



JEFFERSON COUNTY PURCHASING DEPARTMENT
Deborah L. Clark, Purchasing Agent

1149 Pearl Street
1st Floor, Beaumont, TX 77701

OFFICE MAIN: (409) 835-8593
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Addendum to IFB

IFB NUMBER: IFB 24-062/MR
IFB TITLE: Jefferson County Diversion Center Renovation
IFB DUE BY: 11:00 am CT, Wednesday, November 13, 2024
ADDENDUM NO.: 3
ISSUED (DATE): November 6, 2024

To Bidder: This Addendum is an integral part of the IFB package under consideration by you as a Bidder in connection with the subject matter herein identified. Jefferson County deems all sealed bids to have been proffered in recognition and consideration of the entire IFB Specifications Package - including all addenda. For purposes of clarification, receipt of this present Addendum by a Bidder should be evidenced by returning it (signed) as part of the Bidder's sealed bid submission. If the bid submission has already been received by the Jefferson County Purchasing Department, Bidder should return this addendum in a separate sealed envelope, clearly marked with the IFB Title, IFB Number, and IFB Opening Date and Time, as stated above.

Reason for Issuance of this Addendum:
Vendor Questions

The information included herein is hereby incorporated into the documents of this present bid matter and supersedes any conflicting documents or portion thereof previously issued.

Receipt of this Addendum is hereby acknowledged by the undersigned Respondent:

ATTEST:

Authorized Signature (Respondent)

Witness

Title of Person Signing Above

Witness

Typed Name of Business or Individual

Approved by \_\_\_ Date: \_\_\_\_\_

Address



**JEFFERSON COUNTY PURCHASING DEPARTMENT**  
*Deborah L. Clark, Purchasing Agent*

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1. Question: Will there be background checks on this project? Any security protocols we need to be aware of to get on site?

Answer: Background checks will be required. Contractor will have to be let in and out of the secure facility until the fence has been relocated. Contractor staff must stay contained to the construction site. This is a non-smoking facility.

2. Question: Refer to 5/ A.151, is the intention to use the same Schluter transition of Sheet vinyl to LVT for where LVT.1 & LVT.2 / LVT.1 & LVT.3 meet?

Answer: See Brave answers beginning on page 3 of this addendum.

3. Please clarify the desired floor finishes for Mechanical rooms, Custodial rooms, Service Rooms, Sprinkler Room, & Staff Toilet D107. Its not clear on the finish plan.

Answer: See Brave answers beginning on page 3 of this addendum.



## ADDENDUM # 02

IFB 24-062/MR Jefferson County Diversion Center Renovation

B/A No. 23141

Issue Date: 11/05/2024

### Notice:

- Receipt of this Addendum shall be acknowledged on the Bid Form.
- This Addendum forms part of the Contract Documents for the above referenced project and shall be incorporated integrally therewith.
- Bidder shall make necessary adjustments and submit his/her proposal with full knowledge of all modifications, clarifications, and supplemental data included therein. Where provisions of the following supplemental data differ from those of the original Contract Documents, this addendum shall govern and take precedence.
- Identified items revised on the Drawings are designated by a cloud line surrounding the revised section of the drawing and a delta ( $\Delta$ ) symbol with the corresponding revision number.
- Items revised in the Project Manual are shown in bold AND italicized.

### Modifications:

#### A. Changes to Bidding Information (questions & clarifications): RFIs

1. Sergio Gomez, Construction Managers of Southeast Texas, LLC Question 1 – Refer to 5/A.151, is the intention to use the same Schluter transition of sheet vinyl to LVT for where LVT.1 & LVT.2/LVT.1 & LVT.3 meet?

**Response:** Yes

2. Sergio Gomez, Construction Managers of Southeast Texas, LLC Question 2 – Please clarify the desired floor finishes for Mechanical rooms, custodial rooms, Service Rooms, Sprinkler Room, & Staff Toilet D 107. It's not clear on the finish plan.

**Response:** See revised sheet A.151 and A.152 with finish information.

3. Jesus Cardenas, Construction Managers of Southeast Texas, LLC Question 1 – Addendum 01 notes to reference revised Sheet A.101 to a response on some of the questions but there does not seem to be A.101 sheet attached to Addendum 01.

**Response:** See revised sheet A.101, A.102 and A.150 with all Toilet Accessories Tags and product information.

4. Plumbing drawings revisions in Addendum 01.

**Response:** New roof plan P1.3 shows roof gutters sized at 8"x6" minimum and 6" downspouts minimum (16 total downspouts). Sheet P1.1 shows 6" downspouts down through wall and terminate with downspout nozzle JR Smith 1770 or equal.

#### A. Attachments:

| Drawing Sheet |                                | Format | Date       |
|---------------|--------------------------------|--------|------------|
| G.000         | Cover Page                     | 30x42  | 11/05/2024 |
| G.001         | Index and General Information  | 30x42  | 11/05/2024 |
| A.101         | Enlarged Floor Plan – POD 200  | 30x42  | 11/05/2024 |
| A.102         | Enlarged Floor Plan – POD 400  | 30x42  | 11/05/2024 |
| A.150         | Finish Schedule                | 30x42  | 11/05/2024 |
| A.151         | Finish Plan                    | 30x42  | 11/05/2024 |
| A.152         | Enlarged Finish Plan – POD 200 | 30x42  | 11/05/2024 |

End of Addendum 02 Narrative

4200 Montrose Blvd.  
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(IFB 24-062/MR) Jefferson County Diversion Center Renovation ADDENDUM No. 3

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Page 3 of 10



# JC DIVERSION CENTER RENOVATION

3890 FM3514, BEAUMONT, TX 77705

|            |             |                             |
|------------|-------------|-----------------------------|
|            | B/A PROJ. # | 23141                       |
| 05/02/2024 |             | SCHMATIC DESIGN             |
| 06/14/2024 |             | DESIGN DEVELOPMENT          |
| 08/23/2024 |             | 90% CONSTRUCTION DOCUMENTS  |
| 09/23/2024 |             | 100% CONSTRUCTION DOCUMENTS |
| 11/01/2024 |             | ADDENDUM #01                |
| 11/05/2024 |             | ADDENDUM #02                |



## 100% CONSTRUCTION DOCUMENTS ADDENDUM #01

### PROJECT TEAM:

|                         |                         |
|-------------------------|-------------------------|
| ARCHITECT _____         | BRAVE / ARCHITECTURE    |
| CIVIL _____             | DALLY + ASSOCIATES      |
| LANDSCAPE _____         | KW LANDSCAPE ARCHITECTS |
| STRUCTURAL _____        | DALLY + ASSOCIATES      |
| MEP _____               | ASEI ENGINEERING        |
| BUILDING ENVELOPE _____ | PRICE CONSULTING, INC   |
| AV/IT CONSULTANT _____  | DATACOM DESIGN GROUP    |





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Civil Contact

**LANDSCAPE**  
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Landscape Contact

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Consultant Contact

**AV/IT CONSULTANT**  
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Consultant Contact

KEYPLAN:



Ownership of Instruments of Service  
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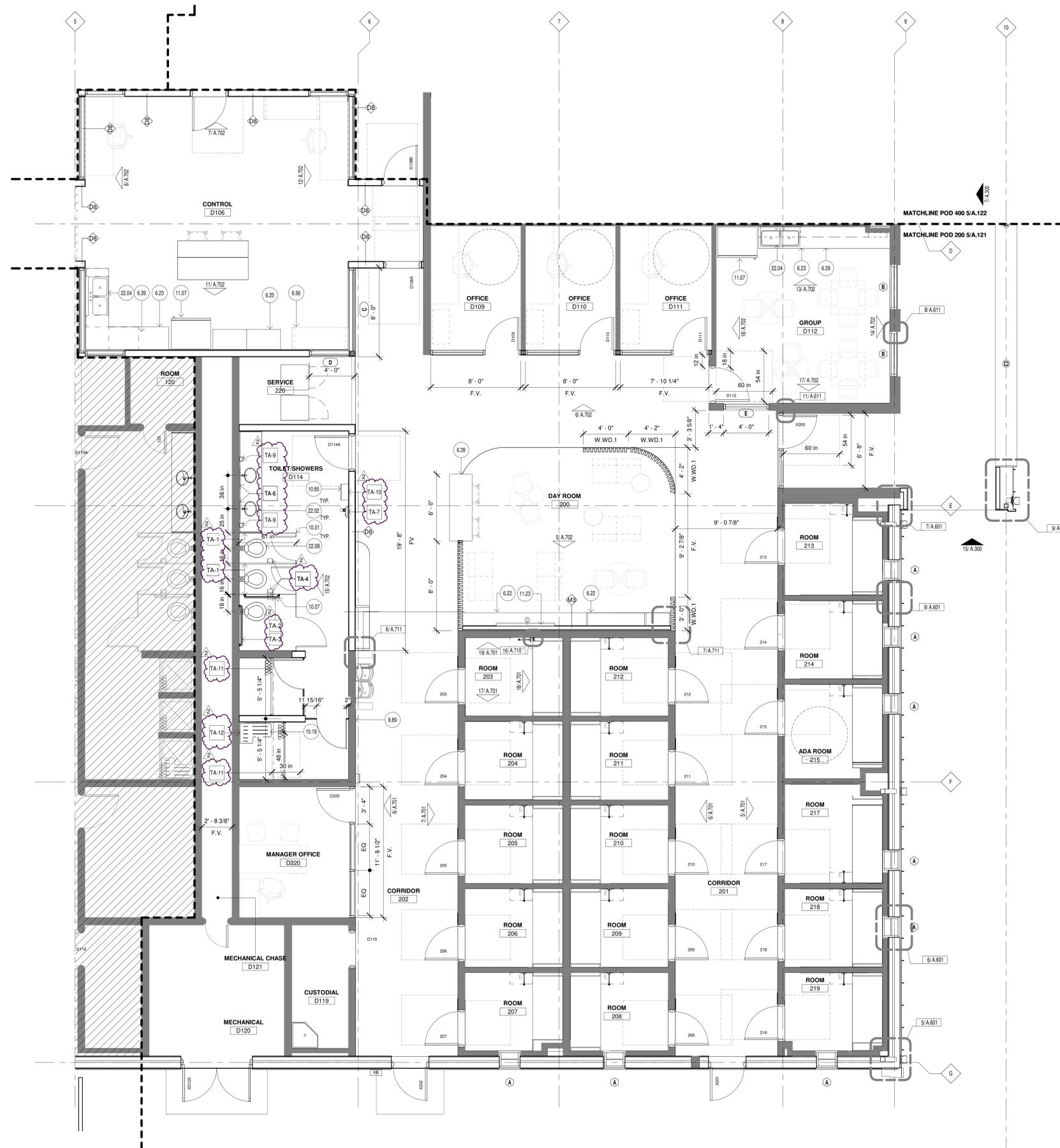
10/30/2024

FILE: 10/30/2024  
DRAWN BY: Author  
CHECKED BY: Checker

ISSUE:  
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09/23/2024 100% CONSTRUCTION DOCUMENTS  
2 11/05/2024 ADDENDUM #02

ENLARGED FLOOR PLAN - POD 200

Scale: AS NOTED



- 6.22 Millwork re: Millwork details
- 6.23 Base cabinets re: Millwork details
- 6.25 Tall cabinets re: Millwork details
- 6.26 Countertops re: Millwork details & Finish schedule
- 6.56 Desk - Furniture Owner Provided Owner Installed
- 9.89 Existing wall: Field verify
- 10.01 Toilet partitions re: Accessory schedule
- 10.07 Grab bar, 36" long re: Accessory schedule
- 10.19 Folding shower seat re: Accessory schedule
- 10.65 Surface mounted waste receptacle re: Toilet Accessories Schedule
- 11.07 Refrigerator - Owner Provided Contractor Installed
- 11.23 Wall-mounted flat panel television
- 22.02 Counter-mount lavatory re: Plumbing
- 22.04 Two-compartment sink re: Plumbing
- 22.08 Wall-mount water closet re: Plumbing

NOTES:  
THE FOLLOWING INSULATION VALUES TO BE USED PER IBC TABLE C402.1.3  
ROOFS:  
ABOVE DECK: R-25g  
METAL BUILDINGS: R-19 + R-11 LS  
WALLS ABOVE GRADE:  
METAL BUILDING: R-13 + R-6.5g  
METAL FRAMED: R-13 + R-5g

KEYNOTES 2

- NOT IN SCOPE
- EXISTING WALLS
- NEW CONSTRUCTION
- MATCHLINES

ENLARGED PLAN NOTES:  
1. POD - 200 AS SHOWN  
2. POD - 400 IDENTICAL TO POD 200 UNO.

- NOTES:
1. REFER TO TYPICAL NOTES FOR NEW CONSTRUCTION IN ALL PODS, U.N.G.
  2. FURNITURE SHOWN FOR REFERENCE ONLY AND TO BE PROVIDED BY OWNER
  3. ALL DIMENSIONS TO BE FIELD VERIFIED





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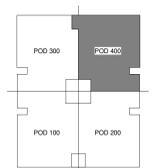
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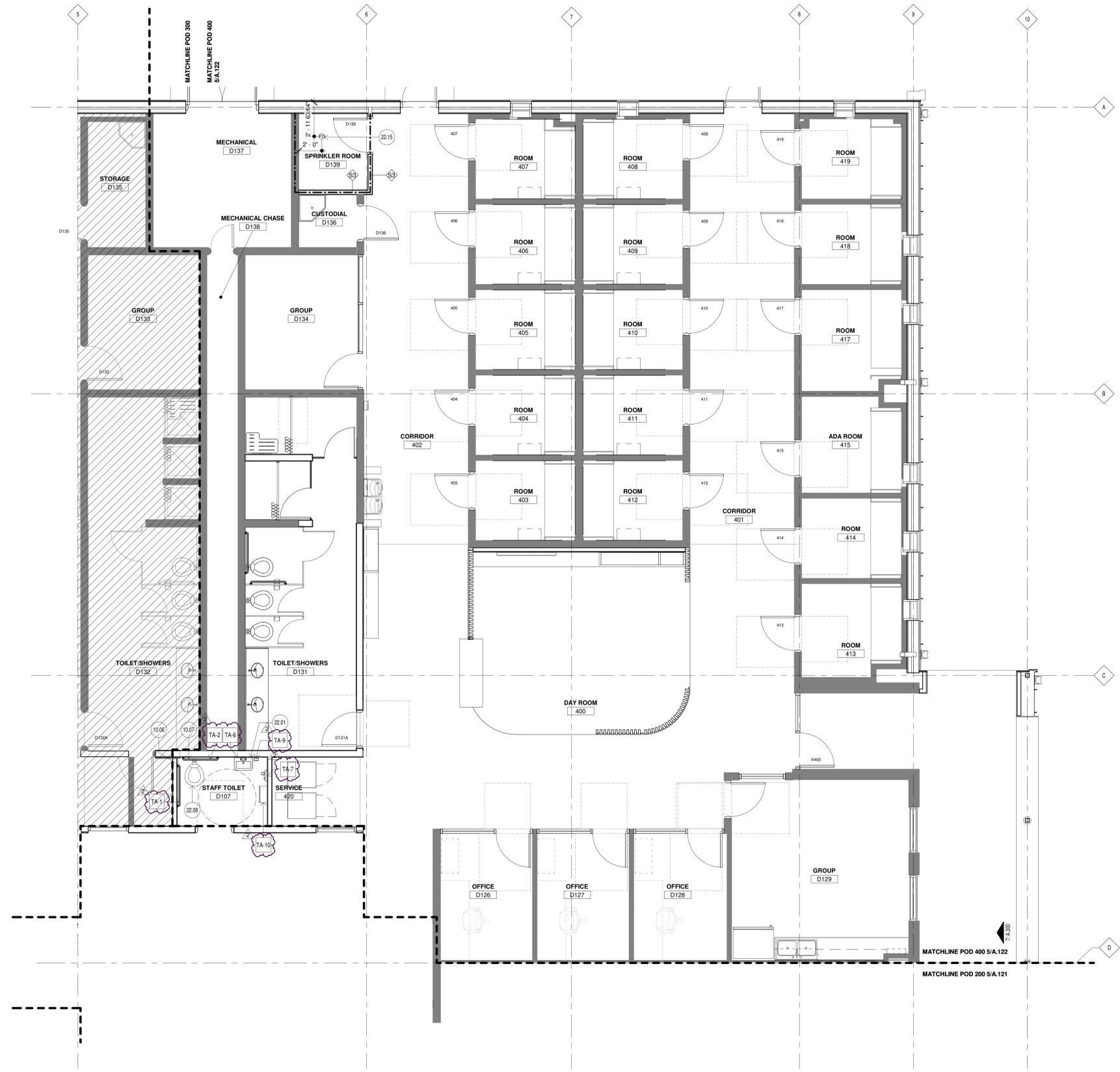


10/30/2024

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| FILE:        | 10/30/2024                  | Author  |
| DRAWN BY:    |                             | Checker |
| CHECKED BY:  |                             |         |
| ISSUE:       |                             |         |
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| 09/23/2024   | 100% CONSTRUCTION DOCUMENTS |         |
| 2 11/05/2024 | ADDENDUM #02                |         |

ENLARGED FLOOR PLAN - POD 400

Scale: AS NOTED



- 10.06 Grab bar, 42" long, re: Accessory schedule
- 10.07 Grab bar, 36" long, re: Accessory schedule
- 22.01 Wall-mount lavatory, re: Plumbing
- 22.08 Wall-mount water closet, re: Plumbing
- 22.15 Floor drain, re: Plumbing

**NOTES:**  
THE FOLLOWING INSULATION VALUES TO BE USED PER IBC TABLE C402.1.3  
**ROOFS:**  
ABOVE DECK: R-25G  
METAL BUILDINGS: R-19 + R-11 LS  
**WALLS, ABOVE GRADE:**  
METAL BUILDING: R-13 + R-6.5G  
METAL FRAMED: R-13 + R-5G

KEYNOTES 2

- NOT IN SCOPE
- EXISTING WALLS
- NEW CONSTRUCTION
- MATCHLINES

**ENLARGED PLAN NOTES:**  
1. POD - 200 AS SHOWN  
2. POD - 400 IDENTICAL TO POD 200 UNO.

- NOTES:**
- POD 400 IS SIMILAR AS POD 200. ALL KEY NOTES, DIMENSIONS AND SCOPE OF WORK APPLIES FROM SHEET A.101, UNLESS NOTED OTHERWISE. REFER TO SHEET A.101 FOR CONTROL ROOM INFORMATION.
  - REFER TO TYPICAL NOTES FOR NEW CONSTRUCTION IN ALL PODS, U.N.O.
  - FURNITURE AND EQUIPMENTS ARE SHOWN FOR REFERENCE ONLY. THEY ARE TO BE OWNER PROVIDED CONTRACTOR INSTALLED.
  - ALL DIMENSIONS TO BE FIELD VERIFIED





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1 11/01/2024 ADDENDUM # 01  
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FINISH SCHEDULE

Scale: AS NOTED

**A.150**

| EXTERIOR FINISH SCHEDULE |              |                   |                     |                     |              |   |
|--------------------------|--------------|-------------------|---------------------|---------------------|--------------|---|
| FINISH MARK              | ITEM         | MANUFACTURER      | MANUFACTURER NUMBER | MANUFACTURER NAME   | FINISH       | COMMENTS  |
| MP.1                     | METAL PANEL  | MORIN             |                     | VARIES              | BONE WHITE   | MORIN PANELS MATRIX-3, MATRIX-4, AND MATRIX-10 TO BE USED. SEE 4A.301 FOR PATTERN |
| MP.2                     | METAL PANEL  | MCELROY METAL     |                     | Z38-T               | CHARCOAL     | Z38T WALL SYSTEM TO BE APPLIED TO ROOF AND WALLS. 24" WIDE PANELS                 |
| MP.3                     | METAL PANEL  | MCELROY METAL     |                     | VISIONLINE F-SERIES | SURREY BEIGE |   |
| STC.1                    | STUCCO       |                   |                     |                     | SMOOTH       | 3 LAYER PORTLAND CEMENT PLASTER, PAINTED. COLOR TO BE SELECTED BY ARCHITECT       |
| PT.1                     | KYNAR FINISH |                   |                     |                     | SMOOTH       | COLUMN COVER - COLOR TO BE SELECTED BY ARCHITECT                                  |
| PT.2                     | PAINT        | SHERWIN WILLIAMS  |                     |                     |              | ACCENT PAINT  |
| WD.1                     | IPE WOOD     | US LUMBER BROKERS |                     |                     |              | 1 X 6 IPE PLANKS. STAIN GRADE. GC TO PROVIDE 3 STAIN SAMPLES                      |

FINISH SCHEDULE - EXTERIOR

8

| FINISH SCHEDULE |                                   |                  |                     |                   |                       |  |
|-----------------|-----------------------------------|------------------|---------------------|-------------------|-----------------------|--|
| FINISH MARK     | ITEM                              | MANUFACTURER     | MANUFACTURER NUMBER | MANUFACTURER NAME | FINISH                | COMMENTS   |
| <b>FLOOR</b>    |                                   |                  |                     |                   |                       |  |
| F.EP.1          | EPOXY FLOOR                       |                  |                     |                   |                       | TOILET SHOWER ROOMS  |
| F.DCONC.1       | SEALED CONCRETE                   |                  |                     |                   |                       | ALL FLOORS TO BE F.DCONC.1 U.N.O.  |
| F.LVT.1         | LUXURY VINYL TILE                 | TARKETT          | 0976                | CONTOUR           | WOVEN REED SILKSTRAW  | CORRIDORS/GROUP ROOMS/CONTROL ROOM   |
| F.LVT.2         | LUXURY VINYL TILE                 | TARKETT          | C127                | COLOR POP         | BERMUDA               | DAYROOM 200  |
| F.LVT.3         | LUXURY VINYL TILE                 | TARKETT          | C173                | COLOR POP         | SUNBEAM               | DAYROOM 400  |
| F.SV.1          | SHEET VINYL                       | TARKETT          | 0296                | ID GRANIT         | WARM GREY             | SLEEPING UNITS   |
| <b>BASE</b>     |                                   |                  |                     |                   |                       |  |
| B.RB.1          | RUBBER BASE                       | TARKETT          | TS825               | JOHNSONITE        | FAWN                  | 4" RUBBER BASE   |
| B.SV.1          | SHEET VINYL                       | TARKETT          | 0296                | ID GRANIT         | WARM GREY             | SLEEPING UNITS   |
| B.EP.1          | EPOXY BASE                        |                  |                     |                   |                       |  |
| <b>WALL</b>     |                                   |                  |                     |                   |                       |  |
| W.PT.1          | PAINT 1                           | SHERWIN WILLIAMS | SW7757              |                   | HIGH REFLECTIVE WHITE | SEMI GLOSS ALL WALLS TO BE W.PT.1 U.N.O.   |
| W.PT.2          | ACCENT PAINT                      | SHERWIN WILLIAMS | SW9759              |                   | COOLED BLUE           | SEMI GLOSS POD 200   |
| W.PT.3          | ACCENT PAINT                      | SHERWIN WILLIAMS | SW9019              |                   | GOLDEN FLUMERIA       | SEMI GLOSS POD 400   |
| W.WD.1          | WOOD SLAT WALL                    | SLAT SOLUTIONS   |                     |                   | SLAT ROOM DIVIDER     | MAPLE  |
| W.CT.1          | CERAMIC TILE 4" X 10"             | EMSER            |                     |                   | CATCH GLOSSY          | TILE AT RESTROOMS. UP TO 8 AFF   |
| W.SV.1          | SHEET VINYL                       | TARKETT          | 0296                | ID GRANIT         | WARM GREY             | SLEEPING UNITS   |
| W.CG.1          | CORNER GUARD                      | INPRO            |                     |                   | INPRO                 | STAINLESS STEEL 3 1/2"   |
| <b>CEILING</b>  |                                   |                  |                     |                   |                       |  |
| C.ACT.1         | 2 X 2' MINERAL WOOL CEILING TILES | ROCKFON          | SLN                 |                   | ALASKA                | WHITE  |
| C.PT.1          | PAINT 1                           | SHERWIN WILLIAMS | SW7757              |                   | HIGH REFLECTIVE WHITE | SEMI GLOSS ALL CEILINGS TO BE C.PT.1 U.N.O.  |
| C.PT.2          | ACCENT PAINT                      | SHERWIN WILLIAMS | SW9759              |                   | COOLED BLUE           | SEMI GLOSS POD 200   |
| C.PT.3          | ACCENT PAINT                      | SHERWIN WILLIAMS | SW9019              |                   | GOLDEN FLUMERIA       | SEMI GLOSS POD 400   |
| <b>MILLWORK</b> |                                   |                  |                     |                   |                       |  |
| M.PL.1          | PLASTIC LAMINATE 1                | WILSONART        | 7987-38             |                   | PALISADES OAK         | FINE VELVET  |
| M.PL.2          | MELAMINE                          | FORMICA          | 489-58              |                   | BRUTE WHITE           | MATTE FINISH CABINET, SHELVING, AND DRAWER INTERIORS   |
| M.QZ.1          | QUARTZ                            | COSENTINO        |                     |                   | SILESTONE             | ET STATUARIO ALL COUNTERTOPS   |
| <b>MISC.</b>    |                                   |                  |                     |                   |                       |  |
| FT.1            | FELT ACOUSTICAL PANEL             | ACOUFELT         | PE20                |                   | PEACOCK               | SOLID, 12MM TYP. IN POD 200. GC TO INSTALL WITH REQUIRED MOUNTING ACCESSORIES AS NEEDED FOR CEILING AND WALL MOUNTING AS PER MANUFACTURERS RECOMMENDATIONS |
| FT.2            | FELT ACOUSTICAL PANEL             | ACOUFELT         | BU07                |                   | BUTTER                | SOLID, 12MM TYP. IN POD 400. GC TO INSTALL WITH REQUIRED MOUNTING ACCESSORIES AS NEEDED FOR CEILING AND WALL MOUNTING AS PER MANUFACTURERS RECOMMENDATIONS |

FINISH SCHEDULE - INTERIOR

6

| TOILET ACCESSORIES SCHEDULE |                                  |              |   |                |                         |  |
|-----------------------------|----------------------------------|--------------|---|----------------|-------------------------|--|
| TAG                         | ITEM                             | MANUFACTURER | DESCRIPTION   | MODEL          | FINISH                  | COMMENTS                               |
| TA-1                        | TOILET PARTITIONS                | BOBRICK      | STANDARD PRIVACY - FLOOR TO CEILING                               |                |                         | TOILET ENCLOSURES AND ENTRANCE SCREENS |
| TA-2                        | 36" GRAB BAR                     | BOBRICK      | 1 1/2" DIAMETER GRAB BAR W/ SNAP FLANGE & PEENED GRIPPING SURFACE | B-8806.99 X 36 | STAINLESS STEEL SATIN   |  |
| TA-3                        | 42" GRAB BAR                     | BOBRICK      | 1 1/2" DIAMETER GRAB BAR W/ SNAP FLANGE & PEENED GRIPPING SURFACE | B-8806.99 X 42 | STAINLESS STEEL SATIN   |  |
| TA-4                        | TOILET PAPER TISSUE DISPENSERS   | TORK         | DOUBLE-ROLL TOILET TISSUE DISPENSER                               | H-1347         | SMOKE                   |  |
| TA-5                        | SANITARY WIPKIN DISPOSAL         | BOBRICK      | CONTOUR SERIES SANITARY WIPKIN DISPOSAL                           | B-270          | STAINLESS STEEL SATIN   |  |
| TA-6                        | MIRROR                           | BOBRICK      | FRAMED STAINLESS STEEL CHANNEL MIRROR                             | B-165          | STAINLESS STEEL SATIN   |  |
| TA-7                        | HAND DRYER                       | EXCEL DRYER  | XLERATOR HAND DRYER   | XL-S8          | BRUSHED STAINLESS STEEL |  |
| TA-8                        | COAT HOOK                        | BOBRICK      | ROBE HOOK (DOUBLE)  | B-6727         | STAINLESS STEEL SATIN   |  |
| TA-9                        | PAPER TOWEL AND TRASH RECEPTACLE | BOBRICK      | SURFACE MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE        | B-3695         | STAINLESS STEEL SATIN   |  |
| TA-10                       | DISPENSER                        | BOBRICK      | CLASSIC SERIES EXTRA-HEAVY-DUTY SHOWER CURTAIN ROD                | B-6107 X 36    | BOBRICK SATIN           |  |
| TA-11                       | CURTAIN ROD                      | BOBRICK      | CLASSIC SERIES EXTRA-HEAVY-DUTY SHOWER CURTAIN ROD                | B-6107 X 36    | BOBRICK SATIN           |  |
| TA-12                       | SHOWER SEAT                      | BOBRICK      | REVERSIBLE FOLDING SHOWER SEAT                                    | B-6181         | STAINLESS STEEL         |  |

TOILET ACCESSORY SCHEDULE

5 LEGEND

| NOTES: |  |
|--------|--|
| 1.     | TYPICAL NEW CONSTRUCTION NOTES, U.N.O.   |
| 2.     | REFERENCE A.150 FOR SPECIFIC POD FINISHES.<br>POD 200: F.LVT.2, W.PT.2, C.PT.2, AND FT.1<br>POD 400: F.LVT.3, W.PT.3, C.PT.3, AND FT.2 |
| 3.     | GC TO REFERENCE A.730 FOR MOUNTING HEIGHTS   |



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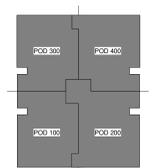
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KEYPLAN:



Ownership of Instruments of Service  
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SEAL:

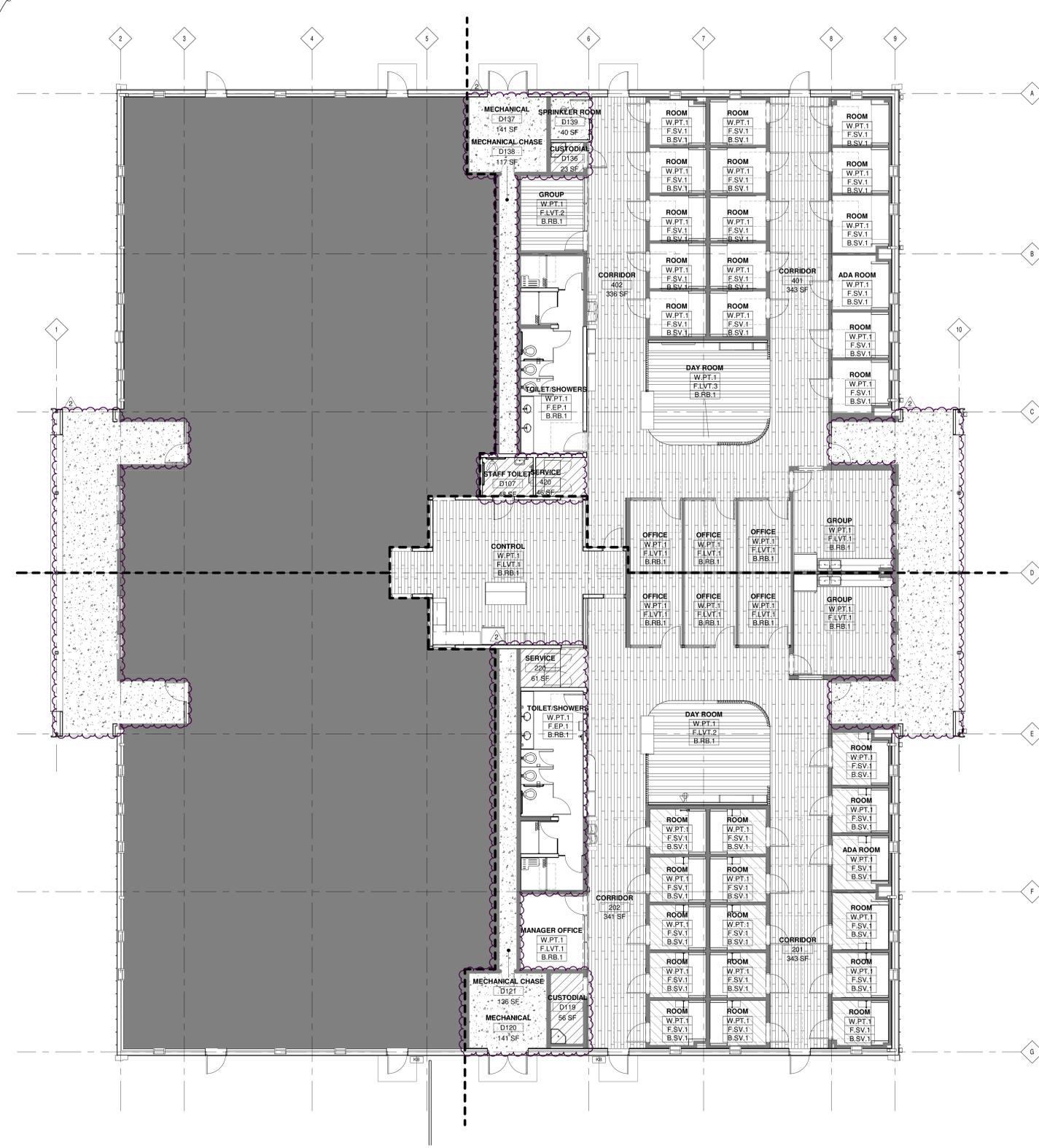


10/30/2024

FILE:  
DRAWN BY:  
CHECKED BY: EHN  
ISSUE:  
05/02/2024 SCHEMATIC DESIGN  
06/14/2024 DESIGN DEVELOPMENT  
08/23/2024 90% CONSTRUCTION DOCUMENTS  
09/23/2024 100% CONSTRUCTION DOCUMENTS  
1 11/01/2024 ADDENDUM # 01  
2 11/05/2024 ADDENDUM #02

OVERALL FINISH PLAN

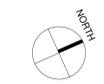
Scale: AS NOTED



KEYNOTES

- F.CONC-1 - SEALED CONCRETE
- F.SV-1 - SHEET VINYL
- F.LVT-1 - LUXURY VINYL TILE
- F.LVT-2 - LUXURY VINYL TILE
- F.LVT-3 - LUXURY VINYL TILE
- F.EP-1 - EPOXY FLOORING

- NOTES:
1. TYPICAL NEW CONSTRUCTION NOTES, U.N.O.
  2. REFERENCE A.150 FOR SPECIFIC POD FINISHES.  
POD 200: F.LVT.2, W.PT.2, C.PT.2, AND FT.1  
POD 400: F.LVT.3, W.PT.3, C.PT.3, AND FT.2





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KW LANDSCAPE ARCHITECTS  
6925 PORTWEST DRIVE, SUITE 100  
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Landscape Contact

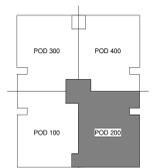
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SEAL:



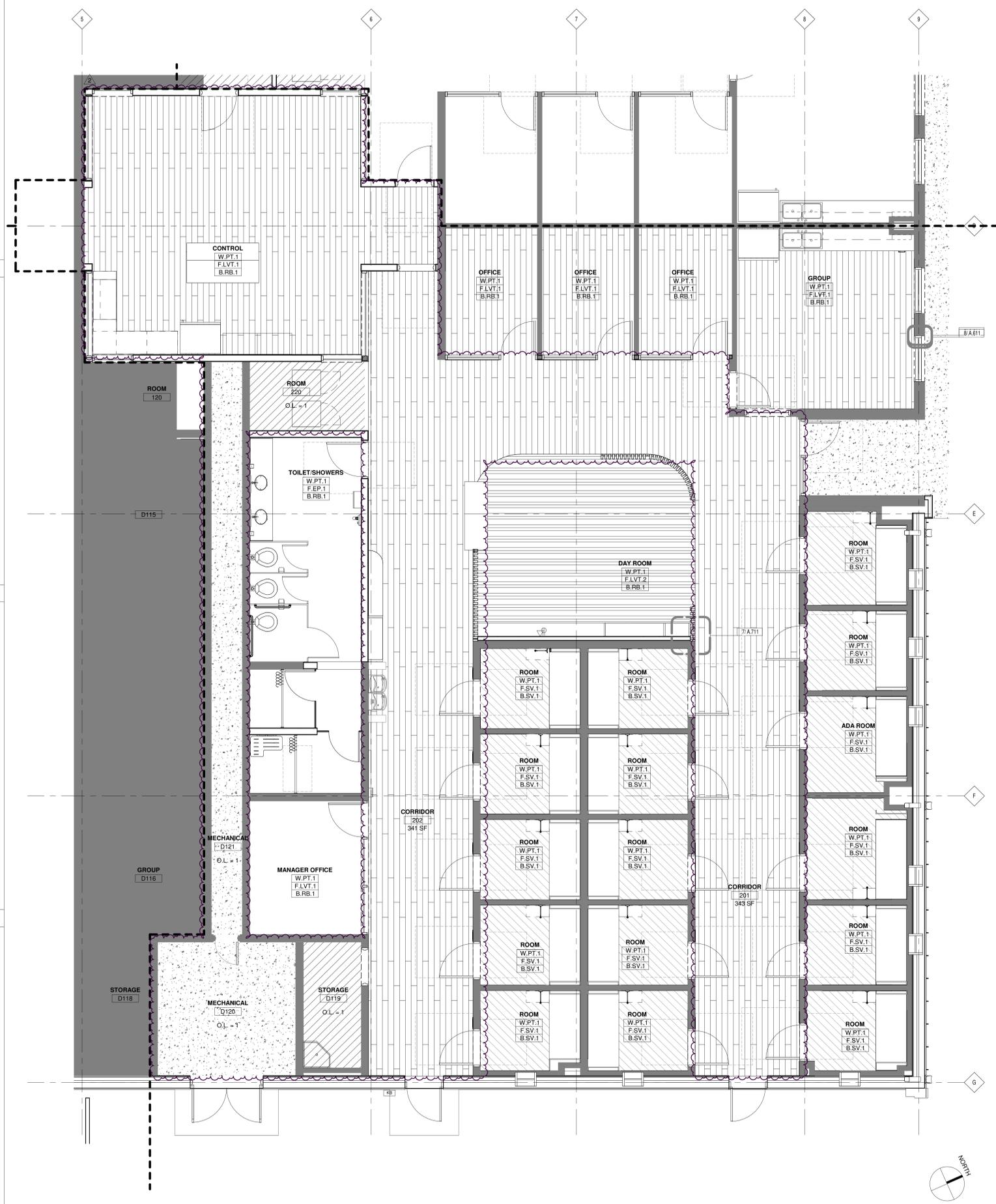
10/30/2024

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09/23/2024 100% CONSTRUCTION DOCUMENTS  
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2 11/05/2024 ADDENDUM #02

ENLARGED FINISH PLAN - POD 200

Scale: AS NOTED

**A.152**



KEYNOTES 2

- F.CONC.1 - SEALED CONCRETE
- F.SV.1 - SHEET VINYL
- F.LVT.1 - LUXURY VINYL TILE
- F.EP.1 - EPOXY FLOORING

NOTES:  
1. TYPICAL NEW CONSTRUCTION NOTES, U.N.O.  
2. REFERENCE A.150 FOR SPECIFIC POD FINISHES.  
POD 200: F.LVT.2, W.PT.2, C.PT.2, AND FT.1  
POD 400: F.LVT.3, W.PT.3, C.PT.3, AND FT.2

ENLARGED FINISH PLAN - POD B

1/4" = 1'-0" 5

LEGEND 1