

RFP 26-003 General Contractor for Behavioral Health Facility

Questions and Answers

1. There are two finish weights for the Pines Terrace LVT, 8 MIL and 20 MIL. There is a pretty good price difference between the two. I didn't see where one of the two was speced, can you advise?

We will be posting an Addendum 1 on Friday which will provide this answer. Please monitor the HOTBHN website for that Addendum.

2. When will the addendum for this project be issued? Friday, November 7, 2025

3. When is the pre-bid meeting scheduled? Pre-Bid meetings held 10/30 and 10/31. Will hold an additional Pre-Bid Meeting Week of 11/10 post addendum. Date and time will be issued in the addendum.

4. Will the city require an electrical service upgrade to meet current code? We will be posting an Addendum 1 on Friday which will provide this answer. Please monitor the HOTBHN website for that Addendum.

5. Will the city require any plumbing upgrades to meet current code? We will be posting an Addendum 1 on Friday which will provide this answer. Please monitor the HOTBHN website for that Addendum.

6. Will each exterior door require an interior exit sign? We will be posting an Addendum 1 on Friday which will provide this answer. Please monitor the HOTBHN website for that Addendum.

7. Is there a fire alarm plan or smoke detector layout? If not, will one be provided? We will be posting an Addendum 1 on Friday which will provide this answer. Please monitor the HOTBHN website for that Addendum.

8. Are the existing HVAC units operational? Yes, at the time of abatement, units were operational. Will not be part of the bid package.

9. Please confirm the exact address for the bid submission packet drop-off. Packets can be dropped off at 6400 Imperial Drive Waco, Tx 76712. All packets must include

an electronic copy of the packet. You are also welcome to submit the electronic copy to ContractsManagement@hotbhn.org , if your e-mail will allow such a large file to be sent.

10. It was identified and communicated to Cumming Group representative at site visit that, in order to perform the work mentioned above, work associated with framing, HVAC, electrical, and plumbing will be required to properly perform said work and to meet code requirements. Please confirm that it is not assumed that the general contractor would be responsible to perform this work and that the general contractor is only responsible for work confirmed as listed in scope of construction documents and RFP scope on page 10 of RFP packet. **We will be posting an Addendum 1 on Friday which will increase the scope of this project. Please monitor the HOTBHN website for that Addendum.**
11. Is general contractor expected to locate and reinstall doors at all locations? **Yes, further information will be included in Addendum 1.**
12. All ceilings show existing to remain on plans, though there currently are no ceilings. This conflicts with details of scope listed in RFP. We assume this falls under “drywall putback” in scope of work but would like clarification. **Yes, further information will be included in Addendum 1.**
13. What is required for insulation in walls/ceilings? **We will be posting an Addendum 1 on Friday which will increase the scope of this project. Please monitor the HOTBHN website for that Addendum.**
14. What is ceiling material in corridors? It will need to be furred down for HVAC flex ductwork. **We will be posting an Addendum 1 on Friday which will increase the scope of this project. Please monitor the HOTBHN website for that Addendum.**
15. We’d like clarification on how building accessibility requirements are being addressed in the current design, particularly regarding access from the parking lot to the building and the stair landing configuration. Can you confirm that the accessible route and stair landings meet applicable code requirements for width, clearance, slope, and transitions? **We will be posting an Addendum 1 on Friday which will increase the scope of this project. Please monitor the HOTBHN website for that Addendum.**