

**ADDENDUM NO. 1**

November 17, 2017

To the  
**PROPOSAL DOCUMENTS**

For the  
**STAGECOACH INN RELOCATION**  
Round Rock, Texas



by  
**ARCHITEXAS**

2900 S. Congress, Suite 200  
Austin, Texas 78704  
(512) 444-4220

This Addendum forms a part of the Proposal Documents and modifies the Relocation and Restoration Construction Drawings and Project Manual dated October 26, 2017 as noted below. This Addendum consists of twelve (12) pages, including attachments.

**PROJECT MANUAL**

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**AD1-01 REVISION TO ARCHITECT'S SEAL PAGE.**

Note regarding open records has been removed. Replace sheet with Architect's Seal page attached to this addendum, 1 page (8.5"x11")

**AD1-02 ADD THE FOLLOWING SECTION:**

DIVISION 02 – SITE CONSTRUCTION

02 62 00 Subdrainage: 3 pages (8.5"x11")

**CONSTRUCTION DRAWINGS**

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**AD1-03 CLARIFICATION TO SHEET D2.01**

1. Sheet D2.01 Detail No. 1: At North-West corner and South-East corner of original structure disregard lines representing future PVC electrical conduit sleeve indicated on subsequent pages.
2. The note "SALVAGE OVERSIZE STONE SLABS FOR REUSE AT NEW SITE" refers only to the orthogonal stones which set outside the porch. The random pattern stone under the porch shall be demolished.

**AD1-04 REVISION TO SHEET D3.01**

Sheet D3.02 Detail No. 2: Omit note which reads "ELECTRICAL EQUIPMENT TO BE REMOVED". Replace with note "ELECTRICAL EQUIPMENT TO REMAIN".

**AD1-05 REVISION TO SHEET A1.01**

1. A French drain is to be added along the north and west perimeter of the building and terminated to the south. Add location of French drain to Detail No. 1. See attached drawing, 1 page (8.5"x11")
2. Additionally, the attached detail removes the control dimension from the northwest corner of the Stagecoach Inn to the south west corner of the existing walkway.

**AD1-06 REVISION TO SHEET A1.01**

Add the attached detail No.2 "Dimension Control Plan" to Sheet A1.01.

**AD1-07 REVISION TO SHEET A2.02**

Sheet A2.02 Keynotes (Alternate No.1): Notes D and E shall both refer to Detail 2 Sheet A4.02 (2/A4.02)

**AD1-08 REVISION TO SHEET A3.01**

Sheet A2.02 Detail No.2: Replace note "EXIST. METAL PANEL ROOFING, INSPECT & MAKE NECESSARY REPAIRS TO ENSURE A WATER TIGHT MEMBRANE" to read:

"PROVIDE SALVAGED METAL ROOF PANELS TO MATCH ADJACENT ROOF PANELS PROFILE AND FINISH"

**AD1-09 CLARIFICATION TO SHEET S2.0**

Sheet S2.0, Keyed note #6: The word plywood is used synonymously with OSB sheathing. The General Contractor shall have the option to use either an Exterior grade APA rated plywood or a DOC PS 2 Exposure 1 rated OSB.

**AD1-10 ADD THE FOLLOWING DETAIL(S) TO SHEET S3.0**

DETAIL NO. 4 CHIMNEY FOUNDATION SECTION, TYP.  
See Attached drawing, 1 page (8.5"x11")

**GENERAL NOTES**

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- AD1-11** Exist. Meter at Southwest corner of Stagecoach Addition feeds adjacent buildings and will need to stay in place. Temporary power will need to be arranged by the General Contractor.
- AD1-12** All cementitious siding panels, battens, and trims are to be painted. All cementitious panels to be fastened to existing windows shall be painted. All replacement fascia trim shall be cementitious and painted to match existing.
- AD1-13** At the building relocation site, note that bedrock is located between 5 and 6 feet below existing grade. Refer to the Geotechnical Engineering Report (listed under Appendix).
- AD1-14** At the relocation site all spoils left from the excavation of the new foundation shall remain on site. The spoils shall be piled neatly in a location designated by the owner.

- AD 1-15** Refer to attached sign-in sheets (2 pages) for attendees at the Pre-proposal meeting held at the project site on November 14, 2017.
- AD 1-16** Masonry Cleaning shall only be required under Alternate No. 1 - Restoration of Exterior Masonry Walls.
- AD1-17** The City of Round Rock (Owner) has decided to open the building for one hour on two separate days during the bidding period for Contractors to observe the building on the interior. These dates and times are as follows:  
Tuesday, November 21st from 10 am to 11 am  
Monday, November 27th from 10 am to 11 am

#### **QUESTIONS FROM CONTRACTORS**

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- AD 1-18** Question: How many mortar samples will be required for testing Petrographic Examination of Mortar Samples sufficiently?  
Answer: Mortar samples are to be taken from different areas of the historic walls. We will require a minimum of three samples.
- AD 1-19** Question: Can demolished materials be left onsite for the road crew to haul off?  
Answer: Other than demolished stone masonry, all other demolished materials are to be properly disposed of.
- AD 1-20** Question: Appendix. Is this section part of the scope of work?  
Answer: No. Materials listed under Appendix are for the Contractor's reference.
- AD 1-21** Question: Is the GC to provide the interpretive signage?  
Answer: The interpretive signage was mentioned in the feasibility study for a full restoration of the building. That is intended for future phases and is not part of this scope of work.
- AD 1-22** Question: Concrete pour. Is it the intent for the foundation walls to be poured first and the slab infills poured at a later date?  
Answer: This has to do with means and methods. It is the intent that the infill slabs are to be isolated from footings/foundation walls, however, these could be poured immediately afterward depending on how they are separated.
- AD 1-23** Question: Are there specifications for the railroad track protection and shoring of the low water crossing bridge.  
Answer: There are no specifications. The General Contractor shall be responsible for coordinating these items with the proper authorities.

**END OF ADDENDUM**

# Stagecoach Inn Relocation

Round Rock, Texas

THE ARCHITECT'S SEAL AND SIGNATURE ON THE DRAWING  
AND PROJECT MANUAL CERTIFIES THAT THE DOCUMENTS  
WERE DONE BY THE ARCHITECT OR UNDER HIS RESPONSIBLE  
SUPERVISION FOR THIS PROJECT.



Stanley O. Graves, Registered Architect

October 26, 2017

Date

Seal



10/26/17

## **SECTION 02 62 01**

### **Subdrainage**

#### **PART 1 – GENERAL**

##### **1.2 Description of Work**

###### **A. Work Included:**

1. Prepare trench bottom to have continuous contact with pipe at specified elevation as shown in plans. Ensure trench is sloped as specified in plans to flow toward outlet.
2. Provide EZ Flow product and install beginning at the low-point and work upstream using internal coupling to connect EZ Flow.
3. Provide and install specified fill material over EZ Flow pipe.
4. Provide and install grass, or other cover medium, by using method per plans.
5. Supplying all labor, equipment, materials and apparatus not specifically mentioned herein or noted on the plans, but which are incidental and required to complete the work specified.

##### **1.3 Quality Assurance**

- A. Follow Section 01330 requirements.
- B. Submit manufacturers data as required by specifications.
- C. Installation: Performed only by skilled workpeople with satisfactory record of performance on landscaping or drainage projects of comparable size and quality.

##### **1.4 Delivery, Storage, and Handling**

- A. Protect EZ Flow Pipe sections from damage during delivery and store under tarp to protect from sunlight, when time from delivery to installation exceeds one week.

##### **1.5 Project Conditions**

- A. Review installation procedures and coordinate EZ Flow work with other work affected. Generally, EZ Flow will be installed concurrent with other site drainage.
- B. Cold weather:
  1. Do not use frozen materials or materials mixed or coated with ice or frost if in an area needing compaction or required to support load.
- C. Protect partially completed EZ Flow installations against damage from other construction traffic when work is in progress.

## PART 2 – PRODUCTS

### 2.1 Availability

- A. NDS, Inc., 851 North Harvard Avenue, PO Box 339, Lindsay, California 93247. Toll Free (800) 726-1994. Toll Free Fax (800) 726-1998. Phone (559) 562-9888. Fax (559) 562-4488. Website: [www.ndspro.com](http://www.ndspro.com). E-Mail [nds@ndspro.com](mailto:nds@ndspro.com).

### 2.2 Materials

A. EZ Flow Pipe

1. Pipe shall be manufactured from High Density Polyethylene and shall be both corrugated and perforated.
2. EZ Flow shall have Expanded Polystyrene Aggregate surrounding the pipe and enclosed by fabric mesh.
3. Expanded Polystyrene aggregate must be made from 100% Recycled Polyethylene.
4. Expanded Polystyrene aggregate shall have a measured void space of 57%
5. EZ Flow sections must be provided in 10-foot sections
6. Internal couplings shall be used to connect EZ Flow sections.

Part Number	Part Description	Diameter	Flow Rate	Length
EZ-1001F	EZ Flow with 4" Pipe	10"	130.9 gpm/ft	10'
EZ-1001A	EZ Flow without Pipe	10"	75.7 gpm/ft	10'
4C07	4" Internal Coupling	10"	n/a	n/a

B. Soil

1. Obtain specified fill material as backfill over EZ Flow drain pipe.

## PART 3 – EXECUTION

### 3.1 Inspection

- A. Examine excavated trench for smoothness and ensure trench is free of debris. Inspect trench for correct slope and elevation in accordance with plans. Do not start EZ Flow installation until unsatisfactory conditions are corrected.
- B. Inspect EZ Flow product to ensure product has not been damaged during delivery. Inspect interior of pipe for debris, soil or other foreign objects, if found remove before installation.
- C. Installation constitutes acceptance of existing conditions and responsibility for satisfactory performance. If existing conditions are found unsatisfactory, contact Quality Control Manager for resolution.

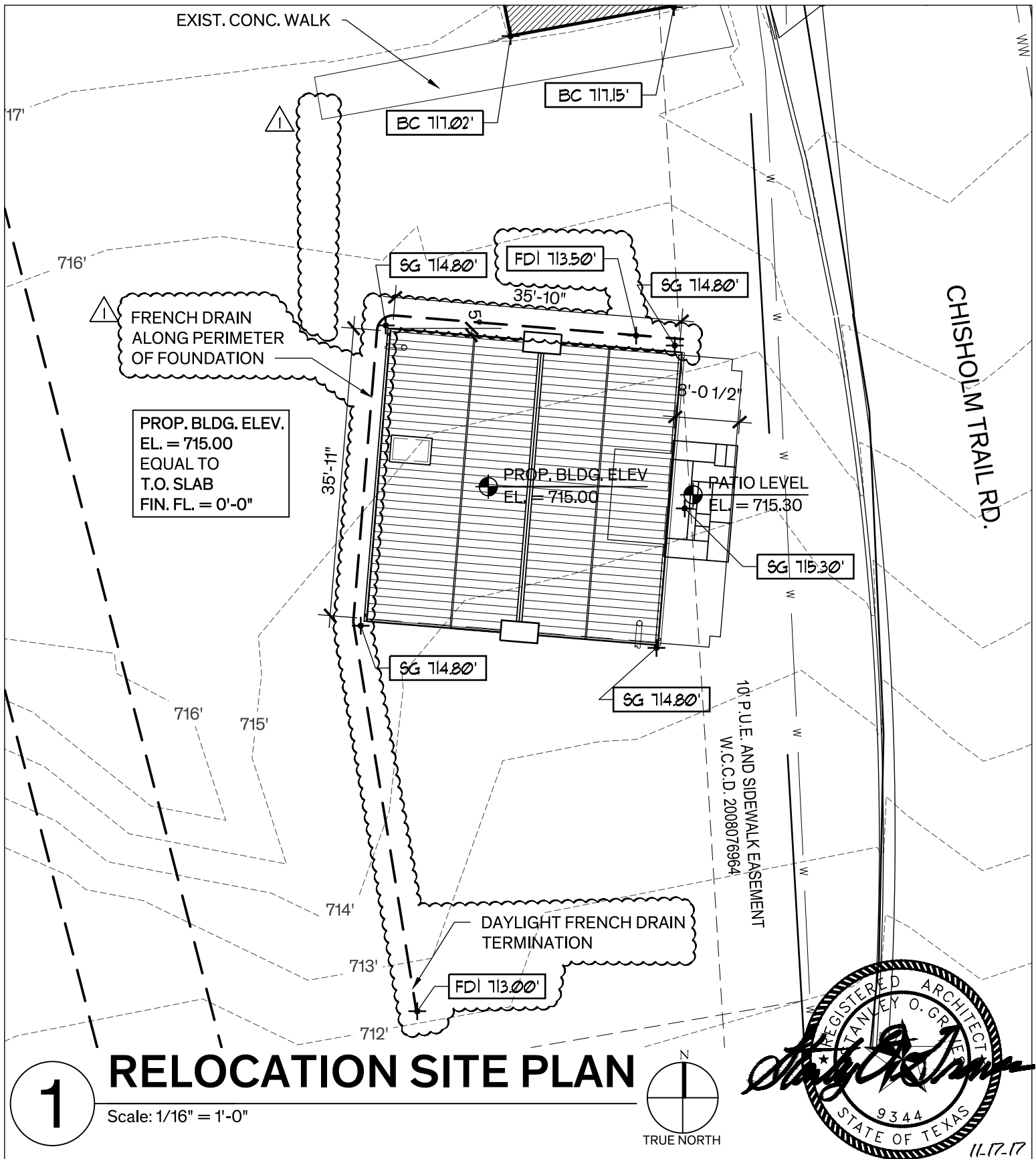
### **3.2 Preparation**

- A. Excavate trench as specified in plans to desired width accommodating the EZ Flow pipe system.
- B. Slope trench as specified in plans to flow toward outlet(s).
- C. Prepare and shape smooth trench bottom to have continuous contact with pipe at specified elevation as shown in plans.

### **3.3 Installation of EZ Flow drainage system**

- A. Provide EZ Flow product and install beginning at the outlet point and work upstream.
- B. Use internal couplings provided by NDS to connect EZ Flow sections together.
- C. To cut EZ Flow pipe to lengths other than ten-foot intervals, mark the mesh where cut needs to be made and carefully make a cross-sectional cut in the mesh to access Polystyrene Aggregate. Remove and set aside sufficient aggregate to expose the pipe and to re-connect the mesh to the pipe. Using an appropriate connector such as a nylon wire tie, reattach the mesh to the pipe, making sure remaining aggregate is properly contained. Cut the exposed polyethylene pipe to the measured length. Dispose of remaining aggregate properly.
- D. At the end of the work day all upstream open ends of EZ Flow shall be covered or plugged to prevent intrusion of dirt, debris and foreign objects.
- E. Connection to onsite storm drain systems and structures shall be considered incidental to the completion of this specification section.
- F. Provide and install sandy gravel mix backfill over EZ Flow pipe. Provide appropriate compaction density for proper function and flush surface conditions. Areas subject to construction traffic shall maintain 1' – 6" minimum cover while subject to construction traffic loading.
- G. Top off trench with local soil.

**END OF SECTION 02620**



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# RELOCATION SITE PLAN

Scale: 1/16" = 1'-0"



**Architexas**

2900 S. Congress Ave.  
Suite 200  
Austin, Texas 78704  
p 512.444.4220

Project: Stagecoach Inn Relocation

Drawing Title: Relocation Site Plan

Reference Pages: A1.01

Addendum No. 1

Date: 11/17/17

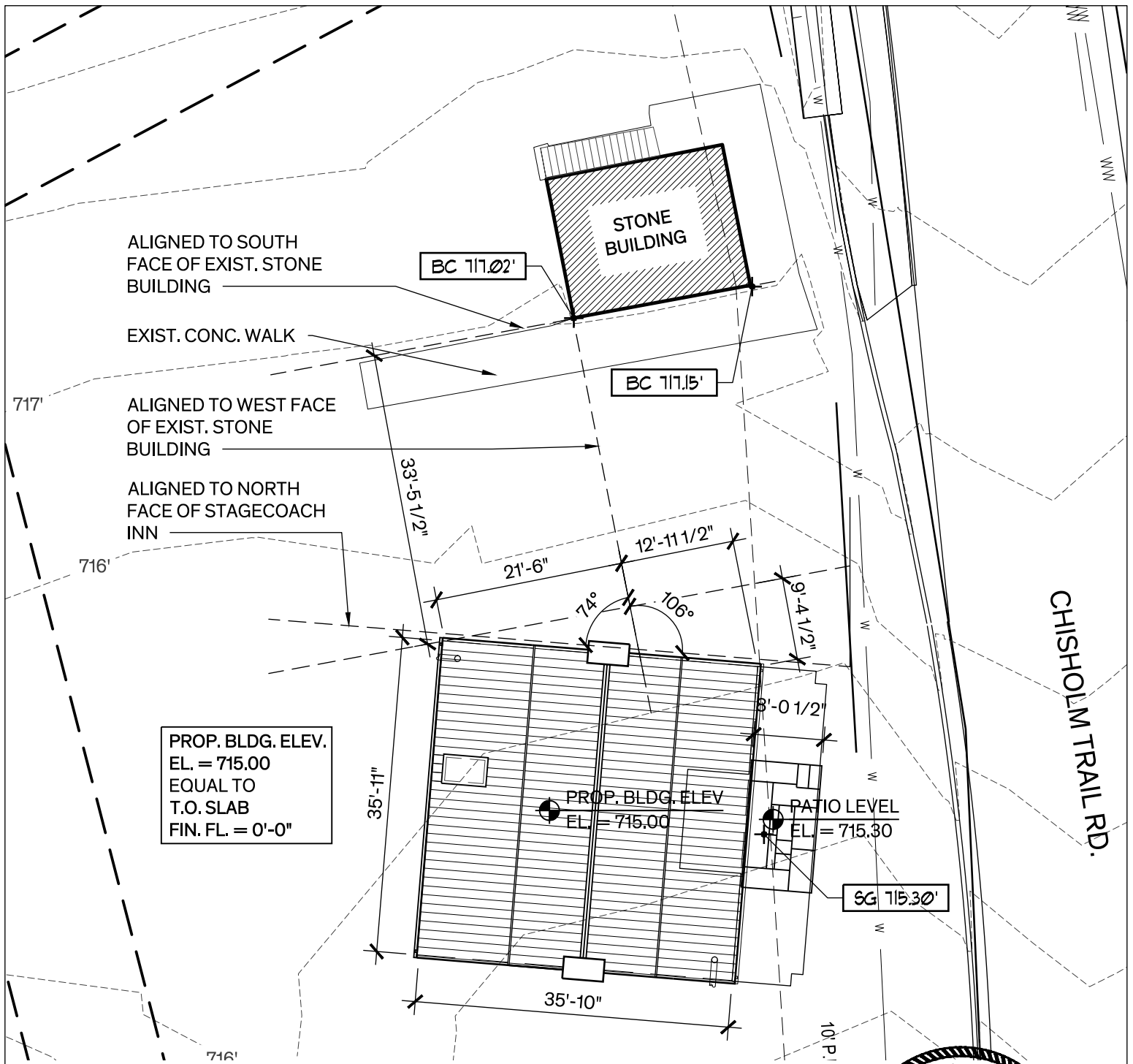
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Scale: 1/16"=1'-0"

**AD1-05**

1 of 1

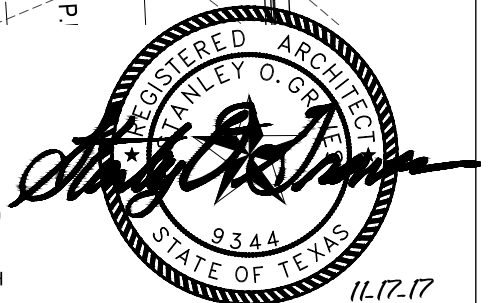
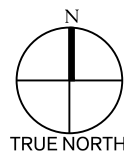




1

# Dimension Control Plan

Scale: 1/16" = 1'-0"



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2900 S. Congress Ave.  
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Drawing Title: Dimension Control Plan

Reference Pages: A1.01

Addendum No. 1

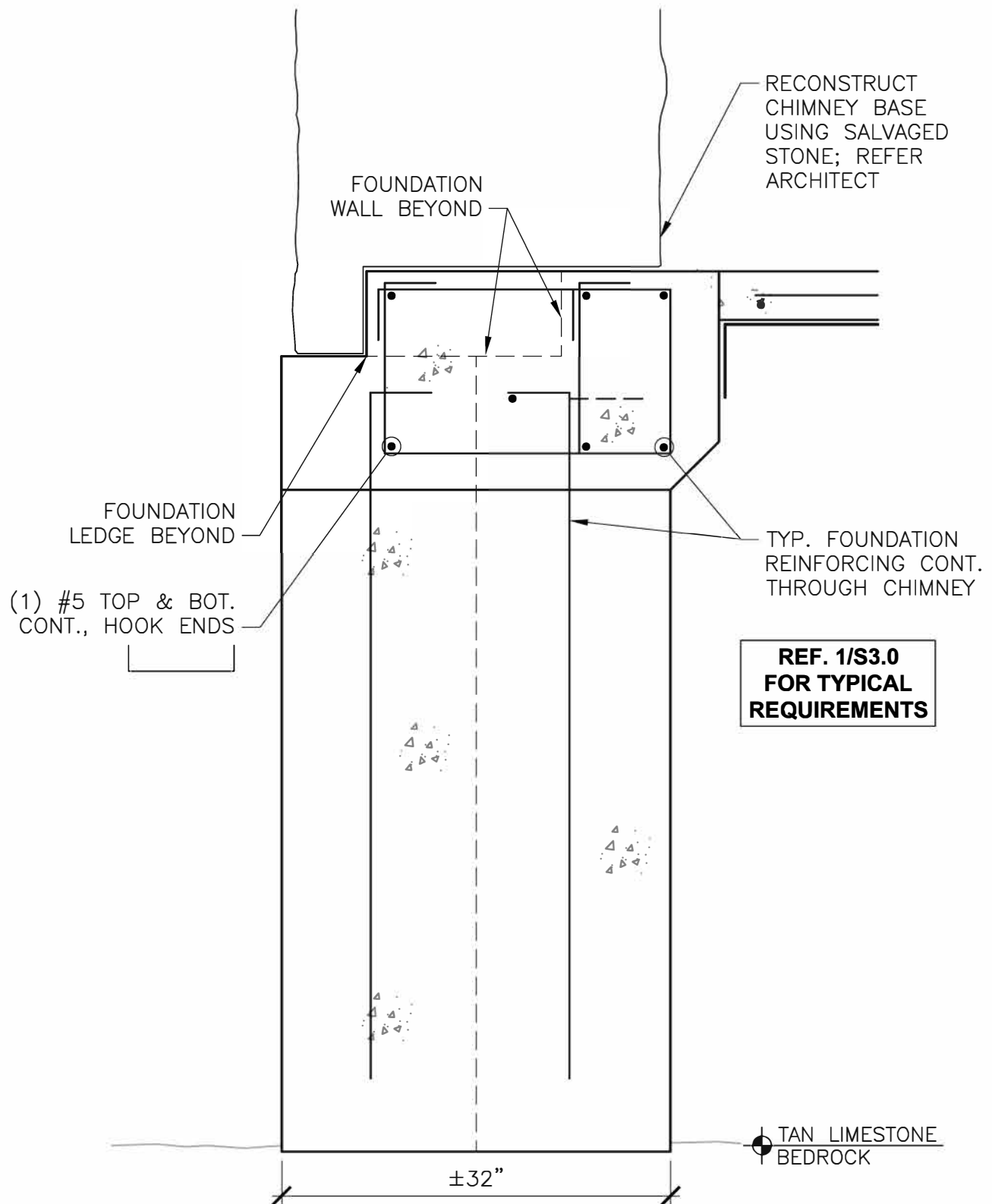
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Job No.: 1714

Scale: 1/16"=1'-0"

**AD1-06**

1 of 1



**1 CHIMNEY FOUNDATION SECTION, TYP.**  
 1" = 1'-0"

**SPARKS ENGINEERING, INC.**  
 TEXAS REGISTERED ENGINEERING FIRM F-00515

933 North Flores Street  
 San Antonio, Texas 78212

Ph: (210) 229-0669  
 www.sparksengineering.com

DRAWN BY:

KMJ

CHECKED BY:

SPS

SCALE:

AS NOTED

DATE:

11/14/2017

Stagecoach Inn Relocation  
 Round Rock, Texas

**SK-1**

**AD1-10**

# MEETING SIGN-IN SHEET

**Project:** Stagecoach Inn Relocation

**Meeting Date:** 11-14-17

**Facilitator:** City of Round Rock

**Place/Room:** 901 Round Rock Ave., 78681

Name of contact	Company Name	GC or Subcontractor	Phone	E-Mail
John HARALIN	G Creek Co	GC	512-452-5640	john@greek.com
RICHARD GIFT	GIFT-MEMPHIS	GC	512-924-2007	RICHARD@GMPHONES.COM
JAMINI BANDA	ABD Consultants Inc.	GC	512-836-3329	estimatingconst@aol.com
Tyler FINLEY	T.C.C.	GC	716-525-6429	tj@intertekny.com
Kyle Menard	Phoenix I	GC	214-902-0111	kmenard@phoenix1.org
Telle Jordan	CORR			
Kristin Harding	CORR			
Todd Kelgen	CORR			
Gary Hilder	"			
PAUL FARMUM	BDO CONST	GC	512-989-6222	PAUL@BDOCONSTRUCTION.COM
Fred Puttnick	Puttnick Sons LLC	Sub	512-801-6519	PuttnickSonsLLC@AOL.COM
BILL POST	AAR, INC	Sub	512-778-6800	bpost@aar-inc.net
Shultz Housemoving	Scott Shultz	GC or Sub	903-386-8600	shultzhousemoving@gmail.com

