



ADDENDUM NO. 1

To Drawings and Specifications for

Renovations to 10 South Bentz Street

For CAS Engineering
Frederick, Maryland

PAA Project #11-13

30 April 2014

INTRODUCTION:

This Addendum is issued for the purposes of amending the requirements of the drawings and specifications issued 8 April 2014, and is made a part of the Bidding Documents to the same extent as though it was included therein.

SPECIFICATIONS:

Table of Contents – ADD References to Div. 15 for sections (previously issued with bid docs)

- 15010 – General Mechanical
- 15100 – General Products and Materials
- 15110 – Pipe and Pipe Fittings
- 15120 – Valves Cocks and Faucets
- 15130 – Trenching and Backfill
- 15180 – Insulation
- 15190 – Duct Insulation
- 15400 – Plumbing
- 15450 – Plumbing Fixtures
- 15600 – Heat Generation
- 15700 – Liquid Heat Transfer
- 15755 – Radiant Slab Heating System
- 15840 – Electric Heaters
- 15850 – Ductwork
- 15851 – Zone Dampers
- 15860 – Exhaust Fans
- 15870 – Packaged Equipment
- 15880 – Registers Grilles and Diffusers
- 15900 – Automatic Temperature Controls

ADD References to Div. 16 for sections (issued with this addendum)

- 16010 – General Provision
- 16100 – Basic Materials and Methods
- 16300 – Solar Photovoltaic Energy System
- 16400 – Service and Distribution
- 16500 – Lighting
- 16720 – Addressable Fire Alarm System
- 16745 – Computer Network System

DIVISION 16 – Electrical specifications are attached to this addendum.

BIDDER QUESTIONS:

In the interest of being clear, all bidder questions submitted in writing have been included in this addendum and redundant questions are repeated.

- 1) There are notes on the plans referencing a site plan. There were no site plans included in the package.

Response: A site plan if one is required will be provided by CAS Engineering.

- 2) We will need a specification on the stained concrete.

Response: The product will be post pour applied as a finish system. A product data sheet for Sherwin Williams H&C Semi-transparent Decorative Concrete Stain is attached to this addendum for the purposes of establishing a standard of quality. Equivalent products will be considered for approval by the Architect. Stain shall be applied in two coats with one coat of clear sealer such as Sherwin Williams High Performance Industrial Clear Coat.

- 3) We will need a specification on the wood flooring and resilient flooring.

Response: A material/installation allowance will be negotiated separately for the engineered wood flooring. Resilient flooring is not required on this project.

- 4) Structural drawings show details for the new garage. Please clarify if this is in the scope and if not what details should be deleted.

Response: Any reference to the garage shall not apply to this bidding effort. The garage will be permitted and priced at a later date.

- 5) There is an add alternate for photo voltaic panels on the existing roof. Has the existing structure been checked for structural support? We will also need details for attachment and roof work.

Response: The existing roof structure will need to be supplemented with additional 2x8 roof joists placed in the middle of existing joist bays such that joists (both new and existing) will occur at 12" O.C.

- 6) There are references to a 'Site Plan' in the documents. It is my understanding there are no site plans.

Response: See Response to Question #1.

- 7) This project is a 'Historic Restoration'?

Response: The project is not a restoration project in the strictest sense of using historically accurate materials and methods. However, the project is subject to the guidelines of and approval by the Frederick Historic Preservation Commission. The requirements as they pertain to this project are included in the drawings and specs.

- 8) Structural plan S3-1 shows a garage, that is not part of this project.

Response: See Response to Question #4.

- 9) Please quantify the roof deck supplement required.

Response: This detail shall be used for any roof deck encountered that needs removal and replacement. It appears that the exposed roof deck over the large open area is adequate however the roof deck over the upper level area is obscured by the lath ceiling. Since quantifying the amount roof deck removal and replacement is not practical at this time, this scope of work (if required) shall be completed as a negotiated add to the Contract.

- 10) Spec section 08800 2 D required 1" insulated glass at exterior window locations. Historic wood windows cannot receive insulated lites. Single strength glass will be replaced with like kind unless directed otherwise.

Response: Insulating glass is only required at the new aluminum storefront and entry doors. Single strength glass as noted above is acceptable for use on the wood windows but only in those instances where the existing glass has been broken and needs to be replaced.

- 11) Roof structure/roof loading (S-1-1) 40 psf ground snow plus 12.5 # Solar panel loading. It would appear this loading exceeds the capacity of the 2x8 framing at 24" on center.

Response: See Response to Question #5.

12) Drawing E5.1 - Please provide further direction on how the solar panels are to be installed on the roof.

A North arrow appears incorrect.

Response: A Field Survey is required to verify building azimuth.

B How to deal with roof penetrations in the field of the solar panels?

Response: Final design will be engineered taking into consideration any roof top obstructions that could potentially impact the specified production of the solar array. The system will use appropriate setbacks to avoid any loss in production due to shading. All weatherization and/or waterproofing to be coordinated with General and Roofing Contractors.

C Verify orientation of solar Panels.

Response: Orientation should be South facing, or as close to as building design and azimuth permits.

D Verify how the Solar Panels are to be installed on the roof (tilted ballasted racks, flat on roof).

Response: Tilted Ballasted Racking

E Is the 1' walkway ample for panel service?

Response: Yes

F Should a slip sheet be installed under the solar panels racking?

Response: Yes, slip sheet is required and is to be coordinated with Roofing Contractor.

13) Mechanical drawing shows mechanical equipment venting through historic windows. Is that allowed?

Response: A staff level approval will be required but yes, this can be done.

14) Is Fire Retardant lumber required?

Response: No, disregard any reference to fire retardant lumber for this project.

15) What is the building category classification?

Response: Per the IBC Code, the building is classified as use group B (Business) with construction classification type 3B (load bearing masonry).

16) The transom over the front door will [not] be replaced in the new installation since it is only 5' wide.

Response: This is correct, disregard note to reuse the transom glazing. However, the glazing shall be salvaged and retained by the owner – do not destroy or discard.

17) Slab edge at new wood framed wall on East elevation - Clarify proper detail.

Response: See detail 6/S2-1.

18) Turn down slab detail does not isolate the floor slab from the exterior per 2012 IECC.

Response: Acknowledged.

19) What does new drain tile connect to?

Response: Perforated drain on south side of building outfalls (daylights) to the east approximately 25' from the face of the building. Perforated drain on the north and east side conveys to the sump pit in the basement. Outfall from the sump pit to be coordinated by CAS Engineering.

20) S3-2 Section 8/S2-1 is this section labeled correctly?

Response: Delete reference to 8/S2-1 on drawing S3-2.

21) Are there any specifications for Eng. Wood Flooring?

Response: See Response to Question #3.

22) Clarify if SOG is to be 5" or 6".

Response: SOG shall be 5" thick.

23) Specification for wood siding?

Response: Profile shall be a "drop siding" to match existing with 5" exposure. Wood shall be painted cedar.

24) Specification for stair coverings and base?

Response: Rubber stair covering shall be Rondel by Johnsonite or equal. Rubber base shall be 4" continuous rubber by Johnsonite or equal.

25) Specification for stained concrete?

Response: See Response to Question #2.

26) Are communication and data wiring/systems by the owner?

Response: See Division 16 Specs attached to this addendum.

27) Is there any more information for the corrugated metal/laser-etched signage available?

Response: The intent is to provide a cut profile of the CAS logo in painted aluminum mounted on studs. The corrugated metal siding shall be prefinished steel fastened to wood studs over gyp. bd.

28) Armstrong #703 is a 24"x48" tile. Drawings show 24"x24" perhaps #704 should be used in lieu of the specified tile?

Response: **REVISE** tile specification reference from #703 to #704

29) Do you have the manufacturer of the existing roof for patching?

Response: The roof mfr is unknown but appears to be a single ply coated EPDM or TPO.

30) The point-up of the existing exterior CMU – you are not looking to replace any block just point-up and paint.

Response: Correct.

31) Stair to basement is shown as wood on architectural and as concrete on structural. Please clarify.

Response: Wood stairs shall be provided as detailed on Architectural drawings – disregard any reference to concrete stairs.

32) There are different notes on the plans referencing the slab as 5" and 6". Please clarify.

Response: See Response to Question #22.

33) There are details on the structural drawings (6 & 8 on S2-1) showing a footing and turndown along column line "A". Please clarify the extent of each detail.

Response: See Responses to Questions 17 and 20.

34) Can M/C Cable be used above the ceiling in lieu of EMT?

Response: See Division 16 Specs attached to this addendum.

35) Is there a preferred Fire Alarm Mfr?

Response: See Division 16 Specs attached to this addendum.

36) Can general demolition contractor remove existing electrical service to a "Make Safe" condition?

Response: Yes.

37) Clarify and identify Add Alternates #3 and #4 for Alternate A & B Lighting Packages.

Response: Delineation shall be by the Luminaire Schedule as follows:

Add Alt. #3 - Alternate Lighting Package A shall be the 49 2x2 LED Transoms

Add Alt. #4 – Alternate Lighting Package B shall be the 33 2x2 LED Transoms with Pendants