
ADDENDUM

MarmonMok

ADDENDUM NO. 02

PROJECT	Community Creative Center Interior Finish-Out
PROJECT NO.	23015
DATE	05/08/2026

TO: All Prime Contract Bidders and all others to whom Drawings and Specifications have been issued by the Architect/Engineer.

This Addendum forms a part of the Contract Documents. This addendum modifies and supplements the Contract Documents as follows for the above-mentioned project and includes additional attachments or drawings. All other provisions of the Documents remain the same.

BID QUESTIONS CLARIFICATIONS

ITEM NO. 1. Can the due date for proposals be extended to 30 days?

- A. For bidding purposes, the proposal submission deadline was extended in Addendum No. 01 and will remain due on May 18, 2026.

ITEM NO. 2. What is the budget for the project?

- A. This project will be procured through a Competitive Sealed Proposal. Budget information will not be disclosed during the solicitation period. Proposals will be evaluated in accordance with the evaluation criteria, including but not limited to overall value to the agency, proposer qualifications and experience, demonstrated understanding of the project scope, and ability to meet project requirements etc.

ITEM NO. 3. When will NTP (Notice to Proceed) be issued with COA for the project?

- A. The Notice Proceed timeline will be established after Rally Austin's Board of Directors have reviewed and evaluated each proposal.

ITEM NO. 4. Is the theatre seating spec fixed?

- A. For the theatrical and associated operational requirements of the facility, the project will require a portable seating and staging platform system, including portable audience chairs.

ITEM NO. 5. Is procuring the theater seating a part of the project?

- A. The procurement of portable audience chairs is included in specification SECTION 01020 ALLOWANCES as Allowance No. 3 – Theatrical Components.

ITEM NO. 6. Are we using any of the existing duct work?

- A. Refer DRAWING SHEET NO. AD101 FIRST FLOOR AREA DEMOLITION for ductwork to remain or be removed.

ITEM NO. 7. Are we providing sound proofing due to help with the sound of the parking garage above/below the space?

- A. Refer DRAWING SHEET NO. A010 PARTITION TYPES and SHEET NO. A111 FIRST FLOOR AREA PLAN for STC rating on walls and their location
B. Refer to SECTION NO. 09 83 00 ACCOUSTIC FINISHES of specs for Acoustic Insulation Finishes.

ITEM NO. 8. There is a potential 10 points for being a city of Austin current/past contractor. Do you think that there is a possibility of a firm that doesn't have that relationship to be awarded for this project?

- A. Prior experience as a current or former City of Austin contractor is not required to receive a competitive evaluation score. Firms without prior City of Austin contracting experience will not be disadvantaged in the evaluation process. All proposals will be evaluated fairly based on completeness, overall value, team experience, and alignment with the project scope and objectives.

ITEM NO. 9. Will the build out need display casework?

- A. Casework is required as part of project. However, display casework is not included. Refer to DRAWING SHEETS NO. A603 AND A604 ENLARGED FLOOR PLANS AND ELEVATIONS and SHEET NO. 601 MILLWORK DETAILS for size and locations.

ITEM NO. 10. Are we required to carry Trade fees, and other relevant fees associated with the project since Rally Austin is partnering with COA?

- A. Yes, Contractor is responsible for all relevant trade-permits and related fees.

ITEM NO. 11. Has the city already approved permits for this project?

- A. Permit application is expected to be approved by the time the contract is awarded, or shortly after.

ITEM NO. 12. The specification for the sectional door calls out baked polyester finish on the insulated style and rails. Powder-coating is not available on insulated sectional doors due to the oven baking required for the powder-coating. This will melt the insulation. Will another anodized finish be acceptable?

- A. Anodized finish (standard manufacturer colors) will be acceptable.

ITEM NO. 13. The specs call for an STC-48 rating. These doors are not available with that STC rating. Please clarify?

- A. STC rating on door not required due to door type/ style; however, weatherstripping, seals, etc. available from the manufacturer are required around the perimeter.

ITEM NO. 14. Please confirm ¼" clear tempered glaze at interior hollow metal frames by others (DW011) and who others are?

- A. Provide 1/2" fully tempered safety glass; clear tint with dry glazing method (gasket glazing) at interior hollow metal frames in Tech Storage Room 203.
B. Refer to SHEET NO. A121 MEZZANINE FLOOR AREA PLAN for location.

ITEM NO. 15. Please provide hardware set for NEW exterior doors (DOOR 106A)?

- A. Refer to specification SECTION 08 71 00 DOOR HARDWARE; Hardware Group No. 714A for Door 106A.

ITEM NO. 16. What type of window film is required?

- A. Refer to specification SECTION 08 87 33 DECORATIVE FILMS.

ITEM NO. 17. Is this a ROCIP Project?

- A. No, this will not be a Rolling Owner Controlled Insurance Program (ROCIP) project.

ITEM NO. 18. Please provide film specs to match existing spandrel glass

- A. Refer to specification SECTION 08 87 33 DECORATIVE FILMS.

ITEM NO. 19. What specifically is being demolished out of the space?

- A. Please refer to the following sheets for demolition scope, but not limited to:
- AD101 First Floor Area Demolition Plan
 - AD201 Enlarged Exterior Demolition Elevations
 - MD102 Mezzanine Plan – HVAC Demo
 - PD101 Ground Floor Plan – Demo
 - ED101 Electrical Floor Plan – Power Demo

ITEM NO. 20. What is the distance from the main electrical room to the new electrical room

- A. The electrical room is located adjacent to the Fitness Center (not in scope of project) near the south entrance of the building.

CHANGES TO THE SPECIFICATIONS

ITEM NO. 21. SECTION 08 87 33, DECORATIVE FILMS.

- A. Added specification section to the project.

CHANGES TO THE DRAWINGS

N/A

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05/08/2026

**SECTION 08 87 33
DECORATIVE FILMS**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Glazing film, applied to existing and new glazing assemblies.
- B. Glazing assemblies to receive film are indicated on drawings.

1.2 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section. Other Specification Sections throughout all Divisions of the Project Manual are directly applicable to this Section. The Contractor shall examine all the items which make up the Contract Documents and shall coordinate them with the work on the project. Refer also to Section 01 11 13 - Work Covered By Contract Documents for an expanded and explanatory version of the "RELATED DOCUMENTS" and for additional Project requirements.

1.3 RELATED REQUIREMENTS

- A. This list of sections below is applicable but not all inclusive. See other sections as required for the completion of the Work. The following documents include related requirements for the Work of this section and every other section affected by the Work:
- B. Section 08 36 13 - Sectional Doors: Glazed lites to receive film.

1.4 REFERENCE STANDARDS - Compliance with these standards is a requirement of the Work

- A. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2026.

1.5 SUBMITTALS

- A. See Section 01300 – Submittals, for submittal procedures.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Samples: For each film product to be used, minimum size 8 inches (200 mm) by 8 inches (200 mm), representing actual product, color, and patterns.
- D. Specimen Warranty.

1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Glazing film manufacturer specializing in manufacture of safety glazing films with minimum 5 years successful experience.
- B. Installer Qualifications: Certified by glazing film manufacturer.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of authorities having jurisdiction.

1.8 FIELD CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.9 WARRANTY

- A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.
- B. Provide 3 year manufacturer's replacement warranty to cover film against peeling, cracking, discoloration, and deterioration.

1.10 AVAILABLE MANUFACTURERS

- A. Refer to Section 01 25 00 - Substitution Procedures and Section 01 40 00 – Quality Requirements for limitations, requirements, forms, and procedures for proposing substitutions.
- B. Substitution, when and where permitted: Whenever substitutions are to be considered, the product(s) referenced by the manufacturer listed, forms the Basis of Design (BOD). The Contractor at their option may propose an alternate manufacturer as an equal. However, if an equal is proposed, the Contractor shall provide product data from the specified manufacturer & product(s) as well as equivalent product data from the proposed manufacturer for a comparison, review, and determination of acceptance (review or rejection) by the Architect.
- C. If any accepted substitute changes the requirements of the current design in any way, the changes shall be fully covered by the Contractor at no additional cost to the Owner or Architect and shall not add time to the project.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: Sunsational Solutions; Decorative Film: www.sunsationalsolutions.com.
 - 1. Contact: Jamie Johnson; (512) 246-8468.
- B. Substitutions: See Section 01 25 00 and Section 01 40 00.

2.2 DECORATIVE GLAZING FILM

- A. Patterned Film: Decorative patterned film with frosted areas.
 - 1. Application: Sectional door lites.
 - 2. Surface applied film.
 - 3. Visible Light Transmittance: 66%, nominal.
 - 4. Pattern: A white frosted look used for privacy in high visible areas
 - 5. Basis of Design Product: Sun Matte by Sunsational Solutions.
- B. Privacy Film: Qpaque film.
 - 1. Application: Spandrel panels at exterior storefront/curtainwall.
 - 2. Surface applied film.
 - 3. Visible Light Transmittance: 0%.
 - 4. Color: To match existing spandrel panel opacifier.
 - 5. Basis of Design Product: Decorative Film by Sunsational Solutions.

2.3 MATERIALS

- A. Glazing Film: Transparent polyester film for permanent bonding to glass.
 - 1. Film Thickness: 0.002 inch (0.05 mm), minimum.
 - 2. Adhesive Type: Pressure sensitive acrylic.
 - 3. Surface Burning Characteristics: Flame spread index of 25, maximum, and smoke developed index of 450, maximum, when tested in accordance with ASTM E84 (Class A).
- B. Accessory Materials: As recommended or required by film manufacturer.

- C. Glass Cleaner: As recommended by glazing film manufacturer.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Field-Applied Film: Verify that existing conditions are adequate for proper application and performance of film.
- B. Examine glass and frames. Verify that existing conditions are adequate for proper application and performance of film.
- C. Verify glass is not cracked, chipped, broken, or damaged.
- D. Verify that frames are securely anchored and free of defects.

3.2 PREPARATION

- A. Clean glass of dust, dirt, paint, oil, grease, mildew, mold, and other contaminants that would inhibit adhesion.
- B. Immediately prior to applying film, thoroughly wash glass with neutral cleaning solution.
- C. Protect adjacent surfaces.
- D. Do not begin installation until substrates have been properly prepared.

3.3 INSTALLATION

- A. Do not apply glazing film when surface temperature is less than 40 degrees F (4 degrees C) or if precipitation is imminent.
- B. Install in accordance with manufacturer's instructions, without air bubbles, wrinkles, streaks, bands, thin spots, pinholes, or gaps, as required to achieve specified performance.
- C. Accurately cut film with straight edges to required sizes allowing 1/16 inch (2 mm) to 1/8 inch (3 mm) gap at perimeter of glazed panel unless otherwise required by anchorage method.
- D. Seams: Seam film only as required to accommodate material sizes; form seams vertically without overlaps and gaps; do not install with horizontal seams.
- E. Clean glass and anchoring accessories following installation. Remove excess sealants and other glazing materials from adjacent finished surfaces.
- F. Remove labels and protective covers.

3.4 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Date of Substantial Completion.

END OF SECTION