



ADDENDUM NO. 3

Issue Date: January 25, 2024

Project Name: Sandridge Golf Club New Clubhouse

ITB Number: 2024029

ITB Opening Date: **February 1, 2024**

This addendum is being released to provide answers to questions received to date.

The information and documents contained in this addendum are hereby incorporated in the invitation to bid. **This addendum must be acknowledged where indicated on the Bid form, or the bid may be declared non-responsive.**

Questions and Answers

1.	In Reference to the Clubhouse Building: TD-1 is listed on Plumbing Drain Schedule on P300 however it is not shown on the plumbing plans or on the Food Service Plans. Please clarify where this located if it is needed.
	Response: TD-1 is not present on the floor plans and has been removed from schedule
2.	In Reference to the Clubhouse Building: There are two specs for the roof drains and roof overflow drains on the Plumbing Drain Schedule on P300. Which drain spec are we to use?
	Response: Zurn Z164 is the correct selection. The schedule has been updated accordingly.
3.	In Reference to the Clubhouse Building: There are sheet notes 1 - 9 on M211 but there is no sheet note schedule on the page. Please provide the missing sheet notes
	Response: The notes block has been added to sheet M211.
4.	In Reference to the Clubhouse Building: On P100 there are three Grease Interceptors and a note stating 1250 gal. Are these new grease interceptors or existing? Is it 1250 gal total or each? Is there a spec for the grease interceptors?
	Response: These are new grease interceptors at 1250 gal each. Spec has been added to P300.
5.	In Reference to the Clubhouse Building: On E200 has a panel schedule for DLP-2, riser diagram calls it out to be located in the electrical room however, on the floor plan the panel is not shown. Please provide a revised plan indicating it's location.
	Response: Floor plan sheet E-101 updated to show Panel DLP-2. The contractor is responsible for ensuring all equipment shall fit in electrical rooms shown in contract drawings with proper work clearances as required per NEC. Provide shop drawing to RGD for review and comment showing proper NEC clearances.
6.	In Reference to the Clubhouse Building: On E101 calls out panel EHP-1 on the floor plan located in the electrical room. On E200 there is a panel on the schedules listed as EPH. Is this the same panel? Please clarify.

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	Response: Panel name updated to be EPH-1 on sheet E200.
7.	In Reference to the Clubhouse Building: On E200, panel DHP-1 has EWH-1 is listed three times, please correct panel DHP-1 schedule.
	Response: Water Heater tags updated on DHP-1 panel schedule on sheet E200.
8.	In Reference to the Clubhouse Building: Please clarify the Frame types for doors ID; 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1051 on drawing A-801.
	Response: Confirmed, the door frame type schedule is updated on Sheet A-801. See revised sheet.
9.	In Reference to the Clubhouse Building: Please clarify, where the terminate, cut, cap occur for the underground electrical and irrigation that are to be removed.
	Response: G.C.'s responsibility to re-route underground electrical, domestic water, phone/cable, and irrigation to maintain service for clubhouse and site during construction. Refer to A002 for overlay of new building over existing utility locations. Existing utilities have been surveyed and marked on the site plan. G.C. to provide temporary electric service pole at the point of termination/extension for electrical service. Refer to conceptual operational plan for proposed point of underground utilities termination/re-route.
10.	In Reference to the Clubhouse Building: Will the Existing Cart Barns remain operational during construction? If so can the owner provide a map of the area they will need to be available that we will have to work around?
	Response: The existing cart barn will remain operational during construction. The North and South Cart barn have access on the East and West sides. Both sides can be used for operations depending on the phasing of the construction. Refer to conceptual operation plan for additional information.
11.	In Reference to the Clubhouse Building: Please confirm owner will be paying for all permit fees
	Response: The County shall be responsible for paying all permit fees.
12.	In Reference to the Clubhouse Building: Please confirm General Contractor is to include a Performance and Payment Bond
	Response: Article 8 on Page 6 of the Bid Documents, "Each bid must be accompanied by Bid Security made payable to OWNER in the amount of five percent of the Bidder's maximum base bid..." An unrecorded Public Construction Bond in the amount of 100% of the award amount will also be required from the awarded Contractor.
13.	In Reference to the Clubhouse and Turn Building: Please provide countertop and solid surface selections
	Response: Main building's countertop material selection refers to I-502 Sheet under FINISH SPECIFICATIONS Turn building's countertop material selection refers to I-105 Sheet under FINISH SPECIFICATIONS
14.	In Reference to the Clubhouse and Turn Building: Drawing S-3 Structural Notes 030 Concrete Note #6C calls for galvanized rebar. Please provide extent of galvanized rebar required for this project.
	Response: Per S-3, Structural Notes 030 Concrete Note 8D calls for locations of galvanized rebar at slabs and walkways exposed to weather.
15.	In Reference to the Clubhouse and Turn Building: Drawing S-3 Structural Notes 030 Concrete Note #8D calls for all balconies, slabs, and walkways included galvanized rebar and calcium nitrate additive to concrete. This can be very expensive and is typically only used in a salt spray environment. Please confirm if this note is applicable to this project.
	Response: Confirmed.
16.	In Reference to the Clubhouse and Turn Building: Drawing S-3 Structural Notes 030 Concrete Note #8F calls for additional (1) ton of rebar to be included with cost for fabrication, bending, and furnishing. Please specify rebar sizes and applications (i.e..) #5 rebar for foundations vs #6 rebar with hoop steel for beams. Pricing differs based on application.
	Response: #5 bars for foundations, masonry walls, beams, columns
17.	In Reference to the Clubhouse and Turn Building: Plans are calling for Schluter - Dilex - AHKA at Floor Tile to Wall Tile Cove Base Transitions. Can you please clarify which finish (Satin Anodized, Brushed Chrome, Satin Nickel, and Brushed Nickel) are the available Options.

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	Confirmed. Finish shall be Satin Anodized for all locations.
18.	Life Safety Requirements states this is a threshold building. Will the GC be responsible for any testing including Threshold?
	Response: See attached Threshold inspection plan for requirements. The County shall be responsible for providing the threshold inspector. The G.C. shall be responsible for all materials testing per the contract documents.
19.	In Reference to the Clubhouse and Turn Building: Drawings A060 Key Note 5 Calls out concrete curb and says reference civils. Civil docs call this a retaining wall and provide no details. Please clarify design intent.
	Response: Details for the gravity retaining wall at the event lawn are noted on Sheet A-507. Specification is based on Belgard Coastal, Diamond Pro straight face retaining wall system.
20.	In Reference to the Overall Site: Please provide structural, architectural, mechanical designs for the proposed 10x20 golf operations structure located adjacent to the proposed bag drop.
	Response: G.C. shall provide a 10ftx20ft monolithic slab, roof sheathing, roofing underlayment, flashing/drip and roofing to match clubhouse. Structure shall be owner bought and contractor installed. Electrical/low voltage requirements are shown on E001.
21.	The PVC Brackets are shown to be manufactured by Hardie Boys. We are being told from vendors that this company is potentially no longer in business. Will an alternate PVC bracket manufacturer be acceptable?
	Response: An alternate PVC bracket manufacturer is acceptable. Hardie Boys is not out of business. They are redesigning their website.
22.	We have been unable to locate a panel schedule on the electrical drawings of the Turn Building. Please clarify.
	Response: Panel Schedules added on sheet E200.
23.	Are food service drawings available for the Turn Building equipment?
	Response: The Turn building food service drawings are included with the clubhouse food service drawings.
24.	In Reference to the Clubhouse Building: Plumbing Drawing P300 Plumbing Drain Schedule includes Roof Drain, Overflow Drain, and Trench Drain marks, however these items are not identified on the plumbing floor plan. Please clarify.
	Response: These have been removed from the schedule accordingly.
25.	What do the letters (DG) stand for? We're not seeing this listed on the Wall Types.
	Response: Refer to PARTITION TYPE LEGEND on A-020. Refer to subletters (D) and (G) for requested information.
26.	Should we price 1hr rating on steel?
	Response: Refer A-010 for LIFE SAFETY CODE ANALYSIS. Construction type is Type IIIB, fully sprinklered, unprotected. Structural frame requires a 0-hour rating(including columns, girders, truss). Roof construction (including supporting beams and joists) require a 0-hour rating. NO 1 hour rated steel is required.
27.	Will you be supplying a plan indicating corner guard locations and/or stating the quantity needed?
	Response: All requirements for wall coverings and guards are indicated on plans.
28.	Will a toilet accessory schedule be provide and/or BOD models shared?
	Response: See sheet I-502 for toilet accessories schedule.
29.	Can you please advise if you will accept Hunter Douglas or Lutron as shade manufacturers?
	Responses: Hunter Douglas and Lutron are acceptable shade manufacturers.
30.	Attached is a brand substitution request for Section 096723 Resinous Flooring, can you please review and advise.
	Response: PLEXI-CHEMIE is an acceptable alternate for the resinous flooring system.
31.	Going to see if you have any information on project (closing down area or phasing scope of work areas)

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	Response: General contractor responsible for coordinating phasing of work with Sandridge. See attached conceptual operations plan for bidders use. Phasing of the parking lot work will be required.
32.	New club house looking like 6plus fill import (onsite or truck in)
	Response: Truck in. There is no fill available onsite. All excess fill will need to be hauled offsite.
33.	Clearing (moving trees onsite or hauling off site trash)
	Response: See landscape plans for any relocated trees. All demolished trees shall be hauled offsite.
34.	Utilities has 2 bores at front and when have permits for bores ready
	Response: question is unclear. No response.
35.	For the sitework: Can we get a detail of the roof drains, my sitework contractor cannot tell if the drain line is inside or outside the columns
	Response: All roof leaders are identified on enlarged architectural plans (A500s) and on plumbing plans.
36.	Please provide specifications for the generator and the ATS's.
	Response: The generator specification is noted on sheet E200. ATS schedule added to sheet E200.

Attachments

Addendum 3 Combined Drawings

Threshold Inspection Plan

Conceptual Operations Plan

Irrigation Plan