



818 S. FLORES ST. SAN ANTONIO, TEXAS 78204 www.saha.org

Procurement Department

ADDENDUM # 5

To: File 1805-909-23-4796
RFP for: Victoria Plaza Rehabilitation and Modernization

Please make the following changes:

See attached clarifications.

1. RFI questions and responses
2. COSA Plan Review comments and responses
3. New Tree Plan sheets

The following questions are asked:

Question 1: In regards to the Fire Alarm plans for Victoria Plaza. E4.1, E4.2, and E4.3 show (V) devices in the restrooms and (AV) devices in the living rooms of every unit. Are these devices referring to the Fire Alarm system or the Door Chime system. If the symbols are referencing the Fire Alarm system are those devices required or just suggested? We would not be able to mix speaker strobes and and horn strobes so all the (AV)s would be speaker strobes which would cause in most units an unnecessary amount of devices.

Answer 1: We believe the fire alarm devices indicated AV and V are required in each unit. The Fire Alarm supplier has to submit documents for Fire Marshal approval.

Question 2: Can Nat'l Field Services be an alternate approved agency for independent testing and studies required per section 26 08 00 specifications?

Answer 2: We are not yet ready to determine the testing service company, however; whoever is selected will need to be NETA certified as specified.

Question 3: May we offer a substitute window, Ply Gem 1500 Series?

Answer 3: Substitutions were addressed in Addendum 3 Question 13 which was answered as follows: As long as the function and quality are equal SAHA will consider and may accept alternate products. Please refer to Section D subsection H "EQUAL" (page 24) of the RFP.

By: Charles R Bode
Charles Bode Asst. Director of Procurement

Date: July 12, 2018

ADDENDUM #5

RESPONSES TO RFI ADDITIONAL QUESTIONS

1. SPECIFICATION SECTION 085313 – VINYL WINDOWS (PGT & PELLA (REVISED))

A. (PERMIT REVIEW #7)

ADDITIONAL REQUIREMENT: per IBC Section 1015.8 Window Openings: On operable windows with outside sills located less than 36” above finished floor and more than 72” above the outside exterior finish floor or grade plane, shall have a Window Opening Control Device (WOCD) to protect against accidental falls by children five (5) years old and younger. When engaged, the WOCD limits the window opening to 4”. Windows must be unlocked and the WOCD disengaged to allow for emergency exit.

B. ADDITIONAL REQUIREMENT: Window Spandrel Panels, where shown on schedule shall be 1” obscure/opaque insulated phenolic finish panels, in lieu of 1” insulated glazing.

2. DRAWING SHEET A-101 - BASEMENT PLAN

A. (PERMIT REVIEW #8)

Fire Pump Room 003: is to be separated from adjacent spaces by 2-hour fire resistance rated fire barrier walls, 2-hour fire resistance rated horizontal assemblies or both and provide a 90-minute fire resistance rated door assembly.

3. DRAWING SHEET A-102 - FIRST FLOOR PLAN

A. (PERMIT REVIEW #9)

Fire Command Center Room 115: is to be separated from adjacent spaces by 2-hour fire resistance rated fire barrier walls, 2-hour fire resistance rated horizontal assemblies or both and provide a 90-minute fire resistance rated door assembly.

4. SPECIFICATION SECTION 061000 – ROUGH CARPENTRY

A. (PERMIT REVIEW #10)

New wood construction material shall comply with IBC Section 603 Combustible Materials for Type II Construction and be fire-retardant-treated wood.

5. DRAWING SHEET A-601 – DOOR TYPES & HARDWARE

A. (PERMIT REVIEW #12)

DETAIL 3 Unit Front Entrance Elevation: Door Side Lights or Window Glazing which are located within 24” of either vertical edge of a door and where the bottom exposed edge of the glazing is less than 60” above the walking surface, shall be tempered glass to comply with IBC Section 2406.2 Safety Glazing.

6. DRAWING SHEET A-103 – FLOOR PLAN LEVEL 2 to 9

A. (PERMIT REVIEW #17)

KEY NOTE 8 & DETAIL 2: "Trash chute on the wall to be removed and wall closed". Wall closure to be 2 hour rated UL assembly to comply with IBC Section 713 Shaft Enclosure.

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Texas Firm Registration #F-12003

Project Memo

DATE: July 2, 2018 4 PAGE(S)


SENT TO: William Poland

WITH: DHR Architects

PROJECT: Victoria Plaza

PROJECT NO.: 99060

RE: COSA Denial Comments dated 6/27/18 by Valerie Gleason on the Electrical Drawings for Permit 2380232

SENT BY: Ralph E. Martin, Jr., PE 

Message:

COSA Comment #1: 2014 NEC 210.12 -Arc fault protection is required for all 15/20 amp, 125-volt branch circuits in all areas defined in this code section:

According to the unit panel schedules on sheets E4.1 through E4.3, arc fault protection is only indicated for receptacle circuits.

H2MG Response: All 20-amp, 120-volt branch circuits in the dwelling units shall have arc-fault protection per 2014 NEC 210-12. On drawings E4.1, E4.2 and E4.3 Keyed Note 9 shall apply to each 20-amp, 120-volt branch circuit serving receptacles, lighting, and exhaust fans.

COSA Comment #2: 2014 NEC 210.52(A)(3)-For the purposes of residential receptacle placement, space afforded by fixed room dividers shall be considered usable wall space:

- A) The freestanding closets in most of the units will require at least one receptacle.
- B) The fixed room divider in unit M will require a receptacle on the living room side.

H2MG Response: A. The freestanding closets are actually a piece of furniture similar to a large armoire for a wardrobe to hang clothes. It does not extend to the ceiling. Outlets cannot be mounted on the furniture.

B. A receptacle will be added on each side of the fixed room divider in Unit M and connected to circuit M-14.

COSA Comment #3:

2014 NEC 695.4(B)(3)(3)-The additional disconnecting means for a fire pump permitted by 695.4B(1) shall not be located in the same switchboard overcurrent devices supplying other loads:

While 2014 NEC Section 695.3A(1) permits a tap ahead of the service disconnecting mean in a separate compartment of a switchboard, as is indicated on the plans, the one additional disconnecting means is not permitted to be located in this same switchboard. The resolution is to place the locked rotor disconnect adjacent to the switchboard or eliminate the disconnect and concrete-encase the fire pump service conductors.

H2MG Response:

The service disconnecting means for the fire pump will be in a separate cubicle next to the main switchboard. It will not be a part of the switchboard.

COSA Comment #4

Chapter 10, Building Related Codes, Section 10-8(b)(1)- Information on plans:

- A) Sheet E6.1 shows the jockey pump feeding from panel "EHB" (standby) which is not reflected by the panel schedule on sheet E7.3. However, the jockey pump is shown as a load on panel "EHA" (emergency).
- B) The schedule for "ELB" (standby) indicates the loads for the generator, such as the battery charger, genset heater, etc. Notes to the generator on the riser diagram indicate these loads feeding from the emergency panel "EL", as is required. Please relocate these loads to panel "ELA".
- C) The main breaker for "DP4" on sheet E7.1 is shown as 400 amps. However, all of the other "DP" panels are shown with 600 amp main breakers with similar demand loads.

H2MG Response:

- A. The feeder for the jockey pump is incorrectly shown on drawing E6.1 It should be connected to Panel EHA not EHB.**
- B. The 3-120 volt circuits serving the generator for the controls, battery charger and genset heater will be shifted from Panel ELB to be on Panel ELA.**

COSA Comment #5

2014 NEC 240.21C(6)-Maximum length of transformer secondary conductors:

Xfmr "T-ELA" is shown located in the basement electrical room behind the elevators, while panel "ELA" is shown in the first floor fire command center. No secondary overcurrent protection is shown located within the required maximum distance of 2.5 ft.

H2MG Response:

- A. Panel ELA is almost directly above transformer T-ELA and probably within the 25 foot maximum distance, however a 60 amp 3 pole fused switch shall be added next to the transformer T-ELA to serve Panel ELA.**

COSA Comment #6

2014 NEC 230.6-Installation of service conductors shall be outside the building or concrete encased; Chapter 10, Building Related Codes, Article VI, Section 230.30B(3)-(6) & 230.43(7) & (10)-(12):

- A) Will the service entrance conduits run through the crawl space, or underground, below the crawl space? If run through the crawl space, concrete encasement will be required.
- B) What type of underground conduit will be used? If PVC or other type of plastic/resin conduit, concrete encasement will be required.

H2MG Response:

- A. Concrete encasement will be provided for the service entrance conduits in the crawl space.**
- B. With the concrete encasement, PVC conduits may be used for the service conduits.**

COSA Comment #7:

2014 NEC 700.10D(1)-Protection of emergency feeders in high-rise buildings:

Please demonstrate how the emergency feeders to panels "EHA" and "ELA" are protected. It's understood that the room in which "EHA" and its secondary xfmr are located may be sprinklered, but the run to panel "ELA" on the first floor will need to meet one of the other methods of protection listed in this section if its entire path is not sprinklered.

H2MG Response:

The entire building is sprinklered so the feeder for panel ELA will be protected by the fire sprinkler system.

COSA Comment #8

2015 IMC 513.11-The standby power source and transfer switches shall be located in a room separate from the normal power, shall be rated a minimum of 1-hour fire resistance, and shall be ventilated directly to and from the exterior:

- A) What is the rating of the electrical room in which the standby and emergency panels are located (basement, sheet E2.0)?
- B) A note on sheet E2.0 shows a run from panel "EHA" (emergency) to SP-1, which supports the stair pressurization. However, SP-1 & SP-2 feed from panel "EHB" (standby) as is required by the IMC.

H2MG Response:

- A. The electrical room for the standby and emergency panels has a 1-hour fire rating and is ventilated directly to and from the exterior.**
- B. The feeder for stair pressurization is serving fan SPF-1 from Panel EHA. The sump pumps SP-1 and SP-2 are served from panel EHB.**

COSA Comment #9:

2015 IECC C405.4.2-Interior lighting power; C405.5.1-Exterior lighting power:

The lighting COMcheck reports could not be located in the plan package. Please provide the interior and exterior allowable and actual wattages.

H2MG Response:

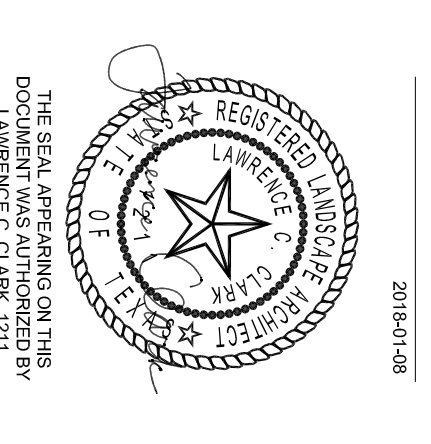
COMcheck reports for lighting were not submitted as Dwelling units within commercial buildings are not required to comply with IECC C405.2 through C405.5. LED lighting fixtures were provided throughout the facility for interior and exterior lighting per Section R404.1.

REVISED ISSUE DATES:

SAN ANTONIO HOUSING AUTHORITY VICTORIA PLAZA MODERNIZATION-PHASE 1

411 BARRERA, SAN ANTONIO, TEXAS 78210

REVISIONS	ISSUE	DESCRIPTION	DATE
1	For Permit	1/8/18	
2	For Permit	7/9/18	



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.

PROJECT ARCHITECT
2018

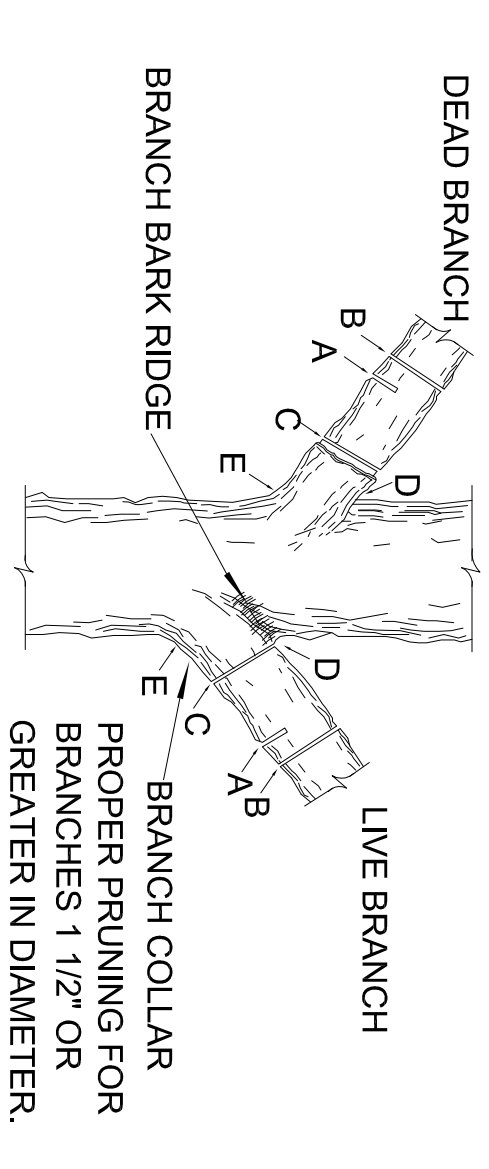
Notes & Details
TP-2

TREE PROTECTION & PRESERVATION NOTES

1. ALL TREES SHALL REMAIN UNLESS NOTED ON THE CITY APPROVED PLANS. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS.
2. NO DISTURBANCE SHALL OCCUR IN THE ROOT PROTECTION ZONE AREA.
3. NO CONSTRUCTION SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
4. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
5. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE-INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATIONS IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
6. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WEI BURLAP.
7. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. THE ROOT PROTECTION ZONE FOR ALL PROTECTED TREES SHALL BE AN AREA DEFINED BY AN AVERAGE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF A TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH (DBH).
8. ROOT OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
9. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST.
10. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
11. TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE STREET OR ALLEY RIGHT-OF-WAY OR PAVEMENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES MAY BE NEATLY TRIMMED BY THE CONTRACTOR ONLY AFTER APPROVAL FROM THE INSPECTOR.
12. SAPLINGS, SHRUBS, OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A PROTECTED TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
13. ALL DEBRIS GENERATED BY THE PRUNING AND REMOVAL OF THE TREES AND/OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY.
14. THE PROPOSED FINISHED GRADE WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES.

GENERAL NOTES:

1. CONTRACTOR SHALL REFER TO ALL AVAILABLE DRAWINGS, INCLUDING CIVIL PLANS FOR ALL GRADING AND UTILITIES INFORMATION.
2. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS SHOWN ON PLAN, SHOULD A CONFLICT RESULT, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT BEFORE ANY WORK COMMENCES.
3. ALL DISTURBED AREAS OUTSIDE OF PROJECT LIMITS CAUSED BY CONSTRUCTION SHALL BE GRASS HYDROMULCHED.
4. ALL DEBRIS GENERATED BY THE PRUNING AND REMOVAL OF THE TREES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY OFFSITE.
5. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY OF SAN ANTONIO AND LANDSCAPE ARCHITECTS SATISFACTION.



- NOTE: DO NOT CUT FROM D to E.
- A. FIRST CUT - TO PREVENT THE BARK FROM BEING FEELED WHEN THE BRANCH FALLS.
 - B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
 - C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS
 - D. BRANCH RIDGES - IDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.

FOR OAKS ONLY - PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

TREE PROTECTION FENCING

TRUNK PLANKING AND SOIL COMPACTION PREVENTION (LEVEL 3)

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TREE PROTECTION FENCING (LEVEL 1)

Tree #	Species	Understory Species*		Significant Tree		Significant Tree**		Heritage 31†		Heritage 11†		Additional Inhibits Mitigation**
		6.0' - 14.9'	15.0' - 29.9'	6' - 25.9'	26.0' - 49.9'	10.0' - 25.9'	26.0' - 49.9'	Removed	Preserved	Removed	Preserved	
101	35" Heritage oak			Removed	Preserved	Removed	Preserved					
102	15" oak			Removed	Preserved	Removed	Preserved					
103	22" Chinese Elm (to remain but not counted)											
104	22" Chinese Elm (to remain but not counted)											
105	7" crape myrtle (to remain but counted as removed)											
106	25" Heritage Pecan											
107	19" oak											
108	12" cedar elm											
109	12" cedar elm											
110	25" Heritage oak											
111	25" Pecan											
112	25" Pecan											
113	25" Pecan											
114	15" cedar elm											
115	27" Heritage oak											
116	35" Heritage oak											
117	19" oak											
118	(no tree per CISA inspection)											
119	19" oak											
120	35" Heritage oak											
121	25" Heritage oak											
122	25" Heritage oak											
123	25" oak											
124	25" oak											
125	25" oak											
126	25" Heritage oak											
127	31" Heritage oak											
128	27" Heritage oak											
129	25" oak											
130	25" oak											
131	19" oak											
132	25" Pecan											
133	19" oak											
134	6" crape myrtle											
135	6" crape myrtle											
136	25" Heritage oak											
137	25" Heritage oak											
138	25" Heritage oak											
139	25" Heritage oak											
140	25" Heritage oak											
141	6" Spanish Olive											
142	6" Spanish Olive											
143	2" Mt. Laurel											
144	2" Mt. Laurel											
145	2" Mt. Laurel											
146	2" Sycamore (to remain but counted as removed)											
147	10" Crape Myrtle											
148	6" crape myrtle											
149	1" Sycamore											
150	6" crape myrtle											
151	5" Crape Myrtle											
152	6" crape myrtle											
153	6" crape myrtle											
154	6" crape myrtle											
154	Sub. Tree Inhibits											
Total Inhibits by category:		12	71	21	326	0	0	0	0	0	0	0
Mitigation needed (Commercial) =		12	71	21	326	0	0	0	0	0	0	0
Mitigation needed (Residential) =		0	0	0	0	0	0	0	0	0	0	0
Mitigation needed (Total) =		12	71	21	326	0	0	0	0	0	0	0
Preservation Percentage:		80%	80%	80%	80%	100%	100%	100%	100%	100%	100%	100%
Significant Tree (Heritage 31) =		0	0	0	0	0	0	0	0	0	0	0
Significant Tree (Heritage 11) =		0	0	0	0	0	0	0	0	0	0	0
Heritage 31 (Heritage 31) =		0	0	0	0	0	0	0	0	0	0	0
Heritage 11 (Heritage 11) =		0	0	0	0	0	0	0	0	0	0	0

No category for fall below 10% preservation threshold tree requirements, described in section 3E.23 of the JDC Mitigation 1.1 for significant trees below minimum preservation requirements; 3.1 for heritage trees below 10% preservation. * - Same species, different size. ** - Same species, different size, but not included in 1.1 for heritage trees. *** - Mitigation trees - species listed in table 3E.23 of the JDC Mitigation 1.1 for significant trees below minimum preservation requirements.

TREE INVENTORY

REESTABLISHMENT NOTE:
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED WITH NEW SOIL, SEED AND SOLID SOD. PROVIDE TEMP. IRRIGATION UNTIL FULLY ESTABLISHED.

TREE MONITORING NOTE:
ALL TREES ADJACENT TO CONSTRUCTION SHALL REMAIN PROTECTED IN PLACE AND SHALL BE MONITORED/EVALUATED BY A LICENSED ARBORIST PERIODICALLY THROUGH-OUT CONSTRUCTION. 1. AT THE START OF CONSTRUCTION 2. DURING CONSTRUCTION (3 WAY) 3. JUST PRIOR TO SUBSTANTIAL COMPLETION

ELECTIVE REQUIREMENTS - 25 points required

- Tree Preservation - 40 points, maximum**
- 4 to 6 inch trees 3 points each 1
 - 6 to 12 inch trees 4 points each 2
 - 12 to 18 inch trees 6 points each 1
 - 18 inch trees and larger 8 points each 1
- Inside Streetyard:**
- full credit up to 30 points
 - 1/2 credit for total above 30 points
- Outside Streetyard:**
- 1/2 credit up to a maximum of 15 points
- Total Points: Tree Preservation (40 Points, max.)** 25

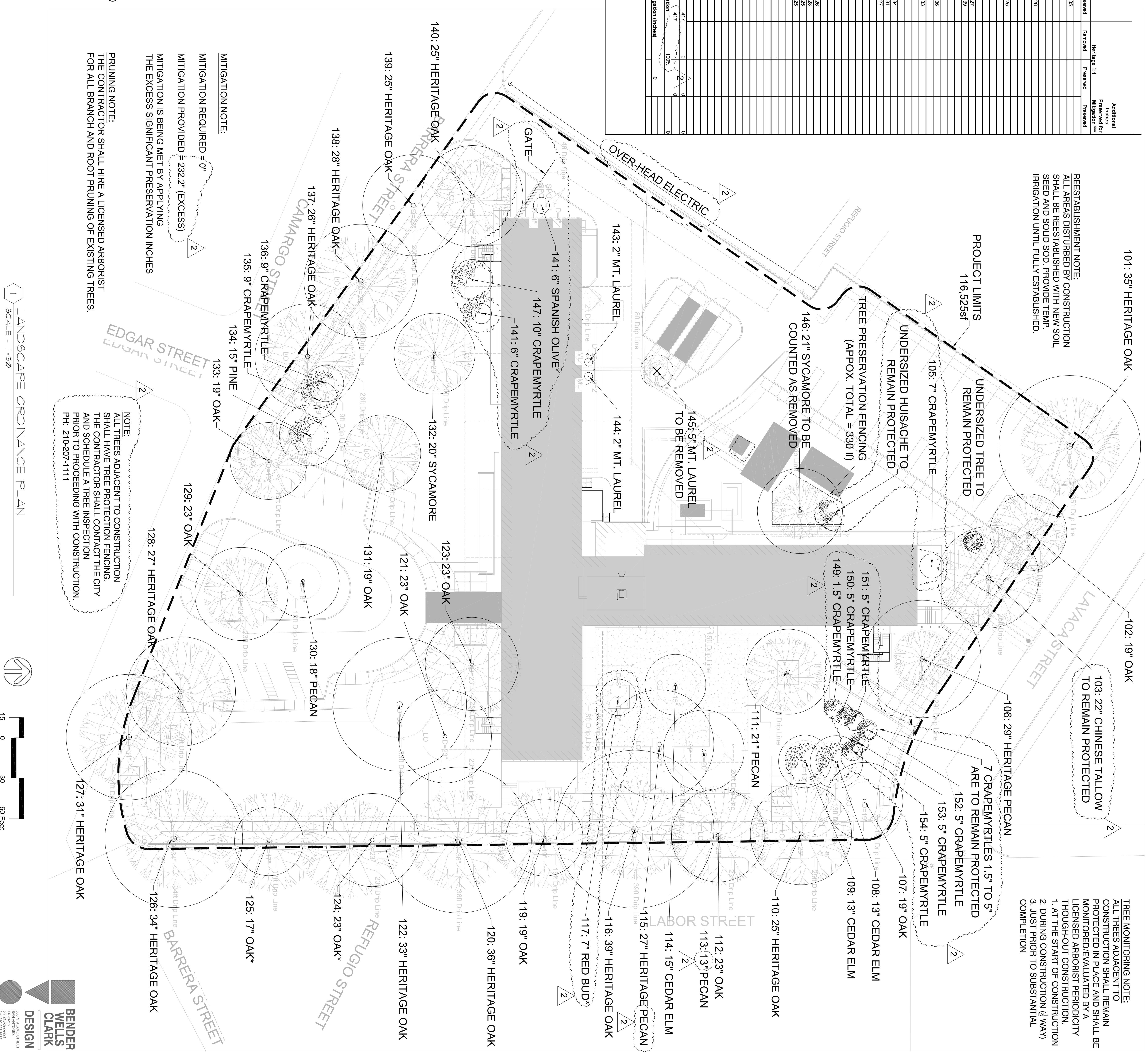
- Parking Lot Shading**
- Percent Shaded 20
 - 25% 25
 - 35% 25
 - 50% 35
- Total Points: Parking Lot Shading** 25
- Screening of Surface Parking - 25 points**
- Street Trees - 25 Points
 - Understory Preservation or Restoration - 15 Pnts.
 - Infill or Retrofit Use Pattern - 25 pnts.
- Total Points - Elective Criteria** 25

SITE CANOPY CALCULATION

- 25% Canopy Required (15% if in CRAG)
- 116,525sf (site area) x 15% = 17,478.75sf (canopy required)
- EXISTING TREE CANOPY: (EC)**
- 1,200sf x 4 (existing large trees) = 4,800sf (existing large tree canopy)
 - 875sf x 16 (existing medium/large trees) = 14,000sf (existing medium/large tree canopy)
 - 550sf x 0 (existing medium trees) = 0sf (existing medium tree canopy)
 - 275sf x 4 (existing small tree) = 1,100sf (existing small tree canopy)
- Total Canopy Provided** 19,900sf

SUMMARY

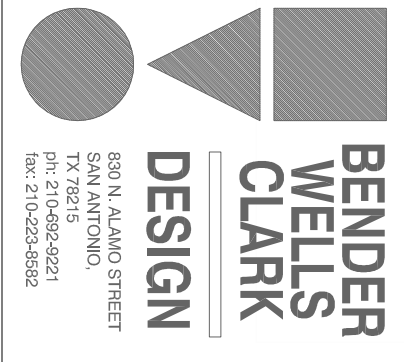
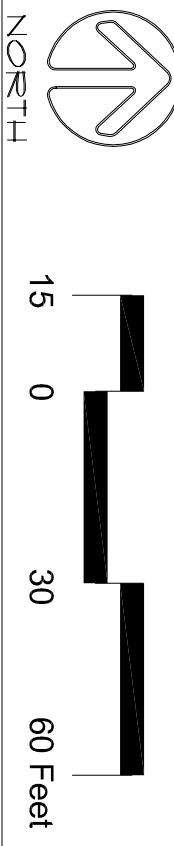
- Canopy Required = 17,478.75sf (required)
- Canopy Provided = 19,900sf (existing canopy)
- Total Canopy Provided = 19,900sf



MITIGATION NOTE:
MITIGATION REQUIRED = 0"
MITIGATION PROVIDED = 232.2" (EXCESS)
MITIGATION IS BEING MET BY APPLYING THE EXCESS SIGNIFICANT PRESERVATION INCHES

NOTE:
ALL TREES ADJACENT TO CONSTRUCTION SHALL HAVE TREE PROTECTION FENCING. THE CONTRACTOR SHALL CONTACT THE CITY AND SCHEDULE A TREE INSPECTION PRIOR TO PROCEEDING WITH CONSTRUCTION. PH: 210-207-1111

LANDSCAPE ORDINANCE PLAN
SCALE - 1"=30'



SAN ANTONIO HOUSING AUTHORITY VICTORIA PLAZA MODERNIZATION-PHASE 1
411 BARRERA, SAN ANTONIO, TEXAS 78210

DHR
DURAND-HOLLIS RUPPE ARCHITECTS, INC.
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TEL: 210 308-0080
FAX: 210 524-6572
EMAIL: info@durandruppe.com

REVISED ISSUE DATES:

REVISIONS	ISSUE	DESCRIPTION	DATE
1	A	For Permit	7/9/18

2018-01-08

THE SEAL APPLICANT ON THE LEFT IS THE REGISTERED PROFESSIONAL ARCHITECT OF RECORD FOR THIS PROJECT. THE SEAL APPLICANT ON THE RIGHT IS THE REGISTERED PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT.

PROJECT ARCHITECT
BENDER WELLS CLARK DESIGN
210-207-1111
WWW.BWCDDESIGN.COM

2018

TP-1
Tree Preservation Plan