

May 18th, 2026 – **Revised May 22, 2026, Revised June 8th, 2026**

RE: Live Oak County Courthouse – Phase II
301 Houston St, George West, TX 78022

Questions & Clarifications Response

- 1) Specs missing for, plaster, acoustic plaster, tile, wood floor, carpet tile, and the in wall mailbox
 - *Spec's for plaster, acoustic plaster, tile, wood floor carpet tile, and in-wall mailbox to be added to Project Manual.*
- 2) Several specs are included in specifications but not listed in the table of contents. Some of these same specs are not noted on the plans indicating scopes of work
 - *Table of Contents to be updated to ensure all relevant specifications are included.*
- 3) We would like to request that the Bid Breakdown on the proposal form be required to be submitted by the selected GC for the project. This amount of information is impossible to provide while compiling a competitive bid with time constraints.
 - *Understood and allowed.*
- 4) Section 002113 page 4 item 7.06 indicates providing fees for changes in the work on the bid form. There are no blanks for this on the bid form.
 - *Blanks will be added for write-in.*
- 5) Brick repointing is noted in the specifications, but the extent of this scope of work cannot be quantified or priced until after the cleaning process is completed. Please provide an allowance for this work or it will be excluded.
 - *An allowance of \$400,000 will be identified.*
 - ******Provide allowance within base bid with contingency.***
- 6) Exterior window restoration is noted, but the extent of this scope of work cannot be quantified or priced until after the paint has been stripped. Please provide an allowance for this work or it will be excluded.
 - *An allowance of \$750,000 will be identified.*
 - ******Provide allowance within base bid with contingency. This allowance is to cover all aspects of window restoration including equipment, stripping, repair, and repainting.***

- 7) Currently the only painting noted on the exterior elevations is at the windows. Will any other painting be required, handrails, cast stone etc.?
- *Handrails will be new, cast stone must be accounted for repair and repainting.*
- 8) On sheet A-100 details are noted on sheet A-500. There is no sheet A-500 in the drawings?
- *Sheet A-500 was omitted by mistake and will be readded to the drawing set.*
- 9) Currently it is noted to strip all painted and stained wood and apply new finishes. For budget reasons it would be advised not to strip and re-stain currently stained surfaces. These surfaces can be touch-up.
- *Acceptable.*
- 10) Currently some hardware is noted to be stripped and refinished. It is more cost effective to purchase new hardware in the correct finish, and this would allow for all hardware to match. Please advise if this is acceptable?
- *Acceptable, match Phase I.*
- 11) Demo plans note to preserve existing toilet partitions for reuse. The configurations for the new stalls are different and there doesn't appear to be enough existing material to accomplish this. Please advise?
- *Account for new partitions.*
- 12) The drawings indicate that the restroom wall and floor tile is to remain and be repaired. With all the plumbing work in the restrooms a significant amount of tile will be damaged or removed. Please advise how this should be priced?
- *Price with all new tile for the restrooms. These restrooms are non-original to the courthouse and non-historic. This will be reflected in a forthcoming addendum.*
- 13) The drawings indicate that the pews, podiums etc. are by others. Is this correct?
- *Pews and podiums are to be by others, but coordinated by the GC. Provide an allowance of \$475/LF for pews.*
 - ******Total linear feet of pews, including additional requested corridor seating, will total to 239 LF.***
- 14) Please provide AV specifications
- *AV specifications will be provided in forthcoming addendum.*
 - ******Note that only the Commissioner's Courtroom and District Courtroom are within the AV scope. No other rooms need not be included at this time.***
- 15) The specs currently call for stripping the paint from the plaster walls. It was discussed at the pre-bid that stripping paint from plaster walls is not typically done and is not cost effective. Removal of loose paint and repainting is typical. Is this acceptable?
- *Acceptable.*
- 16) On the new architectural floor plans General Note "E" calls for new windows to have horizontal louver blinds. There are no new windows. Please advise.
- *This was a holdover note from the last phase, disregard.*

- 17) *There is conflicting information on the gyp board & ACT ceilings regarding new or repair existing.*
- ****Gyp board ceilings should be repaired where repairs are minor and replaced where necessary. All ACT ceiling will be new and match Phase I spec.*
- 18) *Clarify which flooring surfaces are to be cleaned and repaired for reuse vs. where all new flooring is to be provided.*
- ****Only existing terrazzo and hex tiles in public corridors are to be cleaned and restored to remain. All existing carpet should be removed. If original hardwood, or other flooring, exists underneath carpet, its conditions should be evaluated for potential restoration.*
- 19) *Per notes on Archt. sheets we are directed to the detail on sheet A500 which shows wall mounted wood rails. All key notes in the floor plans refer to A500. I do not believe that is the intent of the Architect. Are only Alm rails at the exterior steps and are they anodized alm. or powder coated and what color?*
- ****Exterior rails shall be custom fabricated steel handrails with powder-coated dark bronze finish. A separate detail shall be provided and the note revised in a forthcoming addendum.*
- 20) *There is a key note on AD-101, note #19, which mentions new rail @ demoned wall. Only place I can find in the floor plans that a wall has been removed per demo drawings that might require rail is where key note #10 calls for a wall mounted mailbox. Among the listed rail manufactures no detail is called out for style of rail (one line, multiline, picket). We need details for the handrails. Specs say alm. plans say wall mounted wood.*
- ****Notes referring to a new rail at a demoed wall were holdovers from the Phase I scope of work. We will remove this note in a forthcoming addendum for clarity. Interior locations for new wood rails are limited to the main stairways off the corridors.*