

ADDENDUM 3

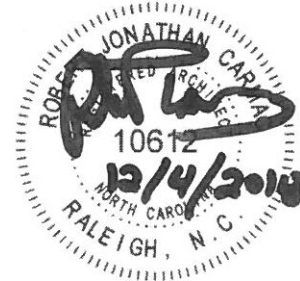
ADDENDUM DATE: Wednesday, December 5, 2018

PROJECT: Northgate Complex Renovation
1457 N. Fayetteville Street
Asheboro, NC 27203

OWNER: Randolph County
725 McDowell Rd
Asheboro, North Carolina 27205

ARCHITECT: Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205
Raleigh, North Carolina 27607

BIDS DUE: **Tuesday, December 11th, 2018 at 3:00 p.m.**
Meeting Room A
Randolph County Office Building
725 McDowell Rd.
Asheboro, NC 27205



Please note, Project Documents, Addenda, and Plan Holders list are available at www.smithsinnett.com under the 'Documents' icon on the navigation bar.

This Addendum, applicable to the work designed below, shall be understood to be and is an addendum and shall be part of and included in the contract for the above referenced project. All General, Supplementary and Special Conditions, etc., as originally specified or as modified below shall apply to these items.

General

1. **REVISION:** Section 007200 – GENERAL CONDITIONS:
 - a. Paragraph 5.1.4 – Pollution Legal Liability (PLL), Delete paragraph.
2. **CLARIFICATION:** All Allowances listing in Specification Section 012100 shall be used only at the Owners discretion. For areas noted in A0-01 and A0-02 as flooring repair shall be included within the Base Bid and not associated with any of the Allowances. (Example – Note 14 to Patch, Level, Grind Smooth, Note 22 to Patch, Level, and Grind Smooth, and Note 13 Level). Allowances shall only be used, at the Owners discretion, for areas that have not already been identified in the Construction Documents. Those areas identified in the Construction Document shall be included within the Base Bid. As stated in Allowance UP/A-6 “The Allowance shall be used at the Owner/Architect’s discretion and shall be above and beyond any Abrasive Blast Floor Preparation noted and/or shown in the contract documents. This Allowance is in addition to routine floor preparation required for the floor finishes”. As stated in Allowance UP/A-7 “The Allowance shall be used at the Owner/Architect’s discretion and shall be above and beyond any Floor Leveling Compound noted and/or shown in the contract documents. This Allowance is in addition to routine leveling required for floor finishes.”
3. **CLARIFICATION:** Attached to this Addendum is results from the Moisture Tests that were done on the existing concrete slab. The moisture tests were completed on 04/30/2018 and are provided for the Contractor’s reference.

Structural & Architectural

1. **CLARIFICATION:** Sheet S1-01: Deferred Submittals for Cold Formed Metal Framing shall only apply to wall bracing and walls that extend up to the decking.
2. **CLARIFICATION:** Sheet S1-12: "Note 1" for deck repair to the metal roof deck is only for repairing new cuts in the decking and covering areas of the deck where old HVAC units, piping, fans, etc. have been removed. Any deck repairs, over and above this, will be repaired using the Contingency Allowance. Refer to A0-03 and A0-04 for more information of those deck repair locations.
3. **CLARIFICATION:** Confirm that Alternate 5 SITEWORK UPGRADES consists of crack repair, seal-coating, and striping of existing asphalt, in lieu of a new Asphalt Overlay.
4. **CLARIFICATION:** Contractor to include cutting & patching of asphalt/concrete at back of building for access to power utility.

5. **CLARIFICATION:** Plastic Laminate colors (PL1, PL2, PL3, PL4) to be selected & approved by shop drawing.
6. **REVISION:** Sheet A6-01:
 - a. Door Schedule - Doors 102A, 102B, 104, 105, 106, 107, 109, & 123A: Change frame material from Hollow Metal to Aluminum. Use frame type "HM3" for door elevation.
 - b. Frame Legend (2/A6-01) HM: Change glass from "IG-DP-2" to " 1/4in. clear, tempered, single pane glass.
7. **REVISION:** Sheet A6-01:
 - c. Window Elevations (1/A6-02) - N1, N2, & N3: Change glass from "IG-DP-2" to " 1/4in. clear, tempered, single pane glass.
 - d. Window Elevations (1/A6-02) - N2: Change section reference 6/A6-02 to 9/A6-02 & 7/A6-02 to 8/A6-02.
8. **CLARIFICATION:** Sheet A4-02:
 - e. Rm 225 (DT Toilet - 1/A4-02) & Rm 304 (DT Toilet - 6/A4-02) – Provide Base Cabinet (B1) with countertop & backsplash. Base Cabinet (B1) does not include a sink.
 - f. DT Toilet Elevation (13/A4-02) is to be used to indicate height & width of wall tile on walls adjacent to unisex toilet.
4. **REVISION:** Section 093000 – TILING:
 - a. Paragraph 2.3.C – Delete "WT-2".
9. **REVISION:** ALT 2 FLOOR FINISH PLAN (4/A9-01):
 - b. Change floor finish in Break Area Rm 411 to Sealed concrete.
 - c. Refer to Threshold Detail 3/A6-01 for transition between Corridor & Break Area.
5. **CLARIFICATION:** Sheet A1-02 - Wing B FLOOR PLAN & Sheet A7-02 Wing B FLOOR PLAN -
Any areas of slab infill that cross any existing terrazzo that is noted to remain, (such as corridor or break area), shall be patched with infill terrazzo that matches the existing terrazzo. Other trench infill areas can be fill with concrete provided they are in service areas or have a different floor finish noted.
6. **REVISION:** ALTERNATE 5 – SITEWORK UPGRADES:
 - a. Sheet A0-00 - Demo Site Plan: Delete Demolition Keynote 31.
 - b. Sheet A1-00 - Site Plan: Delete Note: "ALT-5 – Paint existing masonry retaining wall and planter, refer to demo site plan for required wall preparation."

7. **CLARIFICATION:** Drawing 1/A9-03: The scope of Alternate 8 should include only the Canopy, Canopy Support, Canopy Footings, and associated Canopy related items above the drive aisle. The scope of Alternate 6 is everything shown in the drawings, including the curb and gutter.
8. **REVISION:** Sheet A0-00 - SITE PLAN, Alternate 5: Install standard concrete curb and gutter at new grass islands. Patch asphalt back around new curb and gutter islands, as necessary due to the cutting/removal of the island and the curb and gutter installation. Once the asphalt is removed at the new island, remove additional base course as necessary to add a minimum 8" of top soil within the island, level with the top of curb, and seed with grass.
9. **CLARIFICATION:** Sheet A1-01, WING A FLOOR PLAN: Owner understands the condition of the existing floor and that the old mastic/old tile floors will likely telegraph through the new stained flooring. Prior to fully preparing the slab, contractor will be required to do a test area for the Owner to review. After reviewing the test area, Owner will decide if to proceed with the preparation for staining the existing floor or to revise the floor finish to something different.

Mechanical, Electrical, & Plumbing

1. **CLARIFICATION:** Contractor to provide heavy duty enclosure for circuit junction at the removed poles.
2. **CLARIFICATION:** All exhaust in Wing B, other than the server room exhaust fan, is through the DOAS unit. No additional exhaust fans are needed.
3. **REVISION:** Contractor to furnish at least one 1-1/2" drop with long radius elbow and 4x4 box at each office drop or other designated data/phone drop.
4. **REVISION:** Contractor to furnish at least one 2" drop with long radius elbow and 4x4 box at each projector workstation drop.
5. **REVISION:** Contractor to furnish at least one 1-1/2" drop with long radius elbow and 4x4 box at each TV drop.
6. **REVISION:** Section 237433 – DEDICATED OUTDOOR AIR UNITS:
Paragraph 1.1.A.1.b, ADD: Valent Air Management Systems as an acceptable alternate manufacturer.
7. **CLARIFICATION:** No cable tray is shown on plans. All date wiring is being completed as part of an Allowance
 - a. SECTION 260536 - CABLE TRAYS FOR ELECTRCIAL SYSTEMS delete section
 - b. SECTION 260519.3.2.C – delete paragraph

8. **CLARIFICATION:** Contractor is to provide HDMI cabling between Teacher's Station and Ceiling Projector at all locations. Each Teacher's Station shall be roughed in for one (1) data connection at each location.
9. **CLARIFICATION:** Data Cabling, Access Controls, Security, and Cameras cabling shall be completed as part of allowances
 - a. All data cabling per allowance. Conduit, & boxes by Contractor as part of Base Bid scope.
 - b. All access controls per allowance. Conduit, & boxes by Contractor as part of Base Bid scope.
 - c. All security & cameras per allowance. Conduit, & boxes by Contractor as part of Base Bid scope.
10. **REVISION:** Sheets E1-02 & E2-02:
 - a. Lighting Schedule - Revise note "All Lighting, This Sheet is 277V." to "All Lighting Shall Be Universal Voltage or Multivoltage capable of 120V and 277V."
 - b. Lighting Schedule - The following fixtures are approved as equals:
 - Type A - Axis Lighting SLLED-SL25/75-1500-80-40-SM-4-AP-277-DP-1
 - Type B - Eaton Metalux 24GR-LD5-72-F1-UNV-L840-CD1-U
 - Type C - Eaton Portfolio LD6B40D010 EU6B30508040 6LBW2LI
 - Type D - Eaton Portfolio LD6B40D010 EU6B30508040 6LBW2LI
 - Type E - Axis Lighting SLLED-SL0/100-1500-80-40-SM-4-AP- 277-DP-1
 - Type F - Eaton Metalux 4SNLED-LD5-64SL-SLW-UNV-L840-CD1-U
 - Type G - Eaton McGraw-Ed IST-AF-1000-LED-E1-T4W-BZ
 - c. Emergency Lighting Fixture Schedule - The following fixtures are approved as equals:
 - Eaton Sure-Lites SEL25
 - Eaton Sure-Lites LPXC25
 - Eaton Sure-Lites SELW25
 - Eaton Sure-Lites WG9
11. **REVISION:** Section 260923 – LIGHTING CONTROL DEVICES:

Paragraph 2.1.A, ADD: Eaton GreenGate as an acceptable alternate manufacturer.
12. **REVISION:** Section 262726 – WIRING DEVICES:

Paragraph 2.1.A, ADD: Eaton GreenGate as an acceptable alternate manufacturer.

13. **CLARIFICATION:** Sheet E1-03:

- d. Wing A Special Systems (1/E1-03), Rm 119 – Allow for a 2" conduit from room 119 to the north side of the equipment storage room demising wall with drops to 48" AFF.

End of Addendum 3

Attached:

Northgate_Field Report 050218.pdf (2 Pages)

NORTHGATE COMPLEX

PROPOSED SPACES



Attachment No. 1
asheboro shopping