



818 S. FLORES ST. SAN ANTONIO, TEXAS 78204 www.saha.org

Procurement Department

ADDENDUM # 3

To: File 1903-910-65-4901
IFB for: Castle Point Exterior Renovations and Site Improvements

Please note the following changes:

**The bid due date and time are changed to:
April 22, 2019 at 2:00 p.m.**

Replace Fee Pages (page 45, 46, 47 and 48) with the attached revisions.

Please insert the attached Tree Survey into the Plans.

Insert the Attached Clarification for Fencing Options

Insert the attached Signage Information

The following questions are asked:

Question 1: There are several notes regarding the concrete treads, existing sheathing and existing structure that state, "replace as needed or necessary". This note also appears at the exterior closets with respect to gyp, trim, sheathing and waterproofing. For bidding purposes, can these items be quantified by the design team or an allowance identified for these items, so as to keep the bidding process fair? Otherwise, what one may think needs to be replaced and what others may, most likely will not be consistent. Please advise.

Answer 1: If waterproofing is exposed: all waterproofing is to be replaced at exposed area and overlapped as necessary to ensure a proper seal.

- Please see notes from drawings for all unit pricing items.
- Per unit price items please refer to owner and unit price list. Any items for pricing is to be reviewed with owner. Please provide cost per material and installation of item.
- Per all concrete stair treads will be inspected with Owners Rep and General contractor and quantified for each building. A unit price line for stair tread replacement is in the attached Matrix.

- Once sheathing has been exposed Owners Rep and general contractor will quantify for each building a unit price line for sheathing replacement is in the Matrix. Provide new waterproofing and fastening as necessary.
- Once Structural members have been exposed Owners Rep and general contractor will quantify for each building unit price lines for framing lumber replacement is in the Matrix. (provide all necessary shop drawings as necessary, and must be reviewed by architect/engineer.)
- The only work to be performed on exterior closets will be the door ,door trim and hardware any gyp damaged during installation will be repaired by General Contractor , any existing damages will be noted with owners Rep and instructions will be given by the owners rep at that time. (Provide necessary tape and floating of gypsum surfaces.)
- All Exterior Siding and Masonry removal has been identified and quantified in the Structural sections of the Plans, where siding and Masonry has been removed the General contractor is expected to replace waterproofing as part of their hard bid. This is quantifiable. Where masonry wall are to remain, these are the only location in which the existing waterproofing is to remain unless noted by owner's rep and architect.

Question 2: Are we replacing the top rail with treated 2x4's?

Answer 2: All rails are to be replaced as specified. Per the 2x4 rail, we will remove the wood rail. All rails are to meet code requirements: 42" guardrail. Remove and replace railing system or add additional spindles as necessary per code. All guardrails on balconies are to be entirely replaced. All stair and breezeway rails are to be replaced as necessary. Each rail is to be fasted with additional block at wall/brackets for added strength. During installation or construction of railing, contractors are to give notice both to tenant and building manager before proceeding with work. Contractor is to ensure a safe means of egress is met at all times for the tenant. All rails shall be painted and primed prior to installation per the owners specifications. All welds, should be grinded and structural

Question 3: What is the quantity of spalled concrete?

Answer 3: Per the quantity of spalled concrete, please provide a unit price item. This item will be inspected with Owners Rep and General contractor and quantified for each building. A unit price line for spalled concrete is in the attached Matrix. Please locate the location of spalling concrete, the prices and instructions for fixing the spalling concrete may vary. Please ask owner's rep for further instructions for spalling concrete.

Question 4: Are we installing Hollow Core Door at Exterior Closet?

Answer 4: The exterior closet doors shall be replaced, the same as building #6. Door shall be hollow core Metal doors

Question 5: How do we quantify metal fence repairs?

- Answer 5:** Per all metal fence and site rails, will be inspected with Owners Rep and General contractor and quantified. There is a line item in the Matrix for existing metal fencing repairs. All existing steel picket fencing will be prepped and painted as part of the hard bid price. A unit price line for site rails replacement/repair is in the attached Matrix, A unit Price line for site rail painting is also in the attached Matrix. See the attached plan to this document for location and specifications per owner instructions.
- Question 6:** What would be the owners/architects recommendation if we can't meet the code requirement of AO#39?
- Answer 6:** Questions regarding code issues with stairs must be done thru an RFI to ensure all stairs meet code. Item #39 mainly implies to stairs which will be removed and reinstalled for brick removal. Per stairs with a higher tread, we will pour a new concrete landing to raise or lower the stairs so each stair has its correct rise and run.
- Question 7:** Do we install "Visually impaired rails" under all stairs per AO#39?
- Answer 7:** As per visually impaired rails below stair cases, the contractor is to supply and install visually impaired rails below each stair case. (A0/39)
- Question 8:** Do we install wheel stops at all parking spots?
- Answer 8:** Per parking spots - This would be up to SAHA if they wanted wheel stops at all parking spots. Currently, there are very few, if any, wheel-stops on the site. At the very minimum, they are needed at all accessible parking spaces. Please provide a unit price for all wheel stops as not all wheel stops need to be replaced at the wood fence. a line has been added in the Matrix for wheel stop R&R.
- Question 9:** Are we installing concrete channel, concrete drainage swale if so where?
- Answer 9:** The Construction Documents show the areas for the concrete channel and concrete swales. They are as follows: Sheet C4.0 shows the existing concrete channels to be demolished with keynotes. Sheet C5.0 shows the dimensions of the proposed channels and proposed swales with keynotes. Sheet C6.0 shows the grading for the proposed channels and proposed swales.
- Question 10:** We see a larger amount of asphalt pavement that needs repair or replacement. Will there be a unit price for this?
- Answer 10:** There is a unit price line for asphalt installation. See revised fee sheets attached
- Question 11:** On the retaining walls, some of this work will interfere with some sidewalks and patio areas. Is there a unit cost for replacing patios?
- Answer 11:** We do not see any areas where the retaining wall construction will interfere with patios. We do not anticipate having to replace patios. We do not see any areas where the retaining wall construction will interfere with sidewalks. There are concrete drains that abut the retaining wall and those are being replaced.



- Question 12:** Some trees are in the way of the retaining walls. Can these be removed without replacing these trees?
- Answer 12:** Please see tree survey. (ATTACHED) The trees to be protected/remain and to be removed are noted. Contractor must follow the items described on the documents.
- Question 13:** Will all of the excess excavated materials for the retaining wall be left on site or do we haul all of it off?
- Answer 13:** Excess excavated materials will need to be hauled off; please include in hard bid, unless there is a specific request from the owner to leave excess material on site during construction. Please ask owner for recommendations during construction and before removal.
- Question 14:** When transferring from the current power distribution to the temporary there will be a period of time residents will be without power of 4 to 8 hours is this OK?
- Answer 14:** The Contractor has exactly 7 hrs. to complete the transfer 9am - 4pm, plus we will need to give the Residents of that section that will be affected 72 hrs advance notice before the power transition begins.
- Question 15:** The rise on the top steps ranges from 9" to 12", what method or methods should we consider to bring this into code compliance?
- Answer 15:** We will add another concrete landing at the beginning of each stair to have a consistent stair rise. Please provide this as a unit price item. If construction is not complete and additional time is needed. Contractor needs to provide a temporary code approved, stair for the project. This stair must be properly fastened to the structures and should be stable and secure.
- Question 16:** Are we replacing the top handrail with new treated 2X4 material?
- Answer 16:** The top rail will have a 1.5" steel tube top rail. Contractor is to provide a 1.5" square steel tube and extend the bottom of existing rails. If gap between concrete landing or F.F. is larger than 4" Contractor is to provide a cross rail that extends from post extension to wall or extension to extension.
- Question 17:** You indicate that Building 6 is the model for the renovations; do we match the design of the stair railings on that building for the rest of the buildings?
- Answer 17:** Yes, Building 6 is the model.
- Question 18:** It is indicated to raise the handrails to a 42" height but if that is done and nothing is done at the lower portion of the rail it will not be code compliant. How should this be addressed?
- Answer 18:** Match handrails to those on Building 6, those are compliant.



- Question 19:** The specifications indicate that the Laundry Room windows are not included but when we viewed the property we notice the back windows of the laundry room were broken out and damaged, so should they be included or not?
- Answer 19:** No the windows at the Laundry room are not included in the contract.
- Question 20:** Are all of the sidewalks that slope towards the existing buildings to be replaced so they would slope towards the parking lot instead?
- Answer 20:** The sidewalks are not included in this project.
- Question 21:** Some of the cedar 4 X 12 beams on the balconies are rotten. Structural does not show a detail. How far into the wall do they extend?
- Answer 21:** Based on our experience with the rehab of Building 6 approximately 18 inches.
- Question 22:** The Civil Sheets reference a Sheet 8.1 I don't show a sheet 8.1, is this reference actually to sheet 9.0 or 9.1 that we should actually be referencing?
- Answer 22:** Yes the reference should be 9.1.
- Question 23:** Can you identify any and all sidewalks and curbs to be replaced?
- Answer 23:** See Civil drawing sheets, any additional will be handled through unit price items.
- Question 24:** Are the current concrete drainage swales to be replaced between and behind buildings 11, 13 and 15?
- Answer 24:** Yes.
- Question 25:** Are all breezeways to get gutters?
- Answer 25:** Only Buildings with existing gutters will be included.
- Question 26:** Are the 4 X 4's to be replaced Cedar or treated lumber?
- Answer 26:** Rough cut cedar.
- Question 27:** Will the condensation plumbing be re-routed?
- Answer 27:** Yes, per the specification it will be moved into the balcony ceilings.
- Question 28:** Key note #17 on the Structural Plans calls for #15 felt over the Plywood deck and 1-1/2" concrete over the felt. A 60 mil waterproofing membrane minimum is typical for an exterior elevated balcony deck, please advise?
- Answer 28:** Quotes should be based on the use of a 60 mil waterproofing membrane.
- Question 29:** How far apart are the drains for the French drain?
- Answer 29:** Drainage pipe should maintain positive drainage to daylight, outlet the drainage pipe at 50 feet on center and ends of wall.
- Question 30:** How far back from retaining wall needs to be excavated for grid depth?
- Answer 30:** Please see retaining wall details in Construction Documents Sheet C9.2.



Question 31: I am looking to prepare a bid proposal for a sign package for the Castle Point Exterior Renovation Project in San Antonio. In the site development plans I have viewed so far I noted a need for a monument sign. In addition, there are indications for unit number signage throughout the property but no detail as of yet. Are you were aware of any detail requirements either exterior or interior for these on this project that could help with the bidding process?

Answer 31: The exterior building Indicator Signs are located on the center of each building as shown on the elevations. Please refer to the attached documents. As per the installation of the signs: are to follow "All buildings on the site will receive Building Indicator signs (number of signs may vary per building type and location). All buildings will receive address plaques with the exception of the Laundry and Maintenance shops". The Building indicator signs & address Plaques Colors and finishes will be selected by the owner at a later time. Mounting heights and locations may vary this will be coordinated with the owners Rep. Contractor is to provide a address plaque at each unit. Please refer to the attached document for the sign types and building indicator quantities.

Question 32: In regards to the retaining wall. There are over 20 trees that are just in the retaining wall excavation area per spec C9.2, are we to factor there removal into the base bid or will the awarded contractor address this as a change order?

Answer 32: Please see tree survey. The trees to be protected/remain and to be removed are noted. Contractor must follow the items described on the documents.

Question 33: Need detail/specs for the building signage and Apt door number plates.

Answer 33: Please see question 31 regarding building signs.

Question 34: Is this referring to the wood window frame or the metal frame "ALL WINDOWS ARE TO BE REPLACE LEAVING ONLY THE EXISTING FRAME. IMPLEMENTATION OF MILGARD Z-BAR INSTALLATION OVER EXISTING FRAME. SEVERELY DAMAGED WINDOWS & WINDOW FRAMES TO BE REPLACED COMPLETELY WITH NEW MILGARD WINDOWS TO MATCH WINDOWS USED ELSEWHERE."?

Answer 34: All windows will be new Milguard windows. If the frame is damaged (rot, insects, etc.) and needs to be replaced, we will use a unit price item for this situation. If window frames are not damaged contractor is to provide, seal, and install z-bar windows, and trim as needed. Frames damaged by the contractor will be the contractor's responsibility.

By: Charles R Bode
Charles Bode Asst. Director of Procurement

Date: April 11, 2019

Bid Fee Sheet

page 1 of 4

The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if SAHA discovers that any information entered herein to be false, that shall entitle SAHA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the submittal, and by entering the costs where provided, the undersigned is thereby agreeing to abide by all terms and conditions pertaining to this IFB as issued by SAHA, in hard copy. Pursuant to all IFB Documents, all attachments, and all completed Documents submitted by proposer, including these forms, addendums, and all attachments, the undersigned proposes to supply SAHA with the services described herein for the fee(s) entered within the areas provided.

Base Bid Items	Qty	Unit	Cost
#1. Exterior and Site Improvements complete and turnkey with steel fencing as specified herein	1	Job	\$
#2. Exterior and Site Improvements complete and turnkey with wood fencing as specified herein	1	Job	\$
General notes /New Construction /Note #8./ building #6 will be included for signage installation.			

Delivery in _____ days: (Failure to enter a delivery time will subject bidder to completion in 240 days. Days are defined as calendar days.)

SAHA requests pricing for the following alternate add items. If SAHA chooses some or all of the items the cost would be in addition to the base bid. There is no guarantee that SAHA will accept any.

Alternate Add Items	Qty	Cost added to Base Bid
Window Treatments (all newly installed windows)PVC Mini Blind	All buildings where new windows are installed.	\$
Patio Door window treatments (all newly installed Patio doors)PVC Mini Blind.	All buildings where new Patio doors are installed.	\$
Concrete Splash Blocks reference General Notes #60	All buildings where new Gutters are installed.	\$
Gutter Guards reference General Notes #60	All buildings where new Gutters are installed.	\$
Rubberized Asphalt Underlayment (Grace Ice & Water shield)	All buildings where new Roofs are installed	\$
Synthetic Underlayment (Tyvec Protec 120)	All buildings where new Roofs are installed	\$

Unit Price items: These items will only be utilized for unforeseen/hidden damage and require approval of the project manager. Items are to be installed complete and finished (turnkey) to match existing material where applicable. SAHA will determine which if any will be utilized.

Item	Unit	Est. Qty	Unit Cost	Extension
5/8" GYP. BD. PTD. (Interior)	SQ.FT.	120	\$	\$
5/8 Water resistant G.W.B (Interior)	SQ.FT.	60	\$	\$
Gyp. BD. Repair PTD. (Interior)	SQ.FT.	100	\$	\$
1/2" Exterior Grade Wall Sheathing	SQ.FT.	1000	\$	\$
Single Exterior LED Pole Light(Photo Cell) (complete installation, wired to nearest house meter)	EA.	15	\$	\$
Double Exterior LED Pole Light(Photo Cell) (complete installation, wired to nearest house meter)	EA.	15	\$	\$
Pole Base Footing 9"Lx10.23"Wx24"D	EA.	15	\$	\$
Company Name:				

Invitation For Bids (IFB)
INVITATION FOR BIDS (IFB) NO. 1903-910-65-4901 Castle Point Exterior Renovations and Site Improvements

Item	Unit	Est. Qty	Unit Cost	Extension
Provide & Install Air handler PER CODE (GOODMAN Model#: AWUF250516 5KW WMA4)	EA.	10	\$	\$
Provide and install Condensing Unit PER CODE (GOODMAN Model#: GSX140241)	EA.	10	\$	\$
R&R 2"x 2" Yellow Pine Framing	LF.	75	\$	\$
R&R 2"x 4" Yellow Pine Framing	LF.	120	\$	\$
R&R 2"x 6" Yellow Pine Framing	LF.	100	\$	\$
R&R 2"x 8" Yellow Pine Framing	LF.	50	\$	\$
R&R 2"x 10" Yellow Pine Framing	LF.	30	\$	\$
R&R 2"x 6" Yellow Pine Rafter	LF.	3	\$	\$
R&R 2"x 8" Yellow Pine Rafter	LF.	3	\$	\$
R&R 2"x 10" Yellow Pine Joist	LF.	3	\$	\$
R&R 2"x 12" Yellow Pine Joist	LF.	3	\$	\$
R&R 16-1/2" Pre Engineered Wood Truss	EA.	4	\$	\$
R&R 5/8" Plywood (Decking)	SQ.FT	425	\$	\$
R&R 1/2" Plywood (Decking)	SQ.FT	425	\$	\$
R&R 1x10 Rough Sawn Cedar Trim	LF.	50	\$	\$
R&R 2x8 Rough Swan Cedar Trim (Painted)	LF.	25	\$	\$
R&R 1x2 Rough Sawn Cedar Trim (Painted)	LF.	25	\$	\$
R&R 4x4 Rough Sawn Cedar post (Painted)	LF.	200	\$	\$
R&R 4x4 Rough Sawn Cedar post	LF.	400	\$	\$
R&R 4x12 Rough Sawn Cedar beam (Painted)	LF.	200	\$	\$
R&R 4x12 Rough Sawn Cedar beam	LF.	200	\$	\$
R&R 2x4 treated Lumber	LF.	200	\$	\$
R&R 2x6 treated Lumber	LF.	100	\$	\$
R&R 2x8 treated Lumber	LF.	50	\$	\$
R&R 2x10 treated Lumber	LF.	10	\$	\$
R&R 1x2 treated Lumber	LF.	50	\$	\$
R&R 1x4 treated Lumber	LF.	40	\$	\$
R&R 1x6 treated Lumber	LF.	60	\$	\$
R&R 1x8 treated Lumber	LF.	30	\$	\$
R&R 1x10 treated Lumber	LF.	10	\$	\$
R&R 3/4 Plywood	SQFT.	600		
R&R 5/8 Plywood	SQFT.	600	\$	\$
R&R Lightweight concrete (2nd floor balcony repair) 1-1/2 thickness	SQFT.	600	\$	\$
R&R #15 felt	SQFT.	290	\$	\$
5mm Pre-Cut Rubber Underlayment	SQFT.	290		
Continuous metal edge Flashing (2nd story Patio)	LF.	75	\$	\$
R7R 3' width sidewalk repair (demo, prep, & installation)refer <i>SidewalkDetails #7 sheet C9.0 match existing surface</i>	LF.	200	\$	\$
R&R 4ft. Width Sidewalk repair (demo, prep, & installation)refer <i>SidewalkDetails #7 sheet C9.0 match existing surface</i>	LF.	200	\$	\$
R&R 5ft. Width Sidewalk repair (demo, prep, & installation)refer <i>SidewalkDetails #7 sheet C9.0 match existing surface</i>	LF.	200	\$	\$
Company:				Page 2 of 4

Invitation For Bids (IFB)
INVITATION FOR BIDS (IFB) NO. 1903-910-65-4901 Castle Point Exterior Renovations and Site Improvements

Item	Unit	Est. Qty	Unit Cost	Extension
R&R Parking Wheel stops	EA.	40	\$	\$
Concrete Curb match existing	LF.	90	\$	\$
R&R Asphalt Repair (Demo/Installation) refer to Asphalt Repair Detail	SQFT.	475	\$	\$
Hot Asphalt Crack Sealant Repair (Prep/Installation)	LF.	800	\$	\$
Curb Ramp (Demo/Installation) refer to Curb Ramp Detail #13 sheet C9.1	E.A	2	\$	\$
Curb Painting	LF.	225	\$	\$
Asphalt striping 4"	SQFT.	90	\$	\$
No Parking Fire lane Sign & Pole installed	E.A	5	\$	\$
Cementitious Lap Siding 8.25" Smooth	LF.	600	\$	\$
Cementitious Trim 3.5" Smooth	LF.	100	\$	\$
Cementitious Trim 1.65"	LF.	200	\$	\$
Bedding Seal under Flashing	LF.	200	\$	\$
2" Base Flashing	LF.	200	\$	\$
Cementitious Fascia 7.25"	LF.	300	\$	\$
Cementitious Soffit smooth perforated	LF.	300	\$	\$
1/2" x 1/2" Square Pickets- Steel (welded)	LF.	1200		
1." Square Tube Railing-Steel (welded)	LF.	600	\$	\$
1.5" Square Tube Railing -Steel (welded)	LF.	800	\$	\$
R&R Stair Landing Guardrail	LF.	45	\$	\$
R&R Patio Guardrail	LF.	80	\$	\$
R&R Stair Tread and brackets	EA.	200	\$	\$
R&R Sections of concrete 4" thickness with #3 rebar @ 18" centers each way, Match existing finish.	SQ.FT	60	\$	\$
Prep, & Painting (Stair Assembly, Railing)	SQ.FT	30	\$	\$
Prep & Painting (Site Railing)	LF.	200	\$	\$
Steel Picket Fence Repair (welding)	LF.	90	\$	\$
Install New Stair Tread	EA.	60	\$	\$
1st Floor concrete Patio repair (refer to Note 1 below.)	EA.	45	\$	\$
Note 1: Concrete slab spawled areas . Remove all loose rust and scaling on exposed reinforcing steel predampen repair areas and apply Euclid Corr-Bond Epoxy Bonding Agent in accordance with Manufacturer's directions. Apply Euclid Poly-Patch resurfacing Material to repair areas and hand trowel to match surrounding concrete.				
Landscaping Items	Unit	Est. Qty	Unit Cost	Extension
Shrub removal	EA.	10	\$	\$
Shrub Pruning	CY.	20	\$	\$
Landscape steel edging	LF.	175	\$	\$
Weed barrier	CY.	20	\$	\$
Mulch	CY.	20	\$	\$
Supply and install Zeon Zoysia Sod only	SQ.FT	1000	\$	\$
Supply and install Zeon Zoysia Sod, apply weed killer, place top soil, and fertilize	SQ.FT	100	\$	\$
Site Grading	CY.	100	\$	\$
Tree Pruning	CY.	20	\$	\$
Landscape Maintenance - Establishment Period (per Month)	MO.	2	\$	\$
Top soil (Landscape Mix)	CY.	600	\$	\$
Nolina Foothill (1.25 QT)	EA.	3	\$	\$
Company:				Page 3 of 4

Landscaping Items, continued	Unit	Est. Qty	Unit Cost	Extension
Aztec Grass (1.25 QT)	EA.	30	\$	\$
Dalea Black (1 gallon)	EA.	4	\$	\$
Rosemary (1 gallon)	EA.	4	\$	\$
Lavender (1 gallon)	EA.	4	\$	\$
Esperanza (1gallon)	EA.	4	\$	\$
Gaillardia Red (1 Flat)	EA.	4	\$	\$
Indian Paint Brush (1 Flat)	EA.	4	\$	\$
Bougainvillea (1 Flat)	EA.	4	\$	\$
Miscellaneous Items	Unit	Est. Qty	Unit Cost	Extension
PowerWash Exterior Walls	Building	6	\$	\$
Powerwash sidewalk & Stairs	Building	6	\$	\$
R&R Thermostat (White Rodgers 24vDigital Heat/Cool thermostat MFG #:1F78-144)	EA.	10	\$	\$
R&R Severely Weather Railroad tie 7 x 9 x 8.5 untreated/unfinished	LF.	200	\$	\$
R&R brick	SQ.FT	200	\$	\$
blown in cellulose insulation (R13)	SQ.FT	200	\$	\$
Batt insulation R13)	SQ.FT	200	\$	\$
Building wrap/water proofing	SQ.FT	300	\$	\$
4x12 Rough Sawn Cedar Beam (painted)	LF.	100	\$	\$
Tuck & Point Brick	LF.	100	\$	\$
Company:				Page 4 of 4

Addenda Acknowledgements

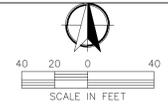
Addendum #1 _____ Date _____

Addendum #2 _____ Date _____

Addendum #3 _____ Date _____

Addendum #4 _____ Date _____

_____ Signature	_____ Date
_____ Printed Name	_____ Company
_____ E-mail address if available	
_____ Phone	_____ Fax



- Found 1/2" rebar w/ plastic cap "CDS MUERY"
 - Found 1/2" rebar w/ no identification (or as noted)
 - Set 1/2" rebar w/ plastic cap "TXLMS.COM RPLS 6002"
 - Found w/ plastic cap "GRE 3501"
 - ▲ Found MAG nail
 - ▲ Survey Control Point
 - Calculated Point
- A/C Unit
 - Bandstand
 - Cable Box
 - Drain Inlet
 - Electric Transformer Pad
 - Fire Hydrant
 - Guy Wire
 - Irrigation Control Valve
 - Light Post
 - Storm Water Manhole
 - Waste Water Manhole
 - Communications Manhole
 - Electric Vault
- Electric Meter
 - Gas Meter
 - Water Meter
 - Meter Pole
 - Power Pole
 - Clean out
 - Sign
 - HC Sign
 - Stop Sign
 - Slab Out
 - Telephone Pedestal
 - Traffic Signal Box
 - Gas Valve
 - Water Valve
- Chainlink Fence
 - Wood Fence
 - Iron Fence
 - Underground Communications
 - Underground Electric
 - Waste Water Line
 - Water Line
 - Gas Line
 - Overhead Utilities
- Asphalt
 - Concrete
 - Canopy
 - Breezeway
- (1) CLIENT: Young Professional Resources - Jaime Noriega
 SITE: 5320 Blanco Rd, San Antonio, Texas 78216
 Job No. 1120111
- (2) DATE FIELD SURVEY COMPLETED: February 21, 2018
 DATE OF LAST REVISION: February 22, 2017 (JDB/RSR)
- (3) THE BASIS OF BEARINGS is the State Plane Coordinate System, NAD 1983, Texas South Central Zone (4204). Vertical Datum is NAVD 1988.
- (4) FEMA FIRM Panel 4802C03850 with an effective date of September 29, 2010 shows approximately the scaled location of the subject property to be located within Flood Zone "X", which is a Special Flood Hazard Area (SFHA).
- (5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. This survey was completed without the benefit of a title commitment. No easements or setbacks are shown herein.
- (6) REFERENCES:
 R1 - Volume 9504, Page 187, DPRBCT, Castle Point Subdivision
 R2 - Volume 9508, Page 147, DPRBCT, Oak Run PUD Subdivision
- (7) **ALL SURVEY CONTROL POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ONSITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY FOR RESOLUTION. **
- (8) No dipstick markings were observed on site.
- (9) No defined parking stripes were observed within the detailed survey area collected on January 18, 2017.

THE LOCATION OF THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, AND WERE LOCATED FROM SURFACE MARKINGS AS REQUESTED THROUGH DIGEST TICKET DATED 07/06/2017, PURSUANT TO THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 251 & THE R.C. TITLE 16, TAC, PART 1, CHAPTER 18. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST WHICH WERE NOT MARKED IN THE FIELD PER SAID DIGEST TICKET. PRIOR TO ANY EXCAVATION ON SITE, THE EXCAVATOR SHALL SEPARATELY COMPLY WITH SAID TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 251, TO CONFIRM THE LOCATION OF ANY UNDERGROUND UTILITY & THE R.C. TITLE 16, TAC, PART 1, CHAPTER 18.

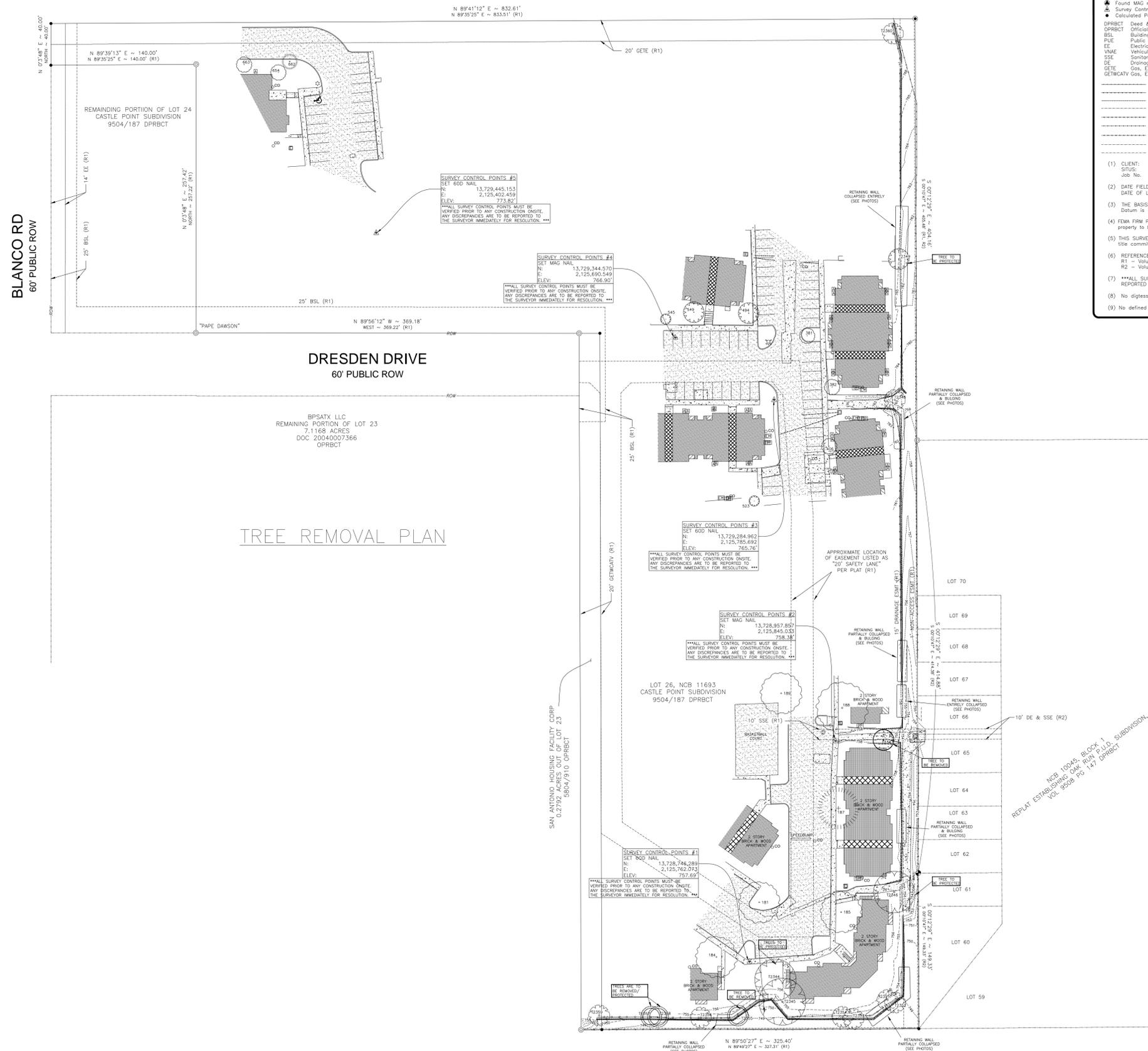
TREE LIST	
T=TAGGED	
T2344	16" MEXICAN SYCAMORE
T2345	22" MEXICAN SYCAMORE
T2346	17" MEXICAN SYCAMORE
T2347	20" MEXICAN SYCAMORE
T2348	18" CHINA BERRY
T2349	23" MEXICAN SYCAMORE
T2351	12" CHINA BERRY
T2352	11" CHINA BERRY
T2353	10" CHINA BERRY
T2354	11" CHINA BERRY
T2355	12" BOIS D' ARC
T2356	12" CHINA BERRY
T2357	8" BOIS D' ARC
T2358	6" BOIS D' ARC
T2359	11" CHINA BERRY
T2360	11" CHINA BERRY
T2361	10" CHINA BERRY
T2362	11" CHINA BERRY
T2363	11" CHINA BERRY
T2364	11" CHINA BERRY
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T2500	11" CHINA BERRY

TREE LIST	
T=TAGGED	
T2344	16" MEXICAN SYCAMORE
T2345	22" MEXICAN SYCAMORE
T2346	17" MEXICAN SYCAMORE
T2347	20" MEXICAN SYCAMORE
T2348	18" CHINA BERRY
T2349	23" MEXICAN SYCAMORE
T2351	12" CHINA BERRY
T2352	11" CHINA BERRY
T2353	10" CHINA BERRY
T2354	11" CHINA BERRY
T2355	12" BOIS D' ARC
T2356	12" CHINA BERRY
T2357	8" BOIS D' ARC
T2358	6" BOIS D' ARC
T2359	11" CHINA BERRY
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T2498	11" CHINA BERRY
T2499	11" CHINA BERRY
T2500	11" CHINA BERRY

NON-SIGNIFICANT TREE TO BE REMOVED LIST	
T=TAGGED	
T2348	18" CHINA BERRY - TO BE REMOVED
T2351	12" CHINA BERRY - TO BE REMOVED
T2352	11" CHINA BERRY - TO BE REMOVED
T2353	10" CHINA BERRY - TO BE REMOVED
T2354	11" CHINA BERRY - TO BE REMOVED
T2355	12" CHINA BERRY - TO BE REMOVED
T2359	11" CHINA BERRY - TO BE REMOVED

SIGNIFICANT TREE TO BE REMOVED LIST	
T=TAGGED	
T2347	20" MEXICAN SYCAMORE - TO BE REMOVED
T2355	12" BOIS D' ARC - TO BE REMOVED
T2357	8" BOIS D' ARC - POSSIBLY AFFECTED BY CONSTRUCTION - REMOVE AS NECESSARY
T2358	6" BOIS D' ARC - POSSIBLY AFFECTED BY CONSTRUCTION - REMOVE AS NECESSARY

TREE TO BE PROTECTED	
T=TAGGED	
T2344	16" MEXICAN SYCAMORE - TREE IS TO BE PROTECTED DURING CONSTRUCTION
T2345	22" MEXICAN SYCAMORE - TREE IS TO BE PROTECTED DURING CONSTRUCTION
T2346	17" MEXICAN SYCAMORE - TREE IS TO BE PROTECTED DURING CONSTRUCTION
T2349	23" MEXICAN SYCAMORE - TREE IS TO BE PROTECTED DURING CONSTRUCTION
T2357	8" BOIS D' ARC - POSSIBLY AFFECTED BY CONSTRUCTION - PROTECT/ REMOVE AS NECESSARY
T2358	6" BOIS D' ARC - POSSIBLY AFFECTED BY CONSTRUCTION - PROTECT/ REMOVE AS NECESSARY



SPRINKLE & CO. ARCHITECTS

506 BROOKLYN, SAN ANTONIO, TX 78215
T. 210-227-7772 W. SPRINKLECO.COM

EXPIRATION: 10/31/18

1/27/2018

DAVIS SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #1142

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EXTERIOR IMPROVEMENTS TO CASTLE POINT APARTMENTS

5320 BLANCO RD., SAN ANTONIO, TEXAS

ISSUE DATE: 10/28/2018

REVISIONS:

SHEET: TR1
TREE REMOVAL PLAN



SMART AUTO SALES

BBQ

Dresden

Step 2 Step Learning Center

Watermill Express

Castle Point Apartments

NEW LOCATION OF RETAINING WALL

PROPERTY LINE

Google

TREE INVENTORY CASTLE POINT APARTMENTS - EXT. IMPROVEMENTS/ RETAINING WALL

Tag #	Species	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
T2344	16" Mexican Sycamore				1							
T2345	22" Mexican Sycamore				1							
T2346	17" Mexican Sycamore				1							
T2347	20" Mexican Sycamore			1								
T2348	48" China Berry											
T2349	23" Mexican Sycamore				1							
T2351	12" China Berry											
T2352	41" China Berry											
T2353	10" China Berry											
T2354	41" China Berry											
T2355	12" Bois D' Arc			1								
T2356	42" China Berry											
T2357	8" Bois D' Arc			1								
T2358	6" Bois D' Arc			1								
T2359	43" China Berry											
T2360	41" China Berry											
181	15" Live Oak						1					
184	15" Live Oak						1					
185	22" Live Oak						1					
187	15" Elm						1					
188	16" Live Oak						1					
189	15" Live Oak						1					
381	11" Live Oak						1					
382	11" Live Oak						1					
406	16" Live Oak						1					
494	18" Mexican Sycamore						1					
523	15" Crepe Myrtle		1									
545	4" Crepe Myrtle		1									
549	15" Mexican Sycamore						1					
654	14" Live Oak						1					
662	8" Elm						1					
663	26" Live Oak								1			
Sub. Tot. Inches=		0	2	4	4	0	13	0	1	0	0	0
Total inches by category=			2		8		13		1		0	
Preservation percentage=		100%		Significant Preservation		81%		Heritage Preservation		100%		0
Mitigation required (Commercial) =		-1.2		Commercial (inches)		-8.6		Heritage Mitigation (inches)		0		
Mitigation required (Residential) =		-1.3		Residential (inches)		-9.65						
<i>No category to fall below 10% preservation;</i>												
<i>Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.</i>												
<i>Mitigation 1:1 for significant trees below minimum preservation requirements; 3:1 for heritage trees below 100% preservation</i>												
<i>* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees</i>												
<i>** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees</i>												
<i>*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed</i>												

October 29, 2018

Antonette Villareal (DSD)
San Antonio Development Services Department
1901 S Alamo St.
San Antonio, Texas 78204

Tree, Landscape and Irrigation Denial Comment Responses – AP# M2373059

Project: Castle Point Apartments – Partial Remodel
5320 Blanco Rd.
San Antonio, Texas 78216

To: Antonette Villareal (DSD)

Landscape

Per our conversation on 10.29.2018. Antonette Villareal stated, landscape is not applicable in this project because our removal of landscape does not exceed or equal to 40% of change in landscaping.

Irrigation:

Per our conversation on 10.29.2018. Antonette Villareal stated, irrigation is not applicable to the scope of work for Castle Point Exterior Renovations because our site or percentage of removal does not equal 40%; therefore additional trees are not needed.

Tree:

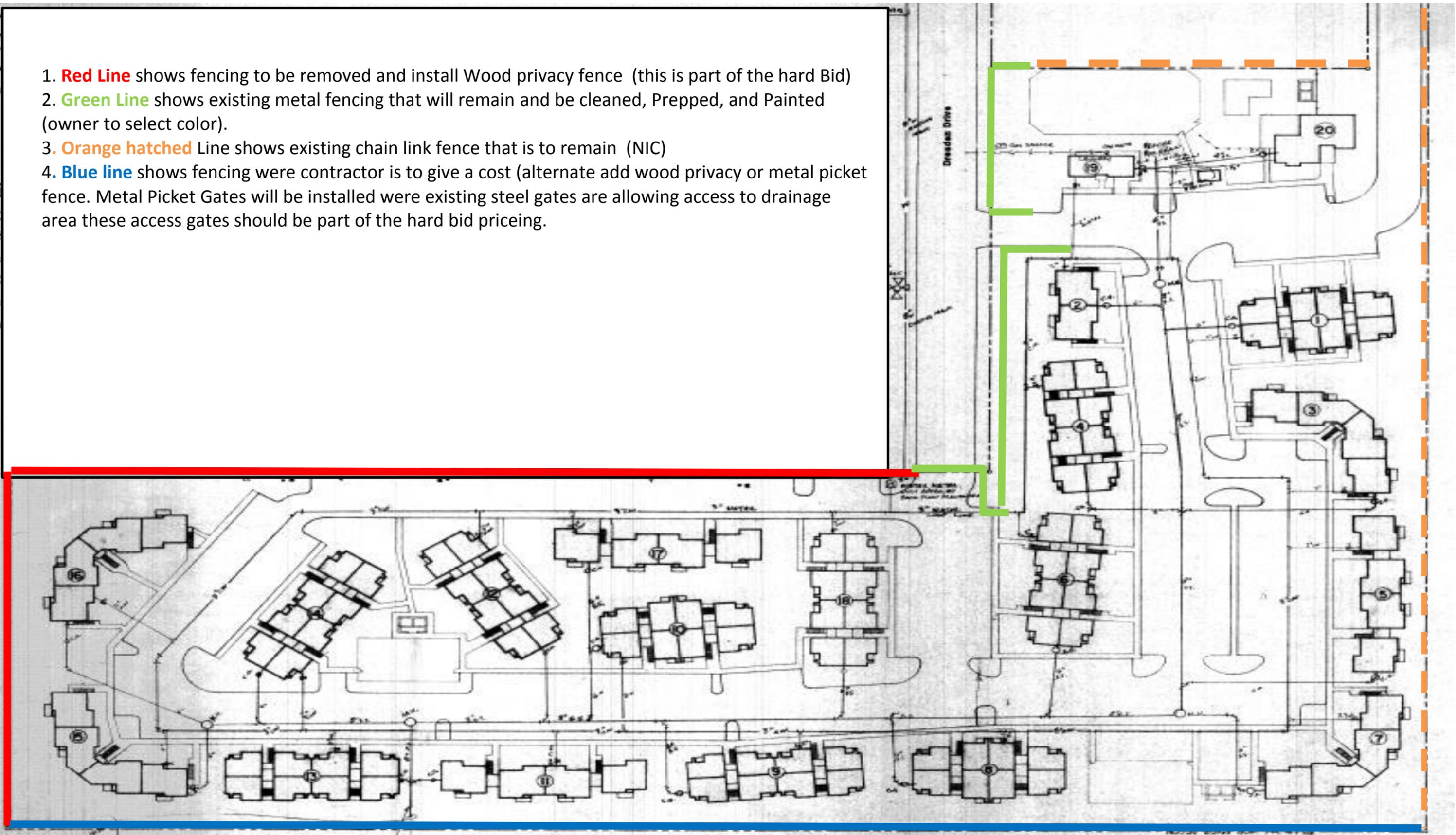
Tree Permit application is provided with this document/email, the permit application is for the removal of four trees located along the south and southeast property line. According to the tree survey, none of the trees that are proposed to be removed are heritage trees. According to the limited tree survey we had performed on the site, we still were able to obtain an 81% tree preservation percentage; please see: the Tree inventory table, survey, aerial image, and tree removal plan for further information.

If you have any questions comments or concerns; please do not hesitate to ask.

Respectfully,
Corbin Lomas

Sprinkle & Co.

1. **Red Line** shows fencing to be removed and install Wood privacy fence (this is part of the hard Bid)
2. **Green Line** shows existing metal fencing that will remain and be cleaned, Prepped, and Painted (owner to select color).
3. **Orange hatched** Line shows existing chain link fence that is to remain (NIC)
4. **Blue line** shows fencing were contractor is to give a cost (alternate add wood privacy or metal picket fence. Metal Picket Gates will be installed were existing steel gates are allowing access to drainage area these access gates should be part of the hard bid pricing.



Yellow Squares = The amount of building indicator signs that building is to receive exact locations will be determined during construction.



Building Indicator Sign

Size: 18"x 2'

Materials: HDU (High Density Urethane)

Finish: Sandstone

Reinforcement: Laminate Backerboard

Example can be found at

sandblasted.com

Color and placement will be determined by the owner



12 Color Options

- Coal Black / White
- Winter White / Black
- Pimento / White
- Royal Blue / White
- Burnt Sienna / Ash
- Celestial Grey / White
- Solarus Stone / Black
- Mojave Black / White
- Brazilian Cherry / Ash
- Beechwood / Brown
- Natural Teak / Ash
- Barnwood Grey / White

Verticle House Number Sign

Size: 3" x 9"

Material & Thicknes:

Permanently

Engraved Plastic - 1/8" thick

matte material, UV stable

and outdoor

weatherable. with Two

mounting holes.

Color and placement will be determined by the owner.

