week beginning in May.

If open, the public will likely enter the main pool entrance at Viesca, traveling around any construction.

Q2. We understand CPS Overhead Electrical line removal will be paid for by owner directly. Will CPS responsibility also include removal of the poles?

A2. Yes.

Q3. C1.1 "E. Refrigerator to be relocated (coordinate with cooler manufacturer)." Who is the cooler manufacturer?

A3. The food and beverage Vendor contracts with the same licensed, insured contractor, Fidel Martinez, that builds and installs all coolers at Vendor's establishments. The contractor is available to relocate cooler.

Q4. C1.1 "E. Refrigerator to be relocated (coordinate with cooler manufacturer)." S2.01 does not show a new concrete slab at the new location. If one is required, please provide details.

A4. Pending manufacturer recommendations, but the new slab does not need to be specifically engineered. A 4" slab at 2,500lbs capacity would suffice with 2" rigid insulation below slab for insulation.

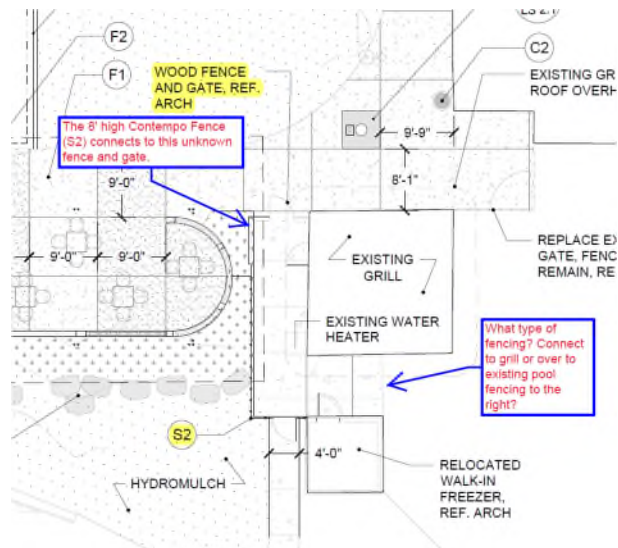
Q5. Section 07 21 29 Sprayed Insulation. Paragraph 2.01.A "Cavity Cellulosic Fiber Sprayed Insulation (closed-cell)." Is it spray foam (closed cell) or is it sprayed cellulosic fiber?

A5. Please provide closed-cell spray foam insulation.

Q6. Existing Building Fascia: A320 #8 shows the existing fascia extended to hide the metal conduit on the roof. A501 #1 shows the detail. Neither plan shows how far the fascia continues or how it ends. Does it end at the southwest corner of the existing building or does it go around the corner?

A6. The fascia ends at the southwest corner of the existing kitchen building. At that location the conduit is to be routed (on the exterior of the building) underground and re-surface adjacent to the existing food service building (on the exterior). The conduit serves an electrical panel in the food service building. Sheet E1.1 keynote #9 calls for the new underground conduit with pull string. Conduit pathway is to be provided by contractor while electrical service to the food service building is to be relocated by other.

- Q7. Fencing: LS1.1—The fencing and gate connecting to the relocated walk-in freezer is noted as S2—8' high Contempo fencing with a 3' gate. The Contempo fencing connects to an unknown fence and gate. Should this match the capped & painted privacy fence that will be installed on the other side of the existing grill? What type of fencing will enclose the freezer on the east side of the concrete area? Or should it connect from the side of the freezer over to the existing pool fence to give a larger storage area?**

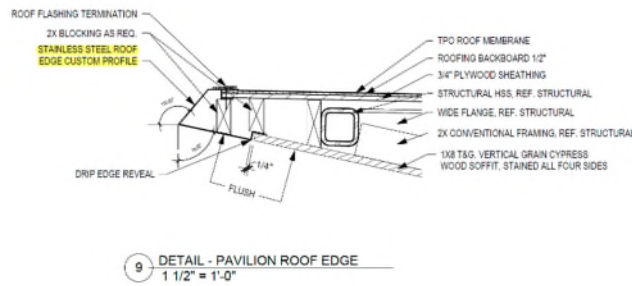


- A7.** The unknown fencing will closely match the 2x2 wood screen installed at the pavilion but it will be painted at this location instead of a stain. 2x2 wood fence shall be installed at 8' A.F.F. with 2" gaps between each 2x2 member. Horizontal painted steel pipes (3) will support the 2x2 fence along with vertical steel pipes at regular intervals. At this time, no additional fencing (to the east) is needed to enclose the walk-in as one already exists and will remain.
- Q8. LP1.1 – The brick planters around the trees near the front of the building will be removed. The dirt level is much higher than the surrounding concrete. The planting plan shows the millstones around approximately 2 sides and planting under the trees. Are we to slope the dirt down to concrete level? We are concerned tree roots could be exposed and possible erosion.**



- A8.** The plans are showing walls to remain at the 2 sides of each tree well where the existing sidewalk is staying in the same location. The other two sides of each tree will have additional planting space for what is there today, and the soil should be sloped to meet grade.

Q9. On the shade structure, is there a detail for the "Stainless Steel Roof Edge Custom Profile?" It is referenced on A501 #9.



A9. Correct, reference A501 #9 for the custom steel edge profile.