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Addendum

Solicitation Name	Alterations at Isabella Towers C20014	Addendum Number	3	Date	12/2/19
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This addendum answers questions raised about this solicitation. To aid in readability, the questions are in black, the answers are in **bolded blue**, and the answers follow immediately below.

Q1	Page A 0.1, Detail #7 Who will be responsible for the pursuing a determination regarding compliance of the existing ramp as it relates to this detail?
	There will be no site work, except for restriping of the parking lot, to provide accessible parking spaces. Please see attached revised Sheet A0.1.
Q2	As with the Love Tower Project, In regards to the countertop spec for the Isabella Tower project, the material called for is a solid color through material rather than a standard laminate, typical in other KCDC projects. Due to the material costs and additional labor during the production process, there is almost a 1,000% cost increase from a standard laminate top. The manufacturer typically references this material for casework finishing and not as a laminate top. Although not called for on this project, it is also not post-formable. Additionally, due to its properties, it has a large amount of expansion and contraction with temperature change and is considered fragile/brittle, chipping and breaking more easily than standard laminate product. We believe it would be both beneficial to the project schedule and cost, both short and long term, to use a standard Formica or Wilsonart material for these projects. If you need specific data sheets to this effect I can send whatever additional info you may need.
	Plastic laminate is specified at all kitchens. Solid surface vanities with integral sink is specified at bathrooms.
Q3	It was observed during the walk through on 11/26 that there are floor receptacles in the units, possibly used for baseboard heat in the past, which are not identified on the drawings. What will be the disposition of these receptacles?
	In the units observed. the floor receptacles have been provided with a blank cover and used as a J-box to extend wiring to the PTAC receptacles. Hence, the floor receptacles are existing to remain.
Q4	Will the replacement PTAC units being purchased by KCDC fit into the existing cowls/openings or will modification of the opening be required?
	They will fit into the existing cowls/openings.
Q5	Is there any information/documentation regarding the existing floor slab system type used for the building? If not, is there any insight as to what should be anticipated?
	The existing floor slab system appears to be +/- 5-5/8" concrete reinforced slab.
Q6	Detail #1 on P0.1 suggests the waste lines run exposed and above the appliances of the unit below. The notes seem to indicate the stacks run in the chase wall but the drawing is conflicting. Please clarify.
	Most plumbing to be located in chase wall. Branch drains from fixtures to be located above lowered ceiling of bathroom below.



Q7	Relative to the above question/detail, where does the designer anticipate the shower drain to run? If it is along the ceiling of the unit below, is it exposed? If not, how should it be concealed?
	The branch drain is to be above the lowered ceiling. Refer to architectural drawings for ceiling heights.
Q8	The specified water heater will most likely be too large for the space in the intended location. The unit presently uses is a true 28 gallon water heater, which will fit in the space. It is recommended this size be used for the project.
	The water heater is a 28 gallon lowboy water heater. The water heater schedule is revised to so reflect. The water heater will use side connections for added maneuverability.
Q9	The drawings have the diesel storage tanks buried. Would KCDC be open to having the tank above ground as a component of the entire generator system? This would have a positive impact on the project budget.
	The city of Knoxville requires all new diesel storage tanks within this particular zoning (residential) to be buried when they are above 60 gallons.
Q10	Where are the existing diesel tanks presently located?
	The existing generator diesel storage tank is a sub-base tank built into the genset. This is no longer allowed for replacement or new gensets within this City of Knoxville zoning (residential).
Q11	Page P1.3, what water closet is to be used? There is not a fixture #
	WC2 – ADA, flush tank, floor mount water closet – added to schedule.
Q12	Page P0.1, note 19 refers to insulation on the rain leaders but it is not shown anywhere else in the drawings. Is the expectation to insulate rain leaders?
	No, this is not part of the scope. Note has been removed.
Q13	Is the expansion tank required on the water heater as shown? They will not be enough room for this.
	The expansion tank is removed from detail and is not required.
Q14	Spec SECTION 22 10 05: PLUMBING PIPING calls for: A. Sanitary Sewer - Cast Iron Pipe: CISPI 301, hubless svc. wt. Dwg Pg P0.1, note #1 calls for Schedule 40 PVC.
	Follow the specification and use cast iron pipe for sanitary, which matches the existing.

Revised SECTION 08 71 00: DOOR HARDWARE

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Hardware for wood and hollow metal doors.
- B. Lock cylinders for doors that hardware is specified in other sections.

1.02 REFERENCE STANDARDS

- A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.
- B. BHMA A156.2 - American National Standard for Bored and Preamsembled Locks & Latches; 2017.
- C. BHMA A156.5 - American National Standard for Cylinders and Input Devices for Locks; 2014.
- D. BHMA A156.18 - American National Standard for Materials and Finishes; 2016.
- E. DHI (KSN) - Keying Systems and Nomenclature; 1989.
- F. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.

1.03 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's catalog literature for each type of hardware, marked to clearly show products to be furnished for this project, and includes construction details, material descriptions, finishes, and dimensions and profiles of individual components.
- C. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
- D. Warranty: Submit manufacturer's warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
- E. Maintenance Materials and Tools: Furnish the following for Owner's use in maintenance of project.
 - 1. See Section 01 60 00 - Product Requirements, for additional provisions.

1.04 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified for commercial door hardware with at least three years of documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Package hardware items individually; label and identify each package with door opening code to match door hardware schedule.

1.06 WARRANTY

- A. Warranty against defects in material and workmanship for period indicated, from Date of Substantial Completion.
 - 1. Locksets and Cylinders: Three years, minimum.

PART 2 PRODUCTS

2.01 HINGES

- 1). Hinges: BHMA A156.1.
 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Stanley Commercial Hardware; a division of Stanley Security Solutions.
 - b. H. B. Ives: an Allegion company.
 - c. Hager Companies.

2.02 DOOR LOCKS AND LEVERS

- 1). Manufacturers listed in the hardware specification are as follows:
 1. Locks and Deadbolts:
 - a. Manufacturer: Stanley or Pamex NO SUBSTITUTION
 - b. Substitutions: Model numbers and performance criteria for door hardware manufactured by Stanley and Pamex are listed to establish a standard of quality for design, function, materials, workmanship, and appearance. Specific materials and product manufacturer(s) are specified to maintain standard building finishes and materials across multiple facilities for ease of maintenance. Therefore KCDC will not entertain requests for substitute products for this item.
 - A. Cylindrical Locks: Meet or exceeds ANSI/BHMA A156.2 Series 4000, Grade 2. Locksets shall be capable of receiving 6 or 7 pin, Small Format Interchangeable Cores, (SFIC). Provide lock sets and latch sets with 2-3/4 inch backset unless otherwise determined from existing door preparations. Provide cylindrical lock sets and latch sets model "AL" series "Jupiter" (JUP) design levers manufactured by Stanley or Pamex.
 - B. Deadbolts: Meet or exceeds ANSI/BHMA A156.5. Deadbolts shall be capable of receiving 6 or 7 pin SFIC cores. Provide deadbolt locks with 2-3/4 inch backset unless otherwise indicated or determined from existing door preparations. Provide deadbolt locks, manufactured by Stanley or Pamex.
- 2). Locks shall be master keyed into new SFIC master key system. Supply 4 keys per lock, 4 master keys and 4 Control keys total. Unless otherwise indicated.
- 3). Finish: Lock sets, latch sets and deadbolt locks hardware shall be satin nickel finish (619).
- 4). Provide hardware and finishes used in any individual system from the same manufacturer; no exceptions.
- 5). Provide hardware sets as follows:

Hardware Set #1: each to have:

Existing hardware to remain except the following:

- | | | |
|---|---------------|---|
| 1 | Lever Passage | Stanley QCL230E or
Pamex Cambridge FL363 |
| 1 | Deadlock | Stanley QDB281 or
Pamex FD7PA |

Hardware Set #2: each to have:

3	Butt Hinges	Stanley FBB179 4.5" x 4.5"
1	Lever Privacy	Stanley QCL240E or Pamex FL361C
2	Hinge pin stops	Don-Jo 1512 (top and middle hinges)
3	Silencers	Ives SR64

Hardware Set #3: each to have:

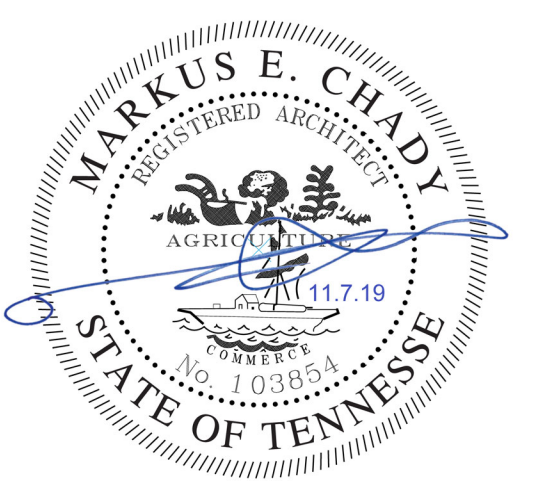
3	Spring Hinges	Hager 1250 – 4.5" x 4.5"
1	Butt Hinge	Hager BB1279 – 4.5" x 4.5" (Top Only)
1	Lever Passage	Stanley QCL230E or Pamex Cambridge FL363
1	Kick Plate	Hager 190S 8" x 2" LDW
1	Door Stop	Hager 236W
1	Set Smoke Seal	NGP 5050 x head and jambs
2	Door Viewers w/flap	Hager 1759

2.03 SURFACE CLOSERS

- A. Surface Closers: BHMA A 156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves and forged-steel main arm. Comply with manufacturer's written recommendations for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Falcon; an Allegion company.
 - b. Stanley Commercial Hardware; a division of Stanley Security Solutions.
 - c. Hager Companies.

2.04 MECHANICAL STOPS AND HOLDERS

- A. Wall- and Floor-Mounted Stops: BHMA A156.16; polished cast brass, bronze, or aluminum base metal.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Hager Companies.
 - b. H. B. Ives; an Allegion company.
 - c. Trimco.
- B. Hinge Pin Stops: Provide hinge pin stops, where floor or wall mounted stops are not feasible. Provide



Project Phase: Construction Documents

Issue Date: 11.07.2019

No.	Description	Date
2	Addendum 03	12.02.2019

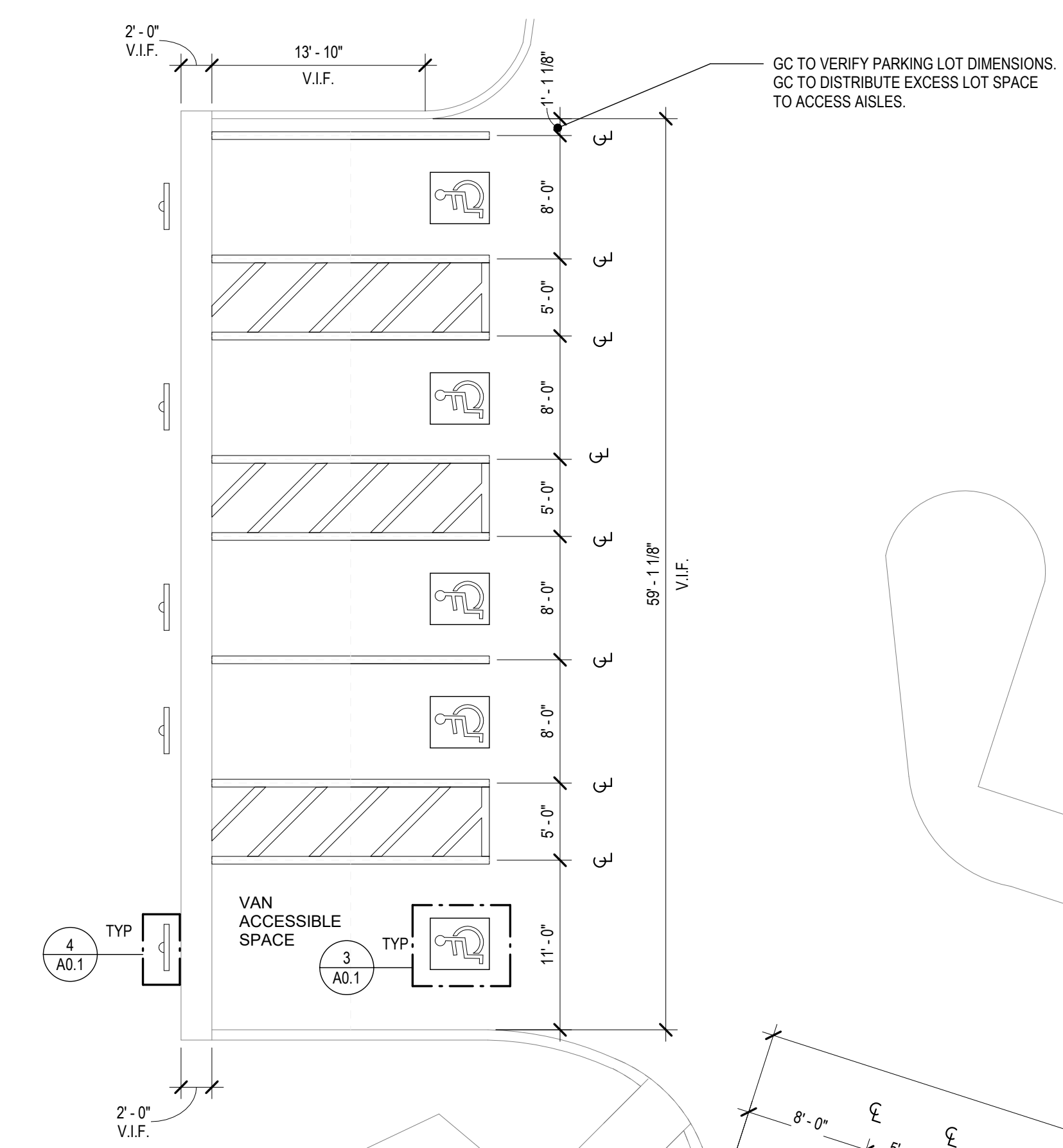
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Architectural Site Plan

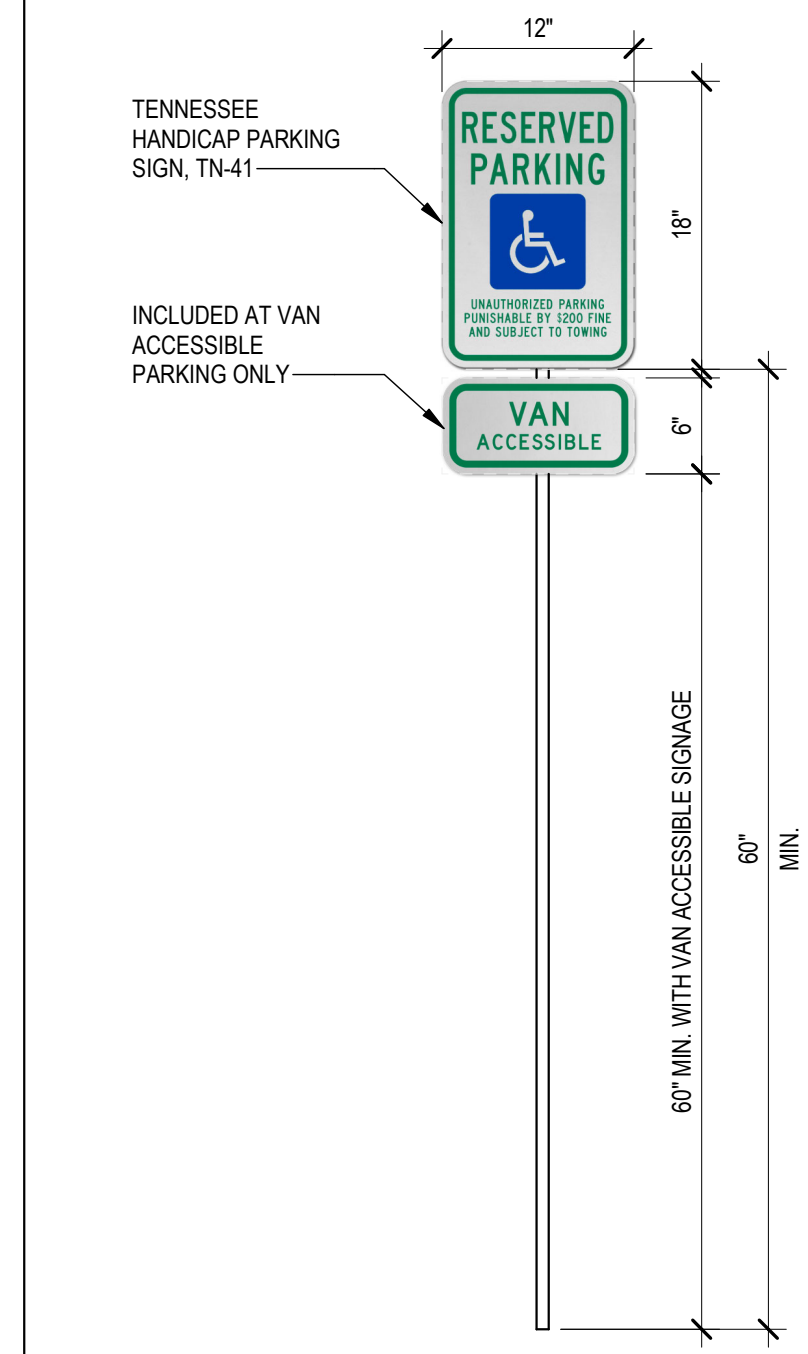
A0.1



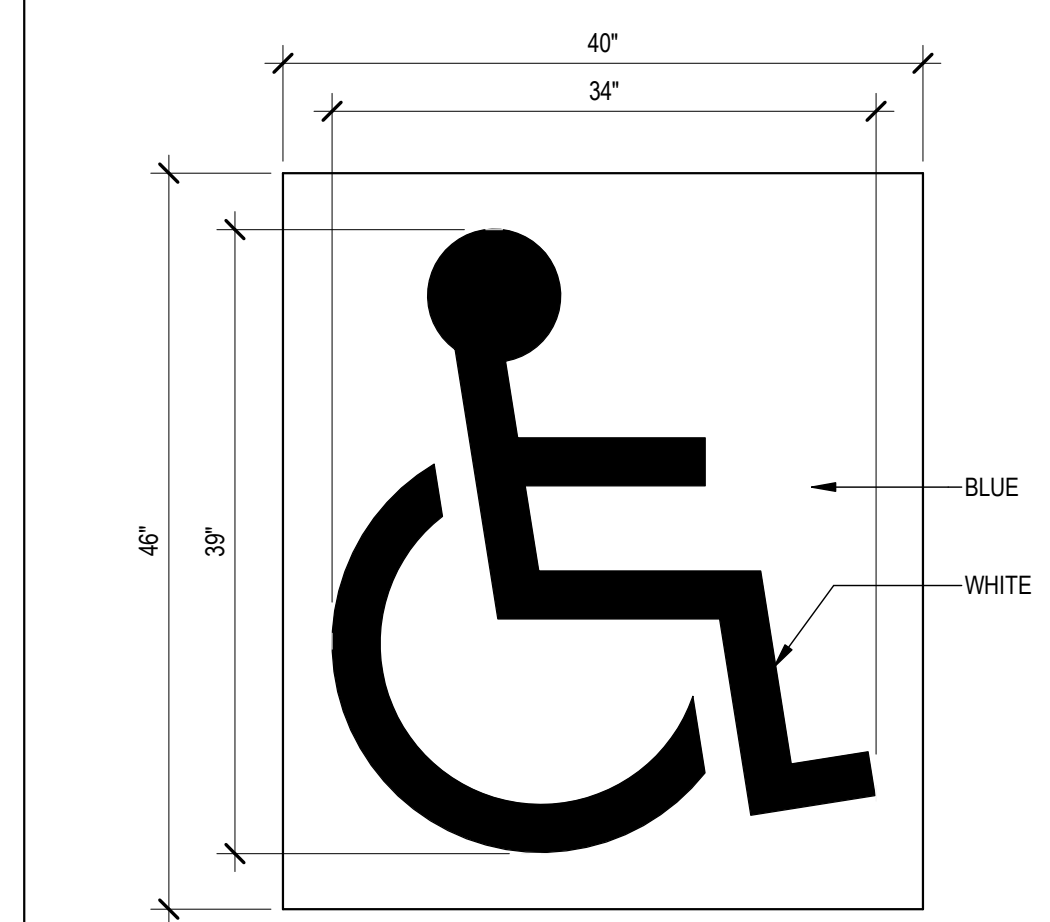
6 Architectural Reference Site Plan
1/32" = 1'-0"



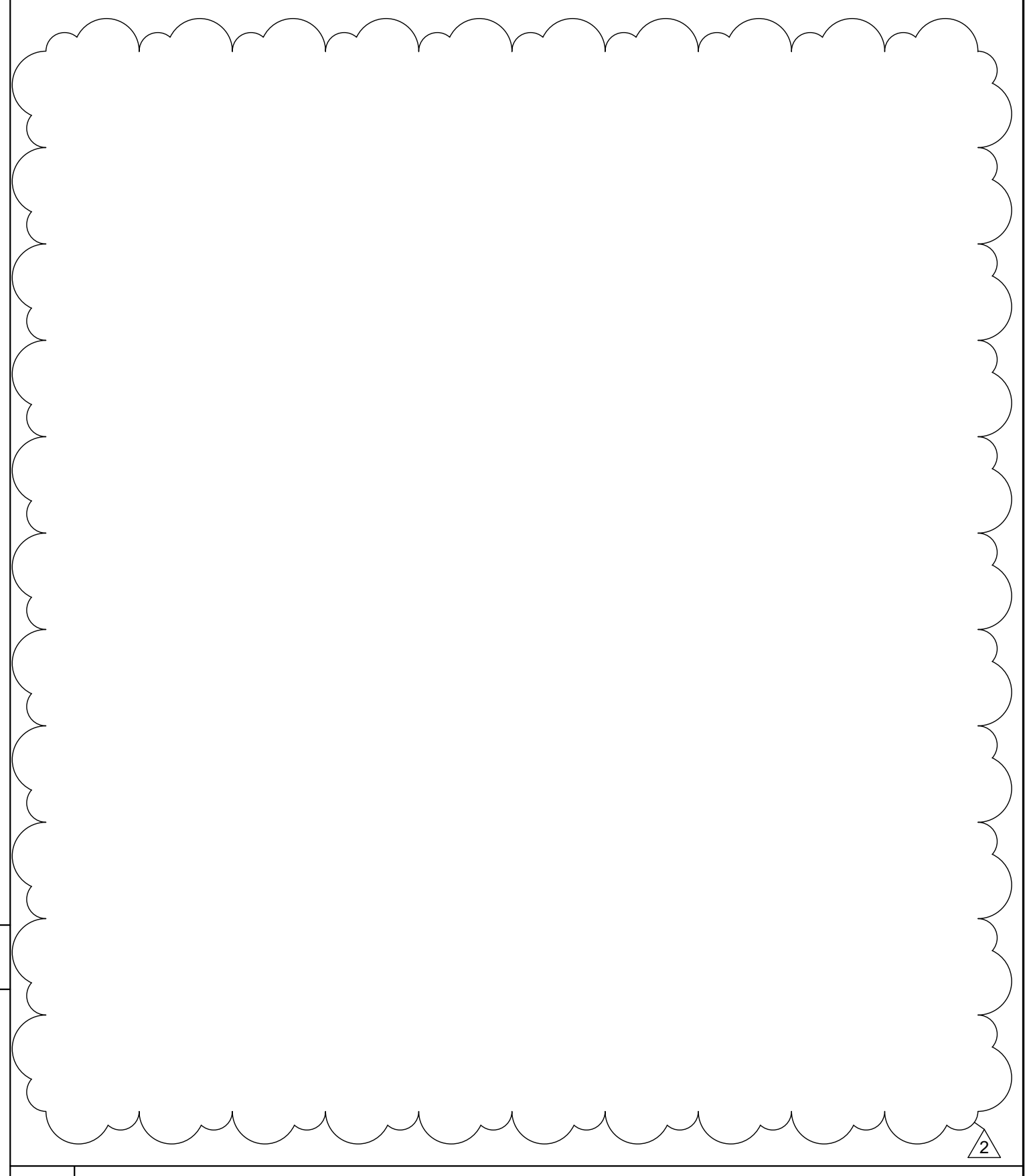
5 Enlarged Accessible Parking Layout Plan
1/8" = 1'-0"



4 Parking Signage Standard
1" = 1'-0"



3 Handicap Striping Standard
1" = 1'-0"



ACCESSIBLE UNITS	
Total Accessible Units	12

ACCESSIBLE SPACES	BY CODE	PROVIDED
Total Accessible Spaces	*12 (1/6 to be Van Accessible)	10 Car accessible spaces 2 Van accessible spaces
	*2018 IBC, 1106.2.3: 1 Access Space / 1 Access Unit	

1 Parking Matrix
NTS

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as scheduled.

2.05 DOOR GASKETING

- A. Door Gasketing: BHMA A156.22; air leakage not to exceed 0.50 cfm per foot of crack length for gasketing other than for smoke control, as tested according to ASTM E 283; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. National Guard Products, Inc.
 - b. Pemko Manufacturing Co.
 - c. Reese Enterprises, Inc.
 - d. Zero International, Inc.

2.06 FINISHES

- A. Finishes: Provide door hardware of same finish, unless otherwise indicated.
 - 1. Primary Finish: Satin nickel (619).

2.07 KEYING MACHINE

- A. Provide a Key Punch Pro-Lok by the lock and deadbolt manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that doors and frames are ready to receive this work; labeled, fire-rated doors and frames are properly installed, and dimensions are as indicated on shop drawings.

3.02 INSTALLATION

- A. Install hardware in accordance with manufacturer's instructions and applicable codes.

3.03 ADJUSTING

- A. Adjust hardware for smooth operation.

3.04 CLEANING

- A. Clean finished hardware in accordance with manufacturer's written instructions after final adjustments have been made.
- B. Clean adjacent surfaces soiled by hardware installation.

3.05 PROTECTION

- A. Do not permit adjacent work to damage hardware or finish.

END OF SECTION

ADDENDUM NUMBER 3 - ELECTRICAL

ISABELLA TOWER RENOVATIONS

Knoxville, Tennessee

December 02, 2019

Changes/Modifications to the Drawings:

Electrical Drawings

1. Refer to drawing E2.0 Detail 7. New range receptacle to be NEMA 14-50R.
2. Refer to drawing E2.0. Refer to reference note 11. Revise Note 11 to the following: "Provide 3#8, 1#10G, 3/4"C for new range receptacle back to panel."
3. Refer to attached revised drawing E0.1 for additional lighting note, emergency lighting details, fire alarm wire sizes, and adjustment to range receptacle legend item.
4. Refer to attached revised drawing E1.1 for additional emergency lighting and fire alarm devices in renovated common area bathrooms and correction of some note typos.
5. Refer to drawings E1.0, E1.1, E1.2, E1.3, and E2.0. Add the following general note: "All floors assumed to be 2-hr fire rated concrete."
6. Refer to drawing E1.1. For Social Hall acoustical ceiling, at approximately 20 can light locations, furnish and install structural support for existing can lights within existing grid. Fixtures are currently supported by ceiling tile and need structural supports attached to the grid installed. Utilize aftermarket bar hangers and/or direct tie wire support to structure above. Field verify exact quantity and support requirements. Refer to drawing A6.1 for location of acoustical ceiling tile replacement in existing grid.

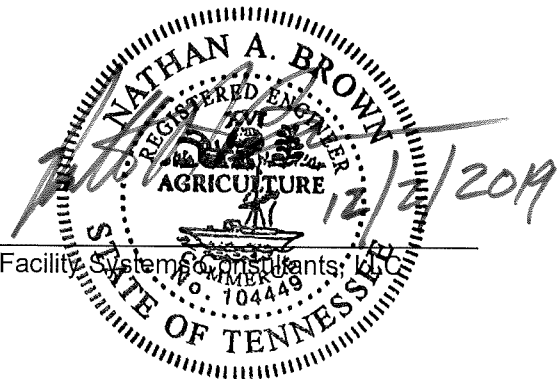
THIS ADDENDUM SHALL BECOME A PART OF THE PROJECT MANUAL AND HAVE FULL EFFECT AS IF SUBMITTED WITH THE ORIGINAL DOCUMENTS.

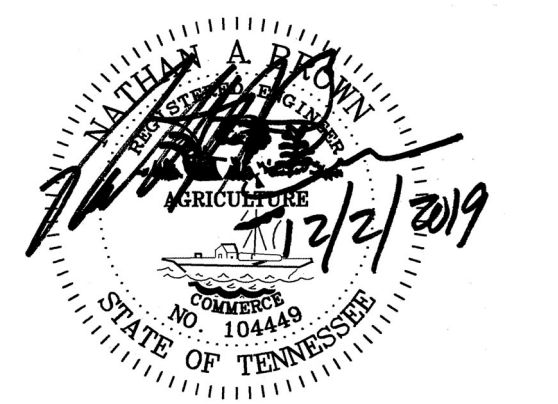
12/02/2019

Date

By:

Facility Systems Consultants, LLC





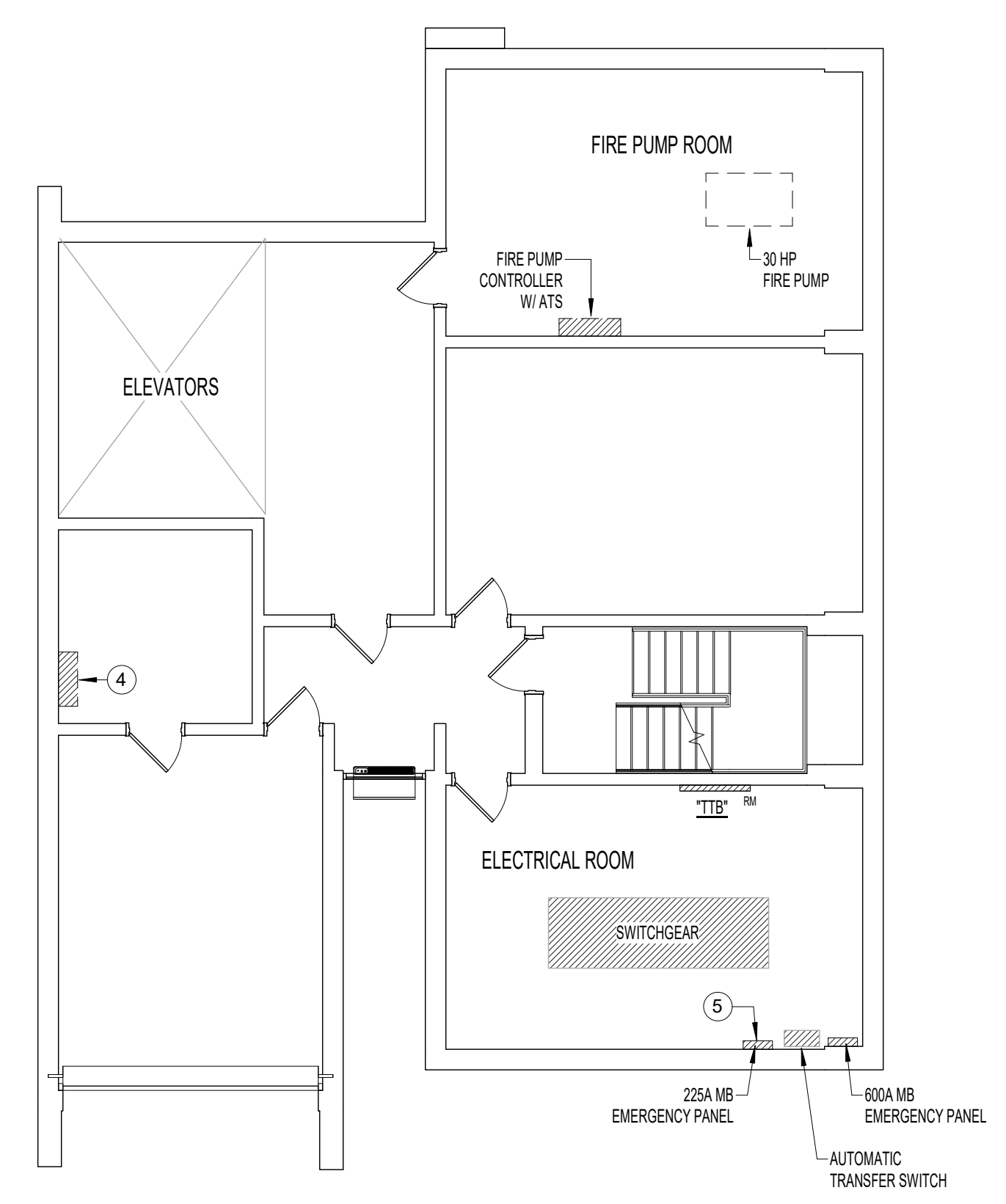
Project Phase: Construction Documents

Revisions		
No.	Description	Date
1	ADDENDUM 3	12/02/19

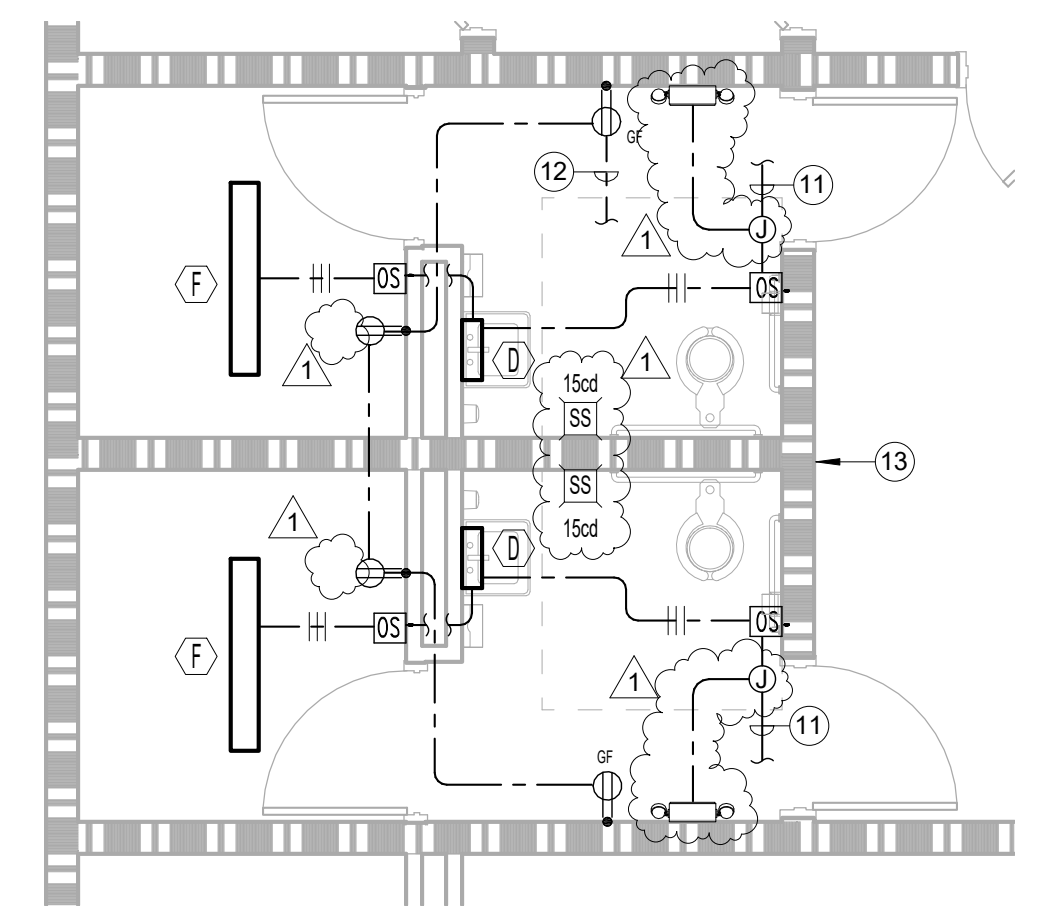
Job Number: 19089.00

HIGH RISE - GROUND
FLOOR & FIRST FLOOR
ELECTRICAL PLANS

E1.1



2 High Rise - Ground Floor Electrical Plan
1/8" = 1'-0"



3 High Rise - Enlarged Common Area Bathroom Electrical Plan
1/4" = 1'-0"

GENERAL NOTES:
1. COMMON AREA BATHROOM CONDUITS TO BE CONCEALED. CUT AND PATCH CEILING/WALLS WHERE REQUIRED.

- REFERENCE NOTES:
1. PROVIDE NEW SURFACE MOUNTED DUPLEX RECEPTACLE AT EACH LOCATOR LOCATION. PROVIDE 3/4" x 2 1/2" #125 FROM LOCATOR RECEPTACLE TO APARTMENT PANEL BOARD. PROVIDE NEW 20A 1 POLE BREAKER WITH LOCK-ON DEVICE IN CORRESPONDING PANELBOARD FOR LOCATOR POWER. ALL INDOOR CONDUIT TO BE SURFACE MOUNTED OR WIREKLOD WHERE CONDUIT CANNOT BE CONCEALED. PATCH CEILING/WALLS AS NECESSARY WHERE CONDUITS CAN BE CONCEALED.
 2. PROVIDE CAT5 CABLE FROM EMERGENCY CALL SYSTEM HUB TO EXISTING NETWORK RACK. FIELD VERIFY EXACT NETWORK RACK LOCATION.
 3. PROVIDE SURFACE MOUNTED QUAD RECEPTACLE BETWEEN HUB AND MONITOR. PROVIDE 3/4" x 2 1/2" #125 FROM QUAD TO NEW 20A 1 POLE BREAKER IN PANEL BOARD "P".
 4. LARGE PULLBOX FOR STACKED APARTMENT FEEDERS TO REMAIN.
 5. PROVIDE NEW 20A 1P BREAKER IN EXISTING PANEL FOR NEW GENSET DAYTANK. INSTALL 20A 1P 100% AND EXISTING CONDUIT FOR BATTERY CHARGER AND JACKET HEATER TO GENSET.
 6. PROVIDE NEW 20A 1P BREAKER IN EXISTING LOAD CENTER FOR NEW LOCATOR. PROVIDE NEW SURFACE MOUNTED DUPLEX RECEPTACLE AT LOCATOR LOCATION. PROVIDE 3/4" x 2 1/2" #125 FROM RECEPTACLE TO LOAD CENTER.
 7. EXISTING CITY BOX TO REMAIN.
 8. EXISTING GENERATOR REMOTE ANNUNCIATOR TO BE REMOVED. SPlice AND EXTEND OR REPLACE AS REQUIRED EXISTING WIRING AND CONDUIT FROM EXISTING ANNUNCIATOR LOCATION TO NEW ANNUNCIATOR LOCATION.
 9. NEW GENERATOR REMOTE ANNUNCIATOR LOCATION.
 10. 1" C WITH CONTROL CABLES PER MANUFACTURERS REQUIREMENTS TO UNDERGROUND STORAGE TANK. SEE SITE PLAN.
 11. CONNECT TO EXISTING IDENTIFIED LISTING CIRCUIT CURRENTLY SERVING BATHROOMS.
 12. CONNECT TO EXISTING RECEPTACLE CIRCUIT SERVING BATHROOMS.
 13. REMOVE EXISTING LIGHT FIXTURES AND SWITCHES FROM COMMON AREA BATHROOMS.
 14. PROVIDE NEW EXPANSION POWER SUPPLY FOR NEW FIRE ALARM DEVICES IN ADA UNITS.

CMU Wall - New 1 Hour Fire Rated Wall
8" CMU WALL - TO MATCH EXISTING



1 High Rise - First Floor Electrical Plan
1/8" = 1'-0"