



## THE COUNTY OF GALVESTON

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

COUNTY COURTHOUSE  
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GALVESTON, TEXAS 77550  
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October 5, 2021

**PROJECT NAME: Walter Hall Park (Observation Deck Repair)**

**SOLICITATION NO: RFP #B211045**

**RE: ADDENDUM #1**

To All Prospective Proposers:

The following information is being provided to aid in preparation of your bid submittal(s)

***Question #1: What is the estimated cost range?***

Response: The expected cost range is between \$125,000 and \$150,000

***Question #2: Was the pre-bid Mandatory?***

Response: No, the Pre-bid conference was not mandatory

***Question #3: Is everything being replaced with the exception of the big piers on both decks?***

Response: Yes. Only the large supporting piles will remain.

***Question #4: Will all of the walk-up designs remain the same due to clear space under with the exception of the one in front of the handicap parking spaces that is "buried?"***

Response: The alternate lower ramp details 1 and 2 on sheet C-106 with new concrete for support will be needed at the east side of the south deck. The other two connections to the existing sidewalk appear to have sufficient clear space underneath to use the standard boardwalk details for framing. When the existing deck is demolished, we will see how the previous connection to the existing sidewalk was made at these two locations and provide clarification if needed. The handrails at all

three locations will need new 4x4 posts embedded in concrete (see detail 1 C-106) to support the end of the handrail.

**Question #5:** *Will all new material be the same size as the existing material?*

Response: See details on C-107 for framing sizes. Proposed framing joists will be at 12" spacing with 3-2x12 at each edge. Handrail design will be different from existing with h3 rails and 2x4 balusters. Handrails and deck will be composite.

**Question #6:** *Will everything be the same design with the exception of the railing?*

Response: See response to previous bid question: 5/4" x 6" wear deck would also be allowed. (1.05" actual)

**Question #7:** *What materials will the new decks be built with? Pressure treated lumber, composite? Is there a different grade of treated lumber that needs to be used?*

Response: Framing will be pressure treated lumber including the beams and joists under the deck and 4x4 posts to support handrails. Per specification 061533 2.4. preservative treatment:

*A. Pressure treat boards and dimension lumber with waterborne preservative according to AWP A U1; Use Category UC3b for exterior construction not in contact with the ground, and Use Category UC4a for items in contact with the ground.*

*D.1. Do not use chemicals containing arsenic or chromium.*

*E. Use process for boards and dimension lumber that includes water-repellent treatment.*

*F. After treatment, re-dry boards, dimension lumber, timber and poles to 19 percent maximum moisture content.*

*G. Mark treated wood with treatment quality mark of an inspection agency approved by ALSC's Board of Review.*

*H. Application: Treat all wood unless otherwise indicated.*  
Deck boards, handrails and balusters will be composite.

**Question #8:** *What type of fasteners, bolts, screws, hurricane clips need to be used? Galvanized, stainless steel?*

Response: See general notes on C-101.

F. bolts and anchors: Hot dip galvanized

K. Wood connectors (Hurricane clips, hangers) shall be hot dip galvanized with galvanized fasteners.

L. Deck screws will be stainless steel as per manufacturer's installation instructions. See details on sheets C-106 & C-107 for the specific fasteners required.

**Question #9: *What is the spacing requirements between the gaps in the railing?***

Response: Per IBC, the railings should be spaced closely enough that a 4” ball cannot pass. The details show 2x4 balusters spaced at 3.5” apart to ensure compliance.

**Question #10: *Will there be an ADA inspection once the project is completed?***

Response: All new decks and transitions to existing sidewalk must comply with Texas Accessibility Standards (TAS) and Americans with Disabilities Act (ADA). See drawings for allowable slopes. No more than 2% cross slope and 1/4” max difference in elevation from the new deck to the existing sidewalk. It is the contractor’s responsibility to take measurements and adjust the framing as needed to comply with this requirement. This contract is for the observation decks only. Any accessibility issues with the existing sidewalks and parking are not in scope.

**Question #11: *Does the signage and rod holders on the existing decks need to be included in the demo?***

Response: Yes. Note: These items will be demolished, but are not being replaced in this scope of work.

**Question #12: *Can trimming be done by the parks department prior to demo?***

Response: Yes, but only as far down as they can reach, the vegetation will not be completely removed.

**Question #13: *Does the landscaping need to be restored once the project is complete?***

Response: The area will need to be restored back to pre-construction condition; sod replaced if damaged, ruts smoothed and filled in, etc. No new landscaping is proposed.

**Question #14: *Do normal tide waters get under the existing decks?***

Response: I don’t have a survey with rock and deck elevations, so this is up to the contractor to determine. <https://www.harriscountyfws.org/> is a helpful resource. Flood gage 110 clear creek @ I-45 is upstream of the park and 170 Clear Creek at Nassau Bay is downstream. Click on the gage and “More Information”. The “stream elevation” tab will show the water levels in clear creek for up to the last year with additional charts below for the historical storms. At the daily or weekly level of detail, you will see the daily tidal changes. At the time of our site visit to use for a reference point: Gage 110 (upstream): Stream Elevation for sensor 113 is 2.59' Reading on 9/29/2021 10:15 AM and rocks were visible underneath the south deck but with some water.

**Question #15: *Can dumpsters and storage containers be put onsite in existing parking spaces near the decks?***

Response: Yes, but they cannot block access to the boat ramp, there must be some parking spaces left available for the public, and the Parks Department is not responsible for any damages or theft of property.

**Question #16: *What is the start date?***

Response: See Page 115 of the project manual: The contractor is required to start work no later than 10 (ten) working days after the issuance of the written notice to proceed.

**Question #17:** *Can both decks be done at one time or does one deck need to be finished prior to starting construction on the second deck?*

Response: Sequence of work is at the contractor's discretion as long as the work can be completed within the contract time limits...

**Question #18:** *Are federal wage rates required for this project?*

Response: Yes. This is noted in the bid packet: Attention is called to the fact that not less than, the federally determined prevailing (Davis-Bacon and Related Acts) wage rate, as issued by the Office of Rural Community Affairs and contained in the contract documents, must be paid on this project.

**Question #19:** *What is the duration of the construction??*

Response: Page 131 of the project manual: Contract Award - Time of Completion: The Contractor shall complete the work within 65 Calendar Days of the issuance of the Notice to Proceed. The time set forth for completion of the work is an essential element of the Contract.

If you have any further questions regarding this bid, please address them to the following:

**Rufus G. Crowder, CPPO CPPB  
Galveston County Purchasing Agent  
722 Moody, Fifth (5<sup>th</sup>) Floor  
Galveston, Texas 77550**

or via e-mail at [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us), or contact the Purchasing Department at (409) 770-5371.

Please excuse us for any inconvenience that this may have caused.

Sincerely,

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County