

September 23, 2025

IDEA PUBLIC SCHOOLS – CSP #14-DCWBE-1125 Donna Campus Wide Building Envelope Phase 2

GMS ARCHITECTS
BROWNSVILLE, TEXAS 78526
(956) 546-0110

ADDENDUM NO. 3

A. PURPOSE AND INTENT

This addendum is issued for the purpose of modifying the plans and specifications for the Idea Donna Campus Wide Building Envelope Phase 2.

This addendum shall become part of the contract, 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 the Special Conditions of the specifications shall govern all parts of the work and apply in full force to this addendum.

B. SCOPE

I. CLARIFICATION:

1. Bid date extended to September 30, 2025.
2. Revised bid form attached.
3. Revised paint specification included.
4. One door frame in project to be demolished/removed. A new door frame is to be installed as per attached dimensions and shall match existing. Location to be determined.
5. Pre-bid conference sign-in sheet attached.

II. SPECIFICATIONS:

1. New advertisement
2. 004100 (Bid form)
3. Specifications TOC (updated)
4. 09900 Painting (Tnemec)

III. PLANS: See attached door elevation

REQUEST FOR COMPETITIVE SEALED PROPOSALS

IDEA DONNA CAMPUS WIDE BUILDING ENVELOPE PHASE 2

IDEA Public Schools invites qualified firms to submit Competitive Sealed Proposals for construction services for CSP #14-DCWBE-1125 DONNA CAMPUS WIDE BUILDING ENVELOPE PHASE 2.

The IDEA Donna is located at 401 S 1st St, Donna, TX 78537.

The project consists of a roof recover over existing standing seam metal roofs, gutter/downspout replacements, plaster and wainscot repairs, window leak and flashing repairs, exterior sealant replacement and general canopy/rust repairs on campus and buildings. Door/window gasket replacements and portable building fascia repairs area also included in scope.

Competitive Sealed Proposals will be received until ***Wednesday, September 30, 2025, at 3:00PM*** local time. Refer to the Invitation for Proposals for bid details.

IDEA Public Schools will receive and evaluate. Proposals received after the date and time for receipt of Proposals may not receive consideration and may be returned unopened. Proposals will be publicly opened and read aloud immediately after the submission deadline via video conference. IDEA Public Schools reserves the right to reject any and/or all Proposals, to waive technicalities, to re-advertise or to proceed in the best interest of the school.

Plans and Specifications will be available beginning **September 8, 2025**, from IDEA Public Schools Procurement Website, <https://ideapublicschools.org/our-story/finance-budget/pcs/bids-rfps/>. No hard copies will be distributed.

Gomez Mendez Saenz, Inc. is the Architect of Record. You can contact Roan Gomez by email at rgg@gmsarchitects.com with questions about plans.

A Pre-Proposal Conference will be held for the project on **Wednesday, September 17, 2025**, at 9:00am at the IDEA Donna Campus. All General Contractors are encouraged to attend.

DOCUMENT 004100

PROPOSAL FORM

Name of Proposer: _____

Date of Proposal: _____

To: IDEA Public Schools (Owner)
2115 W. Pike Blvd. Weslaco, TX 78596

We, the undersigned, propose to enter into a Contract with the Owner, to furnish labor, material, tools, transportation, insurance, permits, and all incidentals necessary for the completion of the **CSP #14-DCWBE-1125 IDEA DONNA BUILDING ENVELOPE – PHASE 2** in accordance with the drawings and specifications **Dated 8/25/2025**, prepared by GMS Architects, Brownsville, Texas.

We have carefully reviewed and understand the “Instructions to Proposers”, the drawings, the specifications, and have acquainted ourselves with the existing and anticipated conditions that might affect the Work.

We understand that if we are the Successful Proposer a Contract will be prepared, and we will furnish satisfactory payment and performance bonds each in the full amount of the Contract covering all parts of the Work.

The Proposal includes the following: Provide all items, articles, materials, operations of methods listed, mentioned or scheduled on the drawings and/or herein, including all labor, materials, equipment and incidentals necessary and required for the **CSP #14-DCWBE-1125 - IDEA DONNA BUILDING ENVELOPE – PHASE 2** for the Owner.

Proposers shall include in the BASE PROPOSAL, the work described in attached Proposal Documents.

BASE PROPOSAL:

_____ Dollars (\$_____).

ALLOWANCES:

The Undersigned acknowledges by initials _____ that the Allowances listed below and in Specification Section 012100 - Allowances are included in the Base Proposal amount. Reference Specification Section 012100 - Allowances for a complete description of each Allowance.

ALLOWANCE NO. 1: OWNER’S CONTINGENCY ALLOWANCE: Include the amount of **\$150,000** for use according to the Owner’s instructions.

UNIT PRICES:

The Undersigned acknowledges by initials _____ that the Unit Prices listed below and in Specification Section 012200 - Unit Prices are included in the Base Proposal amount. Reference Specification Section 012200 - Unit Prices for a complete description of each Unit Price.

The Undersigned further agrees that in case of authorized variations of quantities from those shown or specified, the following Unit Prices will be used in adjusting the Contract Sum.

ALTERNATES:

Proposers shall include in the PROPOSAL, the work described in attached Proposal Documents. Reference Specification Section 012300 - Alternates for a complete description of each Alternate.

ALTERNATE #1

Add impact film to the exterior windows, as scheduled.

_____ Dollars (\$_____).

ALTERNATE #2

Remove exterior stone veneer wainscot from building perimeter and replace with plaster panels and accessories.

_____ Dollars (\$_____).

ALTERNATE #3

Use McElroy Metal Roof with Roof Hugger attachment system with noted conditions instead of Basis of Design (Garland) (Refer to Addendum #2)

_____ Dollars (\$_____).

DECLARATION

The Undersigned hereby declares that he has visited the site and has carefully examined the Drawings, Specifications, Contract Documents, and Proposal Documents related to the work covered by this Proposal.

DELAY COST

The Undersigned understands that delay costs will be incurred as defined in other portions of the Proposal Documents, will be included in the Contract, and the General Contractor will be bound thereto.

EXECUTION OF CONTRACT

Upon receipt of notice of acceptance of the Proposal, the Undersigned will immediately execute the formal Contract.

RECEIPT OF ADDENDA

I hereby acknowledge receipt of the following Addenda:

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

☐ We have reviewed the A101 and A201 and the supplementals to the A101 and A201 and take no exceptions.

☐ We have reviewed the proposed schedule completion duration, and we acknowledge that Substantial Completion of the Work can be completed within the duration specified.

PROPOSAL FORM

Witness: _____

Proposer: _____

By: _____

Address: _____

City: _____

Zip Code: _____

Telephone: _____

(SEAL - If bid is by a corporation)

END OF PROPOSAL FORM

SECTION 09900 PAINTING

PART 1 GENERAL

RELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work in this section.

DESCRIPTION OF WORK:

Extent of painting work is indicated on drawings and schedules, and as herein specified.

Work includes painting and finishing of interior and exterior exposed items and surfaces throughout Project, except as otherwise indicated.

Surface preparation, priming and coats or paint specified are in addition to shop priming and surface treatment specified under other sections of work.

"Paint" as used herein means all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.

Paint exposed surfaces whether or not colors are designated in "schedules", except where natural finish of material is specifically noted as a surface not to be painted. Where items or surfaces are not specifically mentioned, paint the same as similar adjacent materials or areas. If color or finish is not designated, Architect will select these from standard colors available for materials systems specified.

Pre-Finished Items: Unless otherwise indicated, do not include painting when factory finishing or installer finishing is specified for such items as (but not limited to) metal toilet enclosures, pre-finished partition systems, acoustic materials, architectural woodwork and casework, finished mechanical and electrical equipment, including light fixtures, switchgear and distribution cabinets, elevator entrance frames, doors and equipment.

Concealed Surfaces: Unless otherwise indicated, painting is not required on surfaces such as walls or ceilings in concealed areas and generally inaccessible areas, foundation spaces, furred areas, utility tunnels, pipe spaces, duct shafts and elevator shafts.

Finished Metal Surfaces: Unless otherwise indicated, metal surfaces of anodized aluminum, stainless steel, chromium plate, copper, bronze and similar finished materials will not require finish painting.

Operating Parts: Unless otherwise indicated, moving parts of operating units, mechanical and electrical parts, such as valve and damper operators, linkages, sensing devices, motor and fan shafts will not require finish painting.

Do not paint over any code required labels, such as Underwriters' Laboratories and Factory Mutual, or any equipment identification, performance rating, name, or nomenclature plates.

SUBMITTALS:

Product Data: Submit manufacturer's technical information including Paint label analysis and application instructions for each material proposed for use.

Samples: Submit samples for Architect's review of color and texture only. Provide a listing of material and application for each coat of each finish sample.

On 12" x 12" hardboard, provide two samples of each color and material, with texture to simulate actual conditions. Resubmit samples as requested by Architect until acceptable sheen, color, and texture is achieved.

On actual wood surfaces, provide two 4" x 8" samples of natural and stained wood finish. Label and identify each as to location and application.

On concrete masonry, provide two 4" square samples of masonry for each type of finish and color, defining filler, prime and finish coat.

DELIVERY AND STORAGE:

Deliver materials to job site in original, new and unopened packages and containers bearing manufacturer's name and label, and following information:

Name or title of material.

Fed. Spec. number, if applicable.

Manufacturer's stock number and date of manufacture.

Manufacturer's name.

Contents by volume, for major pigment and vehicle constituents.

Thinning instructions.

Application instructions.

Color name and number.

JOB CONDITIONS:

Apply water base paints only when temperature of surfaces to be painted and surrounding air temperatures are between 50 degrees F (10 degrees C) and 90 degrees F (32 degrees C), unless otherwise permitted by paint manufacturer's printed instructions.

Apply solvent thinned paints only when temperature of surfaces to be painted and surrounding air temperatures are between 45 degrees F (7 degrees C) and 95 degrees F (35 degrees C), unless otherwise permitted by paint manufacturer's printed instructions.

Do not paint in snow, rain, fog or mist, or when relative humidity exceeds 85%, or to damp or wet surfaces, unless otherwise permitted by paint manufacturer's printed instructions.

Painting may be continued during inclement weather if areas and surfaces to be painted are enclosed and heated within temperature limits specified by paint manufacturer during application and drying periods.

PART 2 PRODUCTS

COLORS AND FINISHES:

Paint colors, surface treatments, and finishes, are indicated in "schedules" of the contract documents.

Prior to beginning work, Architect will furnish color chips for surfaces to be painted.

Use representative colors when preparing samples for review.

MANUFACTURERS: for interior paint system only.

Sherwin Williams
Technical Coatings Inc.
Jones Blair
Pittsburgh Paint

For exterior paint system:
Tnemec (no substitutes for this product)

Color Pigments: Pure, non-fading, applicable types to suit substrates and service indicated.

Paint Coordination: Provide finish coats which are compatible with prime paints used. Review other sections of these specifications in which prime paints are to be provided to ensure compatibility of total coatings system for various substrates. Upon request from other trades, furnish information on characteristics of finish materials proposed for use, to ensure compatible prime coats are used. Provide barrier coats over incompatible primers or remove and re-prime as required. Notify Architect in writing of any anticipated problems using specified coating systems with substrates primed by others.

MATERIALS:

Material Quality: Provide best quality grade of various types of coatings as regularly manufactured by acceptable paint materials manufacturers. Materials not displaying manufacturer's identification as a standard, best grade product will not be acceptable.

EXTERIOR PAINT SYSTEMS (EPS):

Provide following paint systems for various substrates, as indicated.

Stucco / Plaster:

1st Coat - TNEMEC Series 151-1051 ElastoGrip FC
2nd Coat and 3rd Coat - TNEMEC Series 156 Enviro-Crete

Exposed Metal Doors and Frames:

First Coat	Kem Kromik Universal Primer @ 2.0-5.0 mils dft.
Second Coat	Corothane II @ 2.0-4.0 Mils dft.
Third Coat	Corothane II @ 2.0-4.0 Mils dft.

PART 3 EXECUTION

INSPECTION:

Applicator must examine areas and conditions under which painting work is to be applied and notify Contractor in writing of conditions detrimental to proper and timely completion of work. Do not proceed with work until unsatisfactory conditions have been correct in a manner acceptable to Applicator.

Starting of painting work will be construed as Applicator's acceptance of surfaces and conditions within any particular area.

Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions otherwise detrimental to formation of a durable paint film.

SURFACE PREPARATION:

General: Perform preparation and cleaning procedures in accordance with paint manufacturer's instructions and as herein specified, for each particular substrate condition.

Remove hardware, hardware accessories, machined surfaces, plates, lighting fixtures, and similar items in place and not to be finish painted or provide surface applied protection prior to surface preparation and painting operations. Remove, if necessary, for complete painting of items and adjacent surfaces. Following completion of painting of each space or area, reinstall removed items.

Clean surfaces to be painted before applying paint or surface treatments. Remove rust, oil and grease prior to mechanical cleaning. Program cleaning and painting so that contaminants from cleaning process will not fall onto wet, newly painted surfaces.

Cementitious Materials: Prepare cementitious surfaces of concrete, concrete block to be painted by removing efflorescence, chalk, dust, dirt, grease, oils, and by roughening as required to remove glaze as required. Determine alkalinity and moisture content of surfaces to be painted by performing appropriate tests. If surfaces are found to be sufficiently alkaline to cause blistering and burning of finish paint, correct this condition before application of paint. Do not paint over surfaces where moisture content exceeds that permitted in manufacturer's printed directions.

Clean concrete floor surfaces scheduled to be painted with a commercial solution or muriatic acid, or other etching cleaner. Flush floor with clean water to neutralize acid and allow to dry before painting.

Wood: Clean wood surfaces to be painted of dirt, oil, or other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sandpaper smooth those finished surfaces exposed to view, and dust off. Scrape and clean small, dry, seasoned knots and apply a thin coat of white shellac or other recommended knot sealer, before application of priming coat. After priming, fill holes and imperfections in finish surfaces with putty or plastic wood filler. Sandpaper smooth when dried.

Prime, stain, or seal wood required to be job painted immediately upon delivery to job. Prime edges, ends, faces, undersides, and backsides of such wood, including cabinets, counters, cases, paneling. When transparent finish is required, use spar varnish for back-priming.

Back-prime paneling on interior partitions only where masonry or other wet wall construction occurs on backside.

Seal tops, bottoms, and cut outs of unprimed wood doors with a heavy coat of varnish or equivalent sealer immediately upon delivery to job.

Ferrous Metals: Clean ferrous surfaces, which are not galvanized, or shop coated, of oil, grease, dirt, loose mill scale and other foreign substances by solvent or mechanical cleaning.

Touch up shop applied prime coats wherever damaged or bare, where required by other sections of these specifications. Clean and touch up with same type shop primer.

Galvanized Surfaces: Clean free of oil and surface contaminants with nonpetroleum based solvent.

MATERIALS PREPARATION:

Mix and prepare painting materials in accordance with manufacturer's directions.

Maintain containers used in mixing and application of paint in a clean condition, free of foreign materials and residue. Store materials not in actual use in tightly covered containers.

Stir materials before application to produce a mixture of uniform density and stir as required during application. Do not stir surface film into material. Remove film and, if necessary, strain material before using.

APPLICATION:

General: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.

Apply additional coats when undercoats, stains or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Give special attention to insure that surfaces, including edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.

Paint surfaces behind permanently fixed equipment or furniture with prime coat only before final installation of equipment.

Paint interior surfaces of ducts, visible through registers or grilles, with a flat, non-specular black paint. Paint back sides of access panels, and removable or hinged covers to match exposed surfaces.

Finish exterior doors on tops, bottoms and side edges same as exterior faces, unless otherwise indicated. Sand lightly between each succeeding enamel or varnish coat.

Omit first coat (primer) on metal surfaces which have been shop primed and touch up painted, unless otherwise indicated.

Scheduling Painting: Apply first coat material to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.

Allow sufficient time between successive coatings to permit proper drying. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.

Minimum Coating Thickness: Apply materials at not less than manufacturer's recommended spreading rate, to establish a total dry film thickness as indicated or, if not indicated, as recommended by coating manufacturer.

Prime Coats: Apply prime coat of material, which is required to be painted or finished, and which has not been prime coated by others.

Recoat primed and sealed surfaces where there is evidence of suction spots or unsealed areas in first coat, to assure a finish coat with no burn through or other defects due to insufficient sealing.

Stipple Enamel Finish: Roll and redistribute paint to an even and fine texture. Leave no evidence of rolling such as laps, irregularity in texture, skid marks, or other surface imperfections.

Pigmented (Opaque) Finishes: Completely cover to provide an opaque, smooth surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness or other surface imperfections will not be acceptable.

Transparent (Clear) Finish: Use multiple coats to produce glass smooth surface film of even luster. Provide a finish free of laps, cloudiness, color irregularity, runs, brush marks, orange peel, nail holes, or other surface imperfections. Provide satin finish for final coats, unless otherwise indicated.

Completed Work: Match approved samples for color, texture and coverage. Remove, refinish or repaint work not in compliance with specified requirements.

FIELD QUALITY CONTROL:

The right is reserved by Owner to invoke the following material testing procedure at any time, and any number of times during period of field painting:

Engage services of an independent testing laboratory to sample paint being used. Samples of materials delivered to project site will be taken, identified and sealed, and certified in presence of Contractor.

Testing laboratory will perform appropriate tests for any or all of following characteristics: Abrasion resistance, apparent reflectivity, flexibility, washability, absorption, accelerated weathering, dry opacity, accelerated yellowness, recoating, skinning, color retention, alkali resistance and quantitative materials analysis.

If test results show that material being used does not comply with specified requirements, Contractor may be directed to stop painting work, and remove noncomplying paint; pay for testing; repaint surfaces coated with rejected paint; remove rejected paint from previously painted surfaces if, upon repainting with specified paint, the two coatings are non compatible.

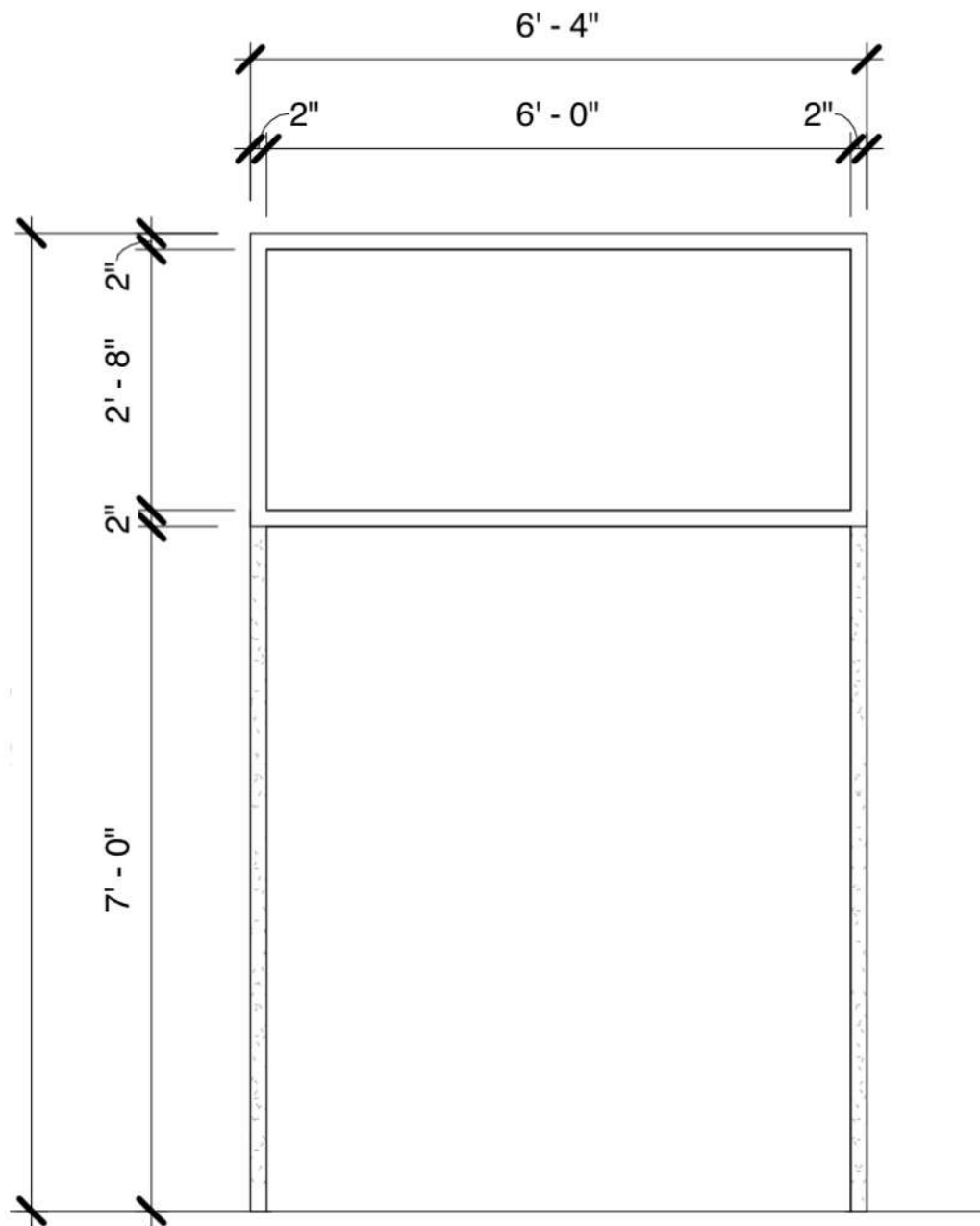
CLEAN UP AND PROTECTION:

Clean Up: During progress of work, remove from site discarded paint materials, rubbish, cans and rags at end of each workday. Upon completion of painting work, clean window glass and other paint spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage finished surfaces.

Protection: Protect work of other trades, whether to be painted or not, against damage by painting and finishing work. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect.

Provide "Wet Paint" signs as required to protect newly painted finishes. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations. At completion of work of other trades, touch up and restore all damaged or defaced painted surfaces.

END OF SECTION 09900



**DOOR FRAME
ELEVATION: NTS**



CSP #14-DCWBE-1125 Donna
Campus Wide Building Envelope
Phase 2
Pre-Proposal Meeting
Sign-In Sheet

Name	Company	Phone	Email address
David Gomez	IDEA	(956) 499-6731	dave.gomez@idea-public-schools.org
Alan O'Malley	5-Star	956 267 5046	Alan@5Starqc.com
James Borkowski	Garland Co.	361-228-4596	JBorkowski@GarlandCO.com
Eddie Fuent	American Contracting	956-748-4030	chris@americancontracting.org
H S Saldana	Limon Masonry	956-483-4400	aj@limonmasonry.com
Luis Lucio	TADCO	(956) 929-5133	llucio@tadcoroofing.com
Dan Wicket	Western Specialty	210 912 4948	daw@westerngroup.com
Leo Aguilar	Argio Roofing	982934719	laguilar@argioroofing.com
Alfredo Villalobos	McAllen Roofing	956-354-4072	Alfredo@mcallenvalleyroofing.com
Rogerio Lachle	Argio Roofing	832-250-9917	Msantana@ArgioRoofing.com
Arturo Escobedo	Argio Roofing	956 364-3483	Msantana@ArgioRoofing.com
John Barrer	IDEA	956 520-5601	
Santos Galvan	IDEA KRM	956-536-7797	santosgalvan@idea-public-schools.org
CHRIS GARZA	GLMS	510-948-3344	CHRIS@GLMSAPCHMENTS.COM
ROAN GOMEZ	GLMS	956 566 0110	roan@glmsapchments.com

Will Mitchell (Project Manager) (Unverified) 8:04 AM



Will Mitchell (Project Manager)



8:04 AM Bonnibelle Caballero started recording.

Will Mitchell (Project Manager) (Unverified) 8:04 AM



will@mcallenvalleyroofing.com

956-331-6035 cell

Rio Roofing, Inc. (Unverified) 8:23 AM



Hedley Hichens

hghichens@gmail.com