



# Addendum 3

May 14, 2021

PROJECT:  
New Specialty Clinic Building - Castroville

ADDENDUM NO.: 3

OWNER:  
Medina Healthcare System, Inc.  
3100 Avenue E  
Hondo, Texas 78861

DATE OF ISSUANCE: May 14, 2021

ARCHITECT:  
GRG Architecture  
118 Broadway, Suite 620  
San Antonio, Texas 78205

ARCHITECT'S PROJECT No.: 21-0120

*NOTICE: This Addendum is issued by the Architect and is hereby made a portion of the documents for bidding and/or for the contract documents. Contractor is required to acknowledge receipt of this Addendum.*

GENERAL ITEMS:

- QUESTION #1: Is this project to be bonded?
- ANSWER #1: Yes.

SPECIFICATION SECTION:

- 00 01 10 Table of Contents – reflects changes per current addendum
- 00 11 13 Invitation to Bid – revised bid acceptance date ranges and clarify submission protocol.

DRAWING SECTION:

N/A

ATTACHMENTS:

- Specification Sections; 6 pages (8 1/2 x 11" PDF's)

END OF ADDENDUM



**DIVISION 0    PROCUREMENT AND CONTRACTING REQUIREMENTS**

00 00 00	Project Cover	
<b>00 01 10</b>	<b>Table of Contents</b>	<b>Addendum 3</b>
<b>00 01 10.1</b>	<b>List of Drawings</b>	<b>Addendum 1</b>
00 01 11	Civil Table of Contents – Sealed	
00 01 12	Structural Table of Contents - Sealed	
00 10 01	COMCheck – Envelope Compliance	
00 10 01.1	COMCheck – Envelope Compliance Report	
00 10 03	COMCheck – Lighting Compliance	
00 10 03.1	COMCheck – Lighting Compliance Report	
00 10 05	COMCheck – Mechanical Compliance	
00 10 05.1	COMCheck – Mechanical Compliance Report	
<b>00 11 13</b>	<b>Invitation to Bid</b>	<b>Addendum 3</b>
00 21 13	Instructions to Bidders	
00 31 00	Available Project Information	
00 31 00.1	Geotechnical Report	
00 41 00	Bid Form	
<b>00 43 10</b>	<b>Partial Release of Liens</b>	<b>Addendum 1</b>
<b>00 43 13</b>	<b>Release of Liens</b>	<b>Addendum 1</b>
00 43 36	Proposed Subcontractors Form	
00 50 00	Contracting Forms and Supplements	
00 52 00	Agreement Form	
00 52 00.1	AIA A101 – 2017 DRAFT	
00 72 00	General Conditions of the Contract for Construction	
00 72 00.1	AIA A201 General Conditions	
00 73 00	Supplementary Conditions	

**DIVISION 1    GENERAL REQUIREMENTS**

01 10 00	Summary	
01 20 00	Price and Payment Procedures	
01 30 00	Administrative Requirements	
01 30 00.1	Attachment A – Request for Information Form	
01 30 00.2	Attachment B – Electronic File Transfer Agreement	
01 31 16	Mechanical and Electrical Coordination	
01 34 1_	Shop Drawings and Field Visits	
01 40 00	Quality Requirements	

01 41 00	Regulatory Requirements
01 50 00	Temporary Facilities and Controls
01 60 00	Product Requirements
01 60 00.1	Attachment C – Request for Substitution Form
01 70 00	Execution and Closeout Requirements
01 78 00	Closeout Submittals

**DIVISION 2    EXISTING CONDITIONS**

02 02 0_	Subsurface Conditions
02 22 4_	Foundation Earthwork for Building

**DIVISION 3    CONCRETE**

03 10 0_	Concrete Formwork
03 20 0_	Concrete Reinforcement
03 30 0_	Cast-in-Place Concrete

**DIVISION 4    MASONRY**

04 43 01	Stone Veneer [new]
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**DIVISION 5    METALS**

05 10 0_	Structural Steel
05 21 0_	Open Web Steel Joists
05 30 0_	Metal Decking
05 40 00	Cold-Formed Metal Framing

**DIVISION 6    WOOD, PLASTICS AND COMPOSITES**

06 10 00	Rough Carpentry
06 41 00	Architectural Wood Casework
06 65 10	Solid Surface

**DIVISION 7    THERMAL AND MOISTURE PROTECTION**

07 19 16	Concrete Floor Sealer and Finish
07 21 00	Thermal Insulation
07 25 00	Weather Barriers
07 42 13	Metal Wall Panels
07 54 03	Thermoplastic Membrane Roofing

- 07 62 00 Sheet Metal Flashing and Trim
- 07 72 33 Roof Hatches
- 07 92 00 Joint Sealants

**DIVISION 8 OPENINGS**

- 08 11 13 Hollow Metal Doors and Frames
- 08 11 16 Interior Aluminum Doors and Frames
- 08 14 16 Flush Wood Doors
- 08 31 00 Access Doors and Panels
- 08 42 29 Automatic Entrances
- 08 43 13 Aluminum-Framed Storefronts
- 08 56 59 Service and Teller Window Units
- 08 71 00 Door Hardware]
- 08 71 00.1 Door Hardware Schedule
- 08 80 00 Glazing
- 08 87 00 Architectural Window Film

**DIVISION 9 FINISHES**

- 09 21 16 Gypsum Board Assemblies
- 09 30 00 Tiling
- 09 51 00 Acoustical Ceilings
- 09 65 00 Resilient Flooring
- 09 68 13 Tile Carpeting
- 09 91 13 Exterior Painting
- 09 91 23 Interior Painting
- 09 93 00 Staining and Transparent Finishes

**DIVISION 10 SPECIALTIES**

- 10 14 00 Signs and Applied Letters
- 10 26 01 Wall and Corner Guards
- 10 28 00 Toilet, Bath and Laundry Accessories
- 10 44 00 Fire Protection Specialties

**DIVISION 11 EQUIPMENT (NOT USED)**

**DIVISION 12 FURNISHINGS**

12 21 13 Horizontal Louver Blinds  
12 36 00 Countertops

**DIVISION 14 CONVEYING EQUIPMENT (NOT USED)**

**DIVISION 21 THROUGH DIVISION 28 (AS NOTED ON THE MEP DRAWINGS)**

**DIVISION 31 EARTHWORK**

31 10 00 Site Clearing  
31 23 16 Excavation and Fill  
31 23 23 Flowable Fill

**DIVISION 32 EXTERIOR IMPROVEMENTS**

32 12 16 Hot Mix Asphalt Paving  
32 13 13 Portland Cement Concrete Paving  
32 13 40 Concrete Paving Joint Sealants  
32 17 23 Pavement Markings

**DIVISION 33 UTILITIES**

33 11 13 Water Systems  
33 31 00 Sanitary Sewerage

**END OF TABLE OF CONTENTS**

**SECTION 00 11 13 INVITATION TO BID**

**FROM:**

**1.01 THE OWNER (HEREINAFTER REFERRED TO AS “OWNER”):**

- A. Medina Regional Hospital  
3100 Ave. E  
Hondo, Texas 78861

**1.02 AND THE ARCHITECT (HEREINAFTER REFERRED TO AS “ARCHITECT”):**

- A. GRG Architecture  
118 Broadway, Suite 620  
San Antonio, Texas 78205

**1.03 DATE: April 13, 2021**

**1.04 TO: POTENTIAL BIDDERS**

- A. Qualified bidders are invited to submit an offer to Owner for:
  - Free-standing 6,500 GSF medical office building; slab-on-grade, steel frame; metal stud walls, metal panel and stone veneer; TPO roof; sidewalks, parking and limited landscape
  - Exterior painted steel structure entry canopies
  - Interior finish-out of half of the building; other half to remain as shell-space with plumbing leave-out for a future tenant
- B. Project site is adjacent to the existing medical office facility in Castroville, Texas, as described in the contract documents.

**1.05 BID DOCUMENTS**

- A. Bid documents will be available for download from the Medina Regional Hospital website at [www.medinahospital.net](http://www.medinahospital.net).
- B. Refer to other bidding requirements described in Document 00 21 13 - Instructions to Bidders.

**1.06 TIME OF COMPLETION**

- A. Time of completion of this Contract is of importance to the Owner and may be considered in the award of the Contract. See Section 00 21 13, "Instructions to Bidders", the "General Conditions of the Contract", Section 00 72 00, and the "Supplementary Conditions", Section 00 73 00 for additional information.
- B. Liquidated damages: See Section 00 21 13 "Instructions to Bidders."

**1.07 PRE-PROPOSAL CONFERENCE**

- A. A first non-mandatory Pre-bid Conference is to be held at 2 pm Central Time on **Wednesday, April 28th, 2021** at the jobsite; **346 County Road 4712**, Castroville, Texas.
- B. A second non-mandatory Pre-bid Conference is to be held at 2 pm Central Time on **Wednesday, May 5th, 2021** at the jobsite; **346 County Road 4712**, Castroville, Texas.

**1.08 RECEIPT OF BIDS**

- A. Location of Proposal Receiver: Address proposals to Janice Simons, Medina Regional Hospital located at 3100 Ave. E, Hondo, Texas 78861
- B. Deadline: To the Owner **no later than 5 pm Central Time on the 17th day of May, 2021**, for the following project: New Specialty Clinic Building - Castroville, located at **346 County Road 4712**, Castroville, Texas 78009
- C. Sealed proposals will be accepted May 6th through **May 17th as follows: Proposals are due no later than 5:00 p.m. CST, May 17, 2021.**
  - 1. Formal Proposal Opening Time and Date: 10:00 a.m. Central Time on **May 18, 2021**.
  - 2. Proposal Opening: Publicly opened at the Board Room of the Medina Regional Hospital, 3100 Avenue E, Hondo, TX 78861.

3. Proposal Copies: Original plus one.
- D. Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate.
- E. Your offer will be required to be submitted under a condition of irrevocability for a period of 30 days after submission.
- F. The Owner reserves the right to accept or reject any or all offers and to accept the offer that is in best interest of the Owner.
- G. Any addenda issued by the Architect will be provided at no cost to the Proposers, Material Suppliers, Subcontractors and plan rooms that have secured documents.

**END OF SECTION**