



CAMERON COUNTY PURCHASING

1100 E. Monroe St,
Brownsville, Texas 78520
(956) 544-0871 Fax: (956) 550-7219

ADDENDUM # 3 - PAGE 1 of 15

Date out : 8-29-22

CSP # 220501

“CSP” - COMPETITIVE SEAL PROPOSAL TITLE: CAMERON COUNTY TAX ASSESSOR COLLECTOR’S NEW SOUTHMOST OFFICE CONSTRUCTION BROWNSVILLE, TX

REVISED DEADLINE: SEPTEMBER 1, 2022

(IN ORDER TO AVOID DISQUALIFICATION – ALL ADDENDUMS MUST BE SIGNED AND RETURNED BY DEADLINE AND INCLUDED IN THE SEALED BID PACKAGE SUBMITTED)

ADDM # 3 - PAGES 2 THRU 15 SEE ATTACHED

Company Name _____ Phone # _____
Vendor Signature _____ Date _____

Must include and return with CSP package



August 29, 2022

ADDENDUM #3
CSP# 220501

CAMERON COUNTY TAX ASSESSOR COLLECTOR'S NEW SOUTHMOST OFFICE
Southmost Road, Brownsville, Texas

This Addendum is issued to modify the plans and specifications for the project referenced above. This Addendum shall become a part of the contract documents and all contractors shall be bound by its content.

All aspects of the specifications and drawings not covered herein shall remain the same.

The General Conditions and Special Conditions of the Project Manual shall govern all parts of the work and apply in full force to this Addendum.

Instructions:

1. **Proposal Form:** Replace the originally issued Proposal Form with the new **REQUEST FOR COMPETITIVE SEALED PROPOSALS** form included as part of this addendum. Change made: "Submit "One (1) Original and Six (6) Copies of the Competitive Sealed Proposal shall be delivered to:"
2. **Stone Veneer:** Add **Section 047400 – STONE VENEER** to the Technical Specifications within the Project Manual.
3. **Dumpster Enclosure:** See attached drawing **ADD3-1** dated August 29, 2022, which was incorrectly labeled in Addendum #2.



END OF ADDENDUM #3

REQUEST FOR COMPETITIVE SEALED PROPOSALS

FOR CONSTRUCTION SERVICES

CAMERON COUNTY TAX ASSESSOR COLLECTOR'S NEW SOUTHMOST TAX OFFICE

BROWNSVILLE, TEXAS

One (1) Original and Six (6) Copies of the Competitive Sealed Proposal shall be delivered to:

Cameron County
Purchasing Department
c/o Dahlia Loera
Bid Coordinator
Attn: Michael Forbes
1100 E. Monroe 3rd floor
Brownsville TX 78520

Part "A" is due no later than 3:00 pm on September 1, 2022. Proposals will be opened and read aloud at the Purchasing Department on the 3^m floor of the historic Dancy courthouse building at 1100 E. Monroe, Brownsville TX.

Part "B" is due at the same time 3:00 pm on September 1, 2022 at the Cameron County Purchasing Department, 3rd floor of the historic Dancy building at 1100 E. Monroe Brownsville TX 78520

All questions related to this Request for Competitive Sealed Proposals shall be addressed in writing via email or fax to:

Michael Forbes
Purchasing Agent
Cameron County
mforbes@co.cameron.tx.us
phone: (956) 544-0871
fax: (956) 550-7291

CAMERON COUNTY reserves the right to waive informalities associated with this RFCSP and subsequent invitations to interview and to reject any and/or all Competitive Sealed Proposals.

CAMERON COUNTY intends to select one contractor through a competitive sealed proposal process for the project listed in this document.

PROPOSAL FORM

- 1) Instructions to Proposers:** Competitive sealed proposals will be received from qualified Proposers by the Purchasing Agent, Cameron County. The Proposal shall be submitted in two parts as follows: Part "A" of the Proposal shall be received until **3:00 pm on September 1, 2022**, and Part "B" of the Proposal shall be received at the same time. Upon submission of Part "A" of the Proposal, they will be publicly opened and read aloud for the furnishing of all labor, materials, and equipment, and performing all work required for the project, and in compliance with the project manual and drawings, and other contract documents as prepared by K+Architect, Inc..

The County will receive Part "B" of the Proposal and evaluate the submittal according to the selection criteria in order to determine which Proposal offers the best value to the County. The County is not bound to accept the lowest priced Proposal if that Proposal is judged not to be the best value for the Owner, as determined by the Owner.

The County will, within Thirty (30) days of the opening of Proposals, rank each of the Proposers using the Selection Criteria. Each Proposer will be notified of the rankings. If cost & performance objectives cannot be reached with the top ranked offer, the County will move to the second ranked offer and other offers in turn until the objectives are met.

There will be a pre-proposal meeting held at 2:00 pm, August 4, 2022 at the Cameron County Historic Dancy Courthouse located at 1100 East Monroe Street, Brownsville, Texas. Attendance is mandatory.

- 2) Bid Bond:** Reference attachment H for the Bid Bond form. A Cashier's Check, Certified Check, or acceptable Bidder's Bond payable to Cameron County, in the amount of not less than 5% of the largest possible total for the proposal submitted, must accompany each proposal in Part "A" of the Proposal submission.
- 3) Geotechnical Report:** Not applicable.
- 4) Project Description:** The scope of this project includes the construction of a new one-story building of approximately 3,565 sf to house the new Tax Assessor Collector's Office. The approximate budget is \$2,250,000.00. Expected start date is October 1, 2022 with a completion date of October 31, 2023.

5) Proposal Guidelines:

- a) Each Proposer, by making a competitive sealed proposal, represents that he has carefully studied, compared, and understands the contract documents including any and all addenda items.
- b) Each Proposer, by making a competitive sealed proposal, represents that he has familiarized himself with and understands the local conditions under which work is to be performed, including prevailing subsurface conditions.
- c) Each Proposer shall carefully study and compare the proposal documents, and not later than seven days prior to the date for receipt of competitive sealed proposals, shall make written request to the Architect for interpretation or correction of any ambiguity, inconsistency or error therein which he may discover. Any interpretation or correction will be issued in a written addendum by the Architects. Only written interpretation or correction by an addendum shall be binding. No Proposer shall rely upon any interpretation or correction given by any other method.
- d) No substitution will be considered unless written request has been submitted to the Architect for approval at least ten days prior to the date for receipt of proposals. Each such request shall include a complete description of the proposed substitute, the name of the material or equipment for which it is to be substituted, drawings, cuts, performance and test data and any other data or information necessary for a complete evaluation. If the Architect approves any proposed substitution, such approval will be set forth in an Addendum.
- e) By submitting a proposal, each proposer agrees to waive any claim it has or may have against the Owner, the Architect/ Engineer, or other consultants, and their respective employees, arising out of or in connection with the administration, evaluation, or recommendation of any proposal; waiver of any requirements under the Bid Documents; or the Contract Documents; acceptance or rejection of any proposals; and award of the Contract.
- f) In case of ambiguity or lack of clearness in stating the price in the Proposal, the Owner reserves the right to adopt the price written in words or to reject the Proposal.

- 6) Bidding & Construction Documents:** Bidding & Construction documents are available online, at the following link: [http://www.co.cameron.tx.us/administration/purchasing_department/bids_rfp\(q\)_and_addms_and_tabs.php](http://www.co.cameron.tx.us/administration/purchasing_department/bids_rfp(q)_and_addms_and_tabs.php)

Hard copies are available for purchase at:

RGV Reprographics, Inc. 519 S. Broadway St., McAllen, TX 78501 Phone: (956) 686-1525

7) Payment & Performance Bonds: Reference attachment for the Payment and Performance Bond Forms. The successful Proposer will be required to enter into a contract with Cameron County and to furnish a Performance and Payment Bond of approved form through an approved bonding company duly authorized to do business in the State of Texas, and currently listed in the Department of Treasury Federal Register, in the amount of not less than 100% of the contract price, conditioned upon the performance of the contract. Performance and Payment bonds shall be in full compliance with Texas Government Code Chapter 2253. Bonding Companies using "Reinsuring Insurance Companies" to expand the Bonding Companies Limits will not be acceptable unless also approved by the Owner.

8) Contractor Selection Schedule:

Advertisement: July 24, 2022, July 31, 2022

Proposals Available: August 4, 2022

Pre-proposal Conference: August 4, 2022 at 9:00am

Part "A" submission deadline: September 1, 2022 at 3:00 pm

Part "B" submission deadline: September 1, 2022 at 3:00 pm

Committee Meeting to Score Proposals: TBD

Conduct Interview (if deemed necessary): Week of September 6 – September 9, 2022

Select Contractor: On or before September 25, 2022

The Proposers agrees that this Proposal shall be good and shall not be withdrawn for a period of **forty five** (45) calendar days after scheduled receipt of proposals.

The Proposer acknowledges that all changes in the scope of work will be promptly addressed by the Contractor and presented to Client for approval in a format agreeable to Client. All changes in The Work will reflect fair market values when presented to Client with all considerations for value engineering options and contractor's best price in place.

The successful Contractor will be solely responsible for compliance with all laws, ordinances, codes, rules and regulations and all lawful orders of any public authority having jurisdiction over this project.

The Proposer understands that CAMERON COUNTY reserves the right to reject any or all bids and to waive any formalities in the proposal process. The undersigned understands the contract for construction will be between the Contractor and CAMERON COUNTY. The form of agreement will be the Standard Form of Agreement Between the Owner and Contractor with modifications and General Conditions. Reference project manual for copies of the documents. CAMERON COUNTY reserves the right to separately bid and assign subcontractors for selected work scopes to the Contractor.

9) Preparation of Proposal Exhibits: The Proposer shall submit a competitive sealed proposal for the General Construction of the project. A proposal shall be considered incomplete unless both Part A and B of the Proposal are submitted. The Proposer's competitive sealed Proposal shall include one (1) originals and six (6) copies of all of the following items:

a) Part "A" submission"

- (1) Bid Form (Attachment)
- (2) Initialed Copy of Request for Competitive Sealed Proposal
- (3) Bid Bond or Bid Security (Attachment)
- (4) List of General Conditions (Attachment)
- (5) Vendor Compliance to State Law (Attachment)
- (6) Non-collusion Affidavit (Attachment)

b) Part "B" submission (see attachment E for detailed description):

- (1) Organizational Experience and References
- (2) Organizational Chart and Resumes of the Project Team
- (3) Definition of Cost of the Work
- (4) Comments, Clarifications and Exclusions
- (5) Certificates of Insurance (sample)

- (6) Safety Program and Record
- (7) Financials and Background
- (8) Claims and Suits
- (9) Additional Information (as necessary)

10) Public Information and Notice of Confidentiality: The Owner considers all Proposal information, documentation and supporting materials submitted in response to this Proposal requests to be non-confidential and/or nonproprietary in nature, and therefore, shall be subject to the public disclosure under the Texas Public Information Act (Texas Government Code, Sec. 552.001, et seq.) after the award of the contract.

The Proposer must identify and designate those portions of their technical Proposal that contains trade secrets or other proprietary data. If the Proposal includes such data, the Proposer shall:

- (1) Mark the cover sheet of the Technical Proposal with the following phrase: "This Proposal includes data that shall not be disclosed outside the County and the K+ Architect's design team and shall not be duplicated, used or disclosed in whole or in part for any purpose other than to evaluate the Proposal."
- (2) Mark each sheet and the specific data on that sheet that the Proposer wishes to restrict with the following phrase: "Use or disclosure of the specifically marked data is subject to the restrictions regarding confidentiality cited on the cover sheet of this Proposal."

10) Contractor Selection Criteria:

WEIGHTED QUANTITATIVE SCORING

Each Vendor will be assigned a score of 1- 4 by each evaluator for each criteria

4 = Very good / Exceeds expectations

3 = Above expectations

2 = Meets expectations

1 = Does not meet expectations

0 = non responsive

Utilization of 0 by evaluator requires Evaluation Committee's full consensus.

Evaluators score by category will be multiplied by the assigned weight for each criteria by vendor then totaled.

Scoring for price will be a ratio and based on a pro rata factor of the best price submitted.

Ex: Vendor W - price \$100,000 = 4 points X assigned weight (ie: 25%) = 100 points

Vendor X – price \$150,000 = 2.66 points X assigned weight (ie: 25%) = 66.6 points

Vendor Y – price \$200,000 = 2 points X assigned weight (ie: 25%) = 50 points

$$\$100,000 \div \$200,000 = .50 \times 4 = 2 \quad \times 25 = 50$$

$$\$100,000 \div \$150,000 = .66 \times 4 = 2.666 \times 25 = 66$$

Once Proposals are reviewed and scored, a short list will be compiled. Interviews may be conducted with Proposers determined by total score rankings. Additional information may be required at that time. Negotiations will begin with the Proposer selected for the project. Commissioners Court will make the final selection and possible approval of the contract.

- (1) Firms Experience, Reputation and References (15 points)
- (2) Financials and Background (20 points)
- (3) Experience and Reputation of the Proposed Project Staff (15 points)
- (4) Cost Considerations (40 points)
- (5) Responsiveness to RFCSP (5 points)
- (6) Proposed Subcontractor Team (5 points)

- 12) **Contractor General Conditions:** To furnish all labor, materials and equipment necessary to provide the General Conditions at a cost not to exceed the amounts listed below. Note any exceptions which you take with the itemized list on Attachment.
- 13) **Contractor Fees:** To complete, or cause to be completed, all work for the projects for the percentage fees listed on the Bid Form, Attachment " ". The General Contracting Fee shall include small tools and consumables, non-payroll insurances, indirect job overhead, warranty, and corporate overhead including but not limited to: (i) Salaries and other compensation of the Contractor's personnel stationed at the Contractor's principal office or offices other than the Project Site office; (ii) Expenses of the Contractor's principal office and offices other than the Project Site office; (iii) Performance bonuses, similar plans paid to employees of Contractor, whether or not such employee worked on the Project; and (iv) Data Processing, Project Accounting and Project Scheduling expenses from the Contractor's principal office or offices other than the Project Site office.
- 14) **Cost of the Work:** Includes, but is not necessarily limited to, all direct job costs, taxes, final clean and permits.
- 15) **Other:** All additions or reductions to the Scope of Work, that changes the GMP, will be performed for the proposed Contractor Fee. Contractor will itemize the cost impact on any proposed changes in General Conditions. Additions will be considered only in the event of an impact on the project's critical path to completion as supported by Contractor's schedule, or Owner-requested additional General Conditions. Weather delays will not be cause for extended General Conditions.

ATTACHMENT "A"

Construction Services:

- 4.1 Prepare and maintain detailed schedule of construction (to be updated weekly).
- 4.2 Closely supervise all work, ensuring adherence to specifications, quality standards, schedule and costs.
- 4.3 Conduct weekly job-site meetings, create agendas, take minutes, highlight problems or required decisions, and administer corrections as specified by the project team.
- 4.5 Manage all related reports, permits and inspections.
- 4.6 Coordinate with CAMERON COUNTY's subcontractors and vendors (if any).
- 4.7 Provide detailed pricing as may be requested for changes to the Scope of Work. The Contractor should promote competitive pricing of changes.
- 4.8 Manage all aspects of approved changes to the Scope of Work.
- 4.9 As directed by CAMERON COUNTY, Contractor shall coordinate receipt of and become responsible for proper storage and handling of materials furnished by Client.
- 4.10 In conjunction with the Architect, create a comprehensive punch list and cause the resolution of each deficiency within thirty (30) days after Substantial Completion.
- 4.11 Provide all documentation of guarantees, warranties and operating manuals to Client
- 4.12 Note all field changes on plans for inclusion in as-builts documents. As-builts to be provided on both hard copy and electronic format.

ATTACHMENT "B"
LIST OF GENERAL CONDITIONS

Field and home staff administration and supervision based on the Project Schedule:

	Raw Costs	Burden	% of Time	No of Weeks
Project Manager	\$ /wk x	% x	x	Wks
Project Engineer	\$ /wk x	% x	x	Wks
Superintendent	\$ /wk x	% x	x	Wks
	\$ /wk x	%x	x	Wks
	\$ /wk x	%x	x	Wks
	\$ /wk x	%x	x	Wks
	\$ /wk x	%x	x	Wks
	\$ /wk x	%x	x	Wks
				Total

Indicate the percentage of time your personnel will be dedicated solely to this project:

Project Manager	Superintendent	%	Project Engineer
2) Field Engineering Labor with burden			
3) Field Engineering Equipment and Supplies			
4) Field Project Office			
5) Safety Supervisor Inspections			
6) Temporary Fire Extinguishers and Safety Equipment /Labor			
7) Office Furniture			
8) Office Supplies			
9) Postage			
10) Federal Express/Courier Services			
11) Miscellaneous Printing			
12) Copy Machine and Paper			
13) Office Equipment			
14) Telephone and Fax Service			
15) Personal Computers On Site			
16) Janitorial Services			
17) Vehicle Rental			
18) Vehicle Fuel, Maintenance, Insurance, and Repair			
19) All Risk Builder's Risk Insurance			
20) Liability Insurance(Pro-rata Share)			
21) Project Scheduling Services			
22) Project Accounting Services			
23) Construction Clean-Up with burden			
24) Final Clean-Up			= C.O.W.
25) Dumpster Fees			= C.O.W
26) City of Brownsville Building Permit			= \$
27) Other			
28) Other			
29) Other			
30) Other			

Subtotal: (Items 2-30)

Maximum General Conditions (Items 1-31)

Note: Please indicate with a N/A the items above that, in your opinion, do not apply to this project.
Please indicate with a "0" (zero) the items above that are included in your fee.

Estimate the following items which will be reimbursed as Cost of the Work:

Contractor's P & P Bond Cost	
Building Permit Fees	\$ <u>C.O.W</u>

PART "B" DETAILED INFORMATION

Part "B" submission:

- (1) Organizational Experience and References:
 - (a) Name of firm
 - (b) Address of Principal Office
 - (c) Phone Number
 - (d) Fax Number
 - (e) Email Address and/or Web Address
 - (f) Form of Business Organization (Corporation, Partnership, Individual, Joint Venture, other?)
 - (g) Year Founded
 - (h) Primary individual to contact
 - (i) List the major projects constructed by your firm within the last five (5) years in similar scope and size to the project herein. For each project provide the name, nature of the project and function of the building, size (square feet), locations, cost, completion date, Owner and Architect, and the manner in which your organization was selected (Bid, RFP, CM, or other method).

- (2) Organizational Chart and Resumes of the Project Team :
 - (a) Given the scope and schedule of the project, identify the specific Project Manager, Estimator, and Superintendent who would work on the project. Provide a resume and references for each individual

- (3) Definition of Cost of the Work

- (4) Comments, Clarifications and Exclusions

- (5) Certificates of Insurance (sample)

- (6) Safety Program and Record
 - (a) State your organizations safety plan and accident rate.
 - (b) List your organizations Workers Compensation Experience Multiplication Rate/EMR for the last five (5) years as obtained from your insurance agent

- (7) Financials and Background
 - (a) Attach a financial statement, certified by a public accountant and audited, including your organization's latest balance sheet and income statement showing the following items:
 - (i) Current assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory, and prepaid expenses)
 - (ii) Noncurrent assets (e.g., net fixed assets, other assets).
 - (iii) Current liabilities (e.g., accounts payable, notes payable (current), accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes).
 - (iv) Non-current liabilities (e.g., notes payable).
 - (v) Capital accounts and retained earnings (e.g., capital, capital stock, authorized and outstanding shares par value, earned surplus and retained earnings).
 - (b) Name and address of firm preparing attached financial statement and date thereof.
 - (c) Is the attached financial statement for the identical organization named under item (a) above? If not explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent and subsidiary).
 - (d) Provide name, address, and phone for bank reference
 - (e) Surety: name of bonding company, name and address of agent. Proof of ability to bond will be required prior to selection.'
 - (f) Include a commitment letter from the subcontractor's, supplier's, and vendor's bonding agency for all proposed contracts over \$50,000.

- (g) Documentation that no single client of all proposed vendors, subcontractors, contractors, and suppliers represents more than 20% of gross revenues for these companies.
- (8) Claims and Suits:
 - (a) List all lawsuits or requested arbitration with regard to construction contracts over the past five (5) years.
 - (b) List all judgments, claims, arbitration proceedings, or suits pending against your organization.
 - (c) State whether your organization has ever failed to complete any work.

SECTION 04 74 00 - STONE VENEER

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Manufactured stone veneer, thin brick and architectural trim products.

1.2 RELATED SECTIONS

- A. Section 03 30 00 - Cast-In-Place Concrete
- B. Section 04 20 00 - Masonry Units
- C. Section 04 71 00 - Thin Brick Masonry Veneer
- D. Section 05 40 00 - Cold-Formed Metal Framing
- E. Section 06 10 00 - Rough Carpentry
- F. Section 06 11 20 - Framing and Sheathing
- G. Section 07 62 00 - Sheet Metal Flashing & Trim
- H. Section 07 90 00 - Joint Protection

1.3 REFERENCES

- A. ASTM C 39 - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens
- B. ASTM C 67 - Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile
- C. ASTM C 177 - Standard Test Method for Steady-State Head Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus
- D. ASTM C 190 - Method of Test for Tensile Strength of Hydraulic Cement Mortars
- E. ASTM C 192 - Standard Practice for Making and Curing Concrete Test Specimens in the Laboratory
- F. ASTM C 482 - Standard Test Method for Bond Strength of Ceramic Tile to Portland Cement Paste
- G. ASTM C 567 - Standard Test Method for Determining Density of Structural Lightweight Concrete
- H. ASTM C 1329 - Standard Specification for Portland Cement
- I. ICC AC 38 Acceptance Criteria for Water Resistive Barriers
- J. Texas Department of Insurance: Product Evaluation - EC101

1.4 SUBMITTALS

- A. Submit following in accordance with Section 01300.
- B. Product Data: Manufacturer's specification and data sheets for each product used, including:
 - 1. Preparation instructions.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation guidelines.
 - 4. Cleaning and maintenance methods.
- C. Shop Drawings: Submit elevations and cross-section details showing proper installation methods.
- D. LEED Submittals: Provide documentation of how the requirements of credit will be met.
- E. Sample Selection

1. Standard sample board with selected stone profile and color should be submitted for each product specification.
 2. Selection of approved grout colors and styles (if applicable).
- F. Sample Verification: A field panel sample with the minimum size of 3' x 3' should be installed for every product selection showing: styles, colors, textures and grout colors.
- G. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- H. Closeout Submittals: Provide manufacturer's warranty and maintenance recommendations.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Hill Country Rock
- B. Installer Qualifications: Minimum 5 years' experience with similar scope of work and must be able to furnish list of previous jobs and references if requested by Architect.
- C. Mock-Up: Provide field panel sample to evaluate preparation and application techniques.
- I. Pre-Installation Conference: Conduct a pre-installation meeting to verify all products, application methods, site conditions and warranty terms no less than thirty days prior to stone veneer installation.

1.6 DELIVERY, STORAGE & HANDLING

- A. Coordination of on-site delivery and storage should be arranged in advance to avoid work delays.
- B. Store and handle stone products in accordance with the manufacturer's recommendations.
- C. All material stored on-site should be protected from the elements before and during the installation process. Store material under cover and in a dry location.
- D. Store mortar, sealant and other installation material in compliance with the manufacturer's recommendations.

1.7 PROJECT CONDITIONS

- A. Maintain manufacturer's recommended environmental conditions to ensure optimum results.
- B. Cold Weather Requirements: Installations should be performed in temperatures exceeding 40 degrees Fahrenheit prior to, during and for 48 hours after completion of work. If temperatures are below 40 degrees Fahrenheit, masons should use heaters and tents during the installation process to regulate temperature.
- C. Hot Weather Requirements: If temperatures exceed 90 degrees Fahrenheit during the installation, additional moisture will need to be added to the backs of the stone veneer and scratch coated surface. Shade and/or frequent misting of the wall and stone may be required.

1.8 WARRANTY

- A. Provide manufacturer's 50 year limited warranty.

PART 2 – PRODUCTS

2.1 MANUFACTURER

- A. Acceptable Manufacturer: **Hill Country Rock**, which is located at: 10187 Windfern Rd., Houston, Texas 77064, (832)664-9117, sales@hillcountryrock.com; Web: **www.hillcountryrock.com**

- B. Substitutions: Allowed
- C. Outside corners ('L-shapes') to be provided with minimum of return dimension of 4".

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Do not begin the installation process until substrates have been properly prepared.
- B. Notify architect of any unsatisfactory preparation of substrate before proceeding.
- C. Correct all unsatisfactory substrate conditions before installation begins.
- D. Verify roofs use proper water displacement methods to direct moisture away from the installed stone veneer.
- E. If substrate surface is questionable, bonding tests should be performed before installation to assess adhesion and confirm proper bonding strength.
- F. Flashing must be installed at wall penetrations and terminations of the stone veneer. Assure that all flashing and kickouts are corrosion resistant, integrated with the WRB properly and installed in accordance with the local building code requirements.

3.2 PREPARATION

- A. Clean all surfaces thoroughly prior to installation.
- B. Use manufacturer surface preparation recommendations to achieve best result.

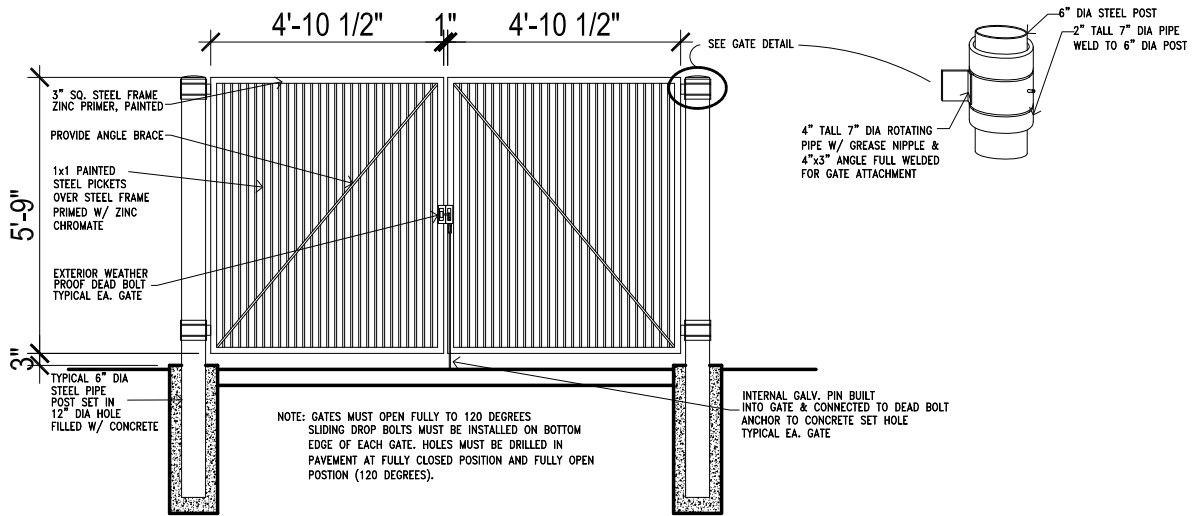
3.3 INSTALLATION

- A. Product should be pulled from a variety of boxes and blended on site during installation to ensure a consistent overall project color on the wall.
- B. Install in accordance with manufacturer's installation instructions. Visit this page for detailed installation instructions - <https://www.coronado.com/InstallationGuide>
- C. Application details and mortar recommendations may vary depending on the stone style. Consult manufacturer for proper installation instructions.
- D. All applications in freeze-thaw environments require a polymer-modified mortar.

3.4 CLEANING AND PROTECTION

- A. Installed manufactured stone veneer can be cleaned with a mild soap and water solution.
- B. Cleaning efflorescence can be done by lightly scrubbing the face of the stone with a soft bristle brush and water. In some cases, a 25% vinegar 75% water solution may need to be used. Do not use any harsh cleaning methods to remove efflorescence.
- C. Touch-up, repair or replace damaged stone before completion of project.
- D. Water repellents and enhancers can be used to further protect a finished project. Only breathable, penetrating water-based silane water repellents should be used.

END OF SECTION



DUMPSTER ELEVATIONS

SCALE: 1/4" = 1'-0"

2

THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE REUSED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.



3301 N McCOLL RD | McALLEN, TX 78501 | P 956.630.9494

SHEET TITLE DUMPSTER ELEVATIONS

PROJECT NAME
CAMERON COUNTY TAX ASSESSOR COLLECTOR'S OFFICE
OWNER
CAMERON COUNTY
PROJECT ADDRESS
BROWNSVILLE, TEXAS

PROJECT NO
2130
ISSUE DATE
8-29-22

SHEET NUMBER
ADD3-1