

# Addendum

TO:	COMPANY:	FAX NO/EMAIL:
All Bidders		
FROM:	ADDENDUM ISSUE DATE:	ADDENDUM NUMBER:
Bond Architects	10-9-2017	002
PROJECT:	PROJECT NO:	
Miriam School Addition & Renovation	16037	

## TO ALL BIDDERS:

THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES THE ORIGINAL BID DOCUMENTS DATED 9-15-2017. PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE BID FORM.

## CHANGES TO THE PROJECT MANUAL

Spec Section No	Description
1. 066100 Simulated Stone Fabrications	
a. ADD content to specification	
2. 098415 Acoustic Stretched Fabric Wall/Ceiling System	
a. REVISE 2.02.A	
b. REVISE 3.03	
3. 095123 Acoustic Tile Ceilings	
a. REVISE Armstrong products with USG products 2.03, 2.05, 2.06	
4. 231319 Sanitary Waste Piping Specialties – ADD to list of acceptable manufacturers for exposed stack cleanouts, yard cleanouts, wall cleanouts, floor drains and floor sinks	
a. Wade/Tyler Pipe; a subsidiary of McWane, Inc.	

## CHANGES TO THE DRAWINGS

### LANDSCAPE DRAWINGS

LI.2	Description
1. REVISE geometry of sidewalk	

  

LI.3	Description
1. REVISE geometry of sidewalk	

### ARCHITECTURAL DRAWINGS

AD2.1	Description
1. ADD keynote for wall removal for window in Room 129	

<u>AD2.2</u>	<u>Description</u>
1. REVISE keynote description of existing roof replacement scope:	
a. REMOVE EXISTING ROOF MEMBRANE AND COVER BOARD. INSTALL NEW COVER BOARD AND MEMBRANE. PROVIDE UNIT PRICE FOR INSULATION IF DISCOVERED TO BE DAMAGED AFTER DEMOLITION.	
<u>A1.2</u>	<u>Description</u>
2. REVISE stone bench description:	
a. STONE BENCH BY EARTHWORKS STONE OR EQUAL: 14'-0" SEGMENTED 18"X18" WITH SAWN TOP, BOTTOM, AND SPLAYED ENDS (ALL EDGES EASED). LONG EDGES MACHINE SNAPPED. TOP TO BE SANDBLAST FINISH	
<u>A2.1</u>	<u>Description</u>
1. ADD keynote for shade above window in Room 159	
2. REVISE keynote for counter top material in Room 145	
<u>A2.2</u>	<u>Description</u>
1. ADD keynote shelving	
<u>A3.1</u>	<u>Description</u>
1. REVISE PLAM shelving thickness to 1inch thick	
<u>A4.2</u>	<u>Description</u>
1. ADD detail at ceiling edge	
<u>A4.3</u>	<u>Description</u>
1. ADD detail at ceiling edge	
<u>A5.1</u>	<u>Description</u>
1. REVISE general notes 4, 5, & REMOVE 6	
<u>A9.2</u>	<u>Description</u>
1. REVISE note for solid surface sill	
2. ADD keynote for PLAM shelving in Room 144	
3. REMOVE rectangle in Room 144	
<u>A9.3</u>	<u>Description</u>
1. REVISE notes at roof replacement detail	
<u>A10.1</u>	<u>Description</u>
2. REVISE PLAM shelving thickness to 1inch thick	
<u>A10.2</u>	<u>Description</u>
1. REVISE PLAM shelving thickness to 1inch thick	
<u>A11.1</u>	<u>Description</u>
2. REVISE PLAM shelving thickness to 1inch thick	

## MEP DRAWINGS

E3.2	Description
I. REVISE luminaire schedule.	
a. Delete “(NOTE: THESE FIXTURES OWNER FURNISHED, CONTRACTOR INSTALLED)”	

## PRE-BID RFI'S

### Pre-Bid RFI 003:

- a. Does the schedule of values form requested have to be turned in at the time of bid? If so, would it be possible instead to turn in the proposed schedule of values form 24 hours after the bid? Due to the often late receipt of bids, it may be very difficult to list all the subcontractors on our bid + amounts in the usual compressed time period prior to a bid deadline. By allowing for this, we can hopefully receive a lower bid and subsequently save the owner money. **Per Addendum 001, this is acceptable.**
- b. On Drawing Sheet AD2.1, General Demolition Note 23, it states to remove and replace all stained ACT tiles. Can this scope be called an allowance with a dollar amount issued by the owner so every bidder uses the same dollar amount? **Bidder to verify dollar amount.**
- c. On Drawing Sheet A1.1, Keynote 03.107, it states that we are to repair asphalt & curb to pre-construction state. I am assuming that we would take photos of what the conditions were prior to our mobilizing, and as long as our we did not damage anything related to the asphalt & curb, we would have no work to do pertaining to this note? **Correct, scope is related to damage during construction.**
- d. On Drawing Sheet A4.2, Keynote 07.113, it calls for a “Direct Applied Finish System”. Can you define what that is? **See specification section 072400**
- e. Is all testing by the owner? **Per Addendum 001, see specification section 014000.**
- f. On Drawing Sheet A2.2, is there supposed to be a marker board and/or an electronic board in classroom 173? **See 1/A10.1 for typical middle school teaching wall.**

### Pre-Bid RFI 004:

- a. For Item #8 below (**specification section not included - 004394, 1.02.B.8**), is it satisfactory to do the following to meet the requirement? On company letterhead, state the we “acknowledge and will bear financial responsibility for any additional Bond Requirements by AHJ” **This is acceptable. See Addendum 001 for clarification on dollar amount.**
- b. For Item #14 below (**specification section not included - 004394, 1.02.B.14**), is a letter from our bonding company all that is required? **Letter must include stated coverage amounts listed in specifications.**
- c. For item #15 below (**specification section not included - 004394, 1.02.B.15**), is a letter from our insurance company all that is required? **Certificate from insurance company must include stated coverage amounts listed in specifications. See 002113 Instructions to Bidders**

Pre-Bid RFI 005:

- a. The windows "labeled" with letter designations but the drawings do not include any elevation types. Please provide window type elevations. See exterior elevations and interior elevations for dimensions.
- b. Interior windows include elevations with "letter" designations. Are these aluminum or hollow metal? See 085113 Aluminum Windows
- c. What type of glazing required at the interior window/borrow lite frames? See 3/A12.3
- d. Note 04.110 on sheet A1.2 states "Stone Bench, See Spec". I could not find any spec on these benches. Please advise. Addendum 002 will clarify bench on sheet A1.2
- e. Alternate #1 states to replace stone bench with "Concrete footing and exterior bench by Landscape Forms Stay. Please provide footing design and alternate bench specs. See attached LF\_StayBench\_Installation\_Guide for footing requirements.

Pre-Bid RFI 006:

- a. In order to start foundation work on the new addition in December, the gas main will need to be disconnected from its existing location and, according to plans, will not be reconnected until the addition structure is mostly complete. How does the school intend to heat the existing building during the winter months as the addition is completed? If the line cannot be left active through the spring while construction progresses, then alternatively the line can be intercepted outside of the footprint of the building and a temporary line be piped above the ground to the roof and serve the building. Contractor to provide necessary protection during construction. Coordinate with the gas utility to move the meter and regulator for the temporary line, and then again for the permanent line. Gas line service to be uninterrupted from January 2, 2018 until May 27, 2018. After May 27, 2018 Owner will continue to partially occupy the building. Therefore, work to install temporary connections after January 2, 2018 should be planned for weekends. Any work to demolish and reinstall the gas line and meter should be coordinated with Owner's schedule. Work should be planned not to interrupt school operation.

Pre-Bid RFI 007:

- a. After tear off of the existing membrane, what type of recover board or insulation are we installing plus what thickness? Cover board: See 075423 Article 2.06.E, Insulation: See 075423 Article 2.05, Thickness to match existing. Provide Unit Price per 012200.
- b. How are we attaching it to the existing insulation? If by screwing it down what are the thicknesses of the insulation? See 075423 Article 3.05
- c. Minimum to maximum? See detail I2/A9.4
- d. How are we to price out the replacement cost for the existing insulation? Provide Unit Price per 012200.

Pre-Bid RFI 008:

- a. AWI QCP-Quality Control Program – Page 1, 1.04, B., 5. Spec indicates to apply AWI QCP Label to shop drawing. Do you just want an AWI QCP Label on shop drawings & NOT AWI QCP Labels on P/L Casework? Please clarify. AWI QCP label is required on shop drawings.
- b. NAUF Particleboard Cores – Page 3, 2.02, B., 3. Spec indicates to provide no added urea formaldehyde particleboard cores. We will provide NAUF PB Cores per spec.
- c. Fire-Retardant Particleboard Cores – Page 4, 2.03, C. Spec indicates fire-retardant particleboard cores. We have not never seen this specified for casework before, as fire-retardant materials are usually spec in walls. Please advise. Cores are to be fabricated with fire retardant. The spec is not to be interpreted as fire rated.

Pre-Bid RFI 009:

- a. Is the existing roof under warranty? If yes, provide manufacturer and life left on warranty. **Existing roof is not under warranty.**
- b. Regarding the gas meter being relocated, how will this affect school use? Can this be done this winter when the site work starts? When do you anticipate this work happening? **See RFI response 006.**
- c. 2.118/AD2.1, what sizes should the new openings be? **See 18/A10.1**
- d. 2.154/AD2.1 between CL 8/7 and CL FE; note not on legend. **2.154 to be omitted.**
- e. 2.105/AD2.1 note not on legend. **2.105 to be omitted.**
- f. 2.27/AD2.2, can you define limits? Is the entire roof being removed and replaced? Is it just the east side of the skylights? **The extent of roof replacement is the entire existing flat roof not identified as to remain.**
- g. What are the dark dashed lines indicating around the building perimeter on AD4.1? **In the reflected ceiling plan the dashed line is the bottom of the gravel stop – see AD2.2 for clarity of scope.**
- h. Is FF a borrowlight? I do not see a schedule. Is it hollow metal or aluminum? Same with GG, HH. I am unclear on what you are expecting here. Usually we see a schedule for these types of openings, is that something your office can provide? I am sure hollow metal and glazier subs will be wondering the same. **FF is an aluminum window. See 14/A10.1**
- i. 2/A11.2, expansion joints...is there a make and model of expansion joint you expect at that area? I have not seen all of them yet, but subs will need direction to get the correct expansion joints included in their proposals. **See specification section 079500 Expansion Control**
- j. A2.1 in C103, there is a ? note, what's that supposed to be? **Note removed in Add 001**
- k. Where is a detail/elevation for casework in Room #157? **Typical classroom floorplan is 6/A3.1. Typical classroom elevations are 5,6,7/A10.1**
- l. 12/A10.2, any info on the window or type? Same for 13/A10.2. This looks like an exterior type window, is that correct? **See specification 085113 Aluminum Windows, 5/A11.2 Storm Window.**
- m. Following up on our phone conversation, take a look at Room 174 northwest and southwest corners; are those windows or borrow lights? **Aluminum Windows** Do they need a film? **One-way film – See 2 & 3/A10.1** I'm not quite sure what you are expecting and not sure that subs will be able to determine that either. I think these types of openings need to be clarified, similar to the FF/GG/HH designating them as some sort of opening, but there is still nothing on material, glass thickness, glass type, etc. **Details are coordinated with specifications for clarification of glass type and thickness.**

Pre-Bid RFI 010:

- a. On Sheet E3.2 it states in the Luminaire Schedule (Note: These Fixtures Owner Furnished, Contractor Installed), but the Project Manual has...

*SECTION 265100*

*LUMINAIRES*

*PART 1 GENERAL*

*1.01 WORK INCLUDES*

*A. Base Bid:*

*1. Contractor Provide:*

- a. *Luminaires.*
- b. *Exit signs.*
- c. *Emergency Battery Backup*
- e. *Lamps.*
- f. *Luminaire accessories.*

Please clarify Owner supplied or Contractor to Provide? **Contractor provided.**

Pre-Bid RFI 011:

- a. Section 098415 (Acoustic Stretched Fabric Wall/Ceiling System), is based on a site-fabricated system. The Room Finish Legend, ACP-I and AWP-I, are pre-fabricated acoustical wall/ceiling panels. Please clarify the type of panel to be used on this project. **They should be pre-fabricated. The ACP-I and AWP-I, specified in the room legend, are the pre-fabricated style product, cut to a specified dimension. See revised specification attached to Addendum 002.**

Pre-Bid RFI 012:

- a. Finish Legend calls for USG Halcyon and 9/16", but the specs call for Dune and 9/16" Bolt Slot grid. Which tile and grid should we put in our bid? **USG products. Spec will be revised.**
- b. Room #169 Flex Classroom looks to be a clouded sloped ceiling. I do not see any reference to details for this area. Do we need to provide Axiom Perimeter trim around these ceilings, and if so what size? **4 inch trim, all sides. Details are included in Addendum 002.**

Pre-Bid RFI 013:

- a. Is a soils report available? **Yes, see Geotech Report 08-15-2014 included in Addendum 002**
- b. Can screenings be used for fill at the building pad? **No more than 15% by weight organics, see Geotech Report 08-15-2014**
- c. Who is responsible for soil remediation if required? **Contractor**
- d. Is a construction entrance required? **See specification 015000. Construction traffic will be limited per the Civil Drawings to the north entry (off Bismark) and the north parking lot.**
- e. Detail A/L1.1 calls for chain link fencing to be used for tree protection. Tree Protection Detail on C03 calls for orange construction fence. Which is correct? **Chain link.** Is perimeter site fencing required? **See specification 015000**
- f. Can the AWI inspection requirement be waived? There are limited companies participating in the QCP inspection program so this will reduce competition and increase costs. Recommend requiring fabricators to be AWI certified or provide list of approved fabricators and waive inspections. **Inspection is not required. Fabricators must be AWI certified and submit required information.**
- g. Location of foundation perimeter drain varies in section cuts on architectural and structural drawings. Can drain tile be installed on top of footing at all locations to eliminate need to form footings which will reduce cost? **See I5/P4.0 for location of drain tile.**
- h. Has Rock Hill and Webster Groves provided bond amounts? **See Addendum 001**

Pre-Bid RFI 014:

- a. See below. Can you clarify the Poured in Place Playground Surface scope? **Scope is repair at concrete step. Depending on the care of the concrete work, this scope is minimal.**
- b. Is it just protecting and patching the existing surface? **Unit Price is required for patching the existing if damaged and not fault of contractor. A numeric scale is on the drawings.**

Pre-Bid RFI 015:

- a. I don't see water supply flow test data in specifications or on plans. Please request from engineers. **See Miriam School 4.4.16 Flow Test attached to Addendum 002**

Pre-Bid RFI 016:

- a. Is cost of testing per specification 084313 3.04. B by Owner or Contractor? If by Contractor, who is performing testing for Owner so we can get bid pursuant to Addendum 1 spec 01400 1.07.B.2. **See Addendum 001, RFI 002 response.**
- b. Who is responsible for moisture mitigation costs for flooring if required? Spec 096519 3.02 4.B indicates contractor cannot proceed with flooring if RH is above 75. Most manufacturers adhesives can be installed up 90 RH (Many manufacturers have released adhesives capable of 99 RH recently). Please clarify. **If warranty is not voided, contractor can install flooring up to manufacturers limit for RH. Mitigation costs will be owner if required.**
- c. Spec 072726 1.06 A.2. Do you want the project registered with ABAA including 3rd Party Site Audits or will site inspections by the Installer be adequate as long as installer is ABAA certified? **3rd party audits per ABAA are required.**

- d. LVT-I manufacturer is spec'd as To Market. Will other manufacturers be considered as equals? Johnsonite or Mannington? **No substitutions accepted for this product.**

Pre-Bid RFI 017:

- a. The inside dimensions of an 8" block is 4.5" x 4.5". I do not believe it is possible to fit 2-#6 bar horizontal for the bond beam, and 2 vertical #6, plus 2 more vertical #6 for lap in this space. They are also calling for a #6 hook bar at the top of the wall. The tightest this bar can be bent is 4.5" inside diameter, and 6" O.D. Even if the rebar would fit the grout would never get passed it. In my opinion this wall should be changed to a 12" CMU. **RFI submitted after deadline. Under Review...**

Pre-Bid RFI 015:

- a. On Sheet E3.2 it states in the Luminaire Schedule (Note: These Fixtures Owner Furnished, Contractor Installed), but the Project Manual has...

*SECTION 265100 LUMINAIRES PART 1 GENERAL 1.01 WORK INCLUDES*

*A. Base Bid:*

*1. Contractor Provide:*

*a. Luminaires.*

*b. Exit signs.*

*c. Emergency Battery Backup*

*e. Lamps.*

*f. Luminaire accessories.*

Please clarify Owner supplied or Contractor to Provide? **See RFI 010**

- b. In the casework specs for Miriam School, it says: Provide inspections of fabrication and installation together with labels and certificates from AWI certification program indicating that woodwork complies with requirements of grades specified. Is AWI Certification 100% mandatory? Several of the casework manufacturers build to AWI standards, but are not officially certified by AWI. Please advise. **See RFI 013**
- c. We have identified locations on the plans referencing a soils report in the specifications but have been unable to find a soils report anywhere. Has one been accomplished and if so, can it be provided? **See RFI 013**
- d. On Sheet A2.1 Key Note 28.101 indicates, "New Aiphone, See Spec". This Aiphone is not indicated on any electrical drawings or any electrical/security specifications. Please clarify. **Include AiPhone AX DV, associated power, and communication cable for operational system to Room 120**
- e. On Sheet A2.2 Key Note 10.106 indicates 'Interactive Monitor Screen, Provide Electrical & Data-See Electrical'. This Note exists in Rooms 164, 169, 175, 177, 179, 180 & 181. On EP2.2 Key Note #1 indicates 'Coordinate Installation of Receptacle with Electronic Display Installer. See T Series for Electronic Display Information.' This Note exists in Rooms 164, 165, 169, 173, 175, 177, 179, 180 and 181. On T-0.1 Device Legend contains 'LCD' which indicates "Wall Mounted Interactive Display' and 'AV3' which indicates the 'Wall mounted Display FSR PWB-320 or Equal.. 120v Power, Single Data Outlet and AV Device shall mount in Enclosure. Does 'LCD' refer to the heading 'Flat Panel Interactive' in the matrix on T-0.1? Does 'AV3' refer to the heading 'Apple TV' in the matrix on T-0.1? On T-1.1 and T1.2 the 'LCD' and 'AV3' symbol exists together in Rooms 139, 140, 148, 150, 156, 157, 164, 169, 173, 175, 177 and 179. 'LCD' is also in Rooms 180 and 181, while 'AV3' is in Room 127. These Rooms do not seem to match the matrix on T-0.1. On T-2.0 we are given specifications (Key Note #8) for the 'Flat Panel Display' and specifications (Key Note #9) for the 'Apple TV', but the drawings seem to indicate that for each 'Flat Panel Display'-Key Note #8 there is also a 'Apple TV'-Key Note #9. **Room 165 removed Interactive Monitor in Addendum 001. Room 173 is noted in architectural enlarged plan. RFI submitted after deadline. Under Review...**

- f. I can't find anywhere in the specs what they want us to use for the underground domestic water, the specs in the plumbing section just say to refer to civil plans and specifications. I don't see anything for what they want to be used. Please advise of pipe type requirements? **C05, the new water line is called out as 2" copper.**
- g. After review of the gypsum board specifications, there appears to be a Level 5 finish required at locations exposed to view. Is this correct as a Level 5 finish for all drywall will increase the cost of taping & finishing astronomically? **Level 5 finish required per specifications**
- h. There is a Partition Type P3-b on the New addition floor plan, but none in the partition schedule. Is this supposed to be E3-b? **See A12.2**
- i. Would the Owner consider providing a bid extension? **No extension anticipated.**

## **SUBSTITUTION REQUESTS**

1. Substitution Request: Best Locks 9K Series (087100 - Article 2.6) REJECTED
2. Substitution Request: Stanley Closer D-4550/D-4551 Series (087100 - Article 2.10) APPROVED
3. Substitution Request: Trimco Accessories (087100 - Article 2.11, 2.12, 2.14) APPROVED
4. Substitution Request: Accurate Partitions (102113 – Article 2.1) APPROVED
5. Substitution Request: Versico QA TPO – fully adhered (075423 – Article 2.02.A.1) APPROVED with completed warranty form in project manual.
6. Substitution Request: Johns Manville Insulation Board (072100 – Article 2.03) APPROVED
7. Substitution Request: Johns Manville Batt Insulation (072100 – Article 2.04) APPROVED
8. Substitution Request: Precision Millwork (064116 – Article 1.04.B.5, 2.01.F.3, 2.01.F.4, 2.01.J.1, 2.04.E&F, 2.04.H&I) APPROVED
9. Substitution Request: CPI Daylighting (086200) APPROVED
10. Substitution Request: Carlisle TPO Roof (075423) PENDING with completed warranty form in project manual and substitution request form.
11. Substitution Request: Carlisle Barritech VP (072726 – Article 2.03) APPROVED
12. Substitution Request: Carlisle TPO Roof (075423 – Article 2.02) with completed warranty form in project manual.
13. Substitution Request: Carlisle TPO Roof (075423 – Article 2.02) with completed warranty form in project manual.
14. Substitution Request: Sargent FM7300 Lock, 10 Line Lockset, 80 Series Exit Minus GL Prefix
  - a. Sargenat 10: REJECTED
  - b. Sargeant FM 3700 Lock: APPROVED
  - c. Sargeant 80 Exit (without GL): APPROVED
15. Substitution Request: Wade Cleanout, Drains, and Sinks APPROVED

Approved substitution requests do not eliminate the requirements in the specifications issued for bid. It is the responsibility of the author of the substitution request to make known to the Architect a product deviating from the specifications.

## **ATTACHMENTS**

Miriam School 4.4.16 Flow Test  
 Geotech Report 08-15-2014  
 LF\_StayBench\_Installation\_Guide  
 Substitution Requests

END OF ADDENDUM 002