

**BROWN REYNOLDS WATFORD
ARCHITECTS**



2700 EARL RUDDER FWY SOUTH
SUITE 4000
COLLEGE STATION, TEXAS 77845
979-694-1791
WWW.BRWARCH.COM

ADDENDUM NO. 03

PROJECT: LOS FRESNOS CITY HALL
LOCATION: LOS FRESNOS, TEXAS
PROJECT NO: 217072.00
DATE: July 11, 2018

The Construction Documents on the above referenced project, dated 6/11/18, shall be revised as follows:

DRAWINGS

- Item No. 1** (RE: Sheet C1.3, Detail 3) - Thickness of concrete paving at concrete curb/gutter shall be 7" minimum. Thickness of asphalt paving is as follows:
Asphaltic Concrete - 2" at parking areas, 2.5" at drives
Crushed Limestone Base - 8"
Chemically Stabilized Subgrade - 6"
- Item No. 2** (RE: Sheet C2.0, Utility Plan) - The sanitary sewer invert at the building is revised and additional slopes and elevations are noted as shown on attached revised sheet **C2.0**. The invert at the existing sewer tie-in is correct and will require dewatering, as noted in the revised sheet.
- Item No. 3** (RE: Sheet C4.0, Erosion Control Plan) - Some sewer information was unintentionally shown on the erosion control plan and is removed in attached revised sheet **C4.0**.
- Item No. 4** (RE: Sheet S0.0, Structural Steel Notes; Sheet S1.2, Detail 1) – Structural steel members which are exposed to the exterior shall be hot-dipped galvanized, specifically the HSS columns and beams at the drive thru canopy. Per the painting specifications, a paint compatible with galvanizing shall be used.
- Item No. 5** (RE: Sheet S1.1, Sheet S5.0) - Callouts for grade beam details are revised as shown in attached revised sheet **S1.1**. Grade beam details are revised and new details added as shown in attached revised sheet **S5.0**.
- Item No. 6** (RE: Sheet E1.1, Detail 1) – Additional push button locations for motorized door operators are added to the building interior as shown in attached revised sheet **E1.1**.

SPECIFICATIONS

- Item No. 7** (RE: Section 00 00 10 Table of Contents, Section 00 30 00 Information Available to Proposers) – Attachment **00 30 00C Geotechnical Addendum Letter** is added to the Table of Contents and the Project Manual, and is attached to this addendum. This addendum letter contains additional recommendations regarding subgrade stabilization which shall be followed in conjunction with the original Geotechnical Report.

- Item No. 8** (RE: Section 06 10 00 Rough Carpentry) - Article 1.05 is deleted in its entirety. LEED Forest Certification is not required for this project.
- Item No. 9** (RE: Section 07 40 00 Metal Roof Panels) – Article 2.01, Paragraph A. Sub-paragraph 1 shall be replaced with the following:
1. MBCI “SuperLok”, or approved equal.

CLARIFICATIONS

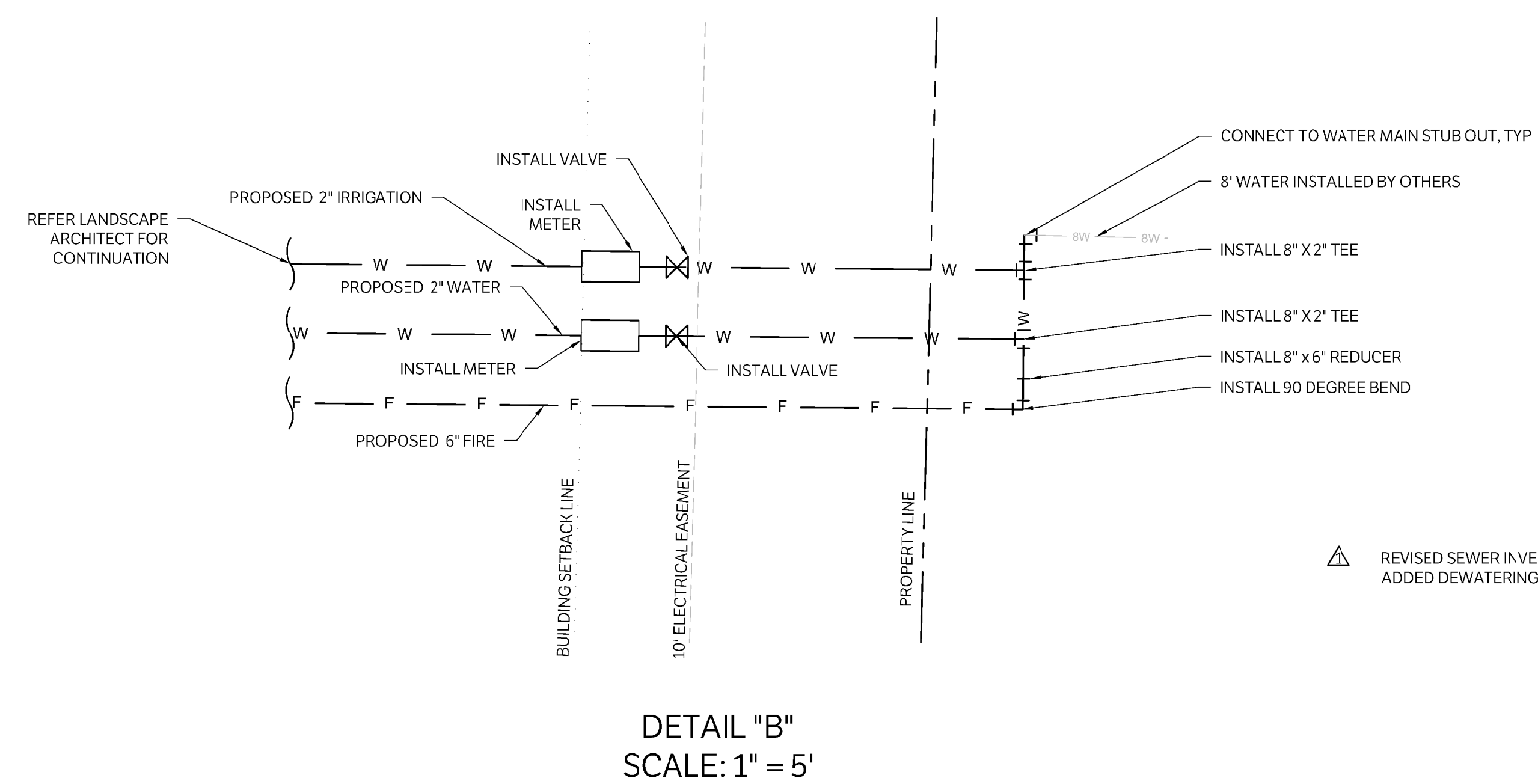
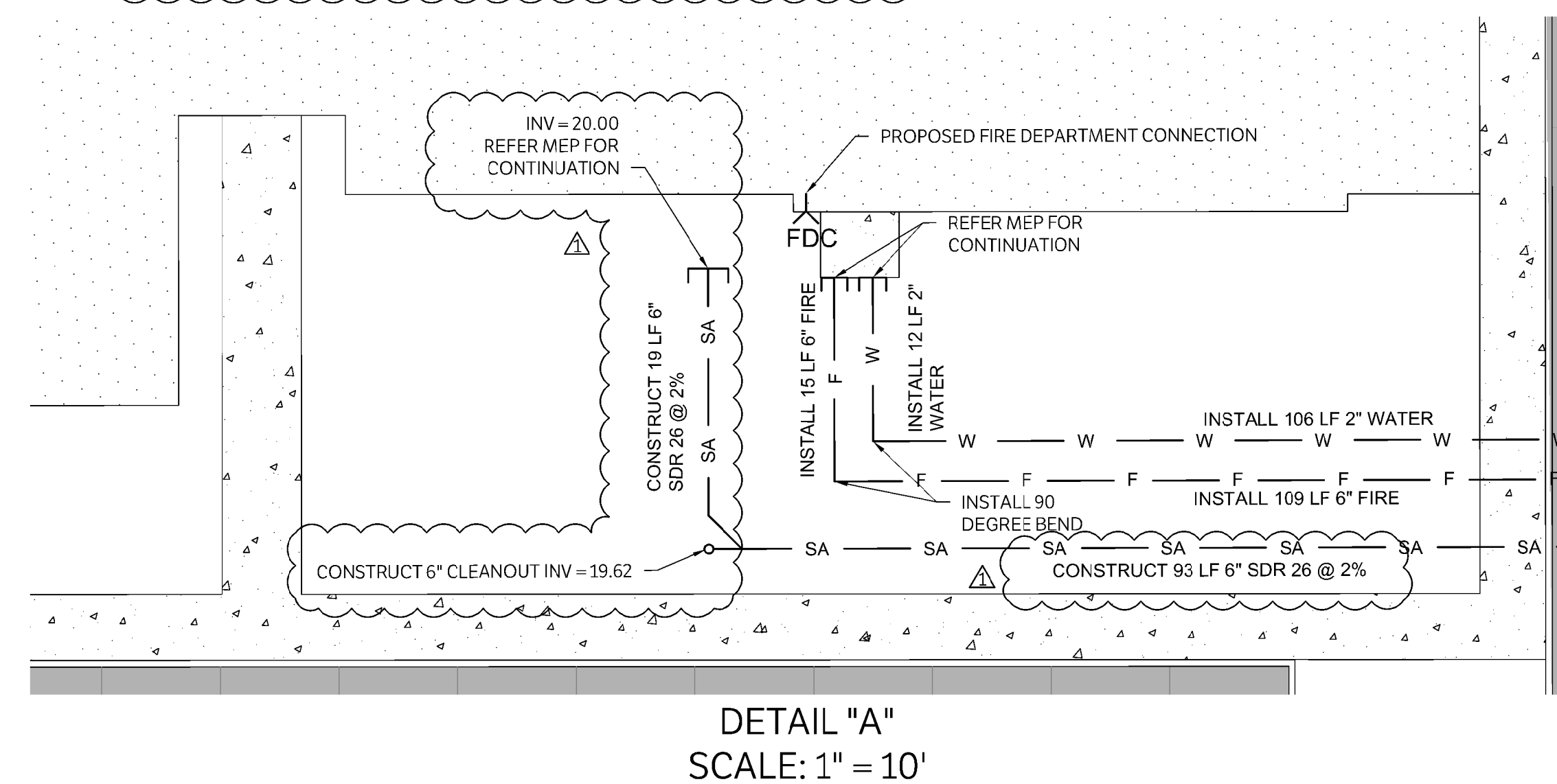
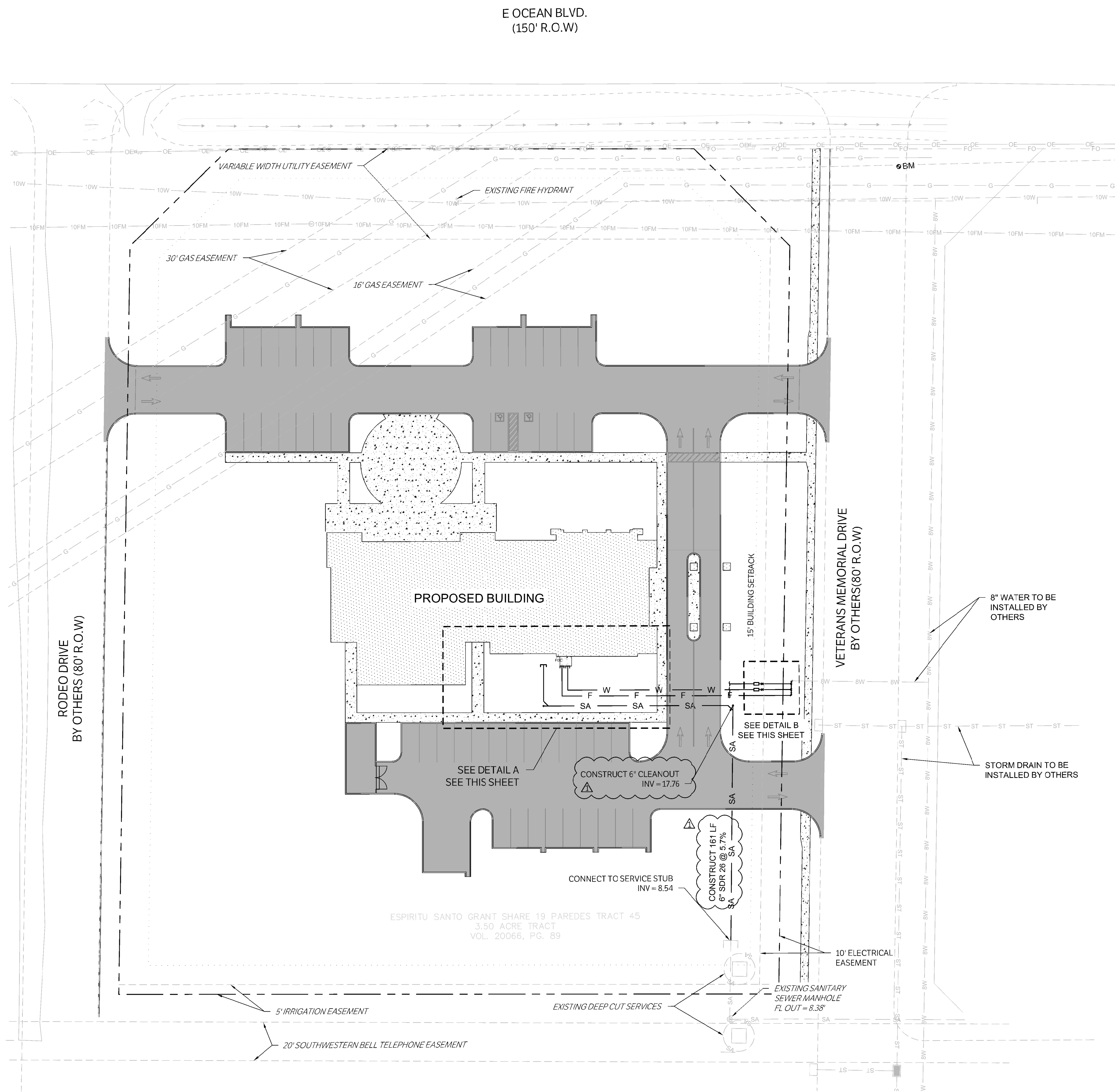
- Item No. 10** (RE: Sheet S0.0, Slab-on-grade Site Preparation Notes) – Cut and fill for the building pad shall extend out to the drive thru lanes to include the area underneath the drive thru column footings, as they are directly tied into the building’s structural system.
- Item No. 11** (RE: Sheet A8.1, Detail 5; Section 10 14 00 Signage) – Article 2.04, Paragraph F. Specified manufacturer Gemini has indicated that the star medallions do not fit their production methods for either fabricated aluminum or cast aluminum. Preference is to use a different manufacturer that has the capability to produce the star medallions in the desired size and shape. If that is not possible, a flat cut metal medallion may be considered.
- Item No. 12** (RE: Section 32 12 16 Bituminous Concrete Pavement) - Article 3.02, Paragraph G. A question was asked if the “flex base” needs to be stabilized as well. No, the flex base does not need to be stabilized.

SUBSTITUTIONS

- Item No. 13** (RE: Section 10 22 26 Operable Partitions) – Article 2.01, Paragraph A. Kwik-Wall **IS** an acceptable manufacturer for operable partitions.
- Item No. 14** (RE: Section 10 22 26 Operable Partitions) – Article 2.01, Paragraph A. Moderco **IS** an acceptable manufacturer for operable partitions.

Attachments: C2.0, C4.0, S1.1, S5.0, E1.1, 00 30 00C Geotechnical Addendum Letter

END OF ADDENDUM NO. 03 *****

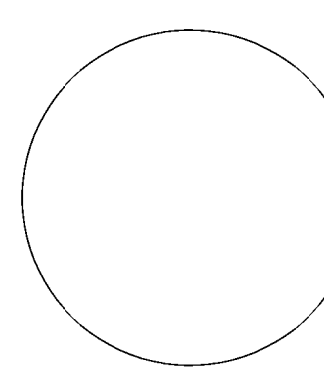
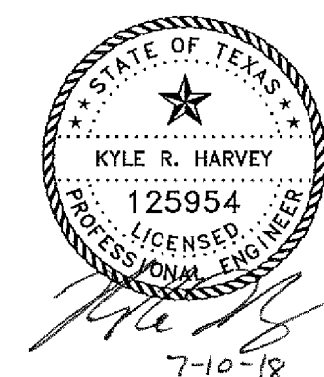
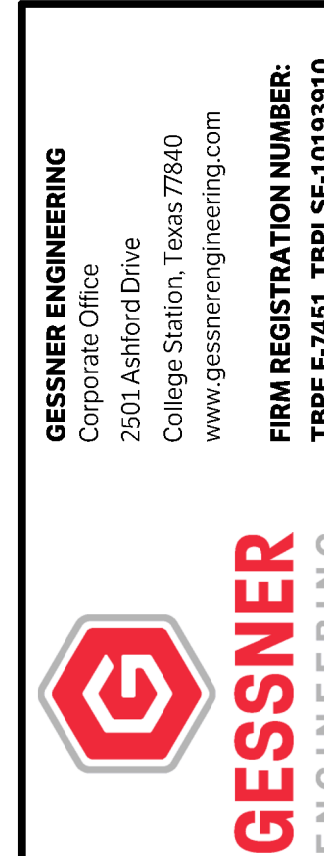


△ REVISED SEWER INVERT ELEVATIONS AND SLOPES
ADDED DEWATERING NOTE

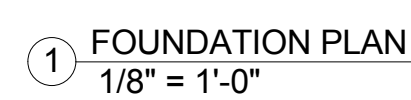
| NO. | REVISION | DATE |
|-----|-------------|-----------|
| 1 | ADDENDUM 03 | 7/10/2018 |
| | | |
| | | |
| | | |



COPYRIGHT © 2018 BROWN REYNOLDS
WATFORD ARCHITECTS, INC.
DATE 06/11/2018
DRAWN BY JBM
CHECKED BY KRH
PROJECT NUMBER 17-0424



UTILITY PLAN



NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND TYPES OF PLUMBING FIXTURES WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION.
2. VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO COMMENCING CONSTRUCTION.

FOR CONSTRUCTION



GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451, TBPLSF-10193910



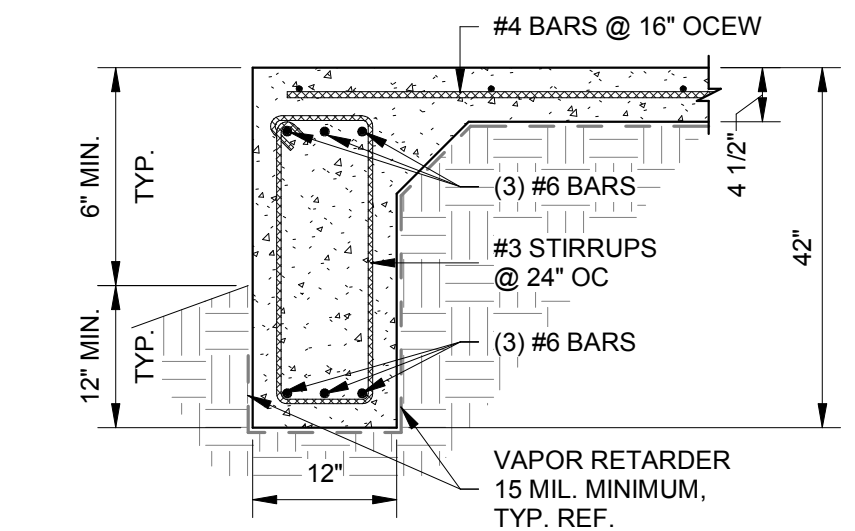
DATE JUNE 11, 2018
DRAWN BY JSB
CHECKED BY NAG
BRW PROJECT NUMBER 17-0424

**LOS FRESNOS
CITY HALL**
500 E OCEAN BLVD
LOS FRESNOS, TX 78566

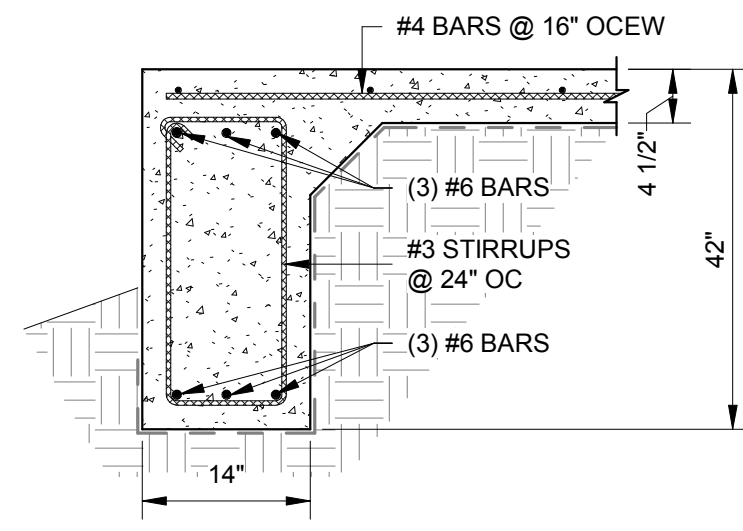
| NO. | REVISION | DATE |
|-----|-------------|----------|
| 1 | ADDENDUM 03 | 07.06.18 |
| | | |
| | | |
| | | |
| | | |

S1.1

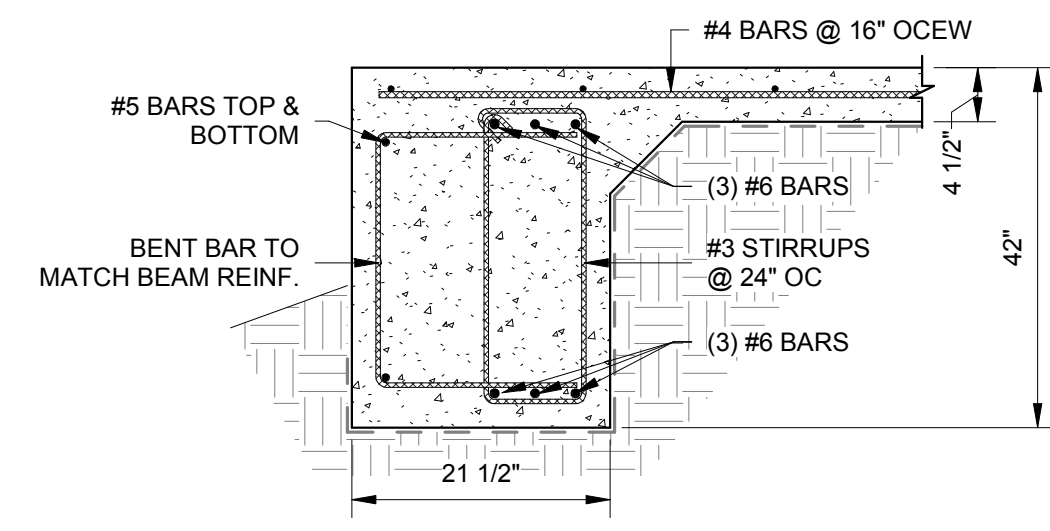
NOTE:
1. REFERENCE PLANS FOR SLOPING SLAB CONDITIONS. TYP.
2. WHERE SLAB DROP IS LESS THAN OR EQUAL TO 1 1/2", SLAB REINF. MAY BE CONTINUOUS AND BENT BELOW DROP IN LIEU OF PROVIDING BENT BARS AS SHOWN.
3. VAPOR RETARDER AS DETAILED TO BE INSTALLED BELOW ALL FOUNDATION CONCRETE.
4. ALL SPLICES SHALL BE AS SPECIFIED IN THE GENERAL NOTES.



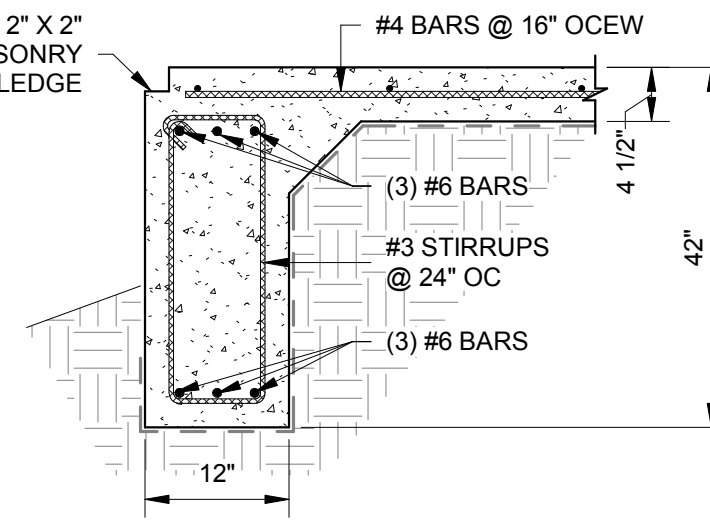
1 EXTERIOR BEAM
N.T.S.



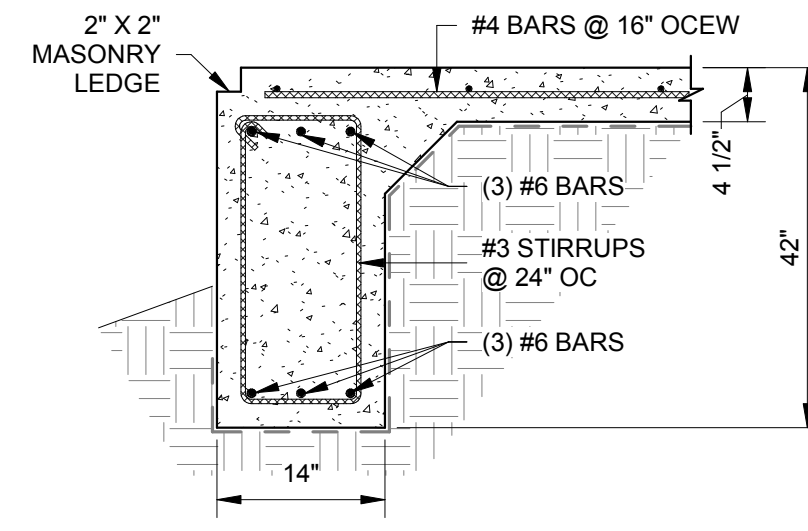
2 14" EXTERIOR BEAM
N.T.S.



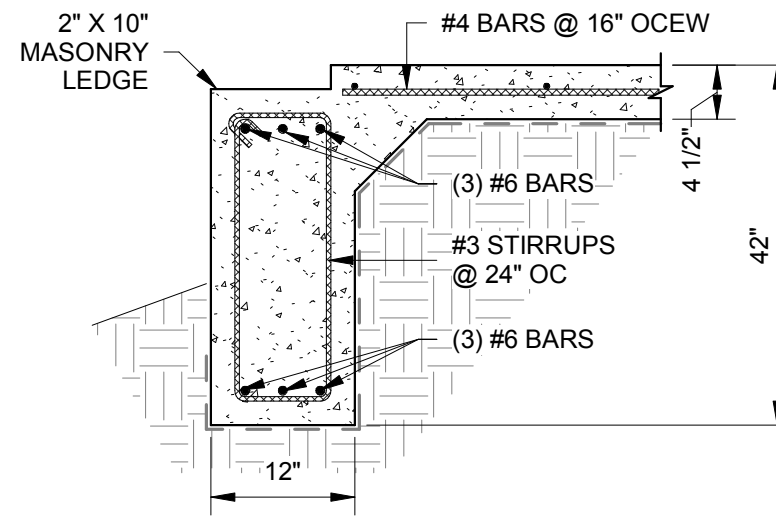
3 WIDENED EXTERIOR BEAM
N.T.S.



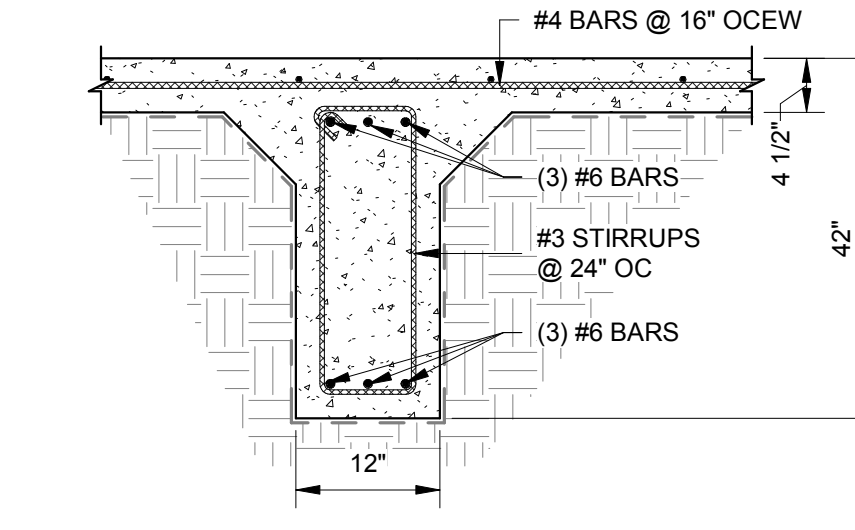
4 EXTERIOR BEAM W/ MASONRY LEDGE
N.T.S.



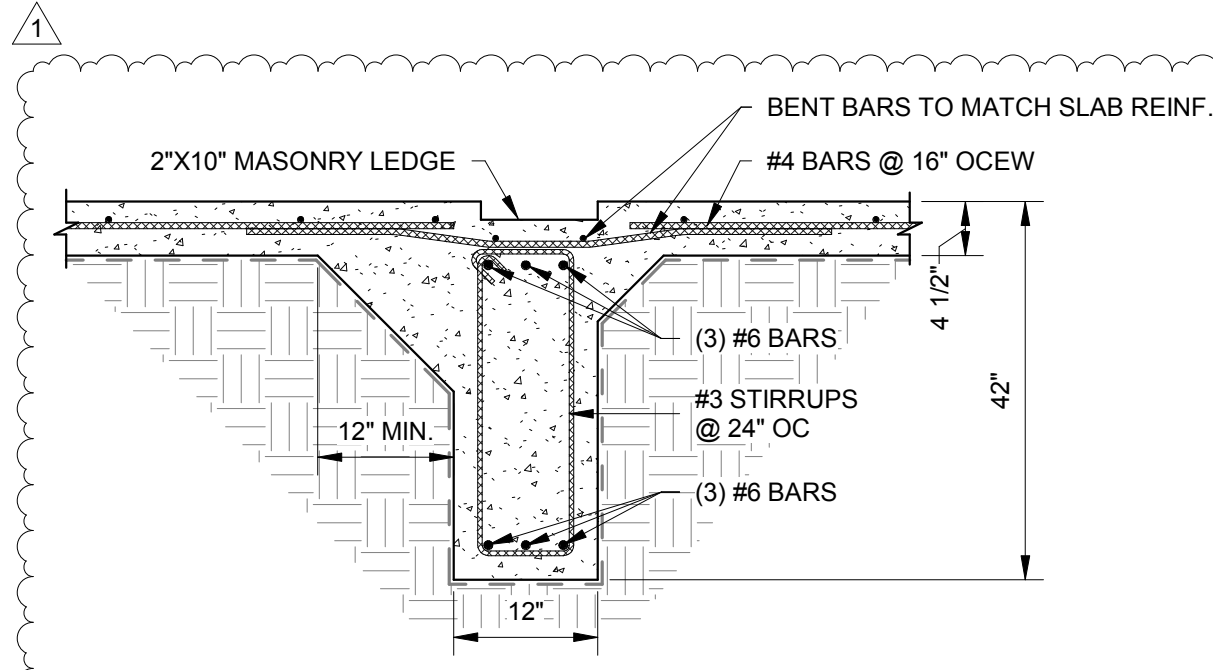
5 14" EXTERIOR BEAM W/ MASONRY LEDGE
N.T.S.



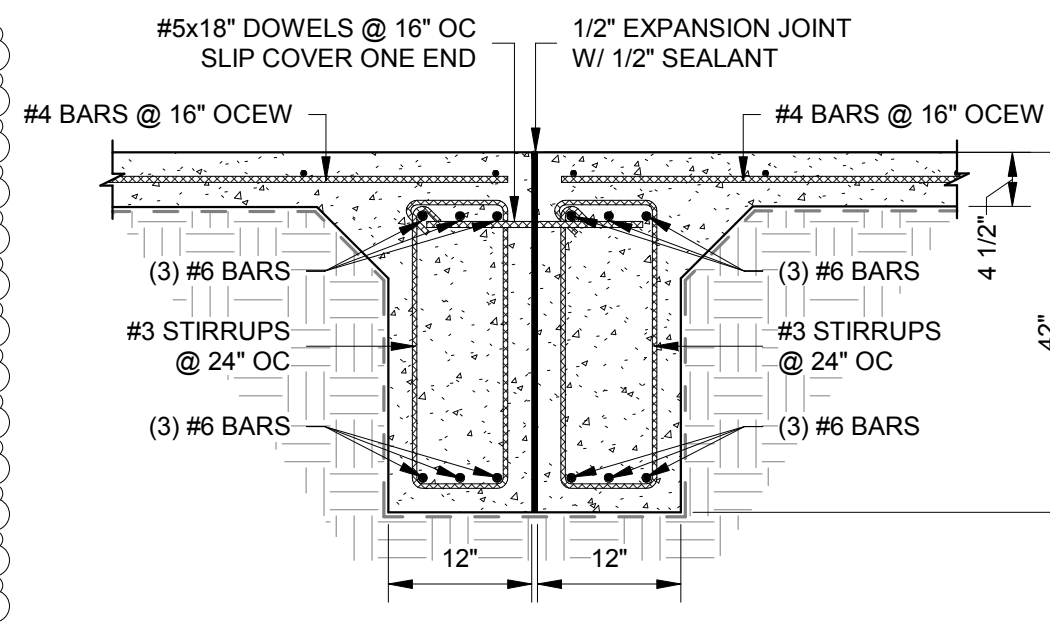
6 EXTERIOR BEAM W/ WIDE MASONRY LEDGE
N.T.S.



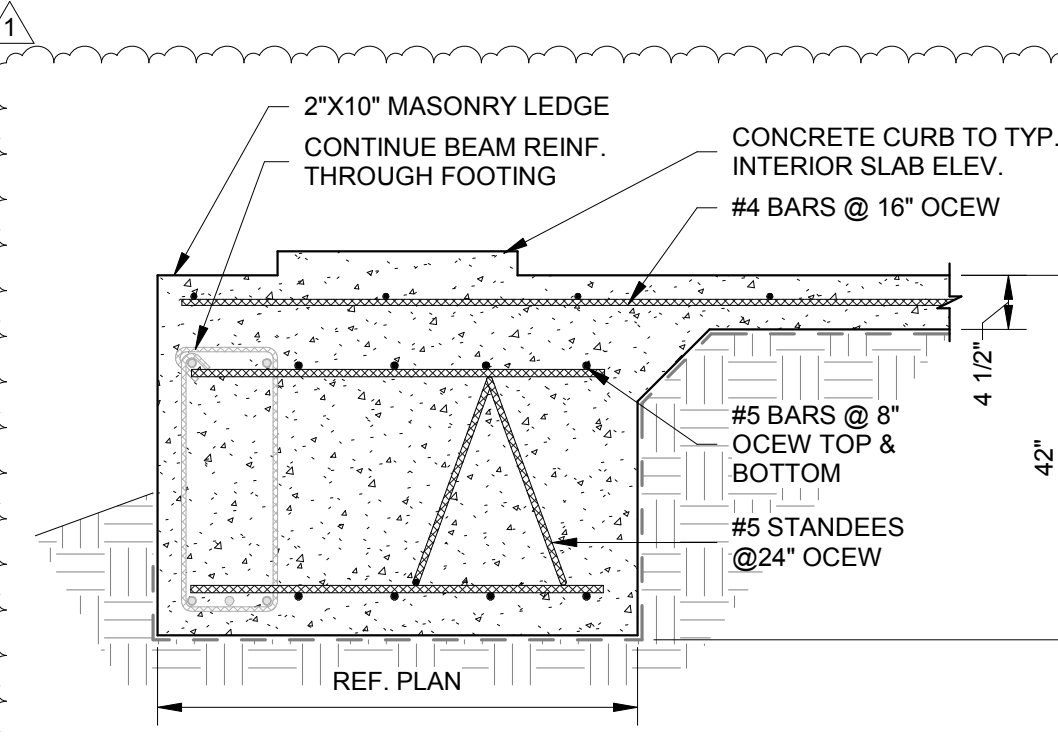
7 INTERIOR BEAM
N.T.S.



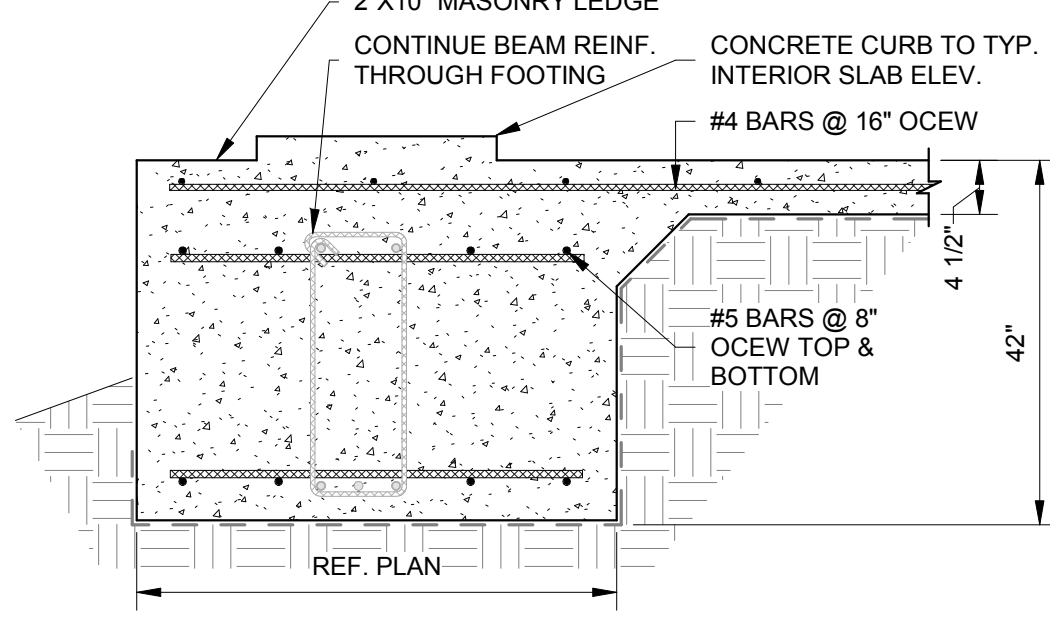
8 INTERIOR BEAM W/ OFFSET THICKENED SLAB & LEDGE
N.T.S.



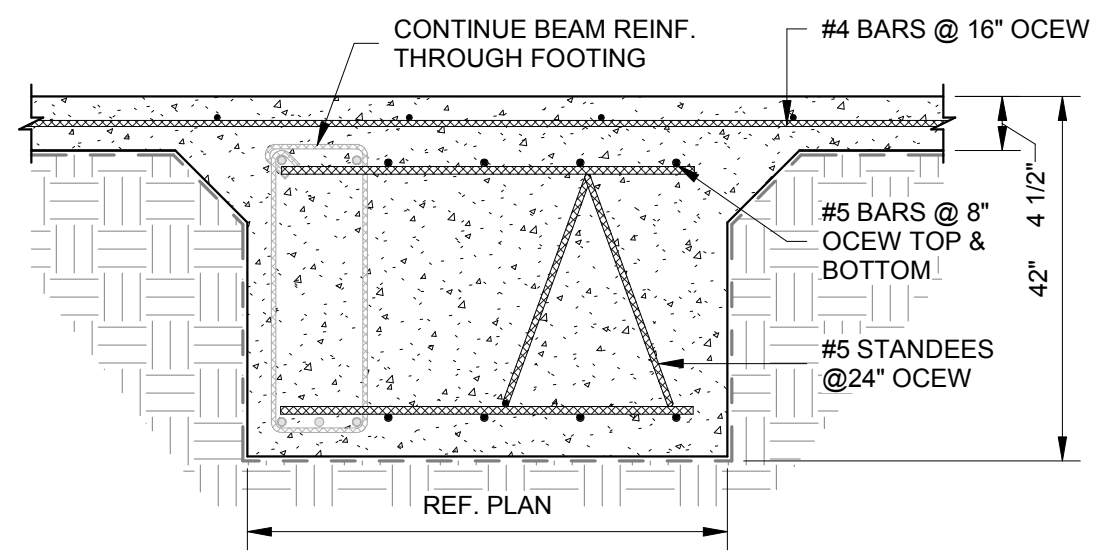
9 EXPANSION JOINT
N.T.S.



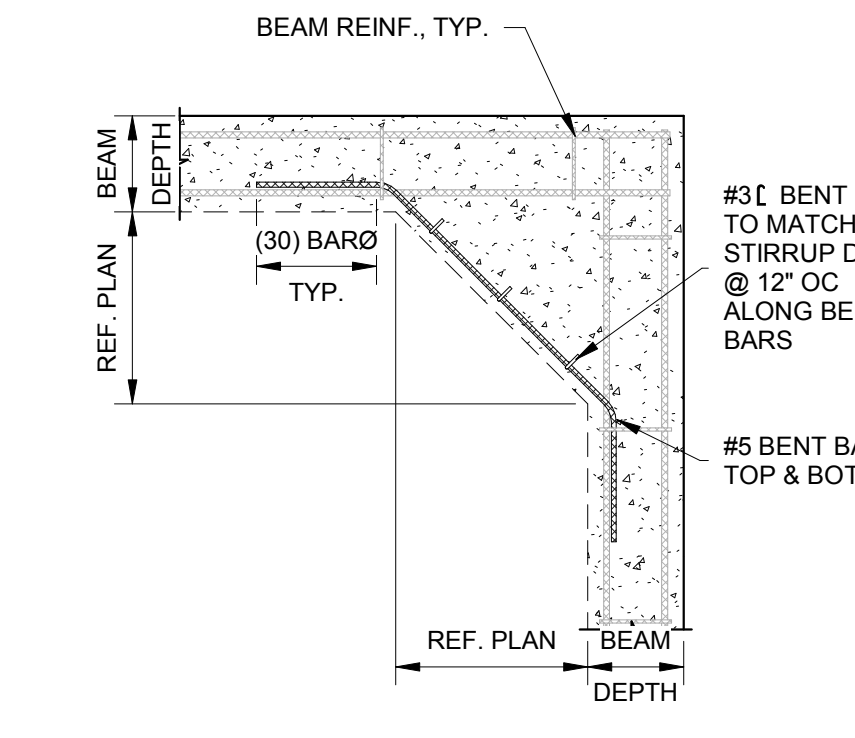
10 EXTERIOR BEAM W/ FOOTING - BEAM LEFT
N.T.S.



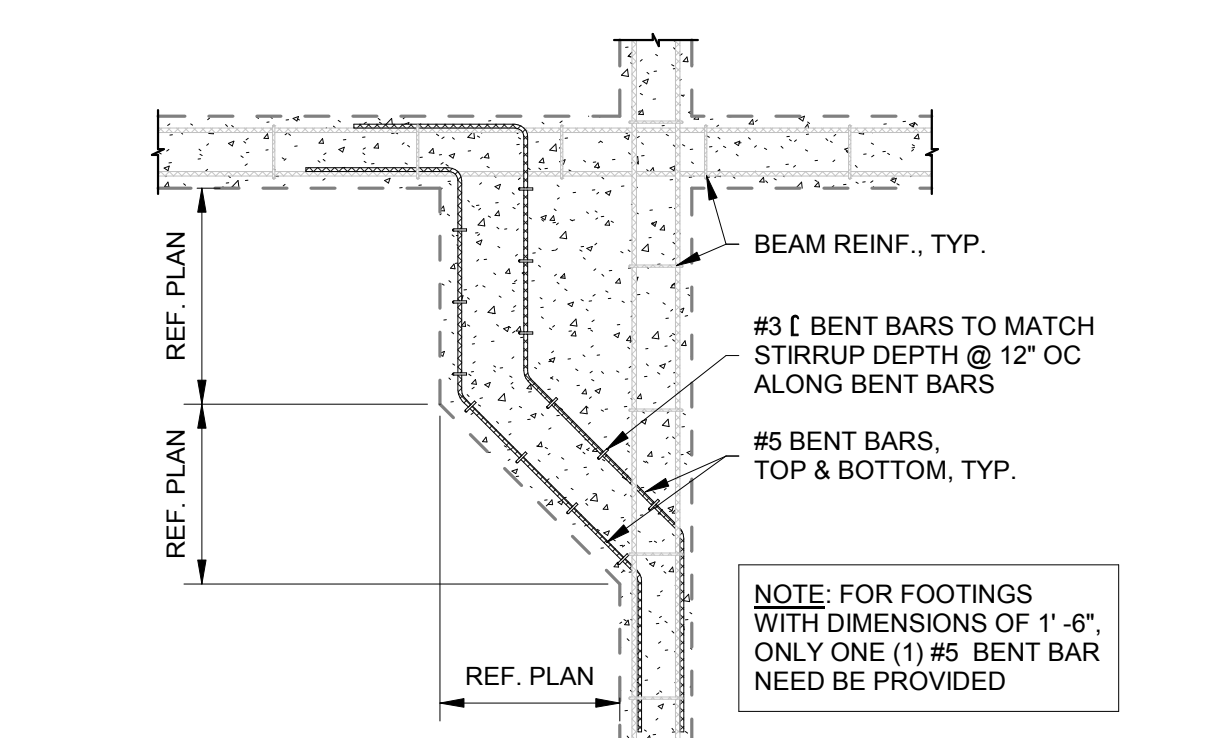
11 EXTERIOR BEAM W/ FOOTING - BEAM VARIES
N.T.S.



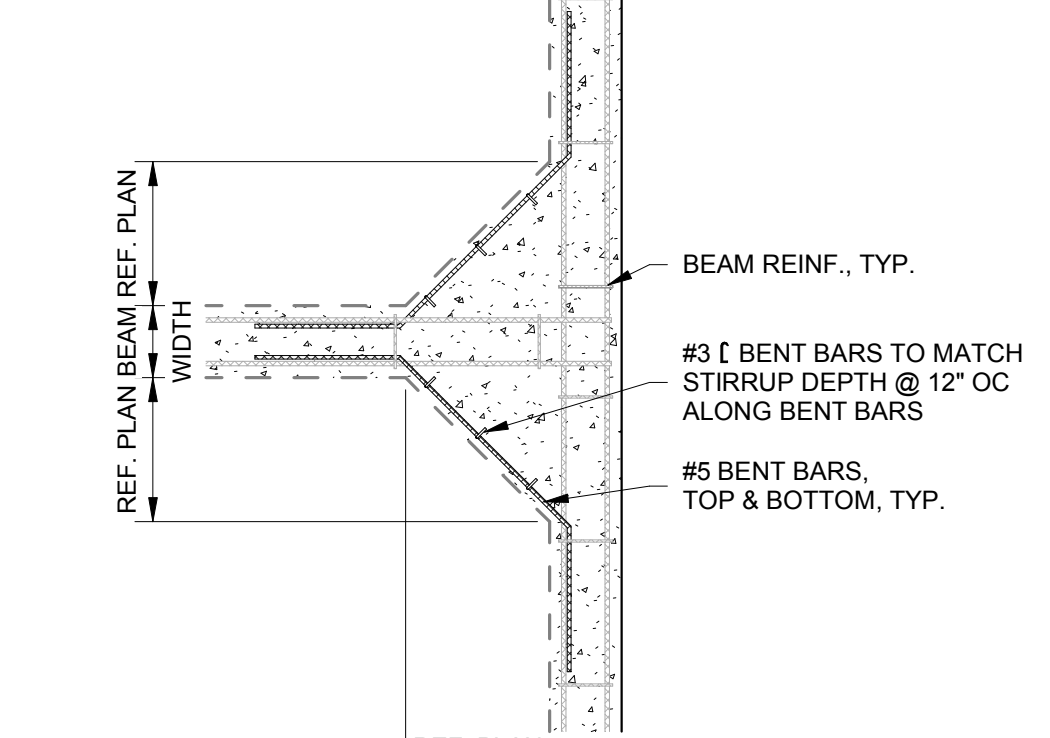
12 INTERIOR BEAM W/ FOOTING - BEAM LEFT
N.T.S.



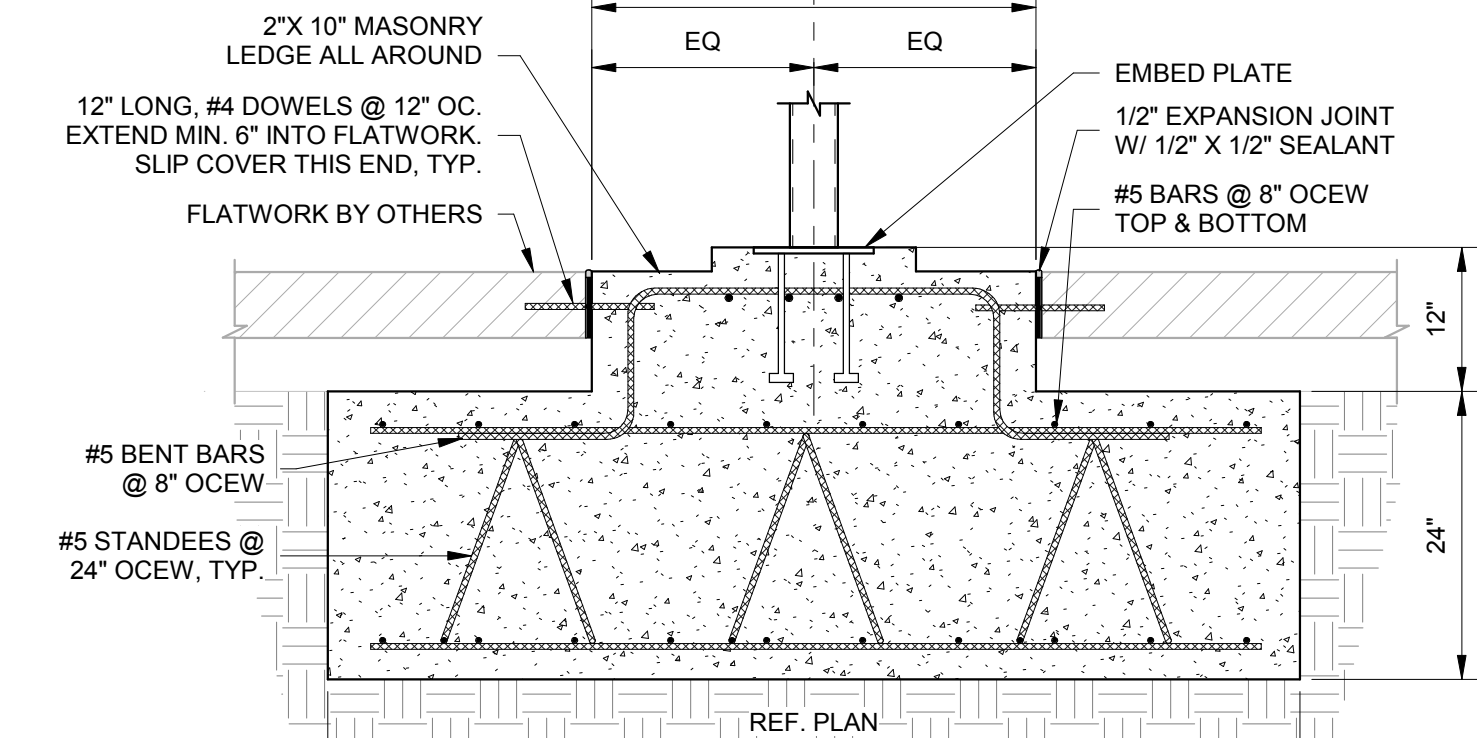
13 FOOTING AT EXTERIOR BEAM CORNER
N.T.S.



14 FOOTING W/ WIDENED BEAM & CHAMFER AT INTERSECTION
N.T.S.

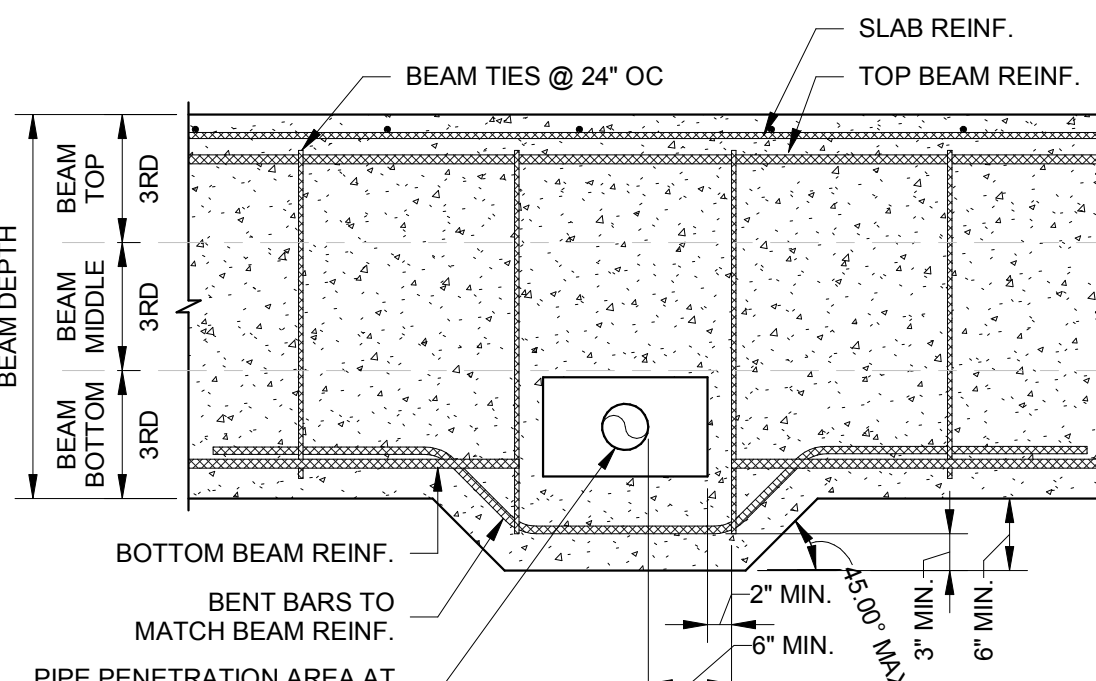


15 FOOTING W/ CHAMFER AT BEAM INTERSECTION, PLAN
N.T.S.

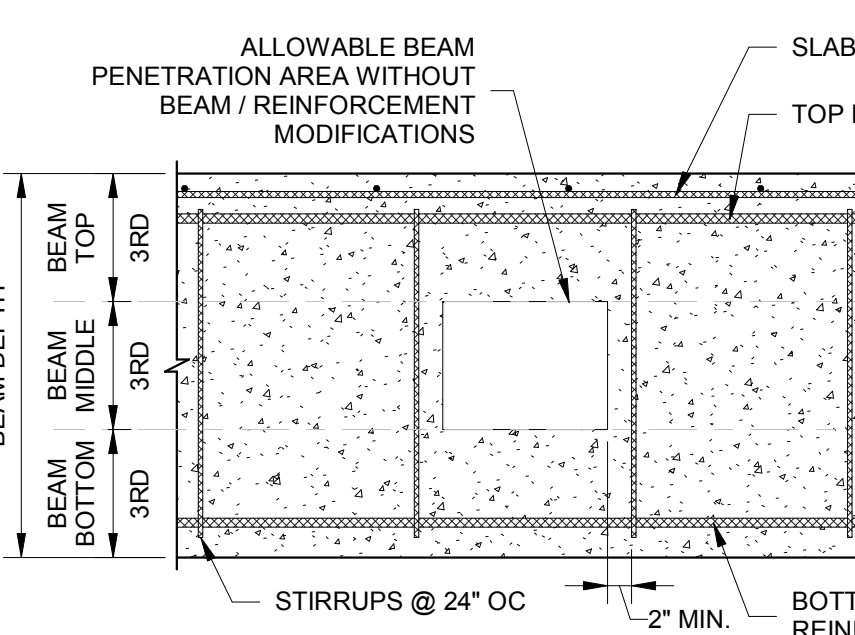


16 COLUMN FOOTING
N.T.S.

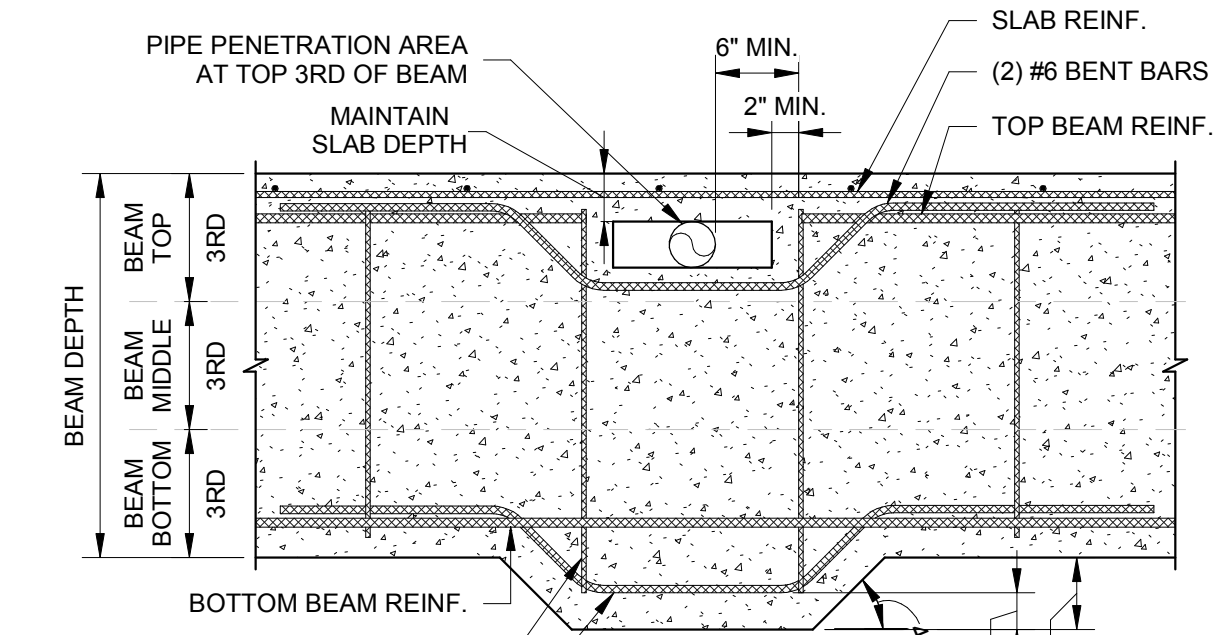
NOTE: WIDENED PORTION OF FOOTING SHALL SIT BELOW FLATWORK. NARROWED PORTION OF FOOTING TO MATCH ARCHITECTURAL COLUMN BASE. COORDINATE ELEVATIONS OF COLUMN BASE AND TOP OF FOOTING WITH ARCHITECTURAL & CIVIL.



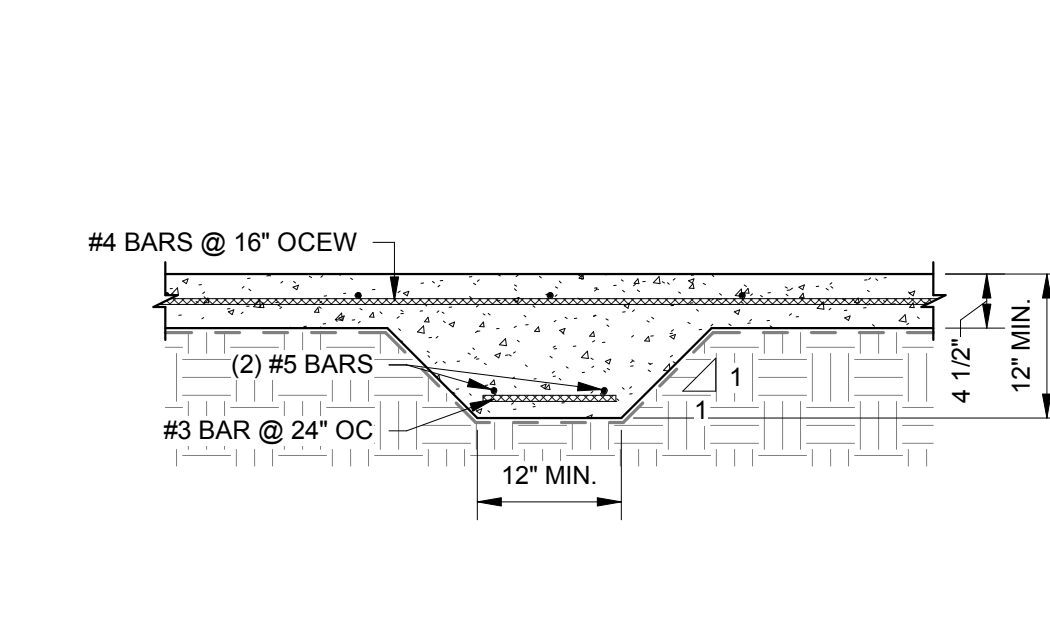
17 PLUMBING PENETRATION BOTTOM 3RD OF BEAM
N.T.S.



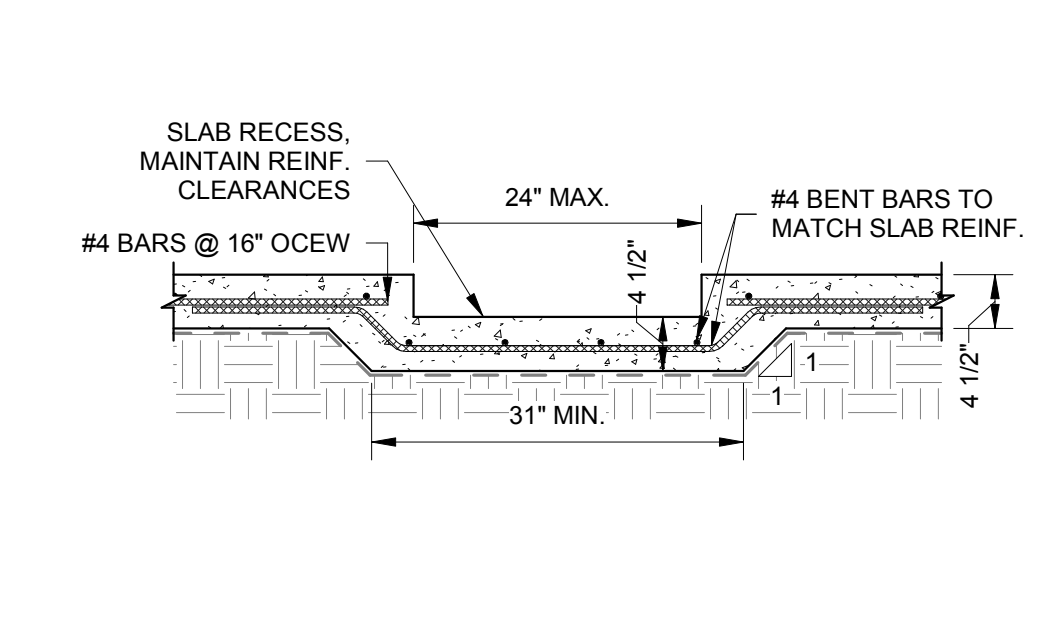
18 PLUMBING PENETRATION MIDDLE 3RD OF BEAM
N.T.S.



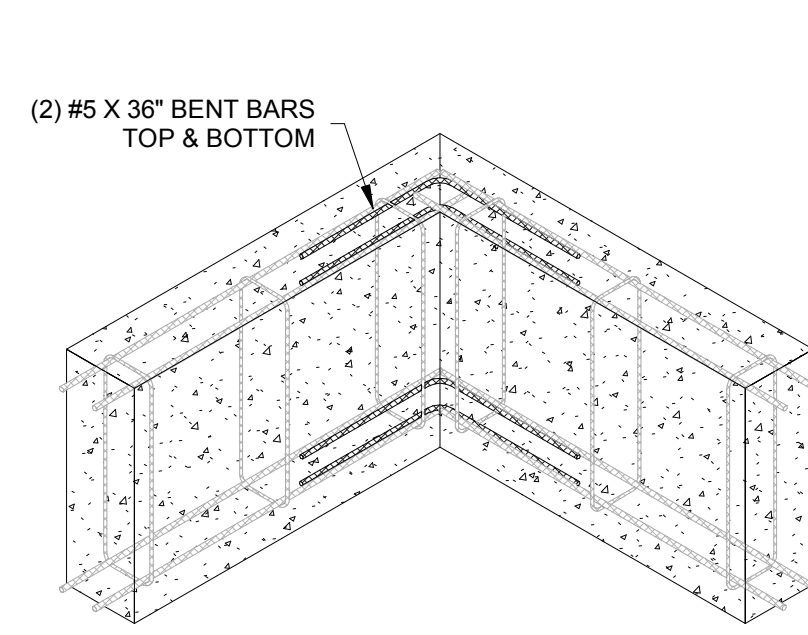
19 PLUMBING PENETRATION TOP 3RD OF BEAM
N.T.S.



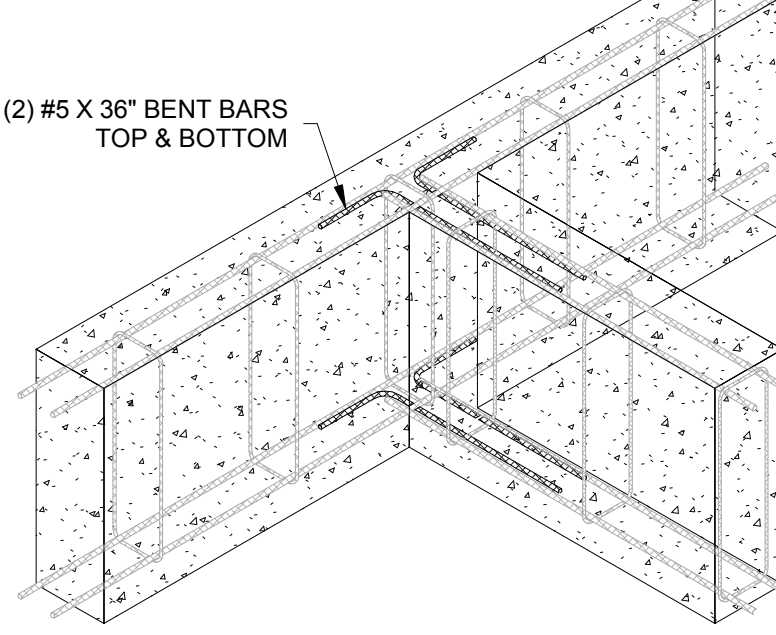
20 THICKENED SLAB
N.T.S.



21 THICKENED SLAB FOR FLOOR RECESSES
N.T.S.

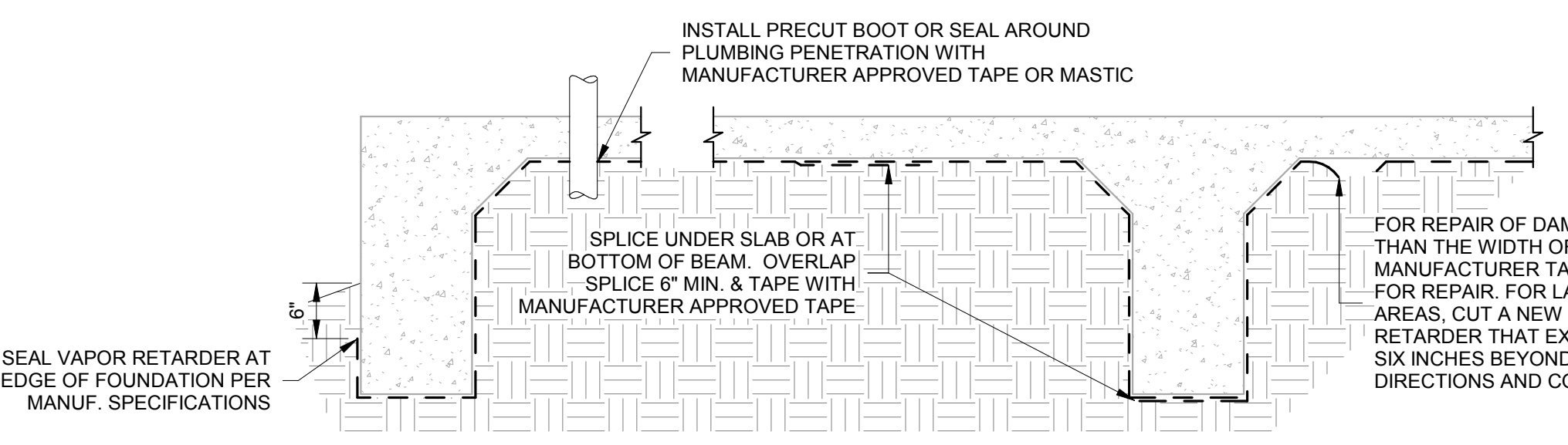


22 GRADE BEAM CORNER
N.T.S.

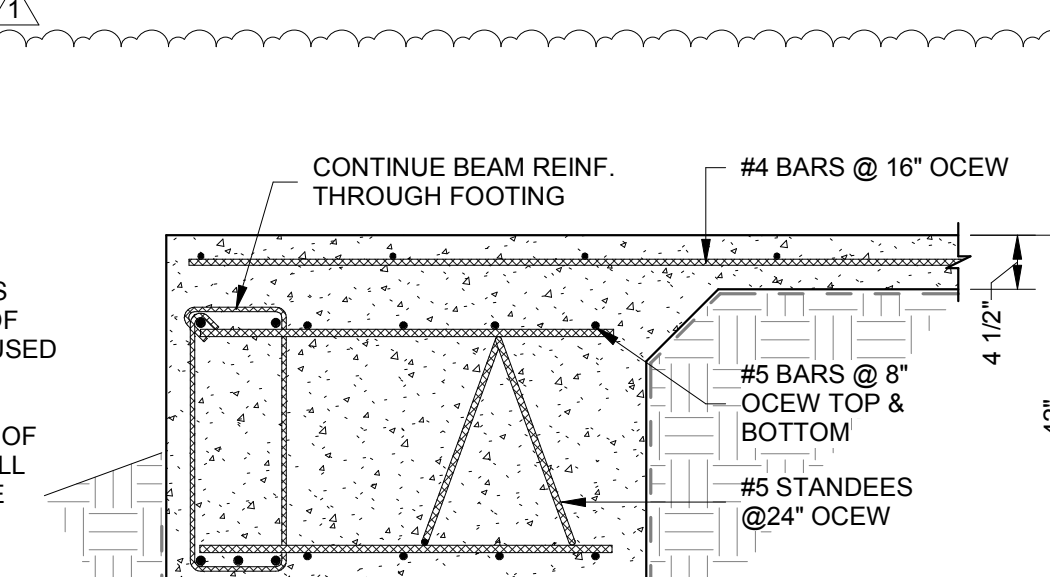


23 GRADE BEAM INTERSECTION
N.T.S.

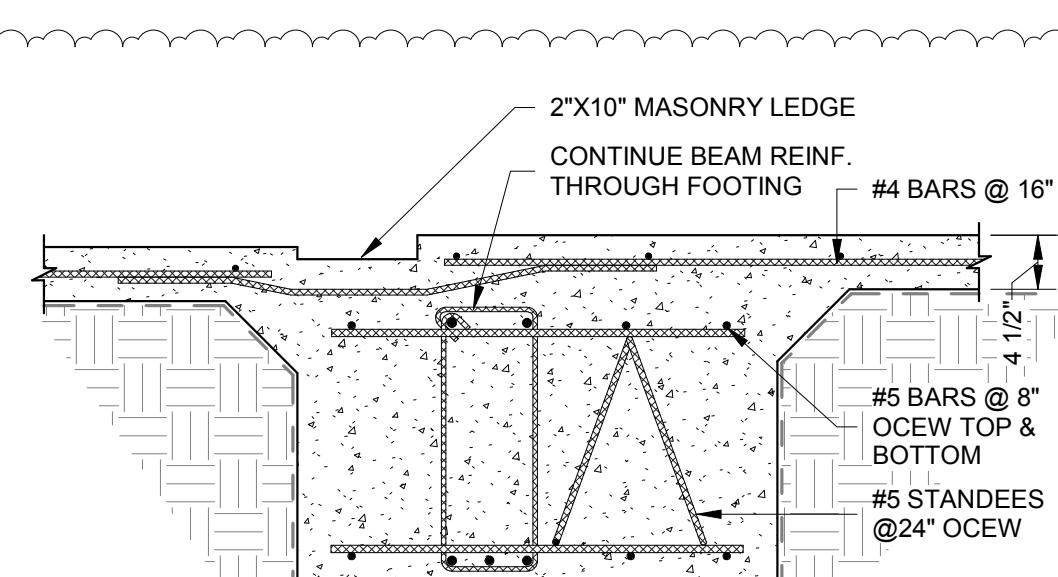
NOTE: VAPOR RETARDER AS DETAILED TO BE INSTALLED BELOW ALL FOUNDATION CONCRETE.



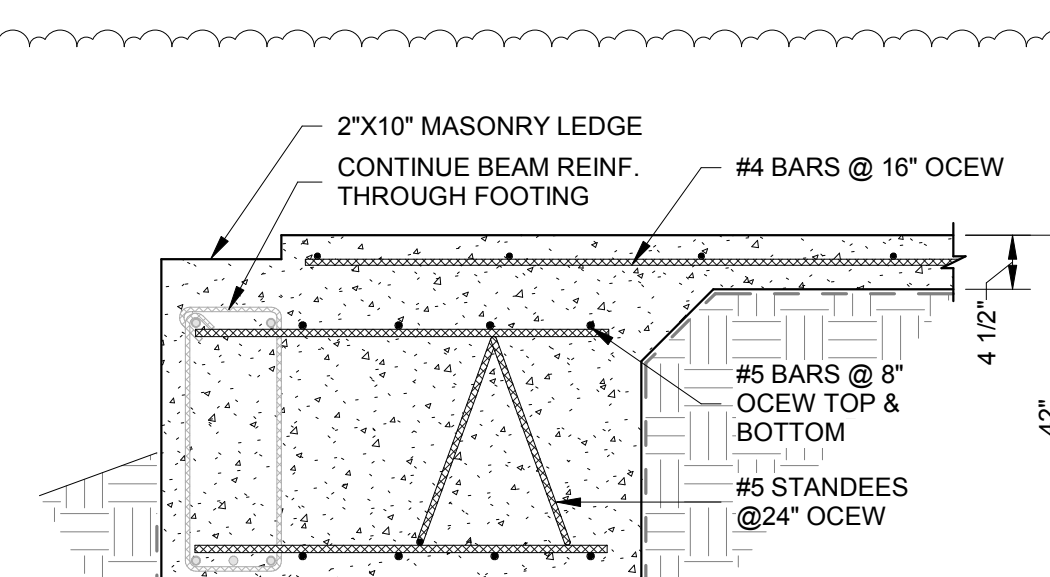
24 VAPOR RETARDER DETAIL
N.T.S.



25 EXTERIOR BEAM W/ FOOTING, W/O LEDGE
N.T.S.



26 INTERIOR BEAM W/ FOOTING & MASONRY POCKET
N.T.S.



27 EXTERIOR BEAM W/ FOOTING & MASONRY LEDGE - BEAM LEFT
N.T.S.

FOR CONSTRUCTION

BROWN REYNOLDS WATFORD
ARCHITECTS
2700 EARL BUDDER FWY SOUTH
SUITE 400
DALLAS, TEXAS 77645
979-664-1791
WWW.BRWARCHITECT.COM

STATE OF TEXAS
18
1/16
12404
10/15/2018
MRS. D.

GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
College Station, Texas 77840
www.gessnerengineering.com
FIRM REGISTRATION NUMBER:
TYPE F-451, TDR-SE-003930

GESSNER
ENGINEERING

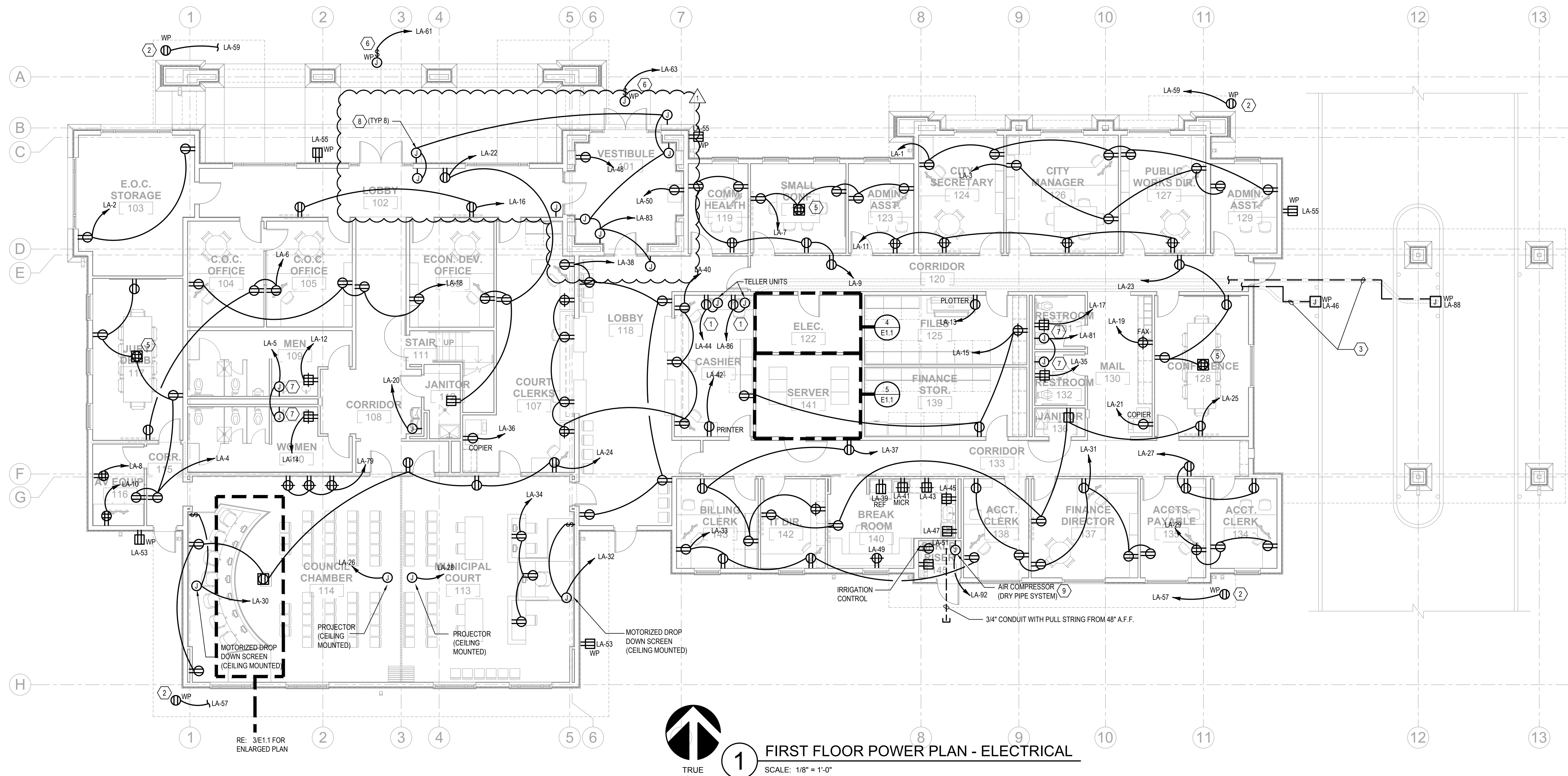
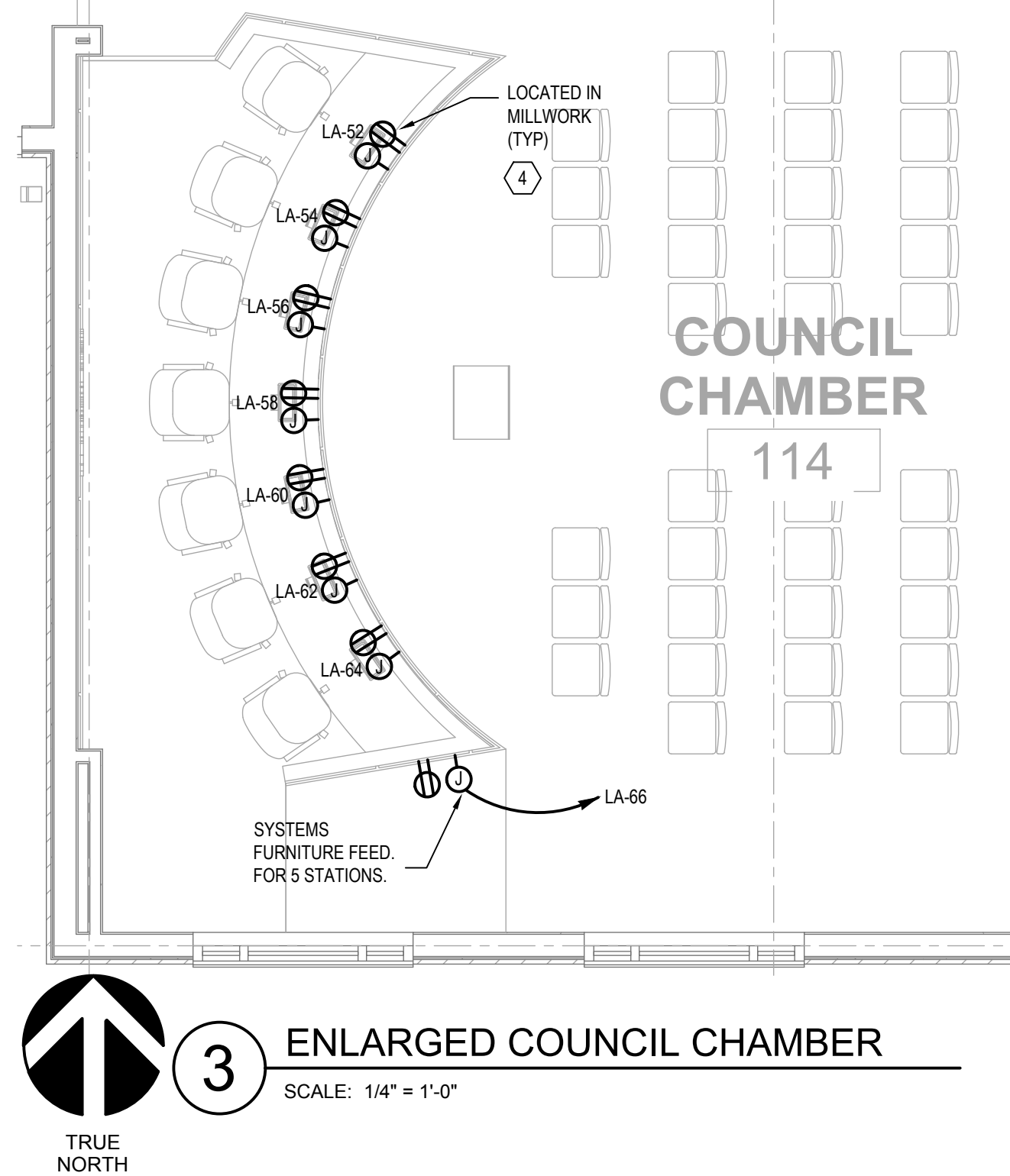
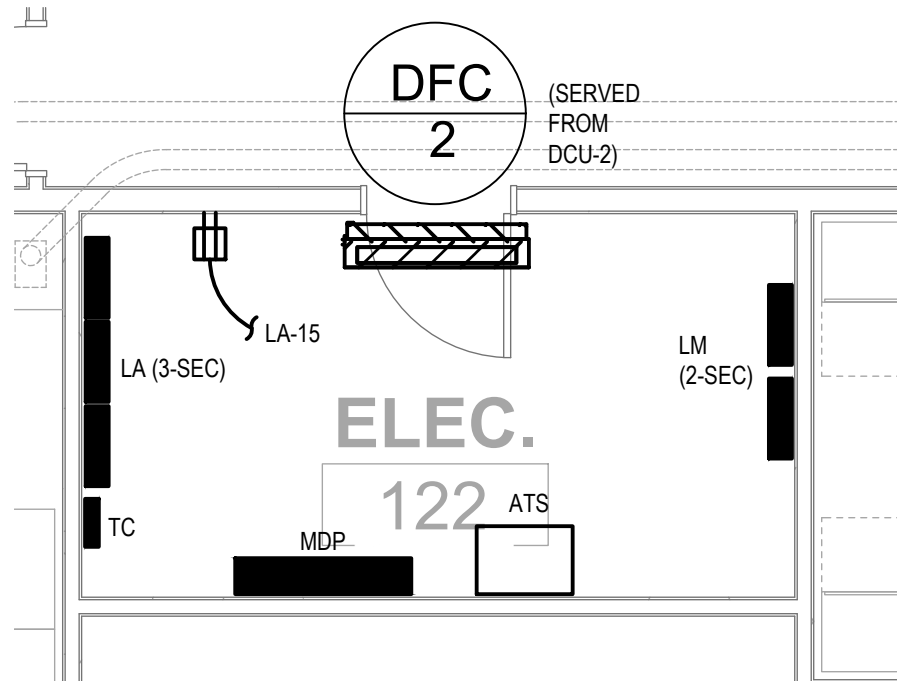
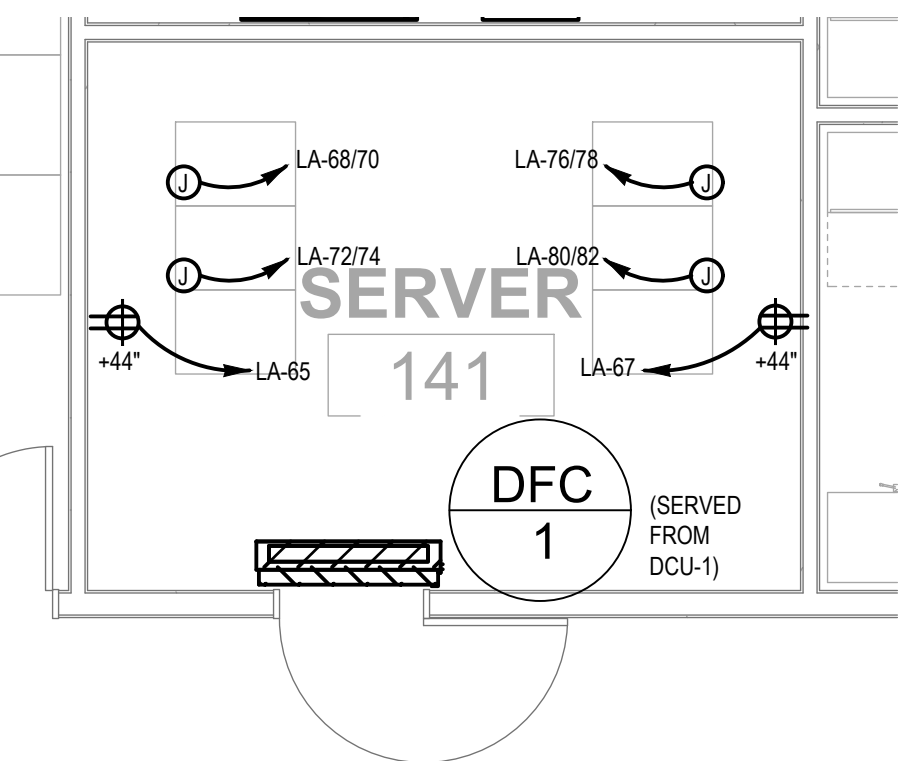
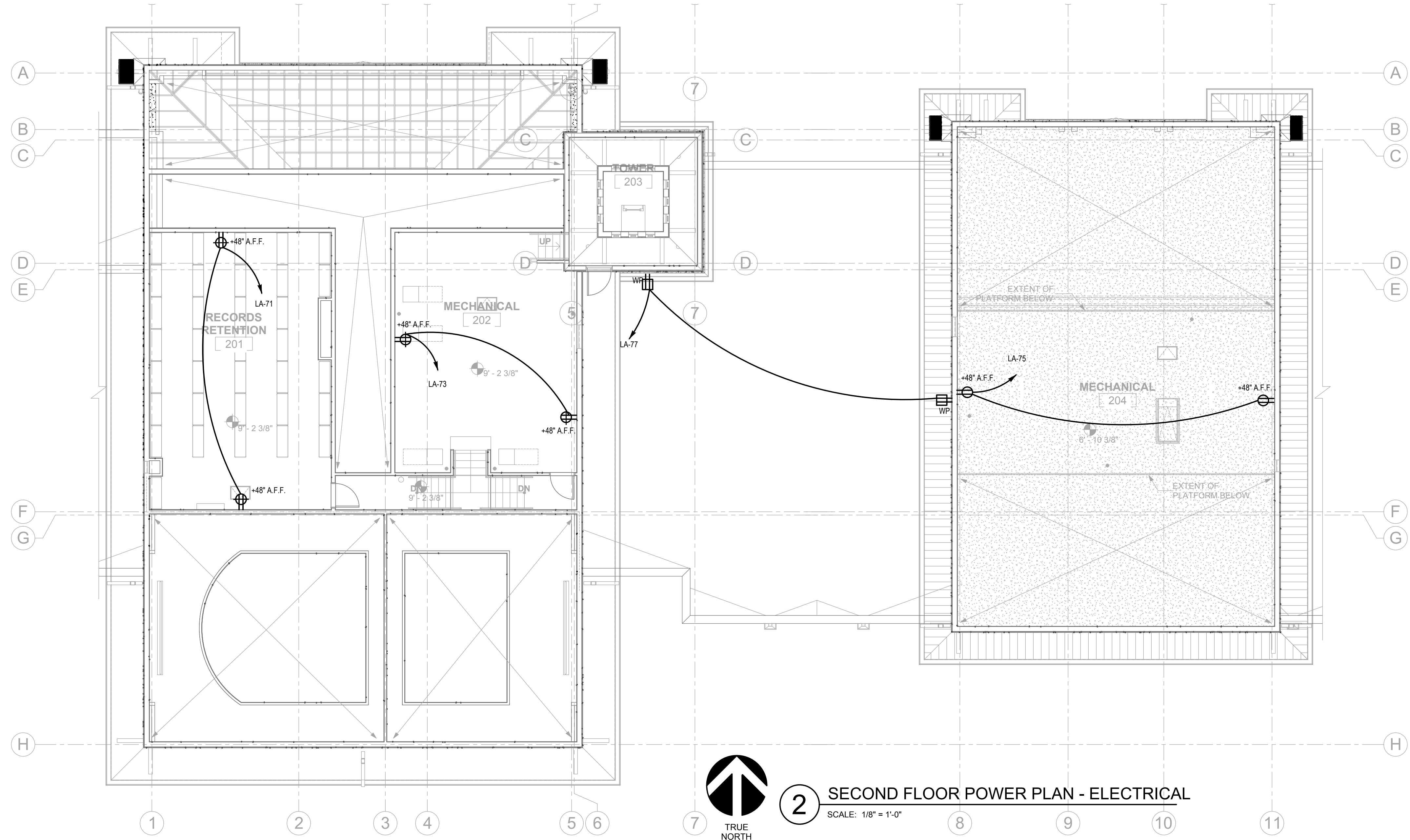
COPYRIGHT © 2018 BROWN REYNOLDS
WATFORD ARCHITECTS, INC.
DATE JUNE 11, 2018
DRAWN BY ELF
CHECKED BY NAG
BRW PROJECT NUMBER 17-0424

LOS FRESNOS
CITY HALL
500 E OCEAN BLVD
LOS FRESNOS, TX 75566

| NO. | REVISION | DATE |
|-----|-------------|----------|
| 1 | ADDENDUM 03 | 07.06.18 |

S5.0

FOUNDATION DETAILS



GENERAL NOTES:

- REFER TO SHEET E0.1 FOR GENERAL ELECTRICAL NOTES.
- REFER TO SHEET E2.1 FOR FIRE ALARM PLAN.
- REFER TO SHEET E2.1 HVAC/PLUMBING PLAN.
- REFER TO SHEET E0.2 FOR PANEL SCHEDULES.
- ALL OUTDOOR EQUIPMENT SHALL BE GFCI/WP.
- ALL ABOVE COUNTER ELECTRICAL RECEPTACLES SHALL BE MOUNTED +42" AFF, UNO.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT HEIGHT AND LOCATION OF ALL FLOOR AND WALL RECEPTACLES. REFER TO ARCHITECTURAL DRAWINGS FOR VERTICAL OR HORIZONTAL INSTALLATION OF ALL RECEPTACLES.
- COORDINATE ROUTING OF ALL CONDUCTORS AND CONDUIT WITH EXISTING FIELD CONDITIONS AND OTHER TRADES.
- DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE USED FOR EXACT DEVICE/OUTLET LOCATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DIMENSIONS FOR ANY EXACT TAKEOFFS FROM THE ARCHITECT.

KEY NOTES:

- JUNCTION BOX AND DEDICATED RECEPTACLE FOR TELLER UNIT AND AV UNIT. ROUTE PNEUMATIC TUBE FROM TELLER UNIT IN CASHIER ROOM 144 TO CUSTOMER UNIT THROUGH ABOVE CEILING. COORDINATE EXACT LOCATION AND MOUNTING REQUIREMENTS WITH PNEUMATIC TUBE SYSTEM VENDOR. REFER TO PNEUMATIC TUBE SYSTEM DRAWINGS FOR MORE INFORMATION.
- FURNISH AND INSTALL SOFFIT-MOUNTED DUPLEX RECEPTACLE FOR CHRISTMAS LIGHTS. CONTROLLED VIA PROGRAMMABLE TIME SWITCH AS INDICATED ON PLANS.
- JUNCTION BOX AND DEDICATED 120V, 20A CIRCUIT ROUTED UNDERGROUND IN 3/4" C. FOR CUSTOMER UNIT. COORDINATE EXACT LOCATION(S) AND MOUNTING REQUIREMENTS WITH PNEUMATIC TUBE SYSTEM VENDOR. REFER TO PNEUMATIC TUBE SYSTEM DRAWINGS FOR MORE INFORMATION.
- FURNISH AND INSTALL WIREMOLD WALL/SOURCE BOX MOUNTED IN VERTICAL MILLWORK IN FRONT OF COUNCIL DESKS WITH (1) DUPLEX RECEPTACLE, (2) DATA, (1) MICROPHONE OUTLETS. REFER TO SHEET T1.1 FOR MORE DETAILS. COORDINATE FINISH TYPE WITH ARCHITECT PRIOR TO PROCUREMENT.
- FURNISH AND INSTALL LEGRAND WIREMOLD OMNIBOX 88052 SERIES FULLY ADJUSTABLE RECESSED CONCRETE 2 GANG, MULTIPLE SERVICE CAST IRON FLOOR BOX EQUIPPED WITH FLANGE AND COVER PLATE ASSEMBLY EQUIPPED WITH QUAD ELECTRICAL RECEPTACLE AND VOICEDATA CONNECTIONS. COORDINATE EXACT FINISH AND FLOOR TYPE WITH ARCHITECT PRIOR TO PROCUREMENT. FURNISH AND INSTALL TWO (2) 1" CONDUIT ROUTED FROM FLOOR BOX TO NEAREST WALL UP TO AN ACCESSIBLE LOCATION ABOVE CEILING. COORDINATE EXACT LOCATION OF FLOOR BOXES WITH ARCHITECT AND MILLWORK CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- COORDINATE POWER REQUIREMENTS WITH SIGNAGE INSTALLER PRIOR TO COMMENCEMENT OF WORK.
- POWER FOR AUTOMATIC FLUSH VALVES, COORDINATE WITH PLUMBING PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE 120V, 20A CIRCUIT FOR PUSHBUTTONS FOR MOTORIZED DOOR OPERATORS.
- PROVIDE 120V, 20A CIRCUIT FOR POWER TO AIR COMPRESSOR (DRY PIPE SYSTEM). COORDINATE EXACT LOCATION AND POWER REQUIREMENTS WITH SPRINKLER CONTRACTOR.

BROWN REYNOLDS WATFORD ARCHITECTS
2700 EARL RUDDEFF FERRY SOUTH
SUITE 4000
HOUSTON, TEXAS 77045
713.964.1791
WWW.BRWARCH.COM

STATE OF TEXAS
CRISTOPHER J. CLAUDE
104587
10-06-18

Jordan & Skala Engineers
10375 Richmond Avenue, Suite 300 • Houston, TX 77042
Tel: 281.617.3300 • F: 281.617.3307
Texas Registered Engineering Firm #4499
Project Number: 17072.00
Checked By: EC
Drawn By: EC

COPYRIGHT © 2018 BROWN REYNOLDS WATFORD ARCHITECTS, INC.
DATE: 6/11/18
DRAWN BY: MA, PC, EC, BT
CHECKED BY: CJC
BRW PROJECT NUMBER: 217072.00

LOS FRESNOS CITY HALL
500 E OCEAN BLVD
LOS FRESNOS, TX 75566

| NO. | REVISION | DATE |
|-----|-------------|------------|
| 1 | ADDENDUM 03 | 07/06/2018 |

E1.1
FIRST FLOOR POWER PLAN - ELECTRICAL



GESSNER
ENGINEERING

July 10, 2018

Mr. Ray Holliday, AIA
Brown Reynolds Watford Architects
2700 Earl Rudder Freeway South, Suite 4000
College Station, Texas 77845

Re: Geotechnical Engineering Study – Addendum Letter 2
Los Fresnos Municipal Complex
Highway 100
Los Fresnos, Texas
Gessner Engineering Job No. 17-0424

Dear Mr. Holliday:

Gessner Engineering was requested to provide an addendum letter to address changes in pavement subgrade treatment recommendations for the proposed Los Fresnos Municipal Complex located in Los Fresnos, Texas. This letter is an addendum to the original Los Fresnos Municipal Complex Geotechnical Report, dated October 17, 2017, the Los Fresnos Municipal Complex Supplementary Letter, dated March 19, 2018, and the Los Fresnos Municipal Complex Addendum Letter, dated June 12, 2018. No additional field or laboratory testing was performed in conjunction with this addendum letter. This letter should not be used separately from the original report.

Subgrade Treatment

The type of subgrade treatment to stabilize soils on the site depends on the type of soil located under pavements. Lime stabilization works by reacting chemically with clay, but it does not react properly with sand. Therefore, it is recommended that lime be used to stabilize expansive clayey material and cement be used to stabilize sandy material. Subgrade treatment will add a structural component to the pavement section, and it is also recommended to provide a weather-resistant and workable surface for construction activity. It should be noted that stabilization recommendations are based on current grades. Should the site grading modify the surficial soils, variations from anticipated stabilization may be required.

Soils at this site are plastic and can be difficult to work with, particularly during periods of inclement weather. To provide a suitable, weather-resistant working surface for construction activity, the upper 6 inches of the plastic subgrade clays shall be treated with hydrated lime.

Lime treatment of the subgrade soils should be in accordance with the TxDOT Standard Specifications, Item 260. A sufficient quantity of hydrated lime should be mixed with the subgrade soils to reduce the soil-lime mixture PI to 18 or less. For estimating purposes, it is recommended that 8 percent lime by weight be assumed for treatment. **For construction purposes, it is recommended that the optimum lime content of the subgrade soils be determined by laboratory testing.** Lime-treated subgrade soils should be compacted to a minimum of 95 percent of the maximum density at a moisture content within the range of optimum moisture content to 3 percentage points above the optimum moisture content as determined by Tex-114-E.

COLLEGE STATION 979 680 8840 • BRENHAM 979 836 6855 • FORT WORTH 817 405 0774 • SAN ANTONIO 210 305 4792

2501 Ashford Drive, Suite 102 / College Station, Texas 77840 • Fax 979 680 8841 • www.gessnerengineering.com

CIVIL STRUCTURAL GEOTECHNICAL LAND SURVEYING CONSTRUCTION MATERIALS TESTING

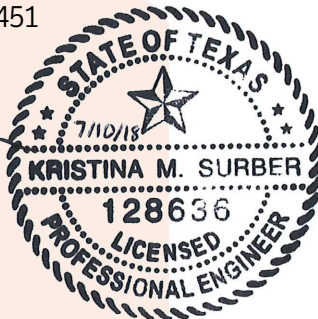
It is recommended to perform additional laboratory testing to determine the concentration of soluble sulfates in the subgrade soils, in order to investigate the potential for a recently reported adverse reaction to lime in certain sulfate-containing soils. The adverse reaction, referred to as sulfate-induced heave, has been known to cause cohesive subgrade soils to swell in short periods of time, resulting in pavement heaving and possible failure.

It is important that proper perimeter drainage be provided so that infiltration of surface water from unpaved areas surrounding the pavement is minimized, or if this is not possible, curbs should extend through the base and into the subgrade. A crack sealant compatible to both asphalt and concrete should be provided at concrete-asphalt interfaces. It should be noted that post-construction subgrade movements and cracking of asphaltic pavements is not uncommon for subgrade conditions such as those observed at this site.

It has been a pleasure to provide you this supplemental information. If I can be of further assistance to you with this situation please contact me.

Sincerely,
GESSNER ENGINEERING, LLC F-7451


Kristina M. Surber, P.E.



GESSNER ENGINEERING

CIVIL STRUCTURAL GEOTECHNICAL LAND SURVEYING CONSTRUCTION MATERIALS TESTING