

# ADDENDUM

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Addendum No: 001  
Date: 02/17/2021

Project: Brown Early Childhood Center  
520 W 5th St, Portales, NM 88130

Project No: 18-0032  
PSFA Project No: K-18-011 & S-20-008  
RFP No: 20-21-0001

From: Formative Architecture  
209 Gold Ave SW  
Albuquerque, NM 87102

To: All Prospective Bidders and Plan Holders

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This Addendum forms a part of the Procurement Documents and modifies the Procurement Documents issued by Formative Architecture and dated 12/10/2019. Acknowledge receipt of this Addendum on the Price Proposal Form. Failure to do so may subject the offeror to disqualification. All other provisions of the Procurement Documents shall remain unchanged. This Addendum contains a total of fifteen (15) 8 ½" x 11" pages, three (3) 30" x 42" pages.

## 1. RFP REQUIREMENTS:

- 1.1. RFP DEADLINE AND LOCATION REMAIN UNCHANGED
- 1.2. Refer to attached Sign-In sheet for the list of General Contractors in attendance at the Mandatory Pre-proposal meeting held on 2/12/2021 at Brown Early Childhood Center (ECC).
- 1.3. Refer to attached Sign-In Sheet and Agenda from the Pre-proposal meeting.

## 2. SPECIFICATIONS:

- 2.1. 00 7300 SUPPLEMENTAL CONDITIONS
  - 2.1.1. **ADD** Wage Rate Approval Summary. Revised Wage Rate Approval Summary is attached and made part of this Addendum.
  - 2.1.2. **ADD** Wage Rate Poster. Revised Wage Rate Poster is attached and made part of this Addendum.
  - 2.1.3. **ADD** Public Works Project Requirements. Revised Public Works Project Requirements is attached and made part of this Addendum.

## 3. DRAWINGS:

- 3.1. AD100A – DEMOLITION FLOOR PLAN - AREA A
  - 3.1.1. **REVISE** general note to read "W. ASBESTOS ABATEMENT TO BE PROVIDED BY OWNER. CONTRACTOR TO COORDINATE SCHEDULING WITH OWNER PRIOR TO COMMENCEMENT OF WORK. ABATEMENT TO OCCUR IN TWO PHASES TO ALLOW SCHOOL TO REMAIN OPERATIONAL, COORDINATE WITH CONSTRUCTION PHASING. ABATEMENT FOR EACH PHASE MUST BE COMPLETED IN THE AREA PRIOR TO CONSTRUCTION. "
- 3.2. AD100B – DEMOLITION FLOOR PLAN - AREA B
  - 3.2.1. **REVISE** general note to read "W. ASBESTOS ABATEMENT TO BE PROVIDED BY OWNER. CONTRACTOR TO COORDINATE SCHEDULING WITH OWNER PRIOR TO COMMENCEMENT OF WORK. ABATEMENT TO OCCUR IN TWO PHASES TO ALLOW SCHOOL TO REMAIN OPERATIONAL, COORDINATE WITH CONSTRUCTION PHASING. ABATEMENT FOR EACH PHASE MUST BE COMPLETED IN THE AREA PRIOR TO CONSTRUCTION. "

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- 3.3. AD101A – DEMOLITION FLOOR PLAN - AREA A – BID LOT #1
  - 3.3.1. **REVISE** general note to read "W. ASBESTOS ABATEMENT TO BE PROVIDED BY OWNER. CONTRACTOR TO COORDINATE SCHEDULING WITH OWNER PRIOR TO COMMENCEMENT OF WORK. ABATEMENT TO OCCUR IN TWO PHASES TO ALLOW SCHOOL TO REMAIN OPERATIONAL, COORDINATE WITH CONSTRUCTION PHASING. ABATEMENT FOR EACH PHASE MUST BE COMPLETED IN THE AREA PRIOR TO CONSTRUCTION. "
- 3.4. AD101B – DEMOLITION FLOOR PLAN - AREA B – BID LOT #1
  - 3.4.1. **REVISE** general note to read "W. ASBESTOS ABATEMENT TO BE PROVIDED BY OWNER. CONTRACTOR TO COORDINATE SCHEDULING WITH OWNER PRIOR TO COMMENCEMENT OF WORK. ABATEMENT TO OCCUR IN TWO PHASES TO ALLOW SCHOOL TO REMAIN OPERATIONAL, COORDINATE WITH CONSTRUCTION PHASING. ABATEMENT FOR EACH PHASE MUST BE COMPLETED IN THE AREA PRIOR TO CONSTRUCTION. "
- 3.5. AD102 – EXISTING SLAB DEMOLITION PLAN AND NEW SLAB PLAN
  - 3.5.1. **REVISE** general note to read "W. ASBESTOS ABATEMENT TO BE PROVIDED BY OWNER. CONTRACTOR TO COORDINATE SCHEDULING WITH OWNER PRIOR TO COMMENCEMENT OF WORK. ABATEMENT TO OCCUR IN TWO PHASES TO ALLOW SCHOOL TO REMAIN OPERATIONAL, COORDINATE WITH CONSTRUCTION PHASING. ABATEMENT FOR EACH PHASE MUST BE COMPLETED IN THE AREA PRIOR TO CONSTRUCTION."
- 3.6. AE100 – FLOOR PLAN - OVERALL
  - 3.6.1. **ADD** general note "I. REFER TO FINISH FLOOR PLANS FOR NEW FLOORING FINISH INFORMATION"
- 3.7. AE100A – FLOOR PLAN - AREA A
  - 3.7.1. **ADD** general note "R. REFER TO FINISH FLOOR PLANS FOR NEW FLOORING FINISH INFORMATION"
- 3.8. AE100B – FLOOR PLAN - AREA B
  - 3.8.1. **ADD** general note "R. REFER TO FINISH FLOOR PLANS FOR NEW FLOORING FINISH INFORMATION"
- 3.9. AE101A – FLOOR PLAN - AREA A - BID LOT #1 - Revised Sheet AE101A is attached and made part of this Addendum.
  - 3.9.1. **ADD** general note "R. REFER TO FINISH FLOOR PLANS FOR NEW FLOORING FINISH INFORMATION"
    - 3.9.1.1. **REVISE** keynote to read Floor Sink
    - 3.9.1.2. **ADD** keynote 22 0000.05 to Reference Keynotes
- 3.10. AE101B – FLOOR PLAN - AREA B - BID LOT #1
  - 3.10.1. **ADD** general note "R. REFER TO FINISH FLOOR PLANS FOR NEW FLOORING FINISH INFORMATION"
- 3.11. AF101A – FINISH FLOOR PLAN - AREA A - Revised Sheet AF101A is attached and made part of this Addendum.
  - 3.11.1. **REVISE** solid surface color
- 3.12. AF101B – FINISH FLOOR PLAN - AREA B - Revised Sheet AF101B is attached and made part of this Addendum.
  - 3.12.1. **REVISE** solid surface color

## 4. PRIOR APPROVALS

- 4.1. NO PRIOR APPROVALS AT THIS TIME

## 5. RESPONSES TO QUESTIONS

- 5.1. NO RESPONSE TO QUESTIONS AT THIS TIME

# **ADDENDUM**

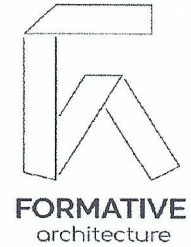
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All other provisions of the Contract Documents shall remain unchanged. This addendum is hereby made a part of the Contract Documents to the same extent as those provisions contained in the original documents and all itemized listings thereof.

**End of Addendum**

# ATTENDANCE RECORD

Project No: 18-0032  
 Project: Brown Early Childhood Center  
 Owner: Portales Municipal Schools (PMS) & The Public School Facilities Authority (PSFA)

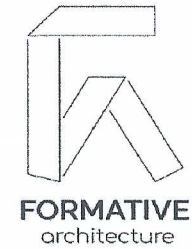


Meeting Purpose: Pre-proposal Conference  
 Meeting Date and Time: 2/12/2021 @ 1:30 PM MST

Name	Representing	Telephone	E-mail
GARRY KEYES	GENCON	575-523-4556	GENCON@GENCONCORP.COM
Hudley Gilbert	4G Electric	575-749-6161	Hudley@4Gelectricinc.com
Clark Gentry	BSC	505-765-1200	bids@bradburystamm.com
Bobby O'Age	Bradbury Stamm		
Seth M Smith	Khao Construction	505 545 1603	s.smith@khaoconstruction.com
Jaclyn Broderick	Jaynes	505 288-1173	jaclyn.broderick@jaynescorp.com
Gary Benavidez	BRYCON CORP.	505-433-3664	gbenavidez@brycon.com
Michael Kael	Nick Griego & Sons	575-935-5400	miker@ngsons.com
Gerald Griego	Nick Griego & Sons	575-935-5400	gerald@ngsons.com
Arthur Gallegos	Weil Const	575 693-6062	monte@weilconstruction.com
Toby Luna	Elite Communication & Const.	505-228-3242	toby@elitem.com
Jason Victor	JQ Air & Electrical	575 607-5466	jayspondscom@yahoo.com
Gary Hoadley	W.T. DENTON MECH.	575-762-4001	GHoadley@WTDENTONMECH.COM
Chris Ulibarri	W.T. Denton Mech.	575-762-4001	culibarri@wt Dentonmech.com
GARY DENTON	WT DENTON MECH.	575-763-7592	DDENTON@WTDENTONMECH.COM

# ATTENDANCE RECORD

Project No: 18-0032  
 Project: Brown Early Childhood Center  
 Owner: Portales Municipal Schools (PMS) & The Public School Facilities Authority (PSFA)



Meeting Purpose: Pre-proposal Conference  
 Meeting Date and Time: 2/12/2021 @ 1:30 PM MST

Name	Representing	Telephone	E-mail
Tom Tooker	Powers Product Southwest	505-328-4768	TomT@PowersProducts.com
Melanie Skinner	BECC	575-714-2214	mskinner@portaleschools.com
Clinton Turner	IT	575-359-3709	cturner@portaleschools.com
Jason Kaspera	IT	11	jkaspera@portaleschools.com
David Espinosa	Mick Rich Contractors	505-823-9882	despinosa@mickrichcontractors.com
Scott Hays	WWRC, Inc.	575-769-2618	wwrc@wwrcinc.com
Rocky Martin	WWRC, Inc.	575-769-2618	wwrc@wwrcinc.com
Sarah Stubbs	PMSD-	356-7200	on file

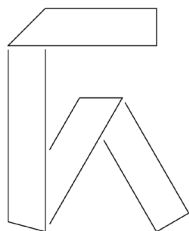
# AGENDA

## Mandatory Pre-proposal Meeting

Project No: Design Profession: 18-0032  
PSFA: K-18-011 & S-20-008  
RFP: 20-21-0001  
Project: Brown Early Childhood  
Center, Pre-K and  
Systems Project  
Date: 02/12/2021 at 1:30 pm  
Place: Brown ECC  
520 W 5th St  
Portales, NM 88130

## Discussion Items:

1. Introductions
  - a. Sarah Stubbs Portales Municipal Schools
  - b. Philip Fields Portales Municipal Schools
  - c. Melanie Skinner Portales Municipal Schools
  - d. Jeremy Sánchez PSFA
  - e. Owen Kramme Formative Architecture
2. Sequence of Events:
  - a. Issue RFP: January 26, 2021
  - b. Pre-proposal Conference: February 12, 2021
  - c. Deadline to submit written questions: February 24, 2021
  - d. Date of release of last addenda: March 3, 2021
  - e. Submission of Proposals: March 22, 2021
  - f. Submission of Subcontractor Qualifications Statements: March 23, 2021
  - g. Proposal Evaluation: March 24-30, 2021
  - h. Notice of Short-listed Offerors: April 1, 2021
  - i. Interviews of Short-listed Offerors (if held): April 7, 2021
  - j. Issue Recommendation of Award to governing Board/Notice of Intent to Award: April 12, 2021
  - k. Contract Negotiations: April 13, 2021
  - l. Issue Notice of Award: April 16, 2021
  - m. Protest of Award deadline: May 3, 2021
  - n. Start Preconstruction Services: May 5, 2021
  - o. Start of On-site Construction: June 01, 2021
  - p. Substantial Completion: June 03, 2022
    - i. 395 days for substantial completion
3. Project Overview
  - a. Total Project size approximately 19,652 SF (Multipurpose Room is not part of the project)
  - b. **THE CAMPUS AND BUILDING WILL REMAINED OCCUPIED THROUGH THE DURATION OF THE PROJECT.**
  - c. The project will be completed in 2 Phases, Refer to G1103. Dates will be modified per addendum.
  - d. Each phase will receive substantial completion, with a TCO required after phase 1.
  - e. Owner will provide abatement in 2 phases, Contractor to assist in coordination.
  - f. Base Bid (PSFA Project #K-18-011), Renovation of 9 Pre-K Classrooms
    - i. New Restroom in each classroom
    - ii. New Casework with sink
    - iii. New Ceilings and Lighting
    - iv. New Flooring
    - v. New Insulated Translucent Fiberglass sandwich wall panel system
    - vi. New HVAC
    - vii. New Doors & Frames
  - g. Bid Lot #1 (PSFA Project #S-20-008), Renovation of the remaining spaces.
    - i. Fire Suppression/Alarm
    - ii. New HVAC
    - iii. New Sanitary Sewer
    - iv. Electrical Service Upgrade
    - v. New ceiling/lighting/flooring throughout



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formativearchitecture.com

- vi. Corridor Renovation
  - vii. Admin Suite Reconfiguration
  - viii. Common Restroom Addition
  - ix. New Doors & Frames
  - h. Bid Lot #2 (PSFA Project #S-20-008), Exterior Door replacement
  - i. Bid Lot #3 (PSFA Project #S-20-008), Repave Parking Lot, Site Lighting, Site Drainage, walkways.
  - j. Bid Lot #4 (Above Adequacy), Items outside of the property line.
4. Refer to section 01 2310 in the project manual for additional information on the bid lots.
  5. Design Professional Opinion of Probable Cost of Construction:
    - a. Base Bid: MACC \$2,004,827.77 (Project # K18-011)
    - b. Bid Lot 1,2,3: MACC \$2,720,309.50 (Project # S20-008)
    - c. Bid Lot 4: MACC \$40,201.71 (Project # S20-008)
      - i. Note: All figures do not include NMGRT
  6. RFP for Construction Review
    - a. Overview of the RFP requirements:
      - i. General Contractor Questionnaire and Statement of Qualifications
        1. Must be able to show experience as specified
      - ii. Subcontractor Questionnaire and Statement of Qualifications
        1. Qualifications are required for subcontractors listed in section 00 4334 plus those above the threshold in 00 4334. If listed subs are below the threshold, qualifications are still required.
      - iii. An evaluation committee will be assembled by the District to review proposals
      - iv. Refer Section "IV. PROPOSAL EVALUATION / B. Evaluation Criteria" for allotted points for evaluation
      - v. All questions must be submitted in writing to Owen Kramme – Formative Architecture, at [owenk@formativearchitecture.com](mailto:owenk@formativearchitecture.com)
      - vi. Prior approvals apply – last day to submit products for prior approval is Wednesday, February 24th, 2021. This is the same for questions and clarifications. Final Addenda deadline is Wednesday March 3rd, 2021.
      - vii. After award, product substitutions are very limited. Please familiarize yourselves and your subcontractors with the requirements of sections 01 6300.
  7. Comments from District
  8. Comments from PSFA
    - a. Use of e-builder system for the project
    - b. Requirements for the 2 separate PSFA projects.
  9. Other:
    - a. Owner requirements are covered in the General Conditions
    - b. Review III. Volume I Technical Proposal A. There is a 30 page limit.
    - c. Electronic RFP files to be distributed via email from Albuquerque Reprographics & Construction Reporter to

plan holders planning to pursue the proposal. Any changes to the document's questions or language may constitute a non-responsive proposal.

- d. Return of plan sets within 15 days to receive deposit back.
  - e. Please Make yourselves familiar with 7.2.5 (Allowable Costs and Fees) of Section 00 7200 General Conditions and the Memorandum contained within Section 00 7300 Supplementary Conditions which provides additional clarification to 7.2.5 (Allowable Costs and Fees).
  - f. Wage Rate Determination will be issued via addendum.
- 10. Questions
  - 11. Mandatory Site Walk

**End of Agenda**





**LABOR RELATIONS DIVISION**

401 Broadway NE  
 Albuquerque, NM 87102  
 Phone: 505-841-4400  
 Fax: 505-841-4424

226 South Alameda Blvd  
 Las Cruces, NM 88005  
 Phone: 575-524-6195  
 Fax: 575-524-6194

**WWW.DWS.STATE.NM.US**

1596 Pacheco St, Suite 103  
 Santa Fe, NM 87505  
 Phone: 505-827-6817  
 Fax: 505-827-9676

**Wage Decision Approval Summary**

1) Project Title: BECC - Remodel  
 Requested Date: 01/26/2021  
 Approved Date: 01/27/2021  
 Approved Wage Decision Number: RO-21-0125-B

**Wage Decision Expiration Date for Bids: 05/27/2021**

2) Physical Location of Jobsite for Project:  
 Job Site Address: 520 W 5th Street  
 Job Site City: Portales  
 Job Site County: Roosevelt

3) Contracting Agency Name (Department or Bureau): Portales Municipal Schools  
 Contracting Agency Contact's Name: Tanya Baca  
 Contracting Agency Contact's Phone: (575) 356-7000 Ext. 1006

4) Estimated Contract Award Date: 05/04/2021

5) Estimated total project cost: \$4,765,239.00  
 a. Are any federal funds involved?: No  
 b. Does this project involve a building?: Yes - Brown Early Childhood Center building - old wing is being remodeled  
 c. Is this part of a larger plan for construction on or appurtenant to the property that is subject to this project?: No  
 d. Are there any other Public Works Wage Decisions related to this project?: No  
 e. What is the ultimate purpose or functional use of the construction once it is completed?: To remodel classrooms to facilitate and educated pre-k and kindergarten students

6) Classifications of Construction:

Classification Type and Cost Total	Description
<b>General Building (B)</b> <b>Cost: \$4,765,239.00</b>	Complete renovation of approximately 20,000 sq ft at Brown Early Childhood Center to include: demo of doors, door frames, walls, windows, flooring and bathrooms. Will patch and repair roof, install new doors and frames, sheet rock, cabinets, furnishing for classrooms, new bathrooms (bathroom partitions, dispensers, flooring, toilets, etc.) Reinforcing masonry. Install new exterior windows. New flooring and insulation. Update the fire sprinkler system and alarms.



**TYPE “B” – GENERAL BUILDING**

**Effective January 1, 2021**

<b>Trade Classification</b>	<b>Base Rate</b>	<b>Fringe Rate</b>	<b>Apprenticeship</b>
<b>Asbestos Workers/Heat and Frost insulators</b>	33.01	12.06	0.60
<b>Asbestos Workers/Heat and Frost insulators-Los Alamos County</b>	35.44	12.06	0.60
<b>Boilermaker/ blacksmith</b>	34.97	28.85	0.60
<b>Bricklayer/Block layer/Stonemason</b>	24.97	9.50	0.60
<b>Carpenter/Lather</b>	25.63	11.74	0.60
<b>Carpenter-Los Alamos County</b>	28.37	13.44	0.60
<b>Millwright/ pile driver</b>	33.16	27.24	0.60
<b>Cement Mason</b>	21.07	10.33	0.60
<b>Electricians-Outside Classifications-Zone 1</b>			
Ground man	23.74	13.16	0.60
Equipment Operator	34.06	15.94	0.60
Lineman/Tech	40.07	17.57	0.60
Cable Splicer	44.08	18.65	0.60
<b>Electricians-Outside Classification: Zone 2</b>			
Ground man	23.74	13.16	0.60
Equipment Operator	34.06	15.94	0.60
Lineman/ technician	40.07	17.57	0.60
Cable Splicer	44.08	18.65	0.60



<b>Electricians-Outside Classifications: Los Alamos</b>			
Ground man	24.42	13.34	0.60
Equipment Operator	35.04	16.21	0.60
Lineman/ Technician	41.22	17.88	0.60
Cable Splicer	45.34	18.99	0.60
<b>Electricians-Inside Classifications: Zone 1</b>			
Wireman/ low voltage technician	33.65	12.01	0.60
Cable Splicer	37.02	12.11	0.60
<b>Electricians-Inside Classification: Zone 2</b>			
Wireman/ low voltage technician	36.68	12.10	0.60
Cable Splicer	40.04	12.20	0.60
<b>Electricians-Inside Classification: Zone 3</b>			
Wireman/ low voltage technician	38.70	12.16	0.60
Cable Splicer	42.06	12.26	0.60
<b>Electricians-Inside Classification: Zone 4</b>			
Wireman/ low voltage technician	42.40	12.27	0.60
Cable Splicer	45.75	12.37	0.60
<b>Electricians-Inside Classification: Los Alamos</b>			
Wireman/ low voltage technician	38.70	14.09	0.60
Cable Splicer	42.06	14.36	0.60
<b>Elevator Constructor</b>	43.25	36.37	0.60
<b>Elevator Constructor Helper</b>	36.19	36.37	0.60
<b>Glazier</b>			
Journeyman/ Fabricator	20.50	6.20	0.60



Delivery Driver	9.00	5.35	0.60
<b>Ironworker</b>	27.35	17.49	0.60
<b>Painter (Brush/Roller/Spray)</b>	17.25	7.75	0.60
<b>Paper Hanger</b>	17.25	7.75	0.60
<b>Drywall- Light Commercial &amp; Residential</b>			
Ames tool operator	25.63	7.60	0.60
Hand finisher/machine texture	24.63	7.60	0.60
<b>Plasterer</b>	23.56	9.39	0.60
<b>Plumber/Pipefitter</b>	31.52	12.90	0.60
<b>Roofer</b>	25.74	7.97	0.60
<b>Sheet metal worker</b>			
Zone 1	33.38	17.64	0.60
Zone 2 – Industrial	34.38	17.64	0.60
Zone 3 – Los Alamos	35.38	17.64	0.60
<b>Soft Floor Layer</b>	20.30	8.10	0.60
<b>Sprinkler Fitter</b>	31.57	23.46	0.60
<b>Tile Setter</b>	24.46	8.81	0.60
<b>Tile Setter Helper/Finisher</b>	16.53	8.81	0.60
<b>Laborers</b>			
Group I- Unskilled and semi-skilled	18.25	7.12	0.60
Group II- Skilled	19.25	7.12	0.60
Group III- Specialty	21.50	7.12	0.60
<b>Masonry Laborers</b>			
Group I- Unskilled and Semi-Skilled	18.75	7.34	0.60
Group II- Skilled	20.50	7.34	0.60
Group III- Specialty	21.00	7.34	0.60
Reinforcing iron workers and post tension	24.75	7.12	0.60



<b>Operators</b>			
Group I	21.96	7.47	0.60
Group II	24.12	7.47	0.60
Group III	24.58	7.47	0.60
Group IV	25.02	7.47	0.60
Group V	25.21	7.47	0.60
Group VI	25.42	7.47	0.60
Group VII	25.53	7.47	0.60
Group VIII	28.58	7.47	0.60
Group IX	30.96	7.47	0.60
Group X	34.36	7.47	0.60
<b>Truck Drivers</b>			
Group I-VII	16.65	8.27	0.60
Group VIII	16.71	8.27	0.60
Group IX	18.65	8.27	0.60

**NOTE: All contractors are required to pay SUBSISTENCE, ZONE AND INCENTIVE PAY according to the particular trade. Details are located in a PDF attachment at [WWW.DWS.STATE.NM.US](http://WWW.DWS.STATE.NM.US). Search Labor Relations/Labor Information/Public Works/Prevailing Wage Rates.**

For more information about the Subsistence, Zone, and Incentive Pay rates, or to file a wage claim, contact the Labor Relations Division at (505) 841-4400 or visit us online at [www.dws.state.nm.us](http://www.dws.state.nm.us).

## **PUBLIC WORKS PROJECT REQUIREMENTS**

As a participant in a Public Works project valued at more than \$60,000 in the state of New Mexico, the following list addresses many of the responsibilities that are defined by statute or regulation to each project stakeholder.

### **Contracting Agency**

- Ensure that all contractors wishing to bid on a Public Works project when the project is \$60,000 or more are actively registered with the Public Works and Apprenticeship Application (PWAA) website: <http://www.dws.state.nm.us/pwaa> (Contractor Registration) prior to bidding.
- Please submit Notice of Award (NOA) and Subcontractor List(s) to the PWAA website promptly after the project is awarded.
- Please update the Subcontractor List(s) on the PWAA website whenever changes occur.
- All sub-contractors and tiers (excluding professional services) regardless of contract amount must be listed on the Subcontractor List and must adhere to the Public Works Minimum Wage Act.
- Ninety days after project completion please go into the PWAA system and close the project. Only contracting agencies are allowed to close the project. Agents or contractors are not allowed to close projects.

### **General Contractor**

- Provide a complete Subcontractor List and Statements of Intent (SOI) to Pay Prevailing Wages for all contractors, regardless of amount of work, to the contracting agency within 3 (three) days of award.
- Ensure that all subcontractors wishing to bid on a Public Works project have an active Contractor Registration with the Public Works and Apprenticeship Application (PWAA) website: <http://www.dws.state.nm.us/pwaa> prior to bidding when their bid will exceed \$60,000.
- Make certain the Public Works Apprentice and Training Act contributions are paid either to an approved Apprenticeship Program or to the Public Works Apprentice and Training Fund.
- Confirm the Wage Rate poster, provided in PWAA, is displayed at the job site in an easily accessible place.
- When the project has been completed, make sure the Affidavits of Wages Paid (AWP) are sent to the contracting agency.
- All subcontractors and tiers (excluding professional services) regardless of contract amount must pay prevailing wages, be listed on the Subcontractor List, and adhere to the Public Works Minimum Wage Act.



**LABOR RELATIONS DIVISION**  
121 Tijeras Ave NE, Suite 3000  
Albuquerque, NM 87102  
Phone: 505-841-4400  
Fax: 505-841-4424

**WWW.DWS.STATE.NM.US**

## **Subcontractor**

- Ensure that all subcontractors wishing to bid on a Public Works project have an active Contractor Registration with the Public Works and Apprenticeship Application (PWAA) website: <http://www.dws.state.nm.us/pwaa> prior to bidding when their bid will exceed \$60,000.
- Make certain the Public Works Apprentice and Training Act contributions are paid either to an approved Apprenticeship Program or to the Public Works Apprentice and Training Fund.
- All subcontractors and tiers (excluding professional services) regardless of contract amount must pay prevailing wages, be listed on the Subcontractor List, and adhere to the Public Works Minimum Wage Act.

## **Additional Information**

Reference material and forms may be found in the New Mexico Department of Workforce Solutions Public Works web pages at: <https://www.dws.state.nm.us/Labor-Relations/Labor-Information/Public-Works>.

## **CONTACT INFORMATION**

Contact the Labor Relations Division for any questions relating to Public Works projects by email at [public.works@state.nm.us](mailto:public.works@state.nm.us) or call (505) 841-4400.



SEAL

PROJECT

**Brown Early Childhood Center  
Old Wing Renovation**  
520 W 5th St, Portales, NM 88130

**GENERAL SHEET NOTES**

- A. DIMENSIONS ARE TO FINISHED FACE OR GRID LINE, U.N.O.
- B. REFER TO FINISH FLOOR ELEVATION
- C. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES TO BE SEALED WITH APPROVED MATERIALS AND METHODS MEETING AGENCY HAVING JURISDICTION REQUIREMENTS. REFER TO G102 CODE REFERENCE SHEET FOR LOCATIONS.
- D. DOOR AND/OR WINDOW ASSEMBLIES (WITH ALL APPURTENANCES THEREON) THAT OCCUR IN FIRE RATED WALL ASSEMBLIES TO BE U.L. CERTIFIED AND IDENTIFIED BY A PERMANENT LABEL. INSTALLATION TO BE IN COMPLIANCE WITH MANUFACTURERS INSTRUCTIONS FOR U.L. LABEL ASSEMBLY INTEGRITY ARCHITECTURAL FINISH PLANS FOR FINISHES. REFER TO G102 CODE REFERENCE SHEET FOR LOCATIONS.
- E. REFER TO G102 FOR TYPICAL MOUNTING HEIGHTS.
- F. REFER TO REFLECTED CEILING PLANS FOR CEILING AND FINISH INFO.
- G. ANY DAMAGES TO EXISTING SURFACE AS A RESULT OF NEW CONSTRUCTION ARE TO BE PATCHED AND REPAIRED TO MATCH EXISTING TEXTURE, PAINT, AND/OR FINISH. SURFACES TO BE PAINTED IN THEIR ENTIRETY FROM FLOOR TO CEILING AND INSIDE AND OUTSIDE CORNERS.
- H. ALL NEW EXPOSED DUCTWORK AND GOULES TO BE PAINTED. COLOR TO BE SELECTED BY ARCHITECT.
- I. REFER TO FINISH LEGEND ON AF-101 FOR ADDITIONAL FINISH INFORMATION.
- J. ALL EXISTING CONCRETE VAULTS THROUGHOUT SCHOOL TO BE FILLED. REFER TO DETAIL A4/AE341.
- K. REPLACE ALL DAMAGED EXISTING WALL WAINSCOT TILES WITH SALVAGED TILES FROM SELECTIVE DEMOLITION.
- L. PATCH AND REPAIR CRACKS THROUGHOUT BUILDING TO MATCH ADJACENT TEXTURE, PAINT, AND/OR FINISH.
- M. ALL EXISTING EXTERIOR CONCRETE WALLS TO RECEIVE R-10 RIGID INSULATION ON INTERIOR SIDE WHERE NEW FURRED OUT WALL OCCUR.
- N. SEE SPECIFICATION 10 1400 FOR INTERIOR ROOM SIGNAGE REQUIREMENTS. INTERIOR ROOM SIGNAGE TO CORRESPOND WITH DOORS IN BASE BID VS DOOR IN BID LOTS.
- O. EMERGENCY EVAC SIGNAGE TO BE INSTALLED IN FIELD. REFER TO SPECIFICATIONS 10 1400 FOR EVAC SIGNAGE REQUIREMENTS.
- P. HIGH IMPACT RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL JANITOR ROOMS, ABUSE RESISTANT GYPSUM BOARD TO BE INSTALLED ON ALL NEW CORRIDOR AND HALLWAY WALLS.
- Q. PATCH MISCELLANEOUS FLOOR DAMAGE CAUSED BY DEMOLITION OF UTILITIES.
- R. REFER TO FINISH FLOOR PLANS FOR NEW FLOORING FINISH INFORMATION.

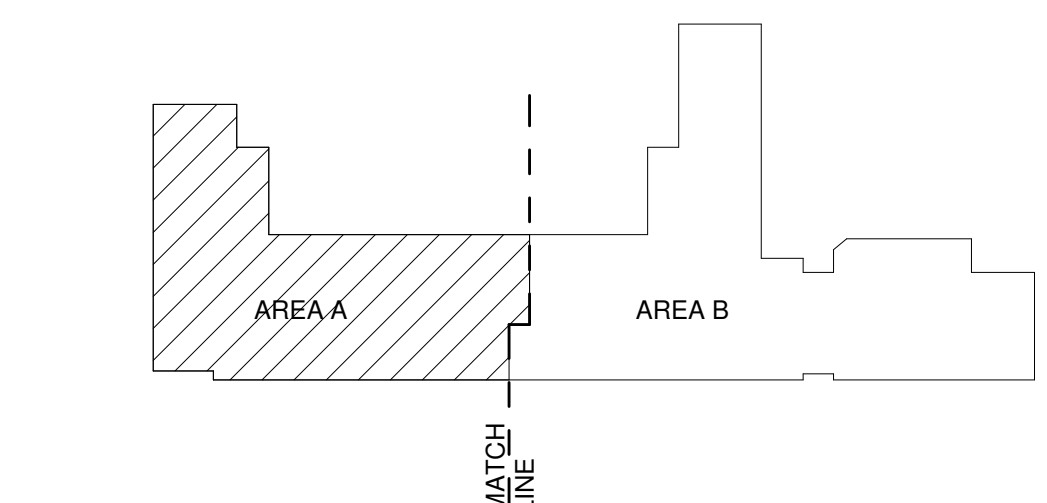
**REFERENCE KEYNOTES**

0.01	LINE OF SOFFIT/OVERHANG ABOVE
0.04	COPPER, N.I.C.
0.09	FIRE PROOF FILING CABINET, N.I.C.
02 0100.24	DISMANTLE EXISTING DOWNSPOUTS. REINSTALL DOWNSPOUTS AFTER NEW EXTERIOR WALL FINISH IS COMPLETE. STORE AS REQUIRED
02 0100.27	REASSEMBLED CHALKBOARD. COORDINATE LOCATION WITH OWNER
02 0100.36	PATCH AND REPAIR EXISTING FLOOR AT DEMOLISHED TOILET LOCATION AS REQUIRED
02 0100.37	PATCH AND REPAIR EXISTING FLOOR AND WALL AT DEMOLISHED SINK LOCATION AS REQUIRED
06 4023.18	NEW CASEWORK TO BE INSTALLED AT END OF CONSTRUCTION AFTER THE REMOVAL OF EXISTING FIRE ALARM PANEL
06 4023.19	CASEWORK CUBBIES. REFERENCE INTERIOR ELEVATIONS AND CASEWORK SECTION FOR FINISHES
09 4113.01	ALUMINUM-FRAMED STOREFRONT SYSTEM
09 4113.06	ALUMINUM STOREFRONT DOOR W/ REMOVABLE MULLION
09 7200.01	CORK WALL COVERING. REFER FINISH LEGEND
09 7200.02	48" X 60" CORK WALL COVERING W/ 1/2" STAINLESS STEEL "J" TRIM. REFER FINISH LEGEND
10 1101.01	60" X 42" WHITE BOARD WITH 8-FLAG HOLDERS
10 4602.01	SURFACE MOUNT FIRE EXTINGUISHER CABINE
22 0000.05	FLOOR SINK. REFER TO PLUMBING
22 4000.08	DRINKING FOUNTAIN. REFER TO PLUMBING
26 0000.05	EXISTING FIRE ALARM PANEL TO REMAIN THROUGH CONSTRUCTION. REFER TO ELEC.

**LEGEND**

- EXISTING WALL TO REMAIN
- NEW WALL, REFER TO AE10- PARTITION TYPES
- NEW DOOR, REFER TO AE21- SCHEDULES
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- NO WORK
- PORTION OF WORK TO BE COMPLETED AS PART OF BASE BID. REFER TO BASE BID SHEETS

**KEY PLAN**



**CONSTRUCTION DOCUMENTS**

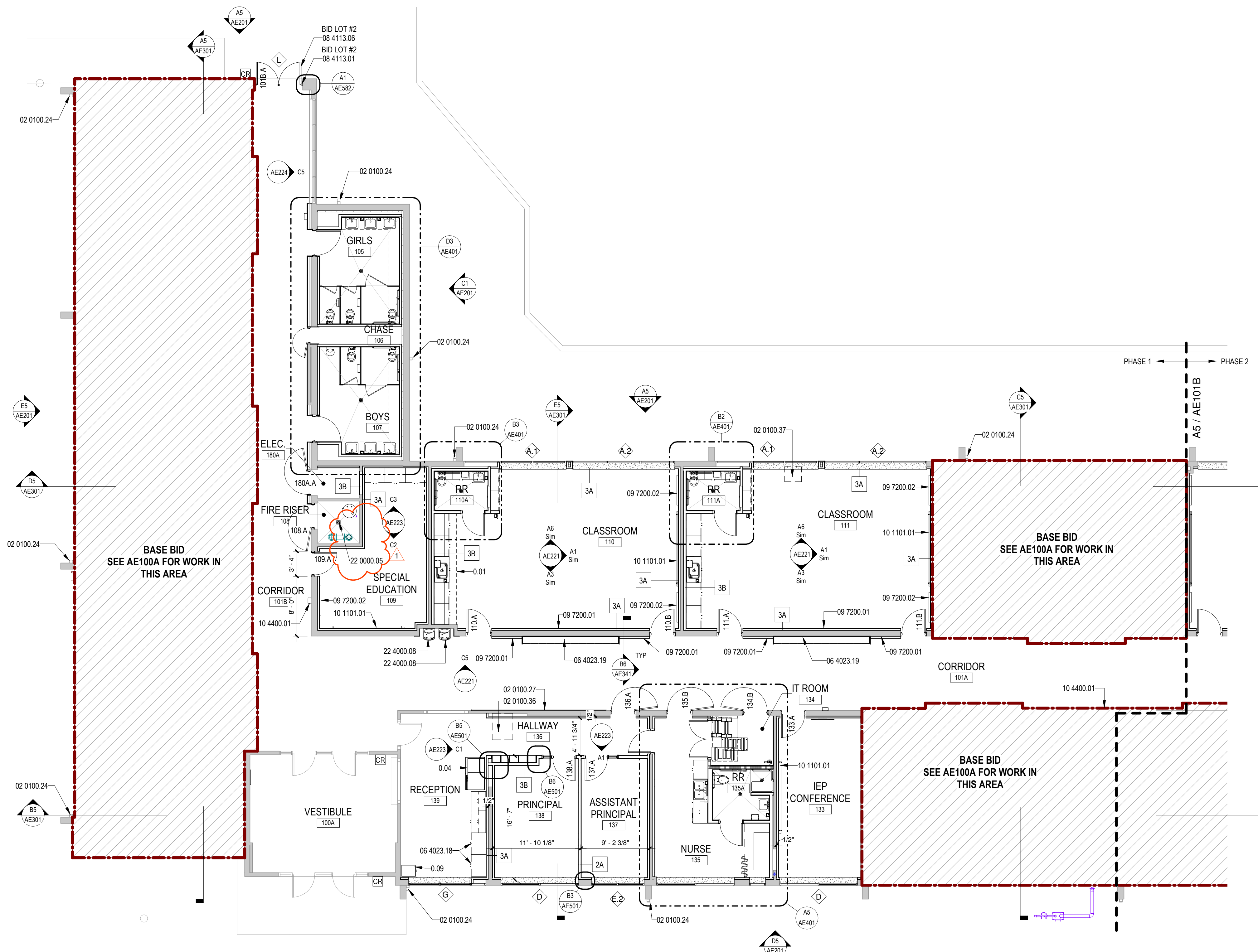
**REVISIONS**

- 02/17/2021 Addendum 001
- 
- 
- 
- 

DRAWN BY: NW  
REVIEWED BY: OK  
DATE: 12/10/2019  
PROJECT NO: 18-0032  
PSFA PRE-K PROJECT NO: K-18-011  
PSFA SYSTEMS PROJECT NO: S-20-008  
DRAWING NAME:

**FLOOR PLAN - AREA A - BID LOT #1**

SHEET NO: AE101A



**FLOOR PLAN - AREA A  
BID LOT #1**  
1/8" = 1'-0"



GENERAL SHEET NOTES

- A. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL OR GRID LINE, UNO
- B. REF FINISH LEGEND FOR MORE FINISH INFORMATION
- C. ALL INTERIOR FINISHES FLAME SPREAD REQUIREMENTS SHALL BE IN COMPLIANCE WITH IRC 9039 SECTION 903.11
- D. FOR CEILING INFORMATION REFERENCE CEILING PLANS
- E. FOR CASEWORK FINISHES REFERENCE INTERIOR ELEVATIONS
- F. FOR ALL FINISH TRANSITIONS THAT OCCUR AT DOORWAYS, TRANSITION MATERIAL OR PATTERN AT CENTERLINE OF DOOR WHEN CLOSED, REF AF101A FOR MORE DETAILS
- G. ALL GYPSUM BOARD WALLS TO BE PAINTED P-1, UNO
- H. ALL GYPSUM BOARD WALLS AND WOODWORK TOEKKKS TO RECEIVE RESILIENT BASE RA-1, UNO
- I. ALL CERAMIC TILE TO BE CENTERED IN ROOM, UNO
- J. ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED, P-3, UNO
- K. ALL OUTSIDE GYP BOARD CORNERS TO RECEIVE 48" STAINLESS STEEL CORNER GUARDS, CORNERS WITH WALL TILE TO RECEIVE INTEGRAL STAINLESS STEEL CORNER GUARDS
- L. ALL SOLID SURFACE TO BE SS-1
- M. ALL PLASTIC LAMINATE TO BE PL-1

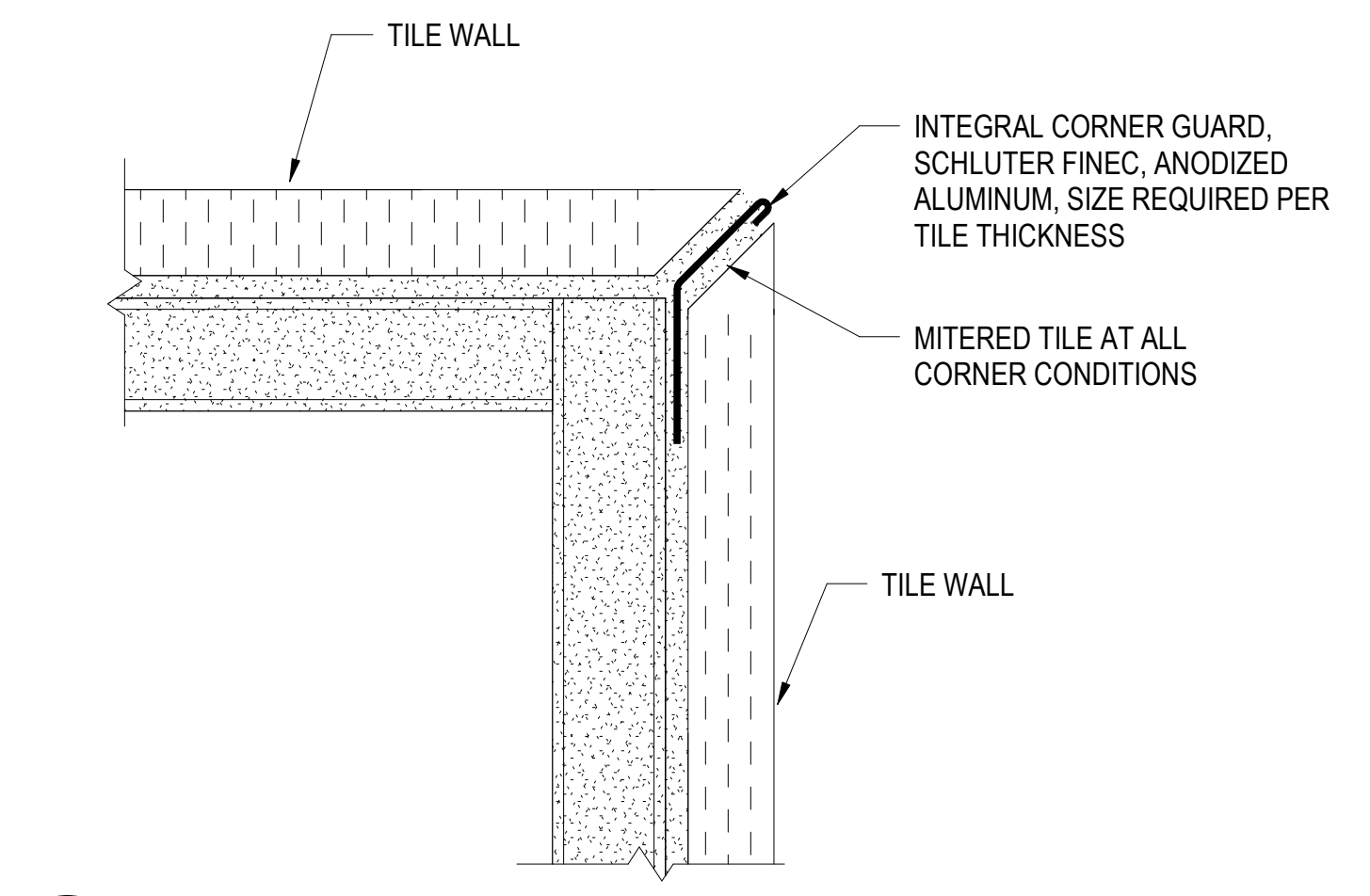
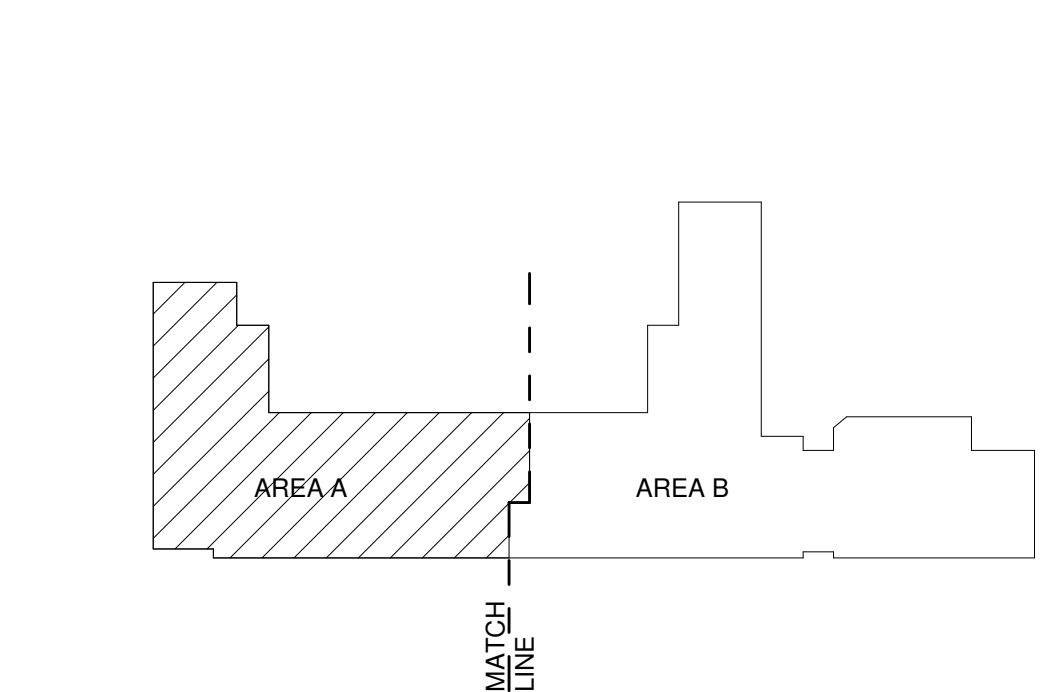
FINISH LEGEND (BASIS OF DESIGN)

06 4023 PLASTIC LAMINATE (PL-X) PL-1 MFG FORMICA COLOR NATURAL MAPLE NUMBER 756-58 FINISH MATTE	09 6513 RESILIENT BASE (RB-X) RA-1 MFG TARKETT COLOR T81 PEPPERCORN STYLE 4 RUBBER COVE BASE
06 4023 SOLID SURFACE (SS-X) SS-1 MFG WILSONART TBD BY ARCHITECT FROM MANUFACTURERS LIST OF STANDARD COLORS THICKNESS 1/2" NOTES COUNTERTOPS AND WINDOW SILLS	RA-2 MFG TARKETT COLOR T81 PEPPERCORN STYLE 6 RUBBER COVE BASE
09 3000 TILING (T-X) T-1 MFG MOSA STYLE GLOBAL COLLECTION COLOR WARM GREY 76240 FINISH SMOOTH (V) MATTE SIZE 6" X 6" GROUT T80 NOTES RESTROOM FLOOR TILE	RA-3 MFG TARKETT PRODUCT SLT-XX-C COLOR MATCH WALL BASE NOTES TRANSITION RESILIENT FLOOR TO CARPET
T-2 MFG MOSA STYLE GLOBAL COLLECTION COLOR WARM GREY 26240 FINISH WALL GLOSS SIZE 6" X 6" GROUT T80 NOTES RESTROOM WALL TILE	RA-4 MFG TARKETT PRODUCT RRS-XX-B COLOR MATCH WALL BASE NOTES TRANSITION RESILIENT FLOOR TO CONCRETE
T-3 MFG MOSA STYLE GLOBAL COLLECTION COLOR IVORY WHITE 16690 FINISH WALL GLOSS SIZE 6" X 6" GROUT T80 NOTES WALL ACCENT	RA-5 MFG SCHLUTER PRODUCT RENO-U COLOR RENO-U SATIN ANODIZED NOTES TRANSITION RESILIENT FLOOR TO TILE
T-4 MFG MOSA STYLE GLOBAL COLLECTION COLOR MAPLES YELLOW 16670 FINISH WALL GLOSS SIZE 6" X 6" GROUT T80 NOTES WALL ACCENT	09 6519 RESILIENT TILE FLOORING (RF-X) RF-1 MFG JOHNSONITE PRODUCT IGRANIT COLOR GLENDALE 404 SIZE 12" X 24"
T-5 MFG MOSA STYLE GLOBAL COLLECTION COLOR SIENNA RED 26260 FINISH WALL GLOSS COLOR NIGHTSHADE 45212 SIZE 24" X 24" GROUT T80 NOTES WALL ACCENT	RF-2 MFG JOHNSONITE PRODUCT IGRANIT COLOR MERCURY 449 SIZE 12" X 24"
TA-1 MFG MOSA STYLE GLOBAL COLLECTION COLOR WARM GREY 76240 FINISH SP SIZE 6" X 6" GROUT T80 NOTES TILE WALL BASE	RF-3 MFG JOHNSONITE PRODUCT IGRANIT COLOR FALLON 416 SIZE 12" X 24"
TA-2 MFG MOSA STYLE GLOBAL COLLECTION COLOR WARM GREY 76240 FINISH SMOOTH (V) MATTE SIZE 6" X 6" GROUT T80 NOTES SLOPING SHOWER EDGE TILE	RF-4 MFG JOHNSONITE PRODUCT IGRANIT COLOR SEWILAN 423 SIZE 12" X 24"
TA-3 MFG MOSA STYLE GLOBAL COLLECTION COLOR WARM GREY 76240 FINISH SMOOTH (V) MATTE SIZE 6" X 6" GROUT T80 NOTES SLOPING SHOWER CORNER PIECE	09 6800 CARPET TILE (CP-X) CP-1 MFG TARKETT STYLE ACCENTUATE 04255 COLOR OYSTER SHELL 2206 SIZE 24" X 24"
09 5110 ACOUSTIC PANEL CEILING (APC-X) APC-1 MFG ARMSTRONG TYPE ULTIMA LAY-IN SIZE 24" X 24" X 3/4" COLOR WHITE GRID PRELUDE XL 15/16" EXPOSED TEE EDGE SQUARE LAY-IN 15/16"	BB-1 MFG FORBO PRODUCT BULLETIN BOARD COLOR OYSTER SHELL 2206
	BB-2 MFG FORBO PRODUCT BULLETIN BOARD COLOR BLACK OLIVE 2209
	09 9123 PAINT (P-X) P-1 MFG SHERWIN WILLIAMS COLOR SW 638 DOVER WHITE NOTES GENERAL WALL COLOR, COORDINATE WITH DISTRICT STANDARD
	P-2 MFG SHERWIN WILLIAMS COLOR SW 7022 BLACK FOX NOTES ACCENT AT RESTROOMS
	P-3 MFG SHERWIN WILLIAMS COLOR SW 7638 JOGGING PATH NOTES DOOR FRAMES AND TRIM
	CONCRETE (C-X) C-1 EXPOSED CONCRETE

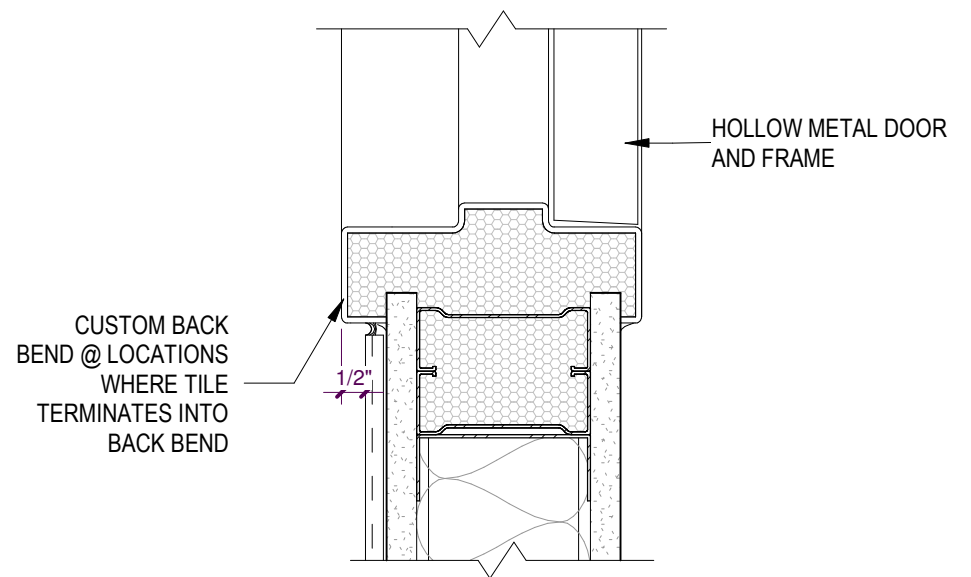
LEGEND

- FLOORING MATERIAL TRANSITION, TRANSITION STRIP REQUIRED, REF AF621
- FLOORING PATTERN TRANSITION, NO TRANSITION STRIP REQUIRED
- XX-X FLOORING MATERIAL REFERENCE FINISH LEGEND
- CARPET DIRECTION

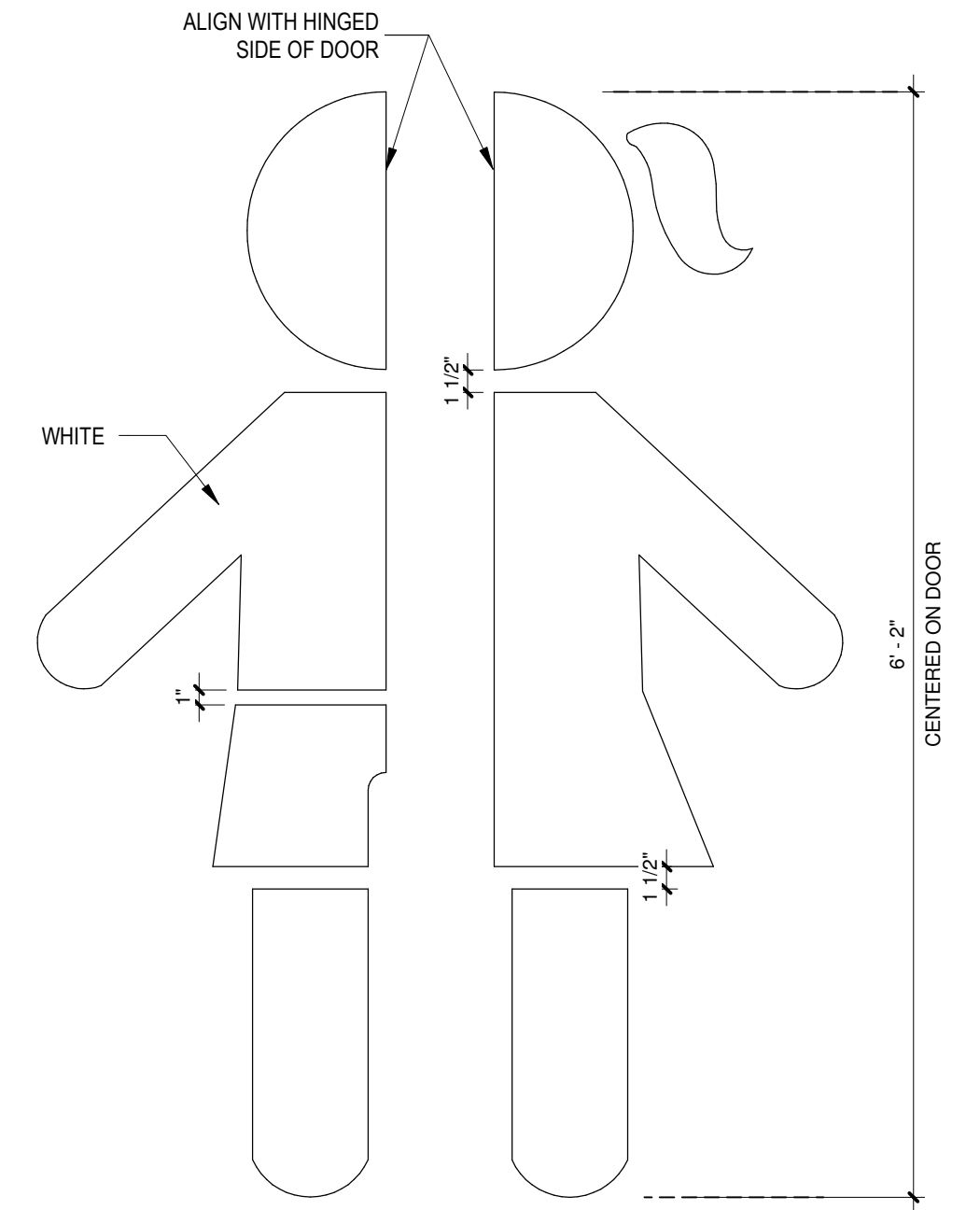
KEY PLAN



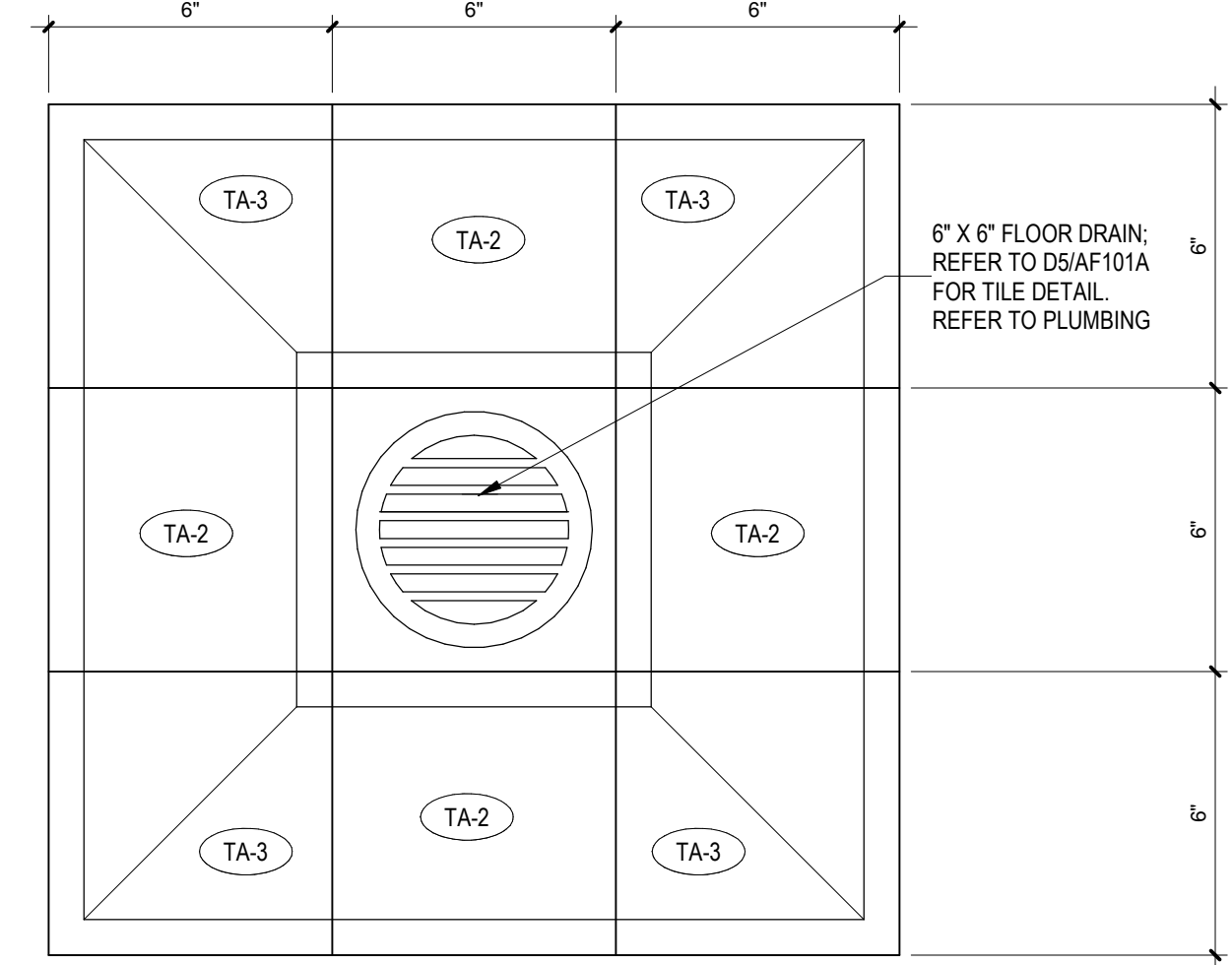
E1 TILE CORNER  
12" x 12"



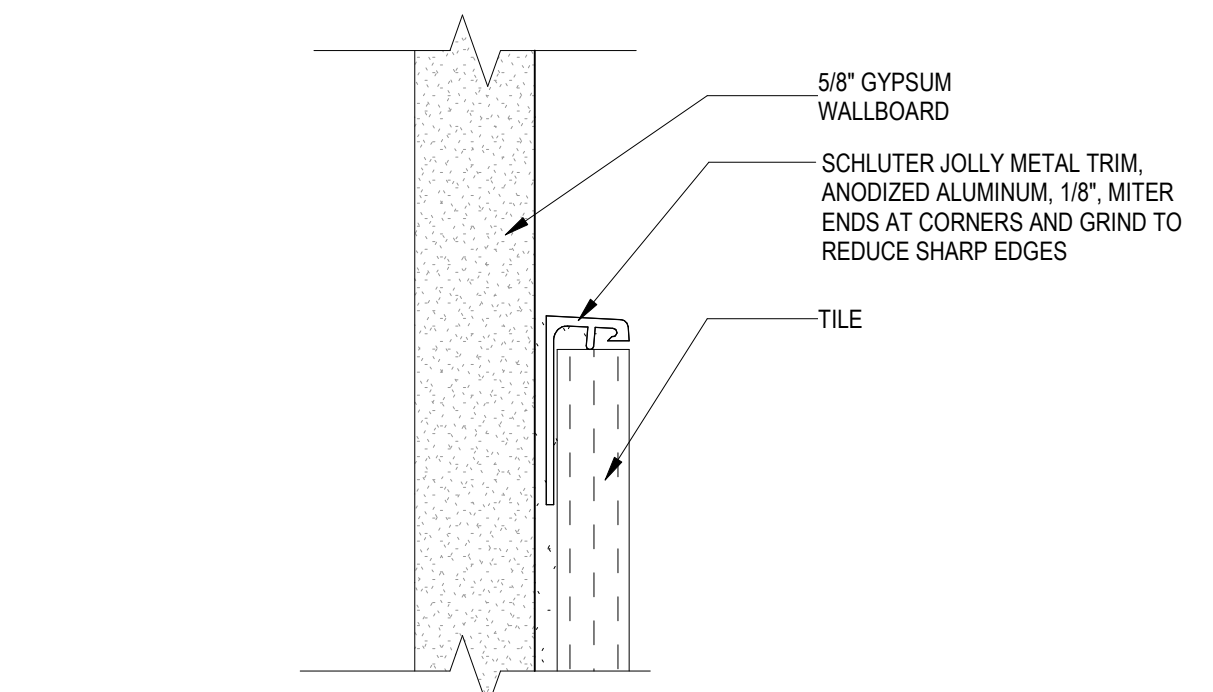
E2 TILE @ HOLLOW METAL FRAME  
3" x 12"



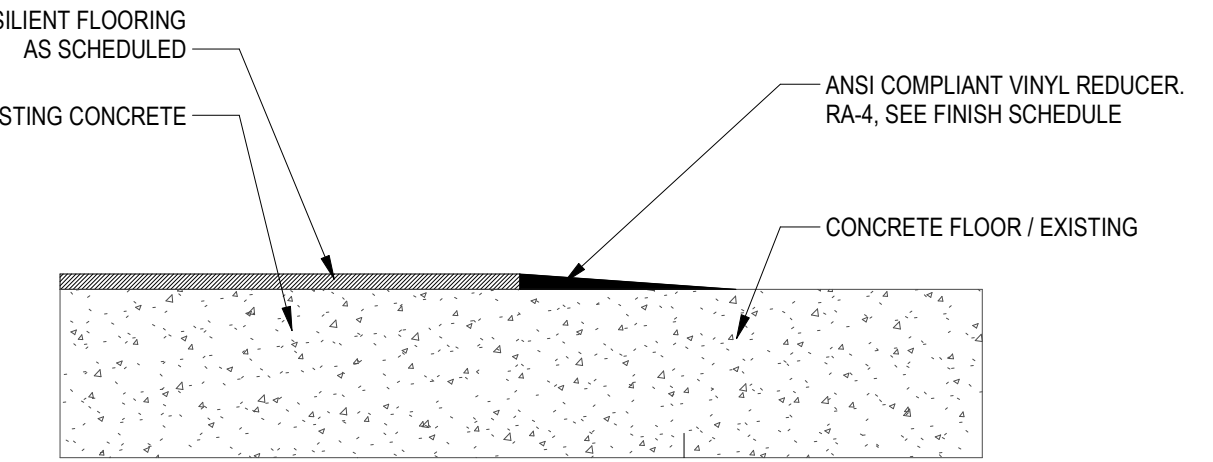
D4 APPLIED VINYL DECAL  
1" x 12"



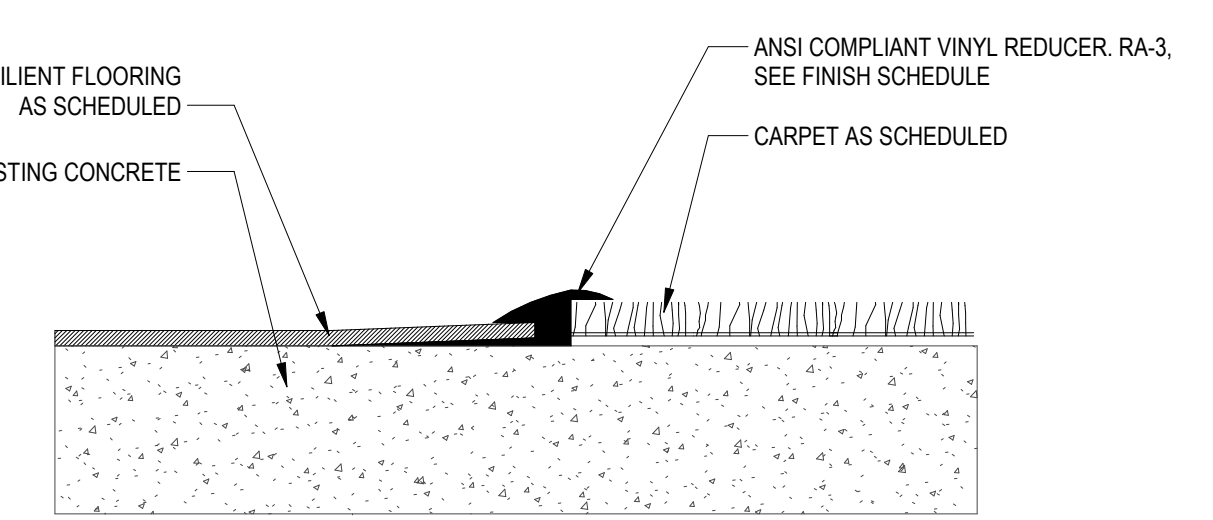
D5 TYPICAL FLOOR DRAIN DETAIL  
3" x 12"



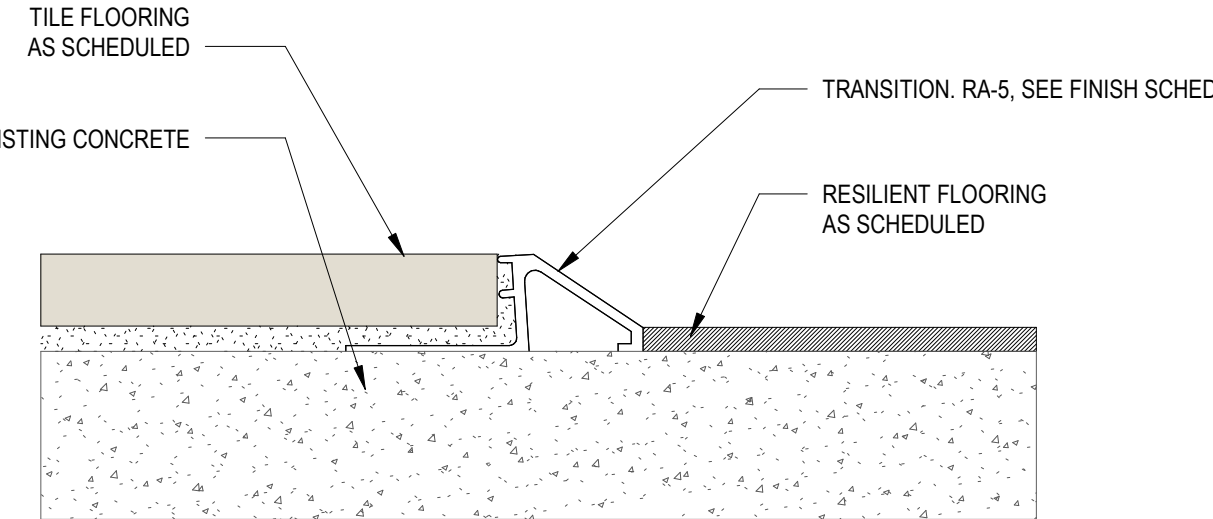
D2 WAINSCOT TILE TRIM  
12" x 12"



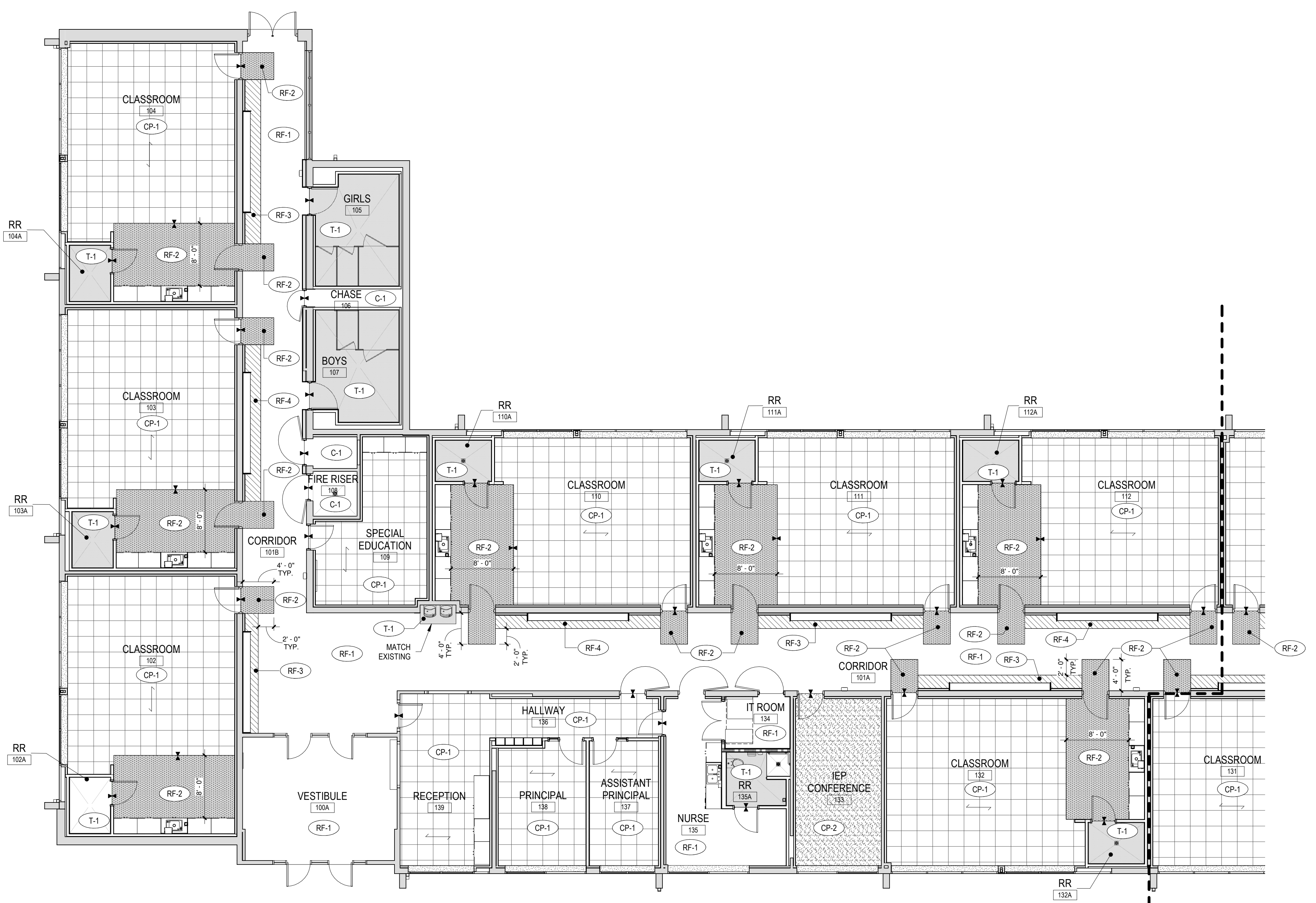
C1 AF101 FD - RESILIENT FLOOR TO CONCRETE  
12" x 12"



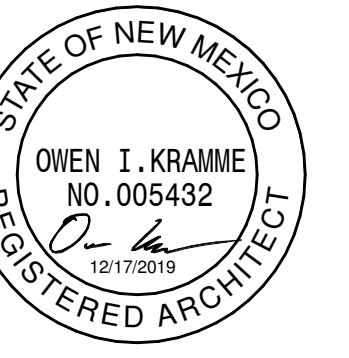
B1 AF101 FD - RESILIENT FLOOR TO CARPET  
12" x 12"



A1 AF101 FD - RESILIENT FLOOR TO TILE  
12" x 12"



A5 LEVEL 1 FINISH PLAN  
1/8" = 1'-0"



SEAL

PROJECT

Brown Early Childhood Center  
Old Wing Renovation  
520 W 5th St, Portales, NM 88130

CONSTRUCTION  
DOCUMENTS

REVISIONS



DRAWN BY: NW  
REVIEWED BY: OK  
DATE: 12/10/2019  
PROJECT NO: 18-0032  
PSFA PRE-K PROJECT NO: K-18-011  
PSFA SYSTEMS PROJECT NO: S-20-008  
DRAWING NAME:

FINISH FLOOR  
PLAN - AREA B

SHEET NO

AF101B

GENERAL SHEET NOTES

- A. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL OR GRID LINE, UNO
- B. REF FINISH LEGEND FOR MORE FINISH INFORMATION
- C. ALL INTERIOR FINISHES FLAME SPREAD REQUIREMENTS SHALL BE IN COMPLIANCE WITH IRC 2019 SECTION 903.11
- D. FOR CEILING INFORMATION REFERENCE CEILING PLANS
- E. FOR CASEWORK FINISHES REFERENCE INTERIOR ELEVATIONS
- F. FOR ALL FINISH TRANSITIONS THAT OCCUR AT DOORWAYS, TRANSITION MATERIAL OR PATTERN AT CENTERLINE OF DOOR WHEN CLOSED, REF AF 101A FOR MORE DETAILS
- G. ALL GYPSUM BOARD WALLS TO BE PAINTED P-1, UNO
- H. ALL GYPSUM BOARD WALLS AND WOODWORK TOEKKKS TO RECEIVE RESILIENT BASE RA-1, UNO
- I. ALL CERAMIC TILE TO BE CENTERED IN ROOM, UNO
- J. ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED, P-3, UNO
- K. ALL OUTSIDE GYP BOARD CORNERS TO RECEIVE 48" STAINLESS STEEL CORNER GUARDS, CORNERS WITH WALL TILE TO RECEIVE INTEGRAL STAINLESS STEEL CORNER GUARDS
- L. ALL SOLID SURFACE TO BE SS-1
- M. ALL PLASTIC LAMINATE TO BE PL-1

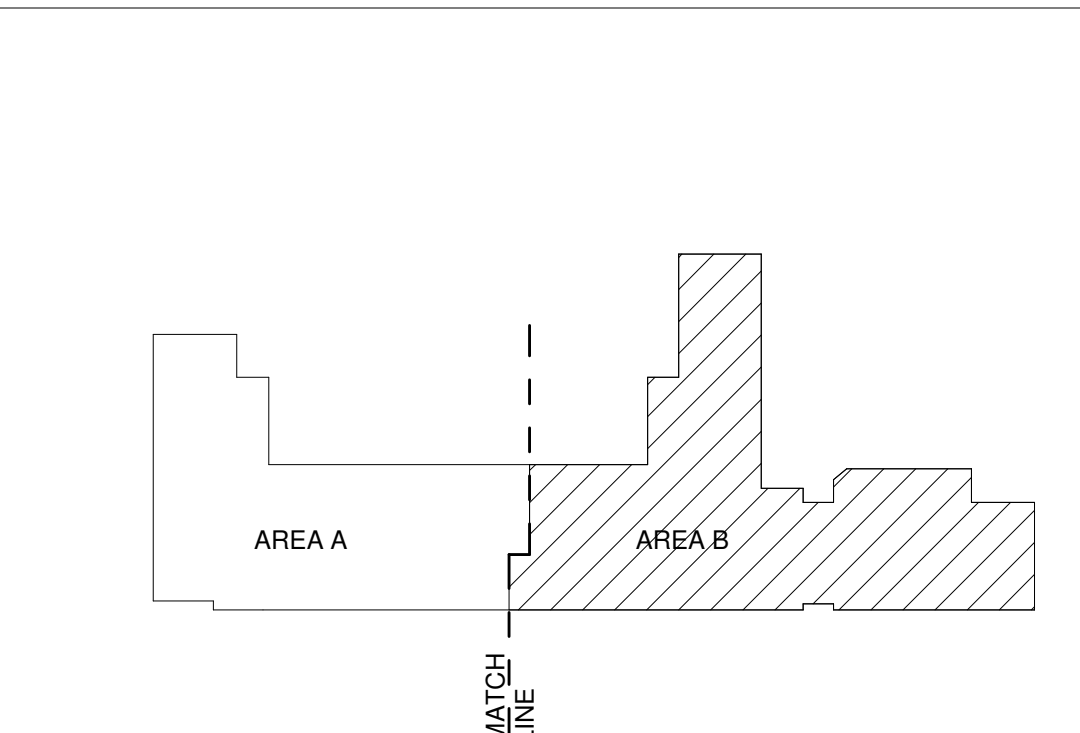
FINISH LEGEND (BASIS OF DESIGN)

06 4023 PLASTIC LAMINATE (PL-X) PL-1 MFG FORMICA COLOR NATURAL MAPLE NUMBER 756-58 FINISH MATTE	09 6513 RESILIENT BASE (RA-X) RA-1 MFG TARKETT COLOR T81 PEPPERCORN STYLE 4" RUBBER COVE BASE
06 4023 SOLID SURFACE (SS-X) SS-1 MFG WILSONART COLOR TBD BY ARCHITECT FROM MANUFACTURERS LIST OF STANDARD COLORS THICKNESS 1/2" NOTES COUNTERTOPS AND WINDOW SILLS	RA-2 MFG TARKETT COLOR T81 PEPPERCORN STYLE 6" RUBBER COVE BASE
09 3000 TILING (T-X) T-1 MFG MOSA STYLE GLOBAL COLLECTION COLOR WARM GREY 76240 FINISH SMOOTH (V) MATTE SIZE 6" X 6" GROUT TBO NOTES RESTROOM FLOOR TILE	RA-3 MFG TARKETT PRODUCT SLT-XX-C COLOR MATCH WALL BASE NOTES TRANSITION RESILIENT FLOOR TO CARPET
T-2 MFG MOSA STYLE GLOBAL COLLECTION COLOR WARM GREY 26240 FINISH WALL GLOSS SIZE 6" X 6" GROUT TBO NOTES RESTROOM WALL TILE	RA-4 MFG TARKETT PRODUCT RRS-XX-B COLOR MATCH WALL BASE NOTES TRANSITION RESILIENT FLOOR TO CONCRETE
T-3 MFG MOSA STYLE GLOBAL COLLECTION COLOR IVORY WHITE 16690 FINISH WALL GLOSS SIZE 6" X 6" GROUT TBO NOTES WALL ACCENT	RA-5 MFG SCHLITZER PRODUCT RENO-U COLOR RENO-U SATIN ANODIZED FINISH TRANSITION RESILIENT FLOOR TO TILE
T-4 MFG MOSA STYLE GLOBAL COLLECTION COLOR MAPLES YELLOW 16670 FINISH WALL GLOSS SIZE 6" X 6" GROUT TBO NOTES WALL ACCENT	09 6519 RESILIENT TILE FLOORING (RF-X) RF-1 MFG JOHNSONITE PRODUCT JOGRANT COLOR GLENDALE 404 SIZE 12" X 24"
T-5 MFG MOSA STYLE GLOBAL COLLECTION COLOR SIENNA RED 25260 FINISH WALL GLOSS SIZE 6" X 6" GROUT TBO NOTES WALL ACCENT	RF-2 MFG JOHNSONITE PRODUCT JOGRANT COLOR MERCURY 449 SIZE 12" X 24"
TA-1 MFG MOSA STYLE GLOBAL COLLECTION COLOR WARM GREY 76240 FINISH SP SIZE 6" X 6" GROUT TBO NOTES TILE WALL BASE	RF-3 MFG JOHNSONITE PRODUCT JOGRANT COLOR FALLON 416 SIZE 12" X 24"
TA-2 MFG MOSA STYLE GLOBAL COLLECTION COLOR WARM GREY 76240 FINISH SMOOTH (V) MATTE SIZE 6" X 6" GROUT TBO NOTES SLOPING SHOWER EDGE TILE	RF-4 MFG JOHNSONITE PRODUCT JOGRANT COLOR SEQUOIA 423 SIZE 12" X 24"
TA-3 MFG MOSA STYLE GLOBAL COLLECTION COLOR WARM GREY 76240 FINISH SMOOTH (V) MATTE SIZE 6" X 6" GROUT TBO NOTES SLOPING SHOWER CORNER PIECE	09 6800 CARPET TILE (CP-X) CP-1 MFG TARKETT STYLE ACCENTUATE 04255 COLOR NIGHTSHADE 45212 SIZE 24" X 24" NOTES INSTALL UNIDIRECTIONAL
09 5110 ACOUSTIC PANEL CEILING (APC-X) APC-1 MFG ARMSTRONG TYPE ULTIMA LAY-IN SIZE 24" X 24" X 3/4" COLOR WHITE GRID PRELUDE XL 15/16" EXPOSED TEE EDGE SQUARE LAY-IN 15/16"	09 7213 CORK WALL COVERINGS (BB-X) BB-1 MFG FORBO PRODUCT BULLETIN BOARD COLOR OYSTER SHELL 2206
	BB-2 MFG FORBO PRODUCT BULLETIN BOARD COLOR BLACK OLIVE 2209
	09 9123 PAINT (P-X) P-1 MFG SHERWIN WILLIAMS COLOR SW 6385 DOVER WHITE NOTES GENERAL WALL COLOR, COORDINATE WITH DISTRICT STANDARD
	P-2 MFG SHERWIN WILLIAMS COLOR SW 7023 BLACK FOX NOTES ACCENT AT RESTROOMS
	P-3 MFG SHERWIN WILLIAMS COLOR SW 7638 JOGGING PATH NOTES DOOR FRAMES AND TRIM
	CONCRETE (C-X) C-1 EXPOSED CONCRETE

LEGEND

- I- FLOORING MATERIAL TRANSITION, TRANSITION STRIP REQUIRED, REF AF621
- X- FLOORING PATTERN TRANSITION, NO TRANSITION STRIP REQUIRED
- (XX-X) FLOORING MATERIAL, REFERENCE FINISH LEGEND
- ← CARPET DIRECTION

KEY PLAN



A5 LEVEL 1 FINISH PLAN  
1/8" = 1'-0"

