

8/17/2026

Addendum to RFP 26-0101 TSP 2nd floor patient room, restroom refresh

Addendum #2-alternate #3 information and questions received

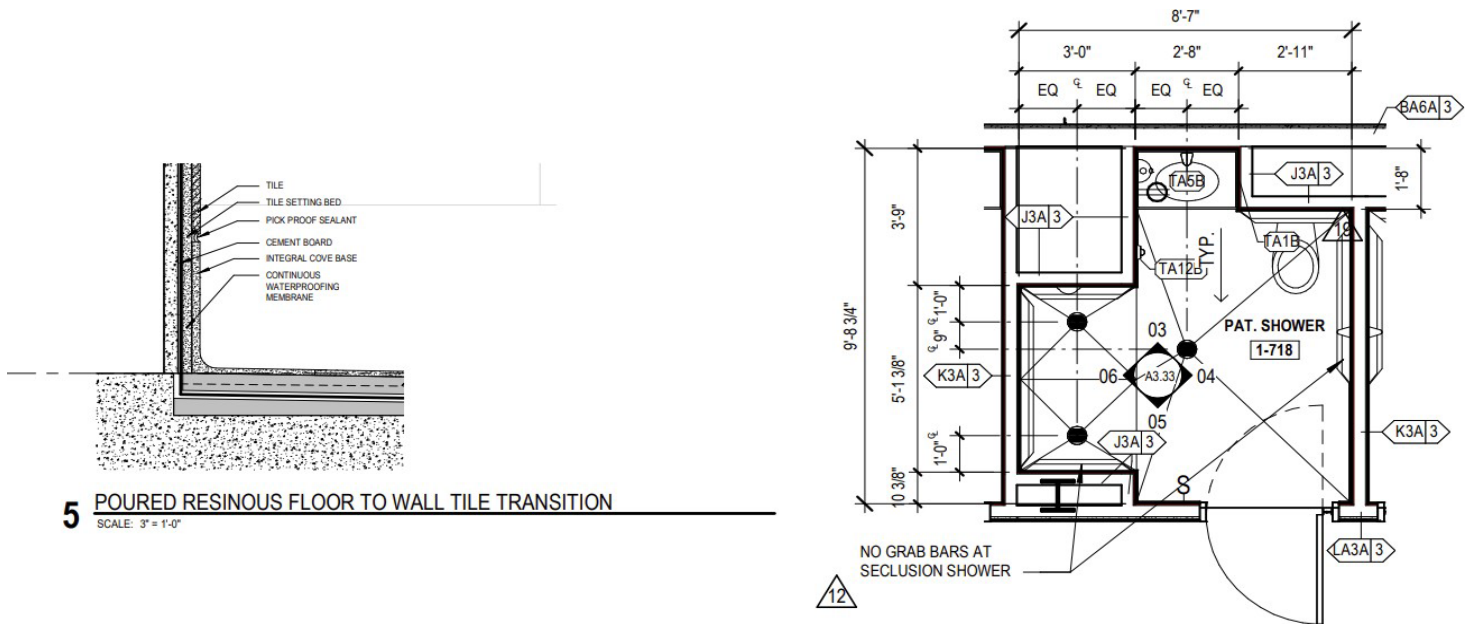
TSP Restroom Refresh-Alternate #3

PEC floor replacement, patient restrooms, qty: 10

Location: Psychiatric Emergency Center, 1st floor

Quote separate from the overall TSP refresh project

Scope of work: remove the existing resinous flooring system and cove to slab. Install new resinous system and cove per spec. Refer to specs found in construction drawings. Average sq ft per restroom: **64 sq ft.**



Poured epoxy flooring:

Manufacturer: SIKA Flooring

Model: DecoDur Quartz-FX Floor system

GC to provide color samples to owner for selection

2 DIP + ROLL TOPCOATS OF SIKA 217. TOPCOAT TO BE MATTE FINISH

Questions received with responses highlighted:

1. Given the stipulations that accompanied the prior release of this solicitation, can the District clarify the number of bathrooms a contractor can refresh (renovate) at a time?

Currently we're asking respondents to provide pricing for both 1 and 2 rooms at a time. Each respondent is welcome to provide a spreadsheet showing cost and time savings based on more rooms being refreshed together as opposed to just one or two rooms at a time.

2. Is it possible to receive a cursory review of the Good Faith DBE Form and documentation prior to submission? If so, where should the materials be sent for review?

We cannot provide a cursory review of the Good Faith DBE prior to a respondent's submission.

3. Will the floor drain replacement be a part of this proposal?

For the TSP rooms, refer to the demo instructions from the construction drawings. For the rooms in the PEC-floor drain replacement is not requested

4. If so, will we have direct access to those areas below each room/area when that time comes to replace the p-trap. Not applicable.

5. There will need to be jack hammering and and/or coring to get the existing floor drain replaced. Will this work need to be done after hrs? If after hrs is needed, the patience's in the adjoining rooms and on the 2nd floor will not be sleeping during this time. 4-6 hrs work hrs. Not applicable

6. Will the toilet flange need to be replaced?

In the TSP rooms, if required to reinstall the existing toilets, then yes. In the PEC rooms, should not be required to be removed.

7. Being the tile Sub will be responsible for the floor should the tile Sub also be responsible for demoing the floor? The GC decides who does the work.

8. The Plmr would be responsible for laying the new Shower pan out and tying mat to the shower drain.

The GC decides who does the work.

9. Based on our walkthrough where the restrooms will need flooring replacement, can we be provided with specs and color selections for the existing wall tile? This is in case it is damaged during removal of the existing flooring.

Description: porcelain tile

Manufacturer: Concept Surfaces

Model: Woodlands

Color: Nero

Size: 8" x 48"

10. The drawing count only shows 49 restrooms, not 50 restrooms. Can we get clarification on the missing restroom? There are 50 rooms total to be refreshed

11. It appears this project is a re-bid. Please advise the reason for the rebid or if there is anything we should be aware of? **The project is being re-bid due to a material change to the scope of work. The revised solicitation requires vendors to have experience working in an inpatient behavioral health setting.**
12. Can you please post the pre-bid sign-in sheet? **posted**
13. The evaluation factor assigns 15 of the points to the contractor's primary office being within Tarrant County. Will JPS consider waiving this requirement in order for contractors in adjacent counties to have a fair shot at this project? **The scoring breakdown allows respondents to fair better in other categories rather than just relying on the location of their primary office.**
14. Since the deadline has been extended, can JPS schedule another site visit? **no**
15. Can JPS provide a few photographs of restroom type T1 and type T2? **no**
16. Does JPS have shutoff valves that can be used to isolate the showers during the removal and reinstallation process? **yes**
17. Can JPS advise what the ICRA level will be for this project, if any? **Level 4, solid wall, hard plastic containment**
18. Can JPS confirm how many of the spaces will be made available at once for the renovation process?
1 to 2 rooms
19. Sheet A2.12 shows thickset bed to slope to drain. Per A2.11, keynote 1, the scope calls to demo the existing tile flooring and prep for new floor finish. It did not state to remove the existing thickset bed. Please advise us if the intent is to also demo the thickset bed and install new thickset to slope towards the existing drain? **Our recommendation is to remove the existing thickset bed down to the slab. Then install the waterproof membrane and then slope to drain with new poured flooring. Waterproof membrane only to be replaced if damaged in demo.**
20. Sheet A2.11 shows existing floor drains. Is the intent to provide a new floor drain or to reuse the existing? If new, please provide the make/model/finish desired. **Reuse existing unless they are damaged. GC to clean drain cover and make sure that the drains are free from any debris. Notify the owner if new are required due to damage etc. during construction.**
21. Sheet A2.12 shows new waterproofing membrane around the floor drain collar. Is the intent to chip out the current thickset to apply this waterproofing membrane around the exiting drain? **See response to question number 19.**
22. Sheet A2.12, details 1 and 2 show waterproofing membrane behind the backer board. Is the intent to remove the existing backer board to install waterproofing membrane? **Design intent is to remove wall finish and backer board and install new. We do not anticipate that the existing backer board will be salvageable after the finish material is demoed. This will also allow for new waterproofing membrane as well.**
23. Sheet A2.12 keynote 3, calls to demo the existing wall tile and to patch and prep wall for new finish. Can you advise if the existing substrate is cementitious backer board or green board? Also, if we are removing the existing ceramic tile, most likely the existing backboard will be fractured and damaged. If that occurs, will JPS require the full replacement of the back board? To what extent will JPS allow the back board to be repaired and patched per keynote 3 before we are required to replace it? **See our response to questions #**

24. Please advise us on the full extent of the continuous waterproofing membrane scope. Is the intent for the waterproofing membrane to cover the entirety of the floors, and walls? If so, can you please advise us on the wall heights on sheet 2.11? **Yes, intent is to cover the entirety of the floors and walls. Ceiling height is approx.. 8'-6" AFF**
25. Sheet A2.12, detail 3 implies new blocking/framing required at wall mounted accessories. It is our understanding that per sheet A2.11, we are removing and reinstalling the existing accessories and the blocking/framing for the existing specialties is existing. Please confirm this is correct or if we are required to provide new blocking/framing for the reinstallation of existing accessories. **New blocking will only be required as needed if existing blocking is found to be unsupportive of reinstalling existing accessories**
26. Sheet A2.12 does not reflect any reinstallation of light switches and receptacles within the room. Can JPS confirm if there are any light switches and/or receptacles within the renovated areas that would need to be removed and reinstalled as part of the renovation? **The only items in the shower rooms are the wall mounted accessories and there is a push button flush panel for the toilets. There are ceiling devices but all switches and plugs are outside the shower rooms.**
27. With regards to the owner controlled contingency of \$160,000, it is our understanding that the GC is to include this contingency cost in the base bid? Please confirm. **Yes, include the contingency in the base bid**
28. Please confirm the working hours for this project. **Regular daytime working hours and weekends**
29. For the alternate 1 pricing, is the ceramic tile to include a metal transition between the epoxy cove base and the tile? The details only pertain to the solid surface so we want to make sure we price what JPS will expect to receive with this alternate. **Please price ceramic tile supply and install with the metal transition**