PLANNORTH
ARCHITECTURAL CO.

P.O. BOX 2468,
BRENHAM, TEXAS 77834
PH. 979-421-8003

ADDENDUM NO. 02
WASHINGTON COUNTY RECORDS STORAGE

BRENHAM, TEXAS

July 21, 2025

07/21/2025

NOTICE TO PROPOSERS:

This Addendum shall be considered part of the specifications and drawings for the above-named project as though it had been issued at the same time and incorporated integrally with such plans. Wherein provisions of the following supplementary plans and specifications contained in this Addendum differ from the provisions of the original drawings, the provisions of this Addendum shall govern and take precedence.

Proposers are hereby notified that they are to make any adjustments in their estimates which they may deem necessary because of this Addendum; it will be considered that each bidder's proposal is submitted with full knowledge of all modifications and changes specified herein. This Addendum shall become a component of the Contract Documents.

Proposers shall acknowledge receipt of this Addendum on the Addendum Acknowledgement form in the designated place.

This Addendum consists of: (**12**) 8-1/2" x 11" pages.

I. General Clarifications

A. Questions & Answers

01 Question: What will be the bid opening procedures?

- **a. Answer: Qualification packets/bids will still be due on 7/24/2025 to the County Clerk's office by 10am. GCs will turn in their qualification packets to the County Clerk by 10am and may walk across to the Washington County Annex to hear the names of firms read aloud immediately following.**

02 Question: Verify sectional insulated overhead door to required electrical operator and safety edge per specs, Electrical panel schedule does not show power for sectional overhead door.

- **a. Answer: Confirmed, see updated electrical plans issued under addendum #1.**

03 Question: Partition wall between high density storage and purchasing storage, will this be a PEMB partition wall with girts with 4" insulated panel on both sides or will this be light gauge metal framing with hatch channel with 4" insulated panel on both sides. Please advise.

- **a. Answer: Specified product is intended to span from floor to ceiling and interlocked at panel edges. The Design intent is to fasten the panels at the base and head via brackets/channels provided by panel manufacturer.**

04 Question: Noticed a steel allowance request shown on S2.00. What $ cost did you want to include for allowance?

- **a. Answer: See revised allowance Spec 01 21 00 Part 2.1 E.**

05 Question: Please advise if Audio/Video, Controlled Access, Cameras, Security System and/or Structured Cabling Work is to be included in the General Contractor's scope and bid. There is a Technology Plan Sheet E5.01, but I did not find any specifications. Is this Work by the Owner in a separate contract?

- **a. Answer: These scopes are by Owner. General Contractor to provide conduit/raceways.**

06 Question: Can I get a Bidder's List for the project?

- **a. Answer: A list of pre-qualification conference attendees was shared in Addendum 1. This conference was not mandatory.**

07 Question: Re Plan Sheet E3.01: What is the L8 fixture mounting height above finished floor? Is it mounted to the roof structure?

a. Answer: L8 fixtures to be mounted to structure, (Min. 14' AFF). Verify/coordinate Owner's High Density Storage equipment prior to install.

08 Question: Re Alternate 3, should the fixture for the Base Bid be an L4E as shown on A10.01? Is the L4E supposed to be part of Alternate 3?

a. Answer: In the base bid, the fixture is an L8 as shown on 1/A10.01. For Alternate 3, refer to 3/E3.01.

09 Question: Ref. 260533 2.01.B - Specifications call for PVC-coated rigid steel elbows and conduits from underground elbow to above grade. Does this apply to all power and data conduits installed underground? Are rigid steel elbows and conduit, with conduit wrapped with corrosion tape at concrete penetration an acceptable alternative?

a. Answer: This applies for all power and data conduit stub up locations. Wrapping tape on conduit is not acceptable.

10 Question: Ref. 260533 2.01.E - Is PVC-coated rigid steel conduit to be used for ALL exterior conduits and conduit bodies? Are any existing conduits that are not to this spec (i.e. at existing service) to be reworked to meet spec?

a. Answer: This only applies to new work.

11 Question: What are the under-slab requirements for the two floor boxes, fed by PL2-18, for the cubicles between Rm 104 and Rm 106?

a. Answer: Provide two (2) 1" underground conduits for power and data to Room 106 per Addendum No. 1.

12 Question: Where are the three 4" conduits going?

a. **Answer: Revise to one existing 3" conduit to remain in Addendum No. 1.**

13 Question: What is the spec calling for in the downspout boot and splash blocks?

a. Answer: Concrete splash blocks are required at all downspout locations.

14 Question: The specifications indicate that samples are required for all products. Some products do not have physical samples or printed literature available. Please clarify whether samples are required for every product or only for select items.

a. Answer: Physical samples are required for all products containing an interior or exterior finish.

15 Question: In Section 07 62 00 Part 2.4 (page 140):
Please clarify the component referenced in Part G that requires the 10′ length.
For Part H, could you provide additional detail or examples to clarify the intended requirement?

a. Answer: For metal trim formed in the field or shop, provide a minimum length of 10' or longest length practical in order to minimize laps or seams.

16 Question: Lighting control for Exterior wall packs? PN listed does not show PC option. Will we need a PC or a contactor/timer?

a. Answer: Outdoor lighting circuits shall be controlled by time clock and photocell, see revision to page 260926-4 Lighting Control Devices and Equipment, 2.02 Outdoor Lighting Control.

17 Question: Please provide additional information regarding the extents of the saw cutting for below slab plumbing and electrical work.

a. Answer: Scope for saw cutting of the existing foundation noted on S1.00 has been hereby removed from the scope and converted to an allowance. See Revised Spec 01 21 00 Part 2-1 E Allowances.

II. Modifications to the Project Manual

A. Section 260926 Lighting Control Devices and Equipment
   01 Revised spec pg. 260926-4 Lighting Control Devices and Equipment section 2.02 Outdoor Lighting Control.

B. Section 01 21 00 Allowances
   01 Addition of Selective Slab removal and replacement of $15,000.

III. Modifications to the Drawing

A. None

END OF DOCUMENT

SECTION 260926
LIGHTING CONTROL DEVICES AND EQUIPMENT

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

A. The General Provisions of the Contract, including General, Supplementary and Special Conditions, apply to the work specified in this Section.

1.02 QUALITY ASSURANCE

A. Product manufacturer shall have a minimum of (5) years' experience in the manufacturing of occupancy sensors.

B. All components shall be UL listed, meet all state and local applicable code requirements.

C. All components shall offer a five (5) year manufacturer's warranty.

1.03 ACCEPTABLE MANUFACTURERS

A. "Stand Alone" Digital Lighting Control System: Cooper Lighting Solutions

1.04 GENERAL

A. Provide the quantity of "Stand Alone" lighting controller, lighting switches, occupancy sensors and power packs required for complete and proper volumetric coverage to completely cover the controlled areas. Contractor shall verify room coverage and ceiling heights with manufacturer and provide the quantity of occupancy sensors as required. Rooms shall have one hundred (100) percent volumetric coverage of small motion detection to completely cover the controlled areas to accommodate all occupancy habits of single or multiple occupants at any location within the room(s). The locations and quantities of sensors shown on the drawings are diagrammatic and indicate only rooms that are to be provided with sensors. Proper judgment must be exercised in executing the work so as to ensure the best possible installation in the available space and to overcome local difficulties due to space limitations or interference of structural or architectural components. Provide sensors to provide complete and proper volumetric coverage. Sensor wall switches are not allowed.

B. Stand Alone Lighting Controllers shall be located in accessible ceiling spaces.

C. In rooms such as Library / Cafeteria with light switches / circuits operating separate areas of room, provide Lighting Controllers and sensor(s) for control of each switched area.

D. Low voltage category cable is to be green in color, Pre-terminated RJ45 Cables, Plenum Rated.

E. Where ceilings are above 12 feet provide wall mounted sensors at 10 feet AFF where practical or shown on prints, and high bay sensors where the wall mounted would not be practical.

PART 2 – MATERIALS AND METHODS

2.01 OCCUPANCY SENSORS AND LIGHTING CONTROL EQUIPMENT

A. GENERAL: Provide occupancy sensors with associated accessories including Stand Alone Lighting Controllers and Light Switches for rooms noted on the drawings. Units shall be suitable for both 120V and 277V. Refer to the Drawings for proposed layout. Supplier shall have factory review layout, provide additional devices as necessary at no additional cost, and certify the proper operation of the sensor system. Devices shall be factory set at minimum of 50% sensitivity and 30 minutes or more minimum ON time.

B. Stand Alone Lighting Controller: Provide non-Dimming Room Controller for room with non-dimmable light fixtures. Lighting Controller shall have quantity of relays match the number of lighting load in each room. For Example, provide minimum of 3 relays to control 3 lighting loads. For room with more than 3 lighting loads, provide additional Lighting Controllers. Equivalent to Cooper RC3-PL.

C. Stand Alone Lighting Controller-Dimmable: Provide Dimming Room Controller for room with dimmable light fixtures. Digital Lighting Controller shall have quantity of relays match the number of lighting load in each room. For Example, provide minimum of 3 relays to control 3 lighting loads. For room with more than 3 lighting loads, provide additional Lighting Controllers. Equivalent to Cooper RC3D-PL.

D. Stand Alone Lighting Controller with Integral Emergency: Provide Room Controller with integral UL924 Emergency shunt relay, capable of receiving a separate emergency circuit that will force egress lights on to 100% output upon loss of normal power. Equivalent to Cooper RC3DE-PL.

E. WALL MOUNTED DUAL CIRCUITS SWITCH OCCUPANCY SENSOR: Dual Circuits to control two lighting loads. Passive infrared type with 180º field of view, tamper resistant lens. Unit shall have no minimum load requirement and fit standard single gang outlet box. Provide LED walk test indicator and one or two electronic OFF-AUTO switches depending on switching arrangement. Unit shall have field adjustable time delay and sensitivity adjustment. Cooper ONW-D-1001-DMV-N-W.

F. WALL MOUNTED SINGLE CIRCUIT SWITCH OCCUPANCY SENSOR: Single Circuits to control only one lighting load. Passive infrared type with 180º field of view, tamper resistant lens. Unit shall have no minimum load requirement and fit standard single gang outlet box. Provide LED walk test indicator and one or two electronic OFF-AUTO switches depending on switching arrangement. Unit shall have field adjustable time delay and sensitivity adjustment. Cooper ONW-D-1001-MV-N-W.

G. DUAL TECHNOLOGY CEILING MOUNTED: Dual technology infrared and ultrasonic detection system. Unit shall have field adjustable time delay and sensitivity adjustment. Cooper OAC-DT-1000 or equal depending on room size and configuration. White Finish.

H. ULTRASONIC CEILING MOUNTED : Ultrasonic detection system for locker rooms and restrooms. Unit shall have field adjustable time delay and sensitivity adjustment. Cooper OAC-U-1000 or equal depending on room size and configuration. White Finish.

I. CEILING MOUNTED (SMALL ROOMS): Infrared technology with field adjustable timer. Wattstopper LMPC-100 or equal Hubbell.

J. CEILING MOUNTED HIGH BAY SENSOR: Cooper OXC-P-2MH0-R.

K. WALL MOUNTED HIGH CEILING AREAS: Wall mounted Infrared detection system rated for ceiling higher than 10 FT. Cooper OAWC-DT-120W.

L. POWER PACK: Cooper SP20-RD4.

M. EMERGENCY LIGHTING CONTROLLER: Generator transfer device to transfer power source for light fixture from normal circuit to emergency circuit. Cooper CEPC-2. Note: This is only apply for project with emergency generator.

N. EMERGENCY LIGHTING CONTROLLER FOR DIMMABLE LIGHT FIXTURE: Generator transfer device to transfer power source for light fixture from normal circuit to emergency circuit. Device shall disconnect 2-10V dimming control wire when transfer power source from normal power to emergency power. Cooper CEPC-2-D. Note: This is only apply for project with emergency generator.

O. PHOTOSENSOR: Cooper DSRC-FMOIR.

P. DIGITAL WALL LIGHT SWITCH:

1. Single Zone: Cooper RC-1TLB-101

2. Dual Zone: Cooper RC-2TLB-221

3. Three Zone: Cooper RC-3TLB-331

4. Other configurations upon request for Scene control.

Q. DIMMER LIGHT SWITCH: RC-5TSB-OS2.

R. LOW VOLTAGE MOMENTARY CONTACT KEY SWITCH: Cooper GMTL-N. Provide key supplied with each switch.

S. ACCESSORIES: Provide power packs for ceiling mounted units including multiple switching capabilities, wire guards where noted and hard ceiling adapters as necessary. Provide auxiliary dry contact (NO in lights off state), -RP option.

T. Spare: Include additional spare devices including installation, raceway and wiring where directed during construction. Items not installed shall become spares and be delivered to the Owner.

1. Room Controllers (3)

2. Occupancy Sensors (3 of each type)

3. Emergency Bypass Controllers (3)

4. Low Voltage Switches (3 of each type)

5. Daylight Harvesting Photocells

U. SUBMITTAL: Include equipment, wiring diagrams and installation floor plan.

2.02 OUTDOOR LIGHTING CONTROL

A. GENERAL: Outdoor lighting circuits shall be controlled by time clock and photocell.

2.03 SUBMITTALS

A. Submit manufacturer's data on lighting control system and components including shop drawings, detailed point to point wiring diagrams, and floor plans showing occupancy and daylighting sensor locations. Provide typical mounting details for occupancy and daylighting sensors for this application. Include equipment, wiring diagrams, programming and installation floor plan.

PART 3 – EXECUTION

3.01 INSTALLATION

A. The installing electrical contractor shall complete, prior to request of Manufacturer factory start up and site commissioning, complete installation of all relay panels, their respective loads landed and confirmed operations, switches installed, and confirmed operational, and the entire data network shall be pulled from all panels to the designated IT room as indicated on plans.

B. The installing contractor shall, prior to request of Manufacturer factory start up and site commissioning, request a site visit by the local authorized Manufacturer rep to assist in identification of any open ended issues, thereby eliminating potential for delays and system commission interruptions.

C. Upon confirmation of progress by local factory authorities, the installing electrical contractor will complete the start up request form found in the Manufacturer submittals, including any relay/circuit, and switching changes from the contract documents. This is essential to facilitate substantial completion.

D. The installing electrical contractor shall clearly label all low voltage wiring inside the relay controllers. Labels shall be typed and indicate what they are connected to (switch, occupancy sensor, etc..) and what room they are connected to. Labels shall be Panduit Permanent Labels or Brother Cable Labels. The room # shall include both the architectural plan room numbers as well as the room numbers to be shown on the signage.

E. All low voltage wiring inside the relay controllers must be clean and organized. Wire nuts are not acceptable, only compression fittings.

F. Low voltage wire shall be terminated so the wire jackets match the color coding on the termination blocks.

G. Attic stock. Electrical contractor shall provide the following spare parts package to turn over to the owner within thirty (30) days of substantial completion of the project. This material is to be ordered separately when commissioning is scheduled in order to ensure the longest warranty period possible.

1. Room Controllers (3)
2. Occupancy Sensors (3 of each type)
3. Emergency Bypass Controllers (3)
4. Low Voltage Switches (3 of each type)
5. Daylight Harvesting Photocells
6. Provide installation for the above items where directed during construction at no additional cost to Owner. Items not installed shall become spares and be delivered to maintenance department.

H. Install Stand Alone Digital Lighting Controller in ceiling cavity above digital light switch.

I. Low voltage RJ45 cabling installed from Lighting Controller to sensor(s) and from sensor to sensor shall be supported every 4 feet at a minimum height of 3 feet (near deck when less than 3 feet) above grid/ceiling. Support system shall be ceiling wire attached to structure and clipped to ceiling support grid using Caddy drop wire securing clip #EC311. Cabling is to hang plumb to devices.

J. Low voltage cables at exposed area or above sheet rock ceiling shall be installed in conduit.

K. Provide ceiling sensors rated for specified ceiling height as shown on Architectural Ceiling Plan. See Architectural Ceiling Plan for specified ceiling height.

L. Provide wire guard for occupancy sensor in areas subject to physical damage.

M. Occupancy sensor feature, setting and control sequence must comply with latest IECC code and City requirement.

N. Occupancy Sensors shall have dual technology infrared and ultrasonic detection system. Unit shall have field adjustable time delay and sensitivity adjustment.

O. Location of all sensors is approximate. Review installation instructions before installing sensors.

P. To prevent false activation, Ultrasonic ceiling mount sensors should be mounted away from the path of strong air turbulence. In normal airflow conditions sensors should be mounted four to six feet away from source. For typical placement, ref to location diagrams. In locations with strong air turbulence a PIR ceiling sensor should be considered.

Q. Contractor should follow manufacturer’s recommended placement and verify circuits with respect to digital lighting controller and power pack needed in the field.

R. Adjust sensor to de-energize lighting after 30 minutes of inactivity.

3.02 SUPPORT SERVICES

A. System Start Up and Commissioning

1. Manufacturer shall provide a factory authorized technician to confirm proper installation and operation of all lighting control system components. The startup requirement is intended to verify:

    a. That all occupancy and daylighting sensors are located, installed, and adjusted as intended by the factory and the contract documents.

    b. The occupancy sensors and daylighting sensors are operating within the manufacturers specifications.

    c. The sensors and room controllers interact as a complete and operational system to meet the design intent.

2. Manufacturer to provide a written statement verifying that the system meets the above requirements.

B. System Training

1. Manufacturer shall provide factory authorized technician to train owner personnel in the operation, programming and maintenance of the lighting control system including all occupancy sensors and daylighting controls.

C. System Programming

1. Manufacturer shall provide system programming including:

    a. Wiring documentation.

    b. Switch operation.

    c. Occupancy sensors.

    d. Photocells

2. Provide computer generated documentation on the commissioning of the system including a room by room description of:

    a. Sensor Parameters, time delays, sensitivities and daylighting setpoints.

    b. Sequence of operation (e.g. manual on, auto off, etc.)

    c. Load Parameters (e.g. blink warning, etc.)

D. Re-Commissioning

1. After 90 days from occupancy the factory authorized representative and electrical contractor shall re-calibrate all sensor time delays and sensitivities to meet the Owner's Project Requirements. Provide a detailed report to the Architect/Owner of all re-commissioning activity and changes.

E. Warranty

1. Provide a five (5) year complete manufacturer's warranty on all products to be free of manufacturers' defects.

2. System warranty shall be for one (1) year of complete maintenance coverage after final acceptance of the system and include all material and labor to provide consistent peak performance of the system. Post-warranty maintenance shall be available on contract or call basis.

END OF SECTION

SECTION 01 21 00

ALLOWANCES

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

PART 1 - GENERAL

1.1 DESCRIPTION

A. Refer to Section 00 11 19 "Request For Proposals".

B. The following CASH ALLOWANCES shall be included in the Base Proposal. These sums shall be reconciled per Article 4.8 of the General Conditions.

1.2 CONDITIONS

A. The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. These allowances shall cover the net cost of the materials and equipment delivered and unloaded at the site, and all applicable taxes. The Contractor's handling costs on site, labor, installation, overhead, profit and other expenses contemplated for the original allowance shall be included in the Contractor's sum, and not in the allowance. The Contractor shall cause the work covered by these allowances to be performed for such amounts and by such persons as the Architect may direct, but he will not be required to employ persons against whom he makes reasonable objection. If the cost, when determined, is more than or less than the allowance, the Contract sum shall be adjusted accordingly by Change Order, which will include additional handling costs on the site, labor, installation costs, overhead, profit and other expenses resulting to the Contractor from any increase over the original allowance. . Owner will not be obligated to pay the cost of any work performed without prior written authorization.

B. Unexpended balance of allowance sums shall revert to the Owner in the final settlement of the Contract.

PART 2 - ALLOWANCES

2.1 ITEMS

A. CONTINGENCY ALLOWANCE:
This sum is funds for unforeseen conditions
Allow the sum of $60,000.00 (Sixty Thousand Dollars).

B. TESTING ALLOWANCE:
This sum is funds for Steel Inspections, Concrete testing, Soil tests and any other tests the Owner may approve.
Allow the sum of $ 10,000.00 (Ten Thousand Dollars)

C. HIGH DENSITY STORAGE SYSTEM ALLOWANCE:
This sum is funds for High Density Storage System, materials and labor for installation.
Allow the sum of $250,000.00 (Two Hundred Fifty Thousand Dollars).

D. GRAPHICS ALLOWANCE:
This sum is funds for building lettering, room identification signs, and wayfinding signage and Dedication Plaque
Allow the sum of $25,000.00 (Twenty-Five Thousand Dollars).

E. Selective Slab Removal and Replacement. This sum is funds for saw cutting, removal, and replacement of the existing foundation related to underfloor sanitary sewer and electrical power/data receptacles. Allow the sum of $15,000 (Fifteen Thousand Dollars).

END OF SECTION