

**CITY OF PORT LAVACA – CITY HALL MASTER PLAN
PHASE 3 – INTERIOR RENOVATIONS AND SITE WORK**
202 N. VIRGINIA ST.
PORT LAVACA, TEXAS 77979
PROJECT #1043-1123

ARCHITECT:
RAWLEY McCOY & ASSOCIATES
311 E. CONSTITUTION ST STE. 210
VICTORIA, TEXAS 77901



11/01/2024

ADDENDUM NUMBER ONE

NOVEMBER 1, 2024

Acknowledge receipt of this addendum in the appropriate space provided on the proposal form. Failure to do so may subject proposer to disqualification. This addendum shall become part of the bidding documents and shall modify them as enumerated below.

GENERAL

1. A pre-proposal meeting was held at the jobsite October 31, 2024, at 10:00am. A sign in sheet of attendees is attached to this addendum.
2. ***BID DATE HAS CHANGED*** Proposals will be accepted until **2:00pm on November 14, 2024**

DRAWINGS

Architectural

1. A1.1 DEMO PLAN, FLOOR PLAN, AND WINDOW ELEVATIONS
2. A1.2 RCP, WALL SECTIONS & DETAILS

SPECIFICATIONS

1. **Revision:** SECTION 00 11 16 – NOTICE TO PROPOSERS:
Revise section to read:

The City of Port Lavaca is seeking Competitive Sealed Proposals for the **City Hall Master Plan – Phase 3: Interior Renovations and Site Work** until **2:00 p.m., November 14, 2024**. Proposals will be received by Jody Weaver, City Manager, at 202 North Virginia, Port Lavaca, Texas 77979 after which time they will be formally opened and read aloud

2. **Revision:** SECTION 00 43 23 – PROPOSAL FORM
See attached revised proposal form:

ATTACHMENTS

1. Specifications:

00 43 23 – PROPOSAL FORM

Three 8 1/2"x11" Sheets

2. Pre-Bid Sign in Sheet

One 8 1/2"x11" Sheet

3. Architectural Sheets

A1.1 DEMO PLAN, FLOOR PLAN, AND
WINDOW ELEVATIONS

One 24"x36" Sheet

A1.2 RCP, WALL SECTIONS & DETAILS

One 24"x36" Sheet

End of Addendum

SECTION 00 43 23 –PROPOSAL FORM

PROPOSAL DATE: _____ **TUESDAY – NOVEMBER 14, 2024**
2:00 P.M.

**CITY OF PORT LAVACA
CITY HALL MASTER PLAN – PHASE 3:
INTERIOR RENOVATIONS AND SITE WORK
PORT LAVACA, TEXAS**

(Name of Contractor)

(Street or P. O. Box)

(City, State & Zip)

_____, 2024
(Date)

City Council
City of Port Lavaca
202 North Virginia
Port Lavaca, TX 77979

Dear Council Members:
In compliance with the Notice to Proposers and Instructions to Proposers, the undersigned hereby proposes to furnish all labor, material and equipment to perform Construction of the City Hall Master Plan – Phase 3: Interior Renovations and Site Work in strict accordance with the plans and specifications dated October 23, 2024, prepared by Rawley McCoy & Associates:

For the **Base Proposal** sum of _____
dollars (\$)

We agree to bring the base proposal to substantial completion within _____ calendar days from the date of contract or notice to proceed.

We acknowledge receipt of addenda no. ___to addenda no. _____ inclusive, issued during the time of the proposal process and have included the changes therein in this bid.

Alternate Proposal No. 1 for installation of two (x2) CRL TTU1DBX 12V bullet resistant two way communicators in lieu of standard speak thrus.

Add to base proposal the sum of _____
dollars (\$)

Work under **Alternate Proposal No. 1** must be completed in the time frame stated for **Base Proposal**.

Alternate Proposal No. 2 for installation of automatic door openers, storefront hardware, push button operators and mounts, concrete and masonry seating walls, and all exterior site work as indicated in the construction documents as ALT 2.

Add to base proposal the sum of _____
dollars (\$)

Alternate Proposal No. 2 will require an additional _____ calendar days to be added to the base proposal calendar days above.

In compliance with Article 5 of the General Conditions of the Contract for Construction, we propose to use the following listed subcontractors for work on this project: **Failure to list the subcontractors requested below may be used as cause to reject proposal.** If a single subcontractor is not known for sure at time of proposal submission, list two or more possible subcontractors under consideration, state no sub bid received (the assumption will be that general contractor has simply estimated the work) or if the general contractor is going to perform the work themselves list general contractor or GC. **Do not leave any lines blank.**

1. Concrete Reinforcement, _____
2. Concrete Placement and Finishing, _____
3. Masonry, _____
4. Miscellaneous Metals, _____
5. Damproofing and Waterproofing, _____
6. Aluminum Windows, Doors, Frames & Hardware _____
7. Ballistic Opaque Wall Panels _____
8. Ballistic Aluminum Framing and Glazing _____
9. Rough Carpentry, _____
10. Painting & Finishing, _____
11. HVAC, _____
12. Electrical, _____
13. Earthwork, _____
14. Site Concrete Placement & Finishing, _____
15. Site Utilities, _____
16. Others Not Previously Noted _____

We have examined the site of the work and the nature and the kind of work to be performed and have informed ourselves of all local conditions and other factors that may affect the cost or difficulties of performance, and we represent that we have had experience in the use of materials and methods of performance specified and that we can and will do the work with the specified materials as contemplated and indicated by the plans and specifications.

Proposal security is enclosed and if written notice of the acceptance of this proposal is mailed, or otherwise delivered to the undersigned within thirty (30) days after the date of opening of the proposals or any time thereafter before this proposal is withdrawn, the undersigned will within ten (10) days after the date of such notice, enter into a contract with the Owner, providing Performance and Labor and Material Payment Bonds and Insurances in accordance with specifications and the proposal as accepted.

Best Regards,

(Company Name)

(Signed)

(Title)

END OF SECTION 00 43 23

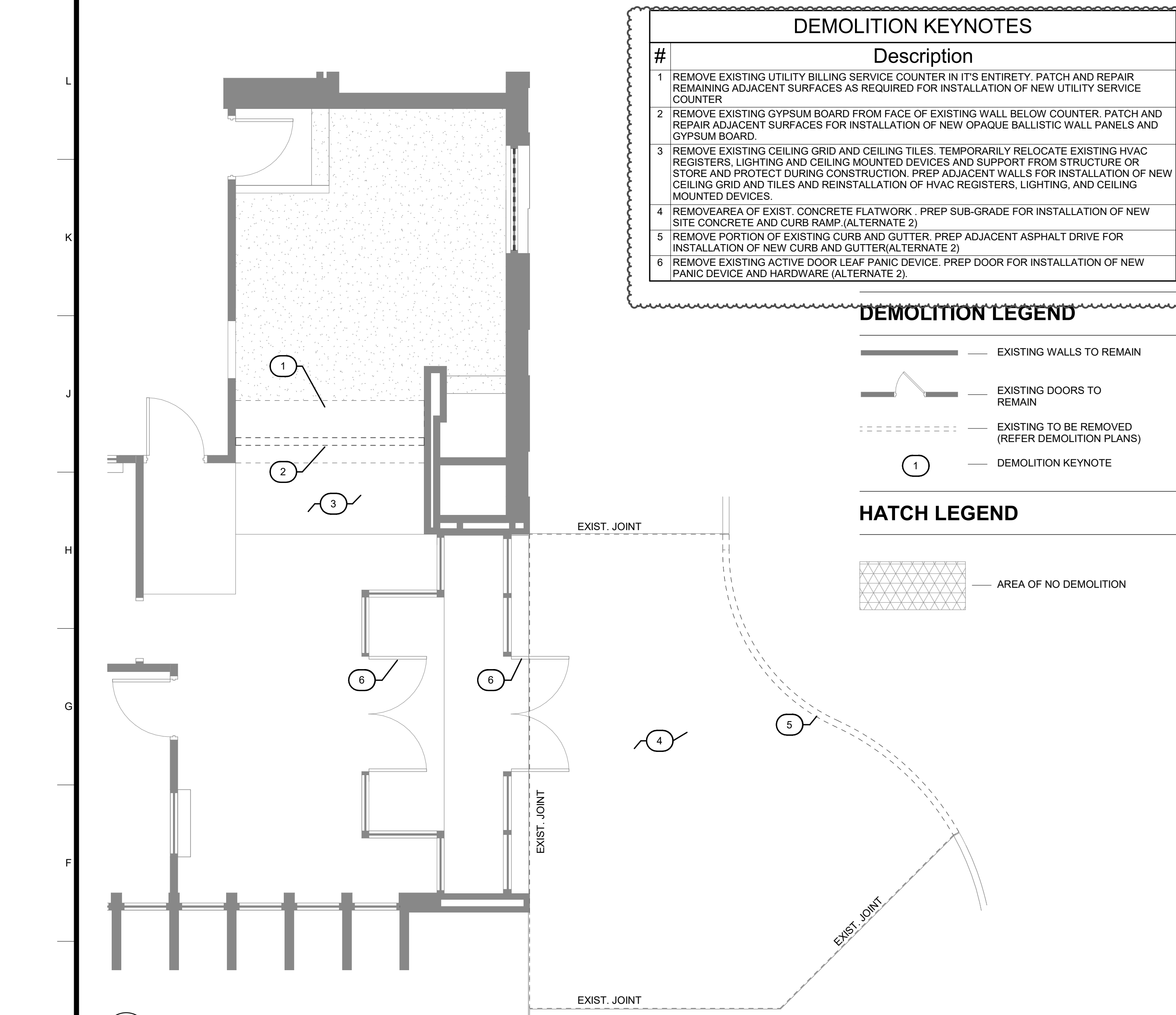
City of Port Lavaca – City Hall Master Plan Phase 3 – Interior Renovations and Site Work
202 North Virginia St.
Port Lavaca, Texas 77979

Rawley McCoy & Associates
311 E. Constitution St. STE 210
Victoria, TX 77901
361-573-1642 Fax 361-573-2114

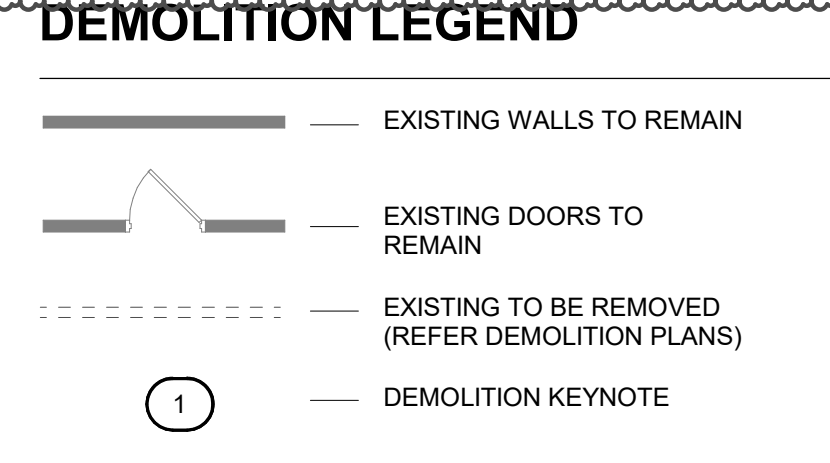
PRE-PROPOSAL CONFERENCE DATE

Thursday, October 31st, 2024

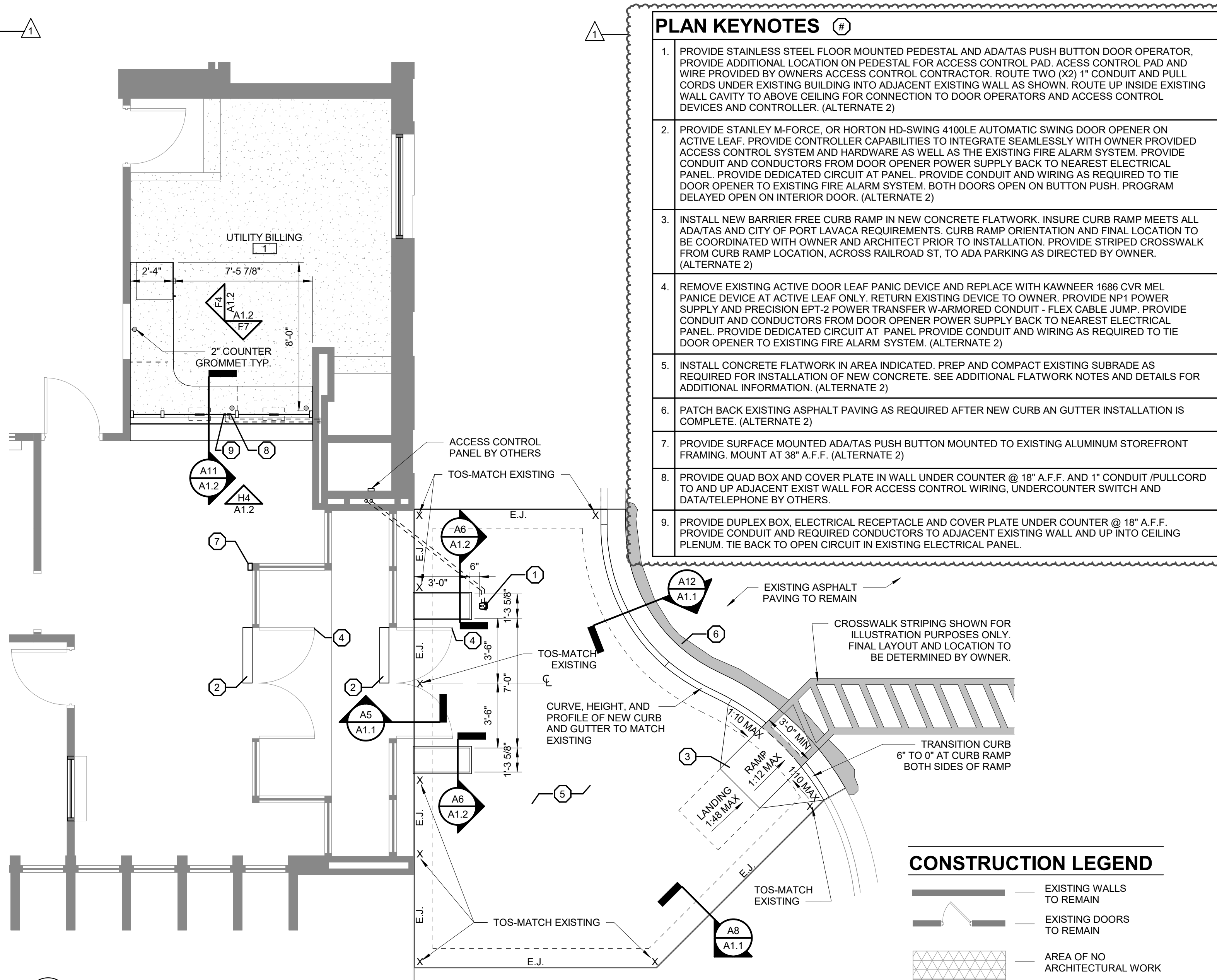
Company	Representative	Phone	Email
1. BLS Construction	Leroy Condel	479-543-2696	William, Key @ bls construction.com
2. Barefoot Construction	MARK	361-655-1138	mark.barefoot2@gmail.com
3. City of Port Lavaca	Judy Weaver	361.827.3601	jweaver@portlavaca.org
4. City of Port Lavaca	Derrick Smith	361-408-0193	dsmith@portlavaca.org
5. KT	Scott Strande	361-550 3207	
6.			Scott@KTConstruction.com
7.			
8.			
9.			
10.			
11.			
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15.			
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18.			
19.			
20.			
21.			
22.			



#	Description
1	REMOVE EXISTING UTILITY BILLING SERVICE COUNTER IN ITS ENTIRETY. PATCH AND REPAIR REMAINING ADJACENT SURFACES AS REQUIRED FOR INSTALLATION OF NEW UTILITY SERVICE COUNTER
2	REMOVE EXISTING GYPSUM BOARD FROM FACE OF EXISTING WALL BELOW COUNTER. PATCH AND REPAIR ADJACENT SURFACES FOR INSTALLATION OF NEW OPAQUE BALLISTIC WALL PANELS AND GYPSUM BOARD.
3	REMOVE EXISTING CEILING GRID AND CEILING TILES. TEMPORARILY RELOCATE EXISTING HVAC REGISTERS, LIGHTING AND CEILING MOUNTED DEVICES AND SUPPORT FROM STRUCTURE OR STORE AND PROTECT DURING CONSTRUCTION. PREP ADJACENT WALLS FOR INSTALLATION OF NEW CEILING GRID AND TILES AND REINSTALLATION OF HVAC REGISTERS, LIGHTING, AND CEILING MOUNTED DEVICES.
4	REMOVE AREA OF EXIST. CONCRETE FLATWORK. PREP SUB-GRADE FOR INSTALLATION OF NEW SITE CONCRETE AND CURB RAMP (ALTERNATE 2)
5	REMOVE PORTION OF EXISTING CURB AND GUTTER. PREP ADJACENT ASPHALT DRIVE FOR INSTALLATION OF NEW CURB AND GUTTER (ALTERNATE 2)
6	REMOVE EXISTING ACTIVE DOOR LEAF PANIC DEVICE. PREP DOOR FOR INSTALLATION OF NEW PANIC DEVICE AND HARDWARE (ALTERNATE 2)

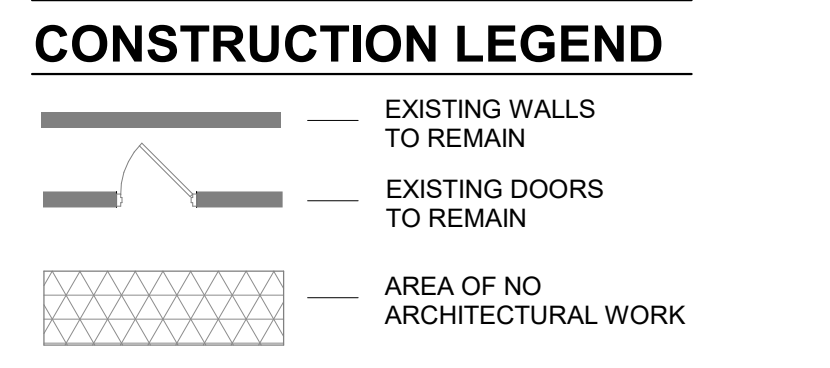


E1 DEMOLITION PLAN
1/4" = 1'-0"



PLAN KEYNOTES

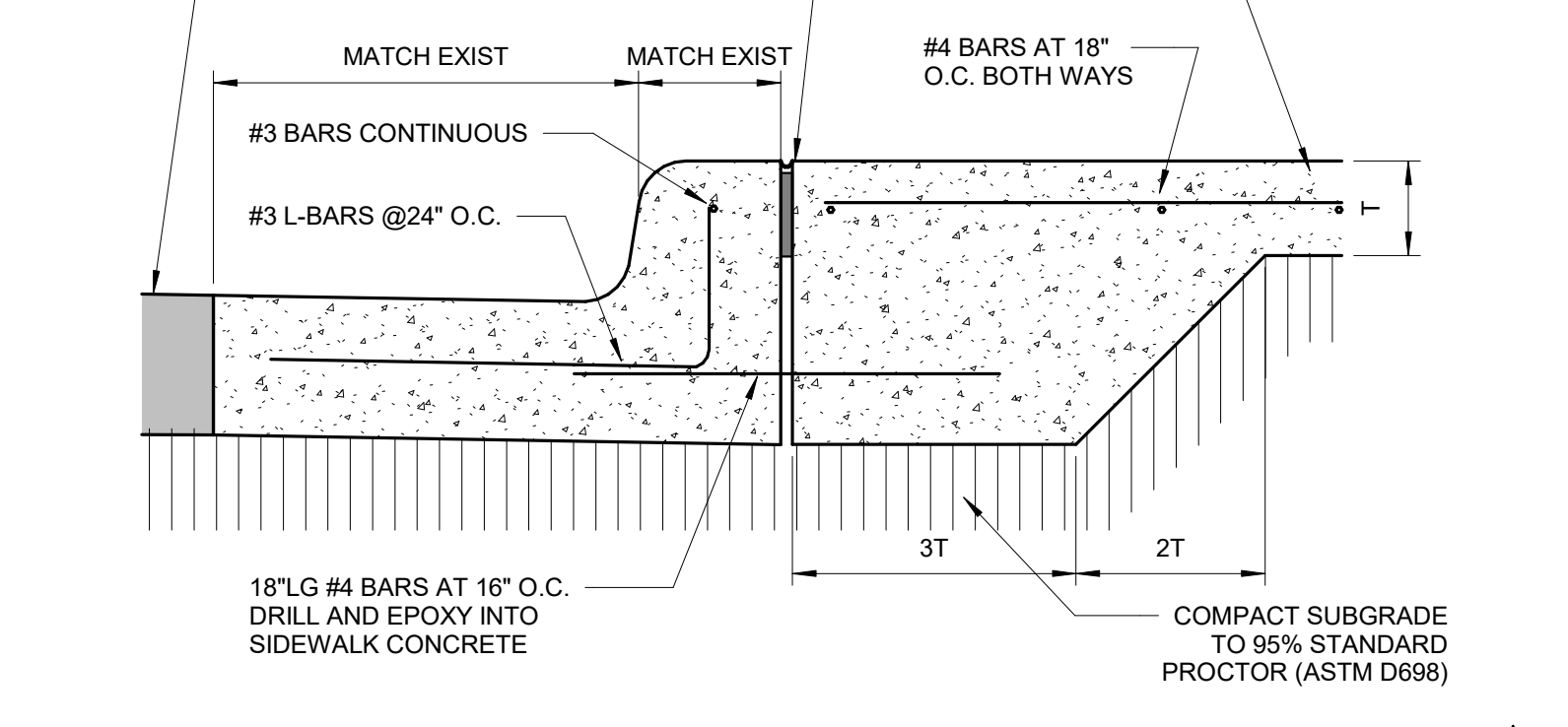
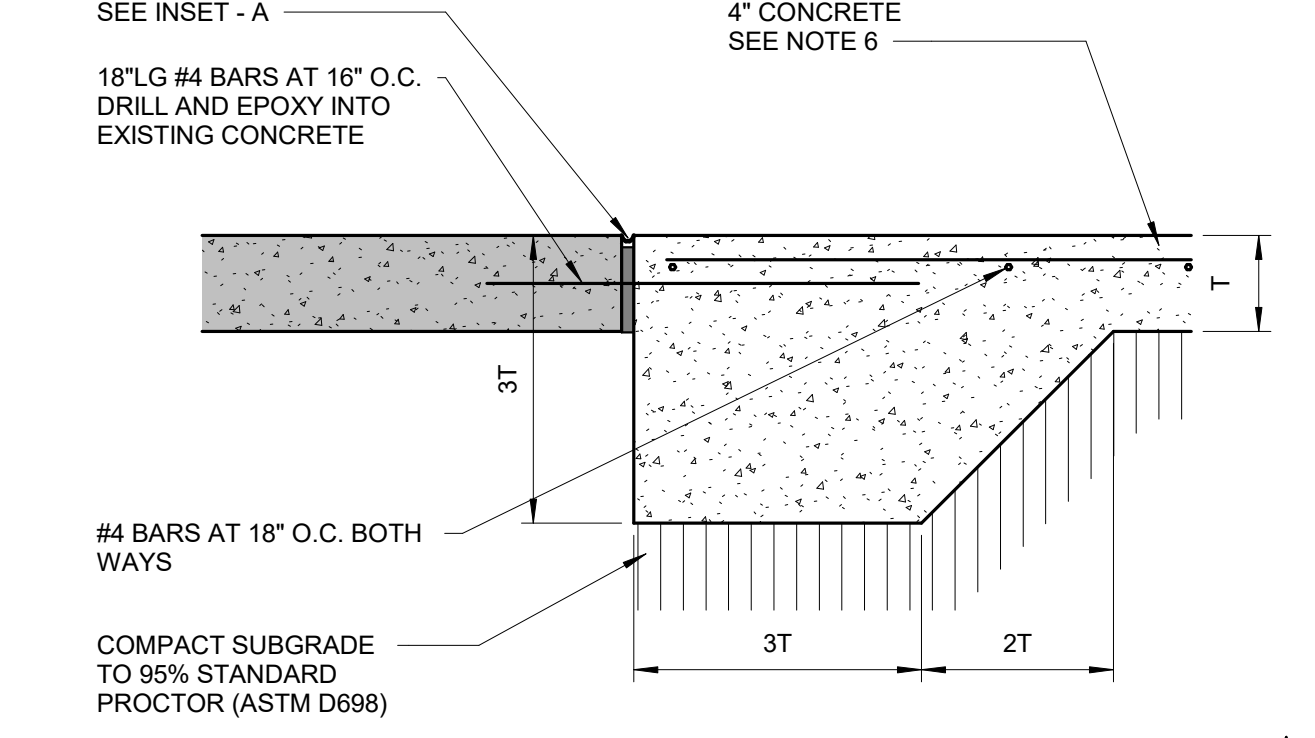
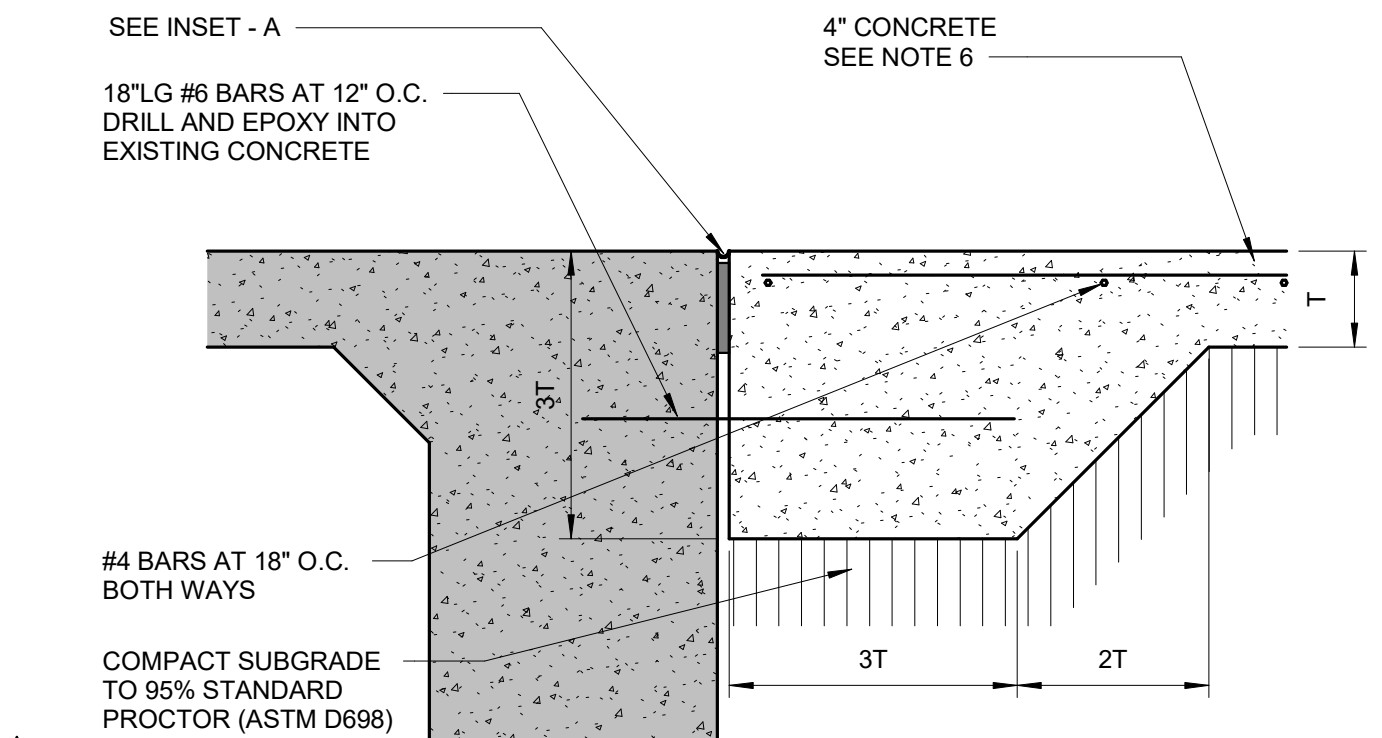
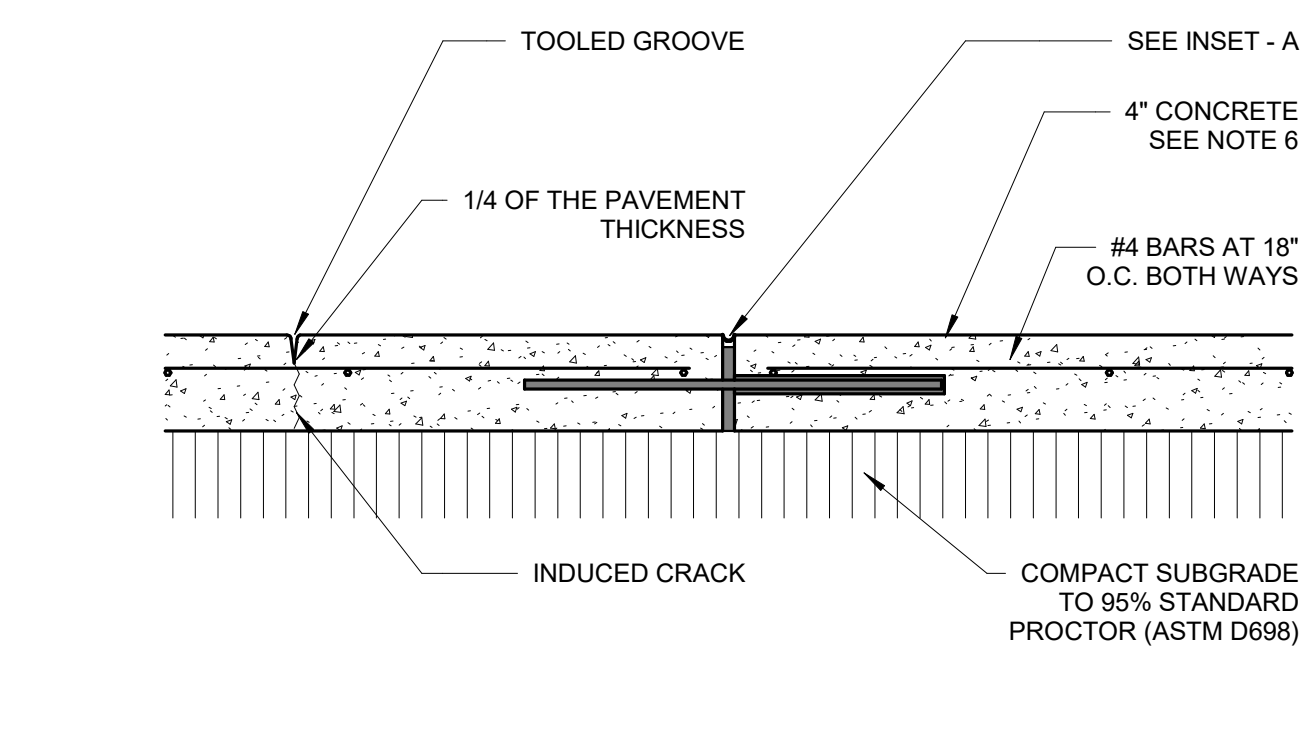
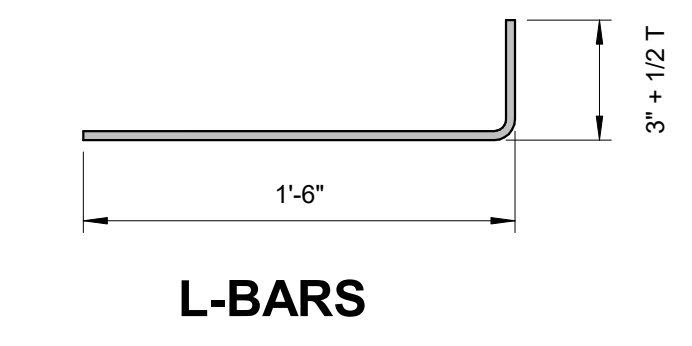
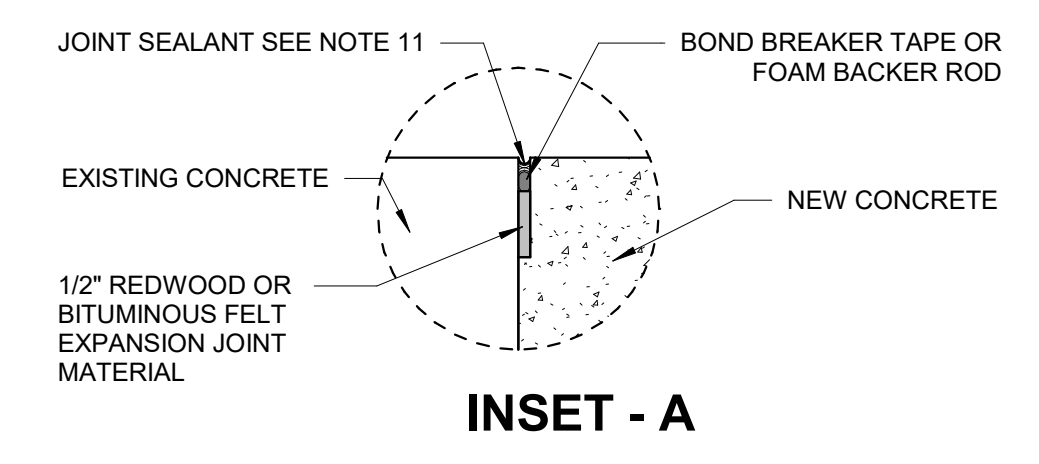
- PROVIDE STAINLESS STEEL FLOOR MOUNTED PEDESTAL AND ADA/TAS PUSH BUTTON DOOR OPERATOR. PROVIDE ADDITIONAL LOCATION ON PEDESTAL FOR ACCESS CONTROL PAD. ACCESS CONTROL PAD AND WIRE PROVIDED BY OWNERS ACCESS CONTROL CONTRACTOR. ROUTE TWO (2) 1" CONDUIT AND PULL CORDS UNDER EXISTING BUILDING INTO ADJACENT EXISTING WALL AS SHOWN. ROUTE UP INSIDE EXISTING WALL CAVITY TO ABOVE CEILING FOR CONNECTION TO DOOR OPERATORS AND ACCESS CONTROL DEVICES AND CONTROLLER. (ALTERNATE 2)
- PROVIDE STANLEY M-FORCE, OR HORTON HD-SWING 4100LE AUTOMATIC SWING DOOR OPENER ON ACTIVE LEAF. PROVIDE CONTROLLER CAPABILITIES TO INTEGRATE SEAMLESSLY WITH OWNER PROVIDED ACCESS CONTROL SYSTEM AND HARDWARE AS WELL AS THE EXISTING FIRE ALARM SYSTEM. PROVIDE CONDUIT AND CONDUCTORS FROM DOOR OPENER POWER SUPPLY BACK TO NEAREST ELECTRICAL PANEL. PROVIDE DEDICATED CIRCUIT AT PANEL. PROVIDE CONDUIT AND WIRING AS REQUIRED TO TIE DOOR OPENER TO EXISTING FIRE ALARM SYSTEM. BOTH DOORS OPEN ON BUTTON PUSH. PROGRAM DELAYED OPEN ON INTERIOR DOOR. (ALTERNATE 2)
- INSTALL NEW BARRIER FREE CURB RAMP IN NEW CONCRETE FLATWORK. INSURE CURB RAMP MEETS ALL ADA/TAS AND CITY OF PORT LAVACA REQUIREMENTS. CURB RAMP ORIENTATION AND FINAL LOCATION TO BE COORDINATED WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION. PROVIDE STRIPED CROSSWALK FROM CURB RAMP LOCATION, ACROSS RAILROAD ST. TO ADA PARKING AS DIRECTED BY OWNER. (ALTERNATE 2)
- REMOVE EXISTING ACTIVE DOOR LEAF PANIC DEVICE AND REPLACE WITH KAWNEER 1886 CVR MEL PANIC DEVICE AT ACTIVE LEAF ONLY. RETURN EXISTING DEVICE TO OWNER. PROVIDE NP1 POWER SUPPLY AND PRECISION EPT-2 POWER TRANSFER W-ARMORED CONDUIT - FLEX CABLE JUMP. PROVIDE CONDUIT AND CONDUCTORS FROM DOOR OPENER POWER SUPPLY BACK TO NEAREST ELECTRICAL PANEL. PROVIDE DEDICATED CIRCUIT AT PANEL. PROVIDE CONDUIT AND WIRING AS REQUIRED TO TIE DOOR OPENER TO EXISTING FIRE ALARM SYSTEM. (ALTERNATE 2)
- INSTALL CONCRETE FLATWORK IN AREA INDICATED. PREP AND COMPACT EXISTING SUBGRADE AS REQUIRED FOR INSTALLATION OF NEW CONCRETE. SEE ADDITIONAL FLATWORK NOTES AND DETAILS FOR ADDITIONAL INFORMATION. (ALTERNATE 2)
- PATCH BACK EXISTING ASPHALT PAVING AS REQUIRED AFTER NEW CURB AND GUTTER INSTALLATION IS COMPLETE. (ALTERNATE 2)
- PROVIDE SURFACE MOUNTED ADA/TAS PUSH BUTTON MOUNTED TO EXISTING ALUMINUM STOREFRONT FRAMING. MOUNT AT 38" A.F.F. (ALTERNATE 2)
- PROVIDE QUAD BOX AND COVER PLATE IN WALL UNDER COUNTER @ 18" A.F.F. AND 1" CONDUIT /PULLCORD TO AND UP ADJACENT EXIST WALL FOR ACCESS CONTROL WIRING, UNDERCOUNTER SWITCH AND DATA/TELEPHONE BY OTHERS.
- PROVIDE DUPLEX BOX, ELECTRICAL RECEPTACLE AND COVER PLATE UNDER COUNTER @ 18" A.F.F. PROVIDE CONDUIT AND REQUIRED CONDUCTORS TO ADJACENT EXISTING WALL AND UP INTO CEILING PLENUM. TIE BACK TO OPEN CIRCUIT IN EXISTING ELECTRICAL PANEL.



E8 FLOOR PLAN
1/4" = 1'-0"

FLATWORK GENERAL NOTES

- REINFORCING STEEL SHALL BE ASTM A615, GRADE 40.
- EXPANSION JOINTS SHALL BE LOCATED AT DRIVEWAYS AND OTHER FIXED OBJECTS, AND AT 45' MAXIMUM INTERVALS ALONG THE SIDEWALK OR AS INDICATED ON PLANS
- EXPANSION JOINT SHALL BE SEALED SONNEBORN BUILDING PRODUCT: SONNOLASTIC SL-1; NON-PRIMING, ONE-PART, SELF LEVELING POLYURETHANE SEALANT OR APPROVED EQUAL. JOINT CLEANING AND PREPARATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TOOLED CONTRACTION JOINTS SHALL BE LOCATED AT REGULAR INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK OR AS INDICATED ON PLANS. JOINTS SHALL BE PLACED SO THAT THE RESULTING PANELS ARE SQUARE. IN NO CASE SHOULD THE LENGTH OF A PANEL EXCEED 1.5 TIMES THE WIDTH.
- FINISH EXPOSED EDGES WITH 1/4" RADIUS.
- CONCRETE SHALL MEET THE REQUIREMENTS OF TXDOT (2004) ITEM 421 - HYDRAULIC CEMENT CONCRETE, CLASS A (3,000 PSI), WITH THE FOLLOWING MODIFICATIONS: SLUMP SHALL RANGE FROM 4 INCHES TO 6-1/2 INCHES AT THE POINT OF PLACEMENT.
- MAXIMUM LONGITUDINAL SLOPE FOR ANY SIDEWALK SHALL BE 1:20 (5%)
- MAXIMUM TRANSVERSE SLOPE FOR ANY SIDEWALK SHALL BE 1:50 (2%)
- CONSTRUCTION JOINTS ARE REQUIRED AT ANY LOCATION WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE PAVEMENT OR STRUCTURES. THIS INCLUDES BUILDINGS, PARKING LOTS, SIDEWALKS, PATIOS, CURBS, INLETS, MANHOLES, HEADWALLS, LIGHT POLES, ETC. AND APPLIES TO CONCRETE THAT WAS PLACED EARLIER DURING THE PROJECT AND CONCRETE THAT WAS EXISTING PRIOR TO THE START OF THIS PROJECT.
- CONSTRUCTION JOINTS WITHIN NEW PAVEMENT SHOULD BE PLANNED TO COINCIDE WITH EXPANSION JOINT LOCATIONS. WHEN THIS IS NOT FEASIBLE, THEN A KEYWAY STYLE CONSTRUCTION JOINT SHALL BE UTILIZED. THE LOCATION OF THE KEYWAY CONSTRUCTION JOINTS SHALL COINCIDE WITH THE LOCATION OF A PLANNED CONTRACTION JOINT.
- CONSTRUCTION JOINT SHALL BE SEALED WITH SONNEBORN BUILDING PRODUCT: SONNOLASTIC SL-1; NON-PRIMING, ONE PART, SELF LEVELING POLYURETHANE SEALANT OR APPROVED EQUAL. JOINT CLEANING AND PREPARATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



1908 N. Laurent St., Suite 540
Victoria, Texas 77901
www.rmaarch.com

WILLIAM BERGER
REGISTERED ARCHITECT
REGISTRATION NO. 19288
STATE OF TEXAS



10/23/2024

PORT LAVACA CITY HALL MASTER PLAN
PHASE 3: INTERIOR RENOVATIONS AND SITE WORK
PORT LAVACA, TX 77993
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DATE ISSUED:
10/23/2024

ADDENDUM #1 11-1-24

PROJECT NUMBER:
1043-1123

PLAN NORTH TRUE NORTH

SHEET NAME
DEMO PLAN, FLOOR PLAN, AND WINDOW ELEVATIONS

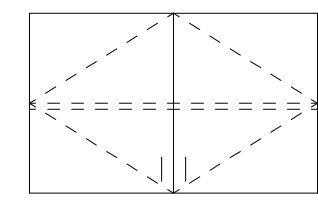
SHEET NUMBER

A1.1

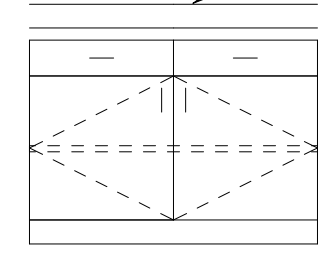
11/17/2024 5:02:14 PM C:\Revit\Local Files\COPL-City Hall-Master Plan-Phase 3-A22_bridn@rmaarch.com.rvt

CASEWORK LEGEND

MODEL#
WIDTHxHEIGHTxDEPTH
REMARKS



COUNTER &
BACK SPLASH

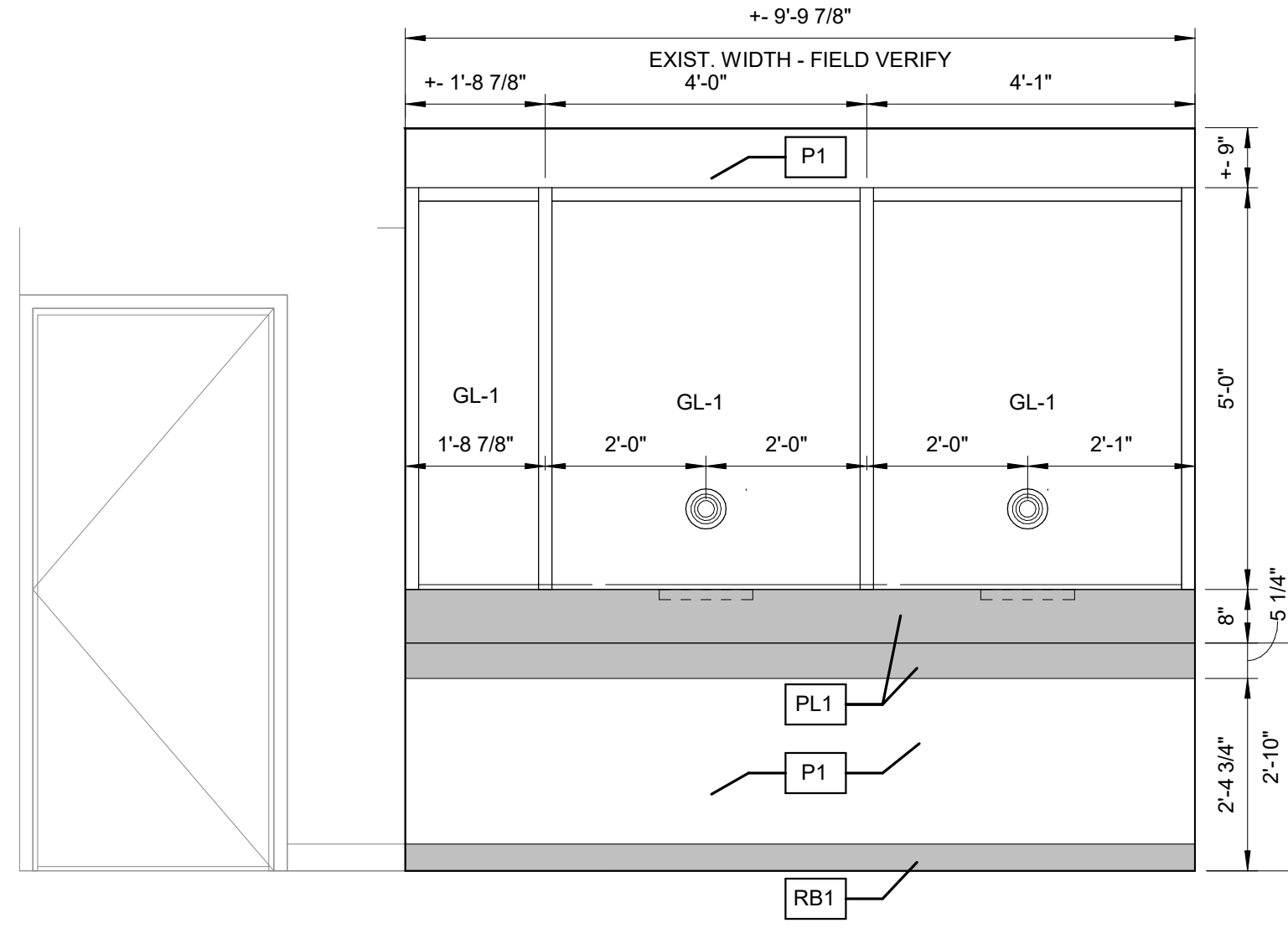


MODEL#
WIDTHxHEIGHTxDEPTH
REMARKS

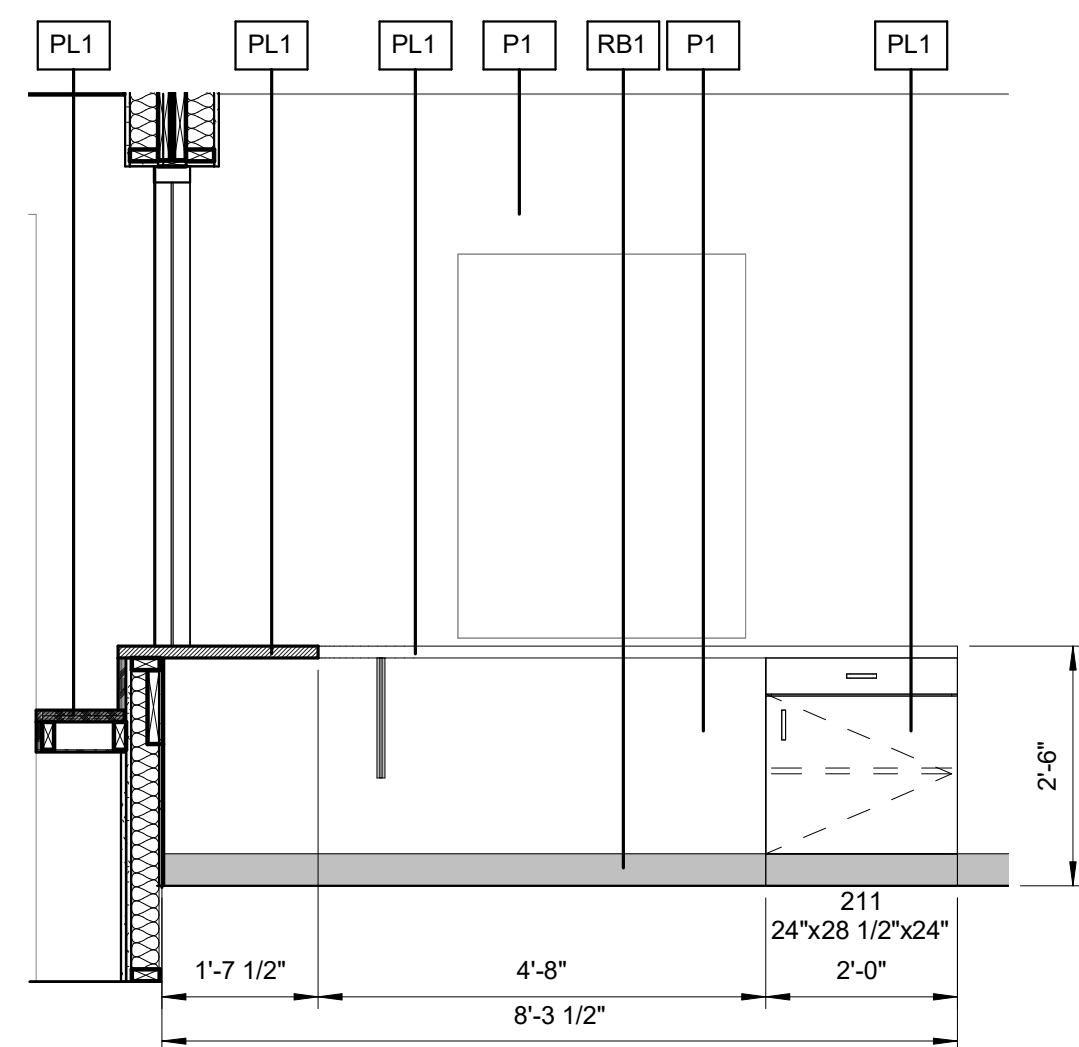
NOTE:

GENERAL CASEWORK MODEL NUMBERS ARE BASED ON ARCHITECTURAL WOODWORKING INSTITUTE STANDARDS AND PROVIDE A BASIS FOR DESIGN. REFER TO SPECIFICATIONS FOR ACCEPTABLE MANUFACTURERS.

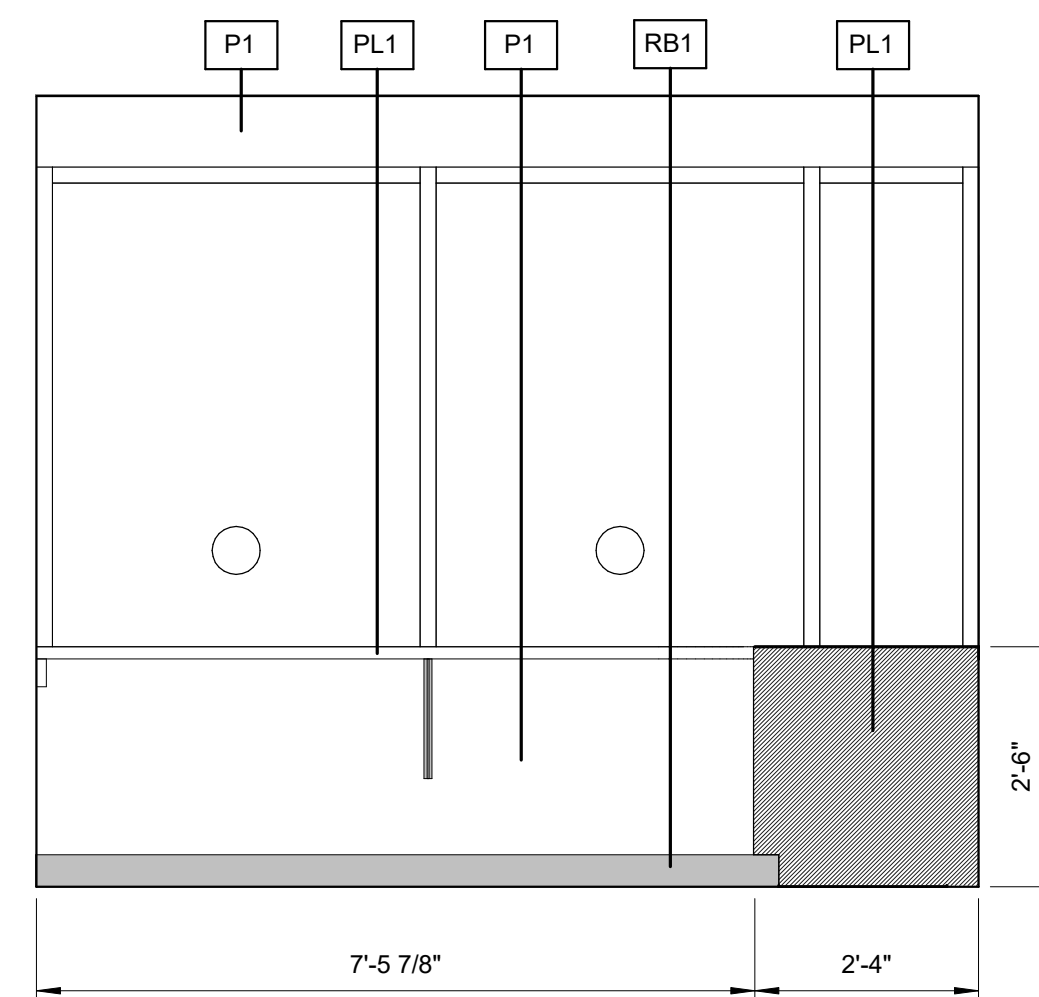
BASE CABINET HEIGHT IS GIVEN TO THE BOTTOM OF 1 1/2" COUNTER TOP



H4 INTERIOR ELEVATION - UTILITY SERVICE WINDOW
1/2" = 1'-0"



F4 CASEWORK ELEVATION
1/2" = 1'-0"

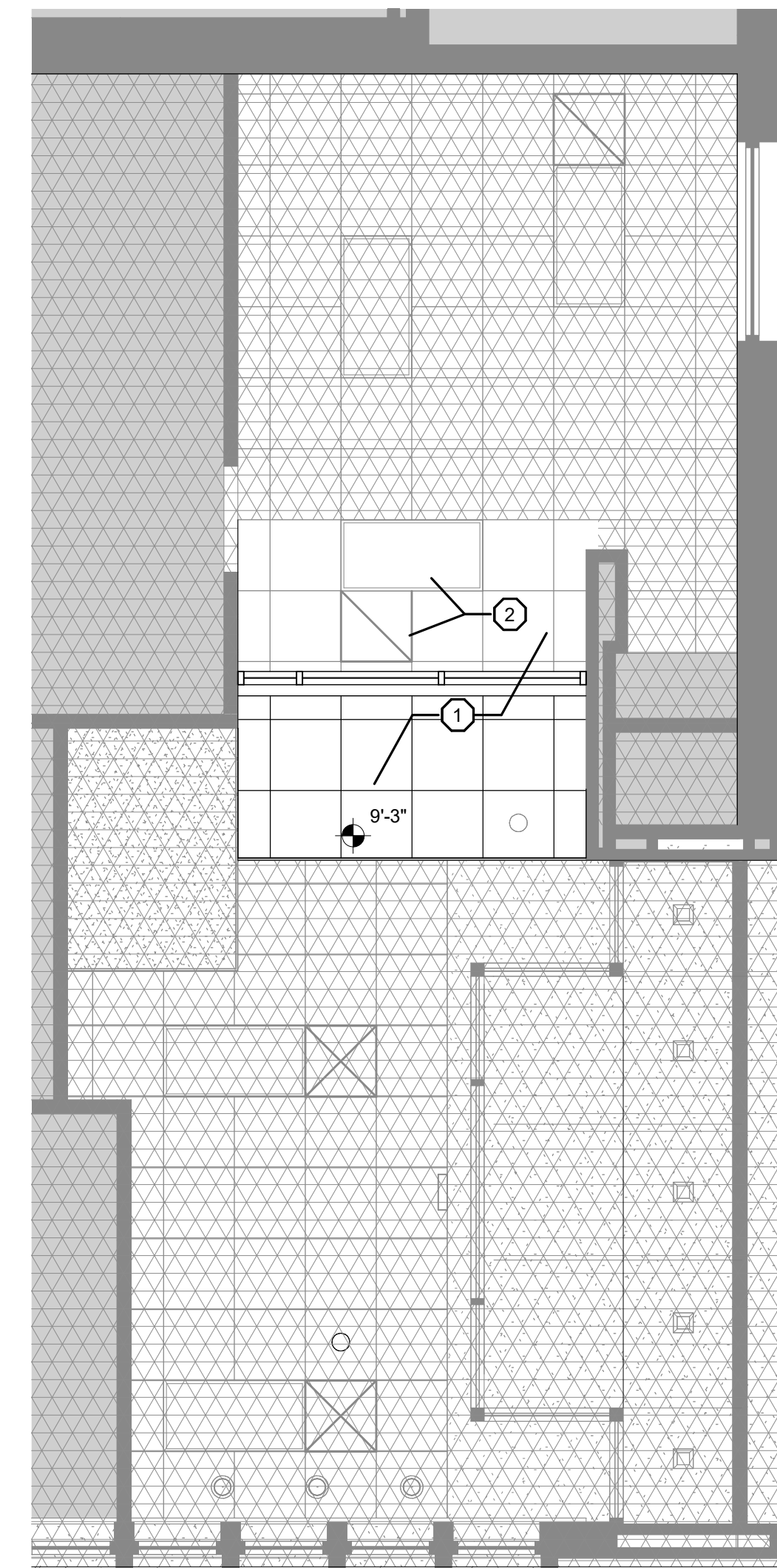


F7 CASEWORK ELEVATION
1/2" = 1'-0"

MATERIAL SCHEDULE							
MATERIAL	MARK	MANUFACTURER	STYLE	MFR. NO.	COLOR	LOCATION	
BRICK	BK1	TBD	MODULAR		MATCH EXIST. (BURGANDY)	BRICK SEATING WALLS	
GLASS	GL-1		1 3/8" THICK - LAMINATED POLYCARBONATE - UL752 LEVEL 3		CLEAR	INTERIOR TRANSACTION WINDOW.	
GROUT	GT1	TBD			MATCH EXIST.	BRICK SEATING WALLS	
PAINT	P1	SHERWIN WILLIAMS	TEXTURE TO MATCH EXISTING	TBD	COLOR MATCH EXISTING INTERIOR WALL COLOR	INTERIOR GYP BOARD AND PLASTER WALL COLOR	
PLASTIC LAMINATE	PL1	WILSONART	60-MATTE FINISH	4623-60	GRAPHITE NEBULA	UTILITY BILLING TRANSACTION COUNTER	
RESILIENT BASE	RB1	ROPPE	MATCH EXISTING		COLOR MATCH EXISTING INTERIOR BASE COLOR		

GLAZING LEGEND

GL-1 CLEAR LEVEL 3 BULLET RESISTANT POLYCARBONATE



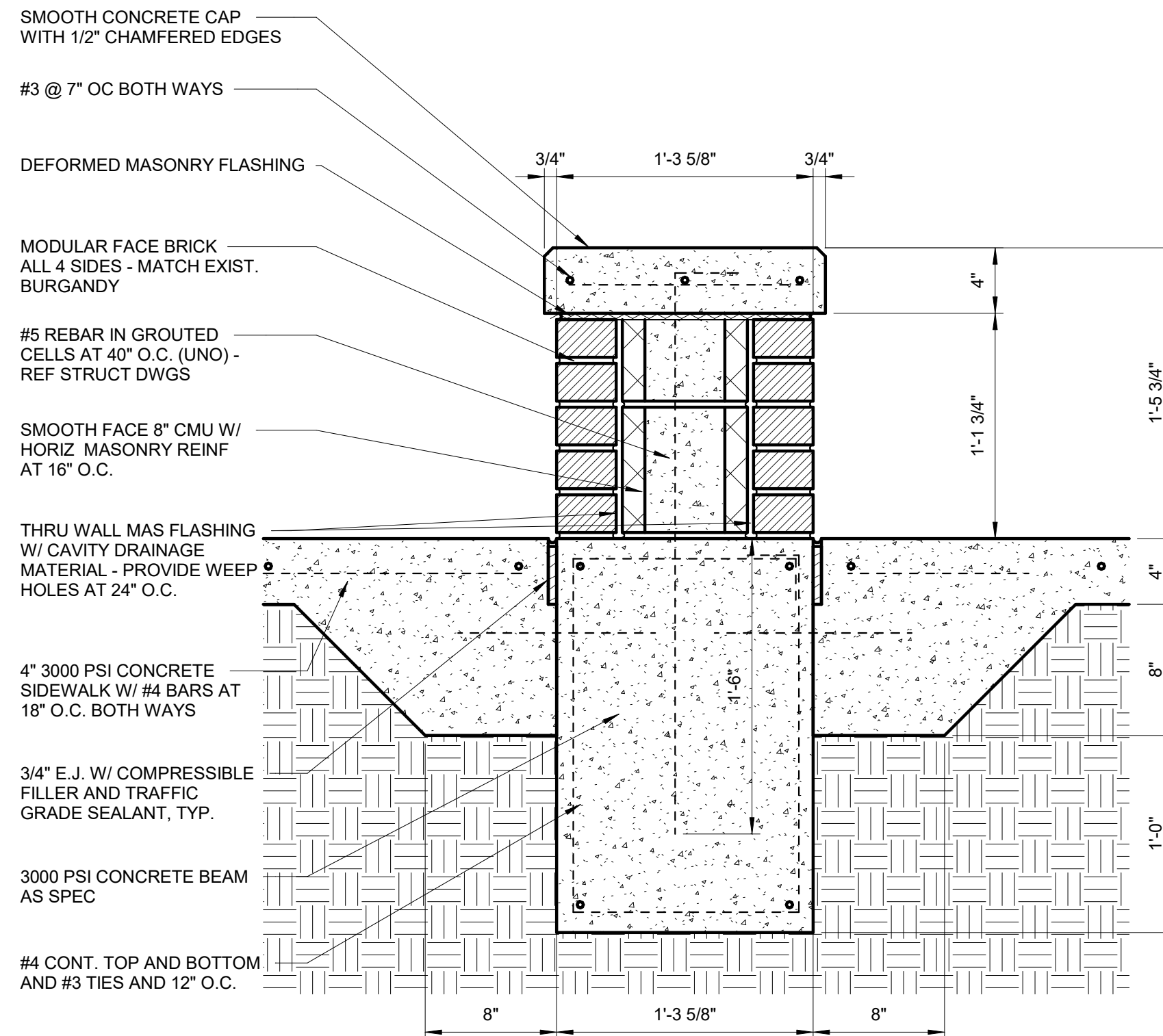
A1 RCP - UTILITY OFFICE ENTRY
1/4" = 1'-0"

CEILING LEGEND

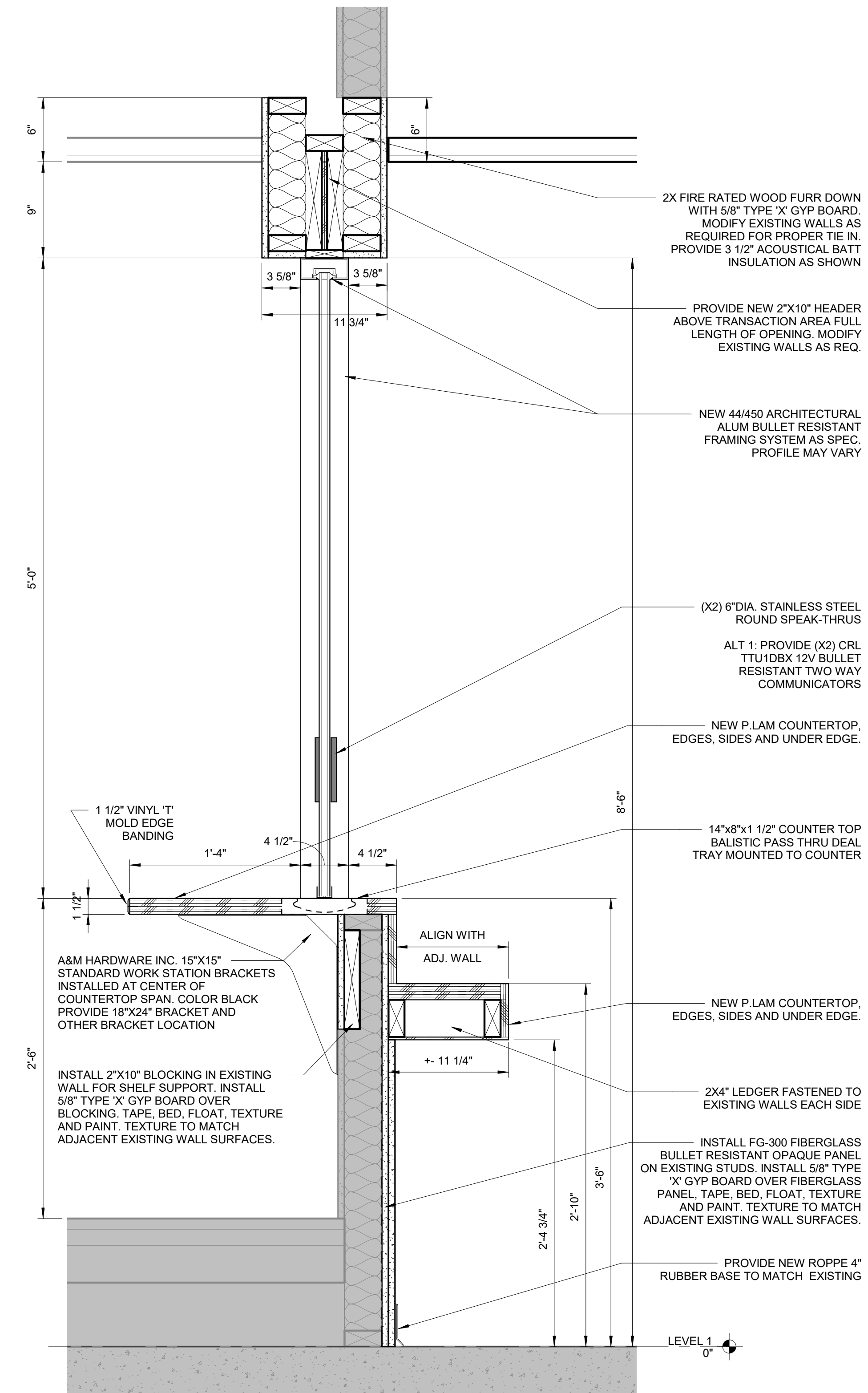
- EXISTING ACOUSTICAL PANEL CEILING SYSTEM TO REMAIN.
- EXISTING ACOUSTICAL PANEL CEILING SYSTEM TO BE RE-WORKED.
- ELEVATION HEIGHT SYMBOL INDICATES HEIGHT ABOVE FINISH FLOOR
- EXISTING SUPPLY AND RETURN AIR GRILLS TO BE REINSTALLED IN RE-WORKED CEILING.
- EXISTING RECESSED 2' X 4' LIGHTING FIXTURE TO BE REINSTALLED IN RE-WORKED CEILING.

REF. CEILING PLAN KEYNOTES

1. REWORK EXISTING CEILING TILES AND GRID AS REQUIRED FOR NEW FURROWDOWN AND TEMPORARILY REMOVE OR SUPPORT EXISTING LIGHTING, AIR DIFFUSERS AND CEILING MOUNTED EQUIPMENT AS REQUIRED. RE-INSTALL EXISTING LIGHTING, HVAC DIFFUSERS, AND CEILING MOUNTED EQUIPMENT AND DEVICES IN REWORKED LAY-IN CEILING SYSTEM.
2. RELOCATE EXISTING AIR DIFFUSER, ASSOCIATED DUCT WORK, AND LIGHT FIXTURE AS REQUIRED FOR NEW HEADER INSTALLATION



A6 BRICK AND CONCRETE SEATING WALL (ALT 2)
1 1/2" = 1'-0"



A11 SECTION DETAIL
1 1/2" = 1'-0"



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Final Plans for Bidding and Construction



10/23/2024

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PORT LAVACA, TX 77979
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DATE ISSUED:
10/23/2024
1 ADDENDUM #1 11-1-24

PROJECT NUMBER:
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PLAN NORTH TRUE NORTH

SHEET NAME
RCP, WALL SECTIONS & DETAILS

SHEET NUMBER

A1.2