

Public Questions & Answers

Event Information

Number: REQ00003115 Addendum 2
Title: Construction Services for Duck Creek WWTP Admin Operations Facility
Type: Competitive Sealed Proposal
Issue Date: 9/17/2026
Question Deadline: 10/9/2026 12:00 PM (CT)
Response Deadline: 10/22/2026 03:00 PM (CT)
Notes:

Award: Award, if made, will be made to the respondent whose offer is determined to be the most advantageous to the City, considering price and the evaluation criteria identified in the solicitation.

Submission: Responses must be submitted electronically through the Ion Wave eBid System. Faxed, emailed, or late responses will not be accepted.

Required Documents: All required forms, certifications, and other documents identified in the solicitation must be completed and submitted with the response.

Questions: All questions regarding this solicitation must be submitted through the Ion Wave Q&A section before the published deadline. The City will not respond to questions submitted by email, fax, or telephone.

City Rights: The City reserves the right to reject any or all responses, waive informalities or irregularities as permitted by law, request clarifications, conduct discussions or negotiations, and take any other action permitted by the solicitation and applicable law.

Published Questions

Question: Submitting substitution request for the canopies -for Archetype Canopies - emailed back up data.

Answer: substitution request received and is under review.

Asked: 10/6/2026 02:13 PM (CT)

Question: Please provide details for hardware sets as shown on A601 Door schedule. There is no set listing in the specs.

Answer: Spec will be provided with upcoming addendum

Asked: 10/6/2026 10:34 AM (CT)

Question: Substitution Request: Canopies Is Archetype Canopies (Architectural Aluminum Canopies) an acceptable substitution?

Answer: submit
your substitution request documents to csanders@garlandtx.gov for review.

Asked: 10/6/2026 10:08 AM (CT)

Question: Is there a minority participation requirement or goal for this project? If so, is it HUB, SBE, DBE, M/WBE?

Answer: No. There is no mandatory HUB, SBE, DBE, or M/WBE participation requirement or percentage goal established for this project.

The City encourages participation by qualified small, minority-owned, women-owned, disadvantaged, and historically underutilized businesses; however, no specific participation percentage is required for this solicitation.

Asked: 10/6/2026 09:04 AM (CT)

Question: The following items were called out on the drawings but no specification was provided: 03 45 00 PRECAST ARCHITECTURAL CONCRETE; 04 2000.S PRECAST CONCRETE SILL; 08 50 00 WINDOWS; 10 8213 ROOFTOP EQUIPMENT SCREEN; 2242-01 BOOT WASHING STATION . Please clarify.

Answer: keynote does not represent Spec number

Asked: 10/5/2026 01:40 PM (CT)

Question: 07 54 23 - TPO Membrane Roofing; 2.04 APPROVED MANUFACTURERS; A. Specifications are based on "Ultraply TPO" Elevate, fully adhered TPO single-ply roofing system manufactured by Holcim Building Products. Manufacturers whose products meet or exceed the specifications, who have manufactured and installed roof materials and systems of the type specified for a minimum of ten (10) years and who maintains a single source responsibility for the total roofing system, as described herein, may apply for approval as a substitution in accordance with Division 1 requirements regarding substitutions. Lists 1. Elevate Ultraply 80 mil TPO; 2. GAF Everguard 80 mil TPO; 3. Carlisle Sure-Weld 80 mil TPO. Please confirm that these are acceptable products that will not require approval of a substitution request.

Answer: Substitution with like or better materials are acceptable, but a substitution request will still need to be submitted and reviewed by design team.
csanders@garlandtx.gov

Asked: 10/5/2026 01:39 PM (CT)

Question: The door schedule on sheet A-601 calls for a hollow metal at door 116, but also calls for it to be aluminum per it's door type. Please clarify the correct door material.

Answer: all interior doors are hollow metal

Asked: 10/5/2026 01:12 PM (CT)

Question: A-202 References 10 8213 ROOFTOP EQUIPMENT SCREEN. Specification 10 8213 ROOFTOP EQUIPMENT SCREEN was not provided within the Project Manual. Please clarify.

Answer: keynote does not represent Spec number

Asked: 10/5/2026 10:03 AM (CT)

Question: Sheet A-411 shows lockers as double tier, but the specs are calling them single tier. Please clarify if the locker configuration is single or double tier.

Answer: double tiered lockers

Asked: 10/5/2026 10:02 AM (CT)

Question: A lot of the sheets have a note saying "Not For Construction". Please clarify.

Answer: These are the bid documents. These plans are in at the City of Dallas for permit review.

Asked: 10/5/2026 09:36 AM (CT)

Question: Attribute 4. Subcontractors states "State the business name of all subcontractors and the type of work they will be performing under this contract. If you are fully qualified to self perform the entire contract, please respond with "N/A" Please tell us which specific subcontractor types of work you are requiring.

Answer:

The City is not requiring that any specific type or portion of the Work be performed by a subcontractor unless otherwise expressly required by the Solicitation Documents.

Proposers are responsible for determining which portions of the Work, if any, they intend to self-perform and which portions they intend to subcontract, consistent with the requirements of the Solicitation Documents. If subcontractors will be utilized, please identify the business name of each subcontractor and the type of work anticipated to be performed. If the Proposer is qualified and intends to self-perform the entire scope of Work, please respond "N/A."

The City's specified vendors for this project are:

Access Controls:

Don Steil

Account Executive

Entech Sales and Service, LLC

C: 214-802-5183

don.steil@entechsales.com

Cameras:

Sean Hamilton

Account Executive

Convergint

C: 469-853-2807

Sean.hamilton@convergint.com

Furniture / Mover:

Shantelle Brooks

Account Executive

National Business Furniture

C: 972-977-1597

Shantelle.brooks@nbf.com

Asked: 10/5/2026 09:34 AM (CT)

Question: Will GCs be able to submit scope of work clarifications as part of our bid deliverables within ionwave? Please clarify.

Answer: Proposers may include clearly identified scope clarifications or assumptions as part of their CSP response submitted through IonWave.

Such clarifications or assumptions do not modify the requirements of the solicitation, contract documents, drawings, specifications, or Addenda issued by the City.

Proposals should be based on the scope and requirements established in the solicitation documents. Any clarification, qualification, exclusion, or deviation included in a proposal will be reviewed by the City and may be considered in determining the responsiveness of the proposal and/or as part of the evaluation process, as applicable.

Questions regarding the City's intended scope or requirements should be submitted through the IonWave Q&A process prior to the published question deadline so that the City may provide clarification to all prospective Proposers.

The City reserves all rights stated in the solicitation, including the right to request clarifications and to conduct discussions or negotiations as permitted by the solicitation and applicable law.

Asked: 10/5/2026 09:25 AM (CT)

Question: Are there any defined cash allowances for materials or services that contractors are instructed to include in their proposal amount?

Answer: An Owner-Controlled Contingency in the amount of \$170,000.00

Asked: 10/2/2026 03:49 PM (CT)

Question: Please verify that the project is tax exempt.

Answer: The City of Garland is exempt from payment of federal excise and transportation taxes, as well as Texas State or local sales and use taxes. If it is determined that the price quoted and recorded on any order or invoice rendered include any such taxes, the amount of the taxes will be deducted from the total of the invoice. Tax exemption certificates will be furnished upon request.

Asked: 10/2/2026 03:49 PM (CT)

Question: Locker Substitution Request: Is LockersMFG products Knocked Down Lockers approved substitution for the metal lockers?

Answer: submit substitution request, will need to be reviewed by design team.
csanders@garlandtx.gov

Asked: 10/2/2026 01:56 PM (CT)

Question: Material Schedules on the elevations indicate insulated metal wall panels, referencing Spec 074213.19 - this spec is missing from the spec book. Please provide specs.

Answer: keynote does not represent Spec number

Asked: 10/2/2026 08:09 AM (CT)

Question: Who is responsible for the lab casework on A-841?

Answer: General Contractor

Asked: 10/1/2026 12:17 PM (CT)

Question: In the provided contract, "Dallas County, Texas" is mentioned as the venue for litigation for comparing utility rates, for prevailing wage rates, and as the location where the agreement is performable. The "City of Dallas" is not referenced as a party to this agreement or in any other capacity within the document. Please confirm if permitting will be with the City of Dallas or with Dallas County.

Answer: City of Dallas permit department

Asked: 9/30/2026 04:47 PM (CT)

Question: A dumpster enclosure is shown on the cover sheet but we cannot locate details for one in the drawings. Will a CMU dumpster enclosure be required with details and specifications forthcoming in an addendum?

Answer: Not required

Asked: 9/30/2026 04:27 PM (CT)

Question: Section A.3.3.2.1 requires a Railroad protective liability policy (RRPL). Please confirm if this is required.

Answer: Not required

Asked: 9/30/2026 01:51 PM (CT)

Question: Please confirm whether answers provided through IonWave will be incorporated into a formal addendum and therefore become part of the Contract Documents.

Answer: Q&A responses are sent as an email notification via IonWave so I recommend monitoring your email. Any documents provided to edit, update or correct information will be included as an Addendum.

Asked: 9/30/2026 12:34 PM (CT)

Question: TPO roof insulation: 07 54 23 calls for a minimum of 4.4" polyiso in two layers. Assembly R1 on A-002 shows 5" rigid insulation (R-30). Please confirm the required thickness. Rooftop equipment screen (keynote 10 82 13): There is no specification section. Please confirm the screen material and which trade carries it.

Answer: 1. roof needs to mean R-30 indulation value; thickness would depent on selected insulation manufacture.
2. spec for equipment screen will be provided in upcoming addendum

Asked: 9/30/2026 12:33 PM (CT)

Question: Standing seam roof panel gauge: 07 40 00, 2.01.A lists the basis of design as a 22 ga, 16" x 2" Galvalume standing seam panel (Berridge Zee-Lock). Assembly R2 on A-002 and detail 04 on A-505 show the panel installed over 1/2" cover board, 5" rigid insulation, and structural metal deck, so the panel is not spanning between purlins. Please confirm whether 24 ga is acceptable, provided the manufacturer's tested assembly meets the specified UL 90 uplift rating, ASTM E 1592 wind loads, and 20 year weathertightness warranty. Standing seam clip substrate: 07 40 00, 1.02.B references composite nail base insulation for the standing seam roof, but assembly R2 shows cover board directly over rigid insulation. Please confirm whether a nail base or plywood substrate is required for clip attachment, and which section carries it.

Answer: bases of design is Centria SRS Structural Standing Seam Roof Systems

Asked: 9/30/2026 12:33 PM (CT)

Question: Insulated metal wall panels: The drawings call for 3" insulated metal panels (R-17) in horizontal corrugated, vertical corrugated, and flat profiles (keynotes 07 42 13.19 A/B, assemblies WA-2, WA-3, WA-4). There is no 07 42 13 section in the project manual. The only wall panel specified is Berridge FW-12, a 1" single skin panel (07 40 00, 2.01.C). Please confirm the basis of design manufacturer, profiles, gauge, and finish for the insulated panels. Soffit panels: 07 40 00 calls for Berridge Thin-Line in 22 ga steel. 07 42 93 calls for Berridge FW-12 in .032 aluminum. Please confirm which governs. Coping, flashing, and scuppers: The keynotes call for pre-finished aluminum (07 62 00.M, .T, .U). 07 71 00 specifies G90 galvanized steel with Kynar finish and 07 62 00 specifies Kynar coated Galvalume. Please confirm the material.

Answer: Centria Formawall Dimension Series was used as the bases of design. DS60 for the horizontal and vertical corrugated look and FWDS for thr flat profile.

Specs will govern coping, flashing and scuppers

Asked: 9/30/2026 12:32 PM (CT)

Question: Note 6 in the Town of Sunnyvale General Notes on sheet C-003 states material testing will be by and independent testing laboratory and paid for by the contractor. Specification section 01 41 50.1 states the Owner will engage the services of the testing agency. Please clarify if material testing is third-party provided by and paid for by the Owner.

Answer: CMT will be by the City. Note this is within the City of Dallas limits (not Sunnyvale)

Asked: 9/30/2026 12:32 PM (CT)

Question: Please provide specification section 03 45 00 for the precast architectural concrete veneer panels and provide attachment details.

Answer: will be provided with upcoming addendum

Asked: 9/30/2026 11:45 AM (CT)

Question: Please confirm whether the contractor provides and installs all equipment identified in the Keyed Notes on Sheet A-801 and if specifications will be provided.

Answer: Contractor to furnish and install (and commission if needed)

Asked: 9/30/2026 11:39 AM (CT)

Question: The wall details indicated there is brick on the exterior of the building however we did not see any and there is not a specification for masonry. Please confirm is masonry to be excluded from the project or provide a masonry specification.

Answer: there is not brick on the project.

Asked: 9/30/2026 11:35 AM (CT)

Question: Please provide asphalt paving specifications.

Answer: All paving materials are required to be in conformance with NCTCOG Standards. Asphalt pavement is: PG70-22L. Coarse Base A bottom lift. Fine Surface D top lift.

Asked: 9/30/2026 11:33 AM (CT)

Question: The room finish schedule indicates a tiled backsplash at the east wall of breakroom 116 but there's no detail on the elevation. Where does the tile go and will there be an elevation for us to use to give an accurate quantity?

Answer: There is T-1 above the 154M base cabinet on 6/A-211 and between the base and wall cabinets on 8/A-211.

Asked: 9/30/2026 11:32 AM (CT)

Question: 1. Edge metal. The approved membrane manufacturers (Elevate, GAF, Carlisle) require their own coping/edge metal to issue a 30-year warranty. A-501 detail 1 shows a custom standing-seam coping at the TPO parapets. Can we use the manufacturer's coping system at the low-roof parapets, matched as close as possible to the drawn profile and finish? 2. Wind coverage. The spec doesn't state a wind speed for the warranty. Standard coverage from these manufacturers is 55 mph; higher coverage has to be pre-approved and can change the insulation attachment. Is standard coverage acceptable, or is there a required speed?

Answer: 1. use of manufacture's coping is acceptable.
2. wind coverage is listed in spec section 07 54 23

Asked: 9/30/2026 11:23 AM (CT)

Question: . LockersMFG manufactures a full range of locker types and can match any specifications outlined in the project manual, including materials, construction methods, dimensions, configurations, and design requirements. LockersMFG manufactures in the USA in Batesville, Mississippi. I've attached an equivalency/substitution request for LockersMFG to be on the list of preapproved manufacturers so the project team has the information they need

Answer: or equal items are ok

Asked: 9/30/2026 10:36 AM (CT)

Question: Page A-601 Door Schedule Door 127A.1 & Door127A.2 Want to confirm doors are 3'6". Also, what does "HG" mean in the door type?

Answer: yes, those doors are 3'-6". "HG" refers to a half glass door type.

Asked: 9/30/2026 09:43 AM (CT)

Question: Are there any required subcontractors that the General Contractors would have to use on this project?

Answer: Access Controls:
Don Steil
Account Executive
Entech Sales and Service, LLC
C: 214-802-5183
don.steil@entechsales.com

Cameras:
Sean Hamilton
Account Executive
Convergint
C:469-853-2807
Sean.hamilton@convergint.com

Furniture / Mover:
Shantelle Brooks
Account Executive
National Business Furniture
C: 972-977-1597
Shantelle.brooks@nbf.com

Asked: 9/30/2026 08:31 AM (CT)

Question: Reference: EF-1 Resinous Flooring – Plans & Specifications Issue: The EF-1 requirements appear incomplete or conflicting. The specifications reference Resuflor 3746, which is an epoxy coating/component rather than a complete 1/4" flooring system. The specifications also indicate a 1/4" system without aggregate, while the plans require a non-slip finish, which would typically require aggregate or another texture-producing component. Question: Please clarify the complete EF-1 flooring system, including required products/system build-up, aggregate requirements, and non-slip finish.

Answer: epoxy floor system for EF-1 will be Sherwin Williams Resuflor Screed TG-46 TX II. I am also adding EF-3 to the schedule and floor plan for yellow lines around the pull-down shower in the lab. It will be the Sherwin Williams Resuflor Screed TG-46 TX II system as well.

Asked: 9/30/2026 07:57 AM (CT)

Question: Specification Section 08 11 13 includes requirements for UL 752 Level 5 ballistic-rated door/frame assemblies and bullet-resistant glazing. However, the architectural drawings, door schedule, and window schedule do not appear to identify any openings requiring ballistic-rated construction. Please confirm whether ballistic-rated doors, frames, or glazing are required for this project. If required, please identify the applicable door/window openings and extent of ballistic glazing.

Answer: no ballistic rated door / frame assemblies are required

Asked: 9/29/2026 09:22 AM (CT)

Question: RFI. The “Weather Barrier” and the “Air and Moisture Barrier” are redundant. Does the specifier want a fabric sheet system “Weather Barrier” or the Liquid Air and moisture Barrier?

Answer: Use fluid applied barrier

Asked: 9/28/2026 01:39 PM (CT)

Question: Is equipment staging and storage permissible ? If so what are the terms and conditions ?

Answer: See AIA contract in Attachments. The City does not pay for items not installed.

Asked: 9/25/2026 04:41 PM (CT)

Question: HVAC equipment schedule is Greenheck branded. Can manufacturers of equal specs & capacity be substituted?

Answer: Yes

Asked: 9/25/2026 04:38 PM (CT)

Question: Please provide a copy of the Geotech report.

Answer: To be provided in Addendum 2.

Asked: 9/25/2026 10:32 AM (CT)

Question: The spec calls for standard wall panels, but the drawings show an insulated panel. Does the owner have a preference on if we follow the specs or the drawings since they highlight different products? If they'd like the insulated panel, we will need more specifics to ensure we price the correct insulated panel. This is what the standard panel calls for in specs:
https://shop.mbc.com/store/mbci/en/Products/Panels/Concealed-Fastener-Panels/Artisan%C2%AE-Series/p/Artisan_Series This is what the drawings indicate:
<https://kipna.kingspan.com/en-us/products/insulated-panel-systems/wall-panel-systems/quadcore-ks-series/>

Answer: for this instance follow the drawings, the intent is to have insulated metal panel on the exterior of the building

Asked: 9/24/2026 03:27 PM (CT)

Question: Are we to carry the furniture vendor's number in our proposal?

Answer: Yes

Asked: 9/24/2026 02:50 PM (CT)

Question: The construction prints stated leviton products for infrastructure. I apologize for the confusion but confirming this site is looking for Hubbel product for infrastructure not Leviton?

Answer: Hubbel for technology

Asked: 9/24/2026 12:51 PM (CT)

Question: Is your intent is for these doors to be aluminum or hollow metal as the framing is?

Answer: Exterior doors are aluminum, interior doors are hollow metal

Asked: 9/24/2026 12:47 PM (CT)

Question: Sheet A-611 directs the glass schedule to the specifications, and Section 08 41 13 references Section 08 80 00, "Glazing." However, I have not been able to locate Section 08 80 00 in the specification book. I did locate Section 08 44 13, which specifies 1-inch insulating glass for the Kawneer 1600 curtain-wall system. However, the drawings and Section 08 41 13 identify the project systems as Kawneer Trifab VG 451T storefront. I do not want to assume the curtain-wall glass requirements also apply to the storefront systems. Could you please confirm whether Section 08 44 13 is intended to govern the storefront glass, or provide the requirements for GL-1 and GL-2, including the insulating-glass makeup, Low-E/tint, and safety-glazing requirements?

Answer: intended to provide requirments for GL-1 and GL-2

Asked: 9/24/2026 09:17 AM (CT)

Question: Who is the furniture vendor you mentioned in the pre bid meeting? Do you have their contact information?

Answer:

Shantelle Brooks

Account Executive Dallas

Email: Shantelle.Brooks@NBF.com

Mobile: 972-977-1597

See my page!

National Business Furniture

770 South 70th St. Milwaukee WI 53214

www.NBF.com

Asked: 9/23/2026 02:56 PM (CT)

Question: At the pre-bid meeting it was discussed that the furniture vendor has been pre-selected. I just want to confirm that the 5 consoles located in the Scada Room are part of the pre-selected vendor costing/pricing.

Answer: Please verify with the furniture vendor:

Shantelle Brooks

Account Executive Dallas

Email: Shantelle.Brooks@NBF.com

Mobile: 972-977-1597

See my page!

National Business Furniture

770 South 70th St. Milwaukee WI 53214

www.NBF.com

Asked: 9/23/2026 02:53 PM (CT)

Question: Please help us confirm what cable manufacturers are acceptable? The project specifications are unclear regarding the approved manufacturers for the structured cabling system. Is Legrand/Ortronics, paired with its warranted cable partner an approved equal?

Answer: The cabling should be Plenum rated meeting fire codes. Cable should be Hubble or a manufacturer that Hubble certifies for warranty purposes. Hubble Jacks are also required.

Asked: 9/23/2026 09:49 AM (CT)

Question: Is there and Budget Estimate for the project? So we can request the bid bond.

Answer: The estimated budget is approximately \$6,800,000.00 which includes and owner-controlled contingency in the amount of \$170,000.00.

Asked: 9/23/2026 08:06 AM (CT)

Question: The instructions to bidders refer to the Garland Library Renovations. I want to make sure we have the correct document for this project. The data in the document seems to relate to this project, but I need to confirm.

Answer: My apologies that was an editing error on my part but the remaining information in the document should be correct. Sorry about that!

Asked: 9/17/2026 02:39 PM (CT)
