

ADDENDUM #C

8/18/2023

Project Name: **Randolph County Farm, Food and Family Education Center**
Owner: Randolph County, NC

HH Project #: 22-004

From: **HH Architecture**
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To: All plan holders (plan holders list is available on planscope.com)

Message: Bidders are hereby informed that the following additions, deletions, changes and clarifications supersede and supplement the Contract Documents for the above referenced project. It forms a part of the previously issued documents dated 7/26/2023.

This addendum may include revised pages and drawings, which shall be inserted before the corresponding page or drawings in the previously issued documents.

REVISIONS TO SPECIFICATIONS

1. The plans indicate a unit price for Sod/Turf Grass. Do we have a specification as what type of sod is desired?
 - a. Plant sheets L100-L105 indicate that the meadows shall be planted with a micro-clover/fescue mix. Sheet L201, detail 4 states the same for all disturbed areas. We request a drought tolerant, tall fescue along with the micro-clover be utilized for this unit price. Section 012200 Unit Prices has been revised and included with this addendum.
2. Please provide test and balance specifications.
 - a. Test and balance spec has been added as part of this addendum.
3. Will this job actually require AWI Certification labels? We can provide them but they will add cost and additional time to the project. Please confirm.

- a. AWI certification is no longer required. A revised casework spec is included with this addendum.
- 4. Full extension slides increase construction cost. Are they required on ALL drawers or just on file drawers?
 - a. Full extension slide are only required on file drawers. $\frac{3}{4}$ extension slides shall be used elsewhere.
- 5. Casework spec calls for side mounted full extension slides. Bottom mounted epoxy coated drawer slides that meet the specified load standards provide improved support of drawers over side mounted slides. Is this acceptable?
 - a. Bottom-mounted epoxy coated drawer slides are to be used.

SUBSTITUTION REQUESTS

1. Substitution request for "Sentinel Roofing" to be listed as equal for PVC roofing.
 - a. Sentinel P150 HFB is the basis of design system specified. Membrane must be polyester reinforced and fleece-backed, meeting specified requirements.
2. Substitution Request for Versifleece PVC Polyester reinforced PVC Membrane be an approved product?
 - a. Versifleece PVC is approved only at 135-mil option.
3. Substitution request for "Delta Controls" to be listed as equal.
 - a. The base-bid specification are performance based; any controls contractor that can meet our specifications are acceptable bidders.
4. Substitution request for "O'Keeffe" to be listed as acceptable ladder solution.
 - a. O'Keeffe is an approved equal provided the ladder system can integrate railing returns to wall as shown in FFRC 02/A602.
5. Substitution request for "Alfred" to be listed as equal.
 - a. Alfred is an approved manufacturer for MCM.
6. Substitution request for "Atlas Energy Shield Pro" to be listed as equal for wall insulation.
 - a. Atlas is not an approved manufacturer for wall insulation.
7. Substitution request for "Allegion" to be listed as equal.
 - a. Allegion is not an approved substitution.
8. Substitution request for standing seam metal roof panels. Can MRS System 2500 be an approved product.
 - a. MRS 2500 is not an approved product.

REVISIONS TO DRAWINGS

1. Position of greenhouse door conflicts with Basis of Design greenhouse's evaporative cooling wall.
 - a. Door position and size are adjusted in revised sheets included with this addendum.
2. Plan indicate the ceiling sound panels to be installed on the East Boardroom walls is this correct?
 - a. Keynotes have been adjusted in revised sheets included with this addendum to clarify appropriate selections.
3. Please provide top and bottom of wall elevations for the retaining walls at the stairs between the two parking lots as shown on C405.
 - a. A revised stair detail is included with this addendum.
4. There is no gas connection or associated valves and regulators shown for the alternate generator at the FFRC building in the plumbing drawings. Please provide details for the connection to be included as part of the alternate.
 - a. Natural gas scope to the generator has been added in revised sheets.
5. There is no gas connection or associated valves and regulators shown for the base bid generator at the TEC building in the plumbing drawings. Please provide details for the connection and also provide increased sizing, if required, for the alternate.
 - a. Natural gas scope to the generator has been added in revised sheets.
6. Food Service revisions coordinated hood controls with HVAC system.

CLARIFICATIONS

1. Please note: HH Architecture is not responsible for directing subcontractor work, division of subcontractor scope, or means and methods of construction. We will not answer questions clarifying these items.
2. For items listed as concurrent work: Does this mean the owner is supplying the materials and equipment and we need to price labor to install or does the owner have labor as well?
 - a. Owner will provide materials, equipment, and labor for these items. Please note that conduit, boxes, and pathways for low voltage scope is included in this bid.
3. I am looking for specs and plans on the Alt. # 3 – 2nd commercial kitchen.
 - a. Alt #3 includes the kitchen equipment and HVAC equipment shown in room 1112C. The equipment in 1112B is in the base bid. See section 012300.
4. Is the contractor required to carry permit fees?

- a. The Contractor shall secure and pay for all permits, including without limitation construction permits and licenses, and will pay all governmental charges and inspection fees necessary for the prosecution of the Work, in accordance with the general conditions of the project.
5. Specification sections 329100 and 329300 make several references to an irrigation system, however irrigation plans and specifications have not been provided. Please advise if an irrigation system will be required.
 - a. An irrigation system is not included in this project.
6. Casework spec calls for hardwood drawer boxes. We are asking for your acceptance of our standard engineered drawer construction which meets AWI custom grade requirements.
 - a. Hardwood drawer boxes are required.
7. Casework Notes call for plywood cabinets. Plywood is not a recommended core material for door and drawer fronts and is not required to meet AWI custom grade standards. Is Industrial grade particleboard acceptable?
 - a. Plywood shall be used.
8. I have not located the specifications for the HDPE fencing other than what is noted on sheet L201. Is there a color selection?
 - a. Color of HDPE fencing to be "Brown"
9. Are both operable partitions supposed to have a bi-parting setup with a pocket only configuration (no pocket doors)? The specs do not call for a bi-parting configuration, but the plans appear to show them. Please clarify.
 - a. The operable partitions are to have a paired panel operation with a single pocket termination. This pocket will not include pocket doors. Please see 03/A601 for plan detail of operable partition pocket.
10. What is the height to underside of structural steel for the operable wall?
 - a. The height to the underside of the structural steel is dependent on the height of the track per the operable partition product selected during bid. The operable partition track will be recessed per detail 04/A420 to allow the operable partition to extend tight to the bulkhead.
11. What is the height of the two operable partitions? I'm currently showing 12'H for the one at the Gardener lab & 11'6"H for the meeting room 1106B & A room, is that correct?
 - a. 1106A/B operable partition height is 10' - 6". 1304A/B operable partition height is 12' - 0". Please refer to E-type ceiling tags on A411 and A412.
12. Page C302 calls for a 4,000 gallon grease interceptor at the FFRC building. Has this grease interceptor been sized for both the base bid and alternate 3, or will it

- need to be upsized if alternate 3 is selected?
- a. The grease interceptors have been designed for both commercial kitchens. No upsizing is required if alternate 3 is approved.
13. Several contractors have requested the base Civil CAD file or PDF files that can be vectorized for grading. Can this be made available?
- a. Neither CAD files nor vectorized PDFs will be shared during bidding phase.
14. In the FFRC set, the tag 108200 is used for "Wood-Look Aluminum Screening System" in several locations. Similar assemblies are tagged on the TEC set with 323513 "Wood Look Aluminum Screening Planks and Associated Carrying System." Are these two systems meant to be the same?
- a. Yes, 108200 and 323513 are intended as the same system, specified by section 323513.
15. Please verify that commissioning is to be performed by the Contractor.
- a. Commissioning shall be performed by the contractor. No third party commissioning agent will be used for this project.
16. The Louver Sunshade finishes are called out as "custom wood-grain finish matching architect's control sample" in the 084413 (2.4, B, 3) spec section. No framing vendors will match a custom wood look finish on Sunshades, and only a few vendors have standard catalogue wood look finishes they will offer in Sunshades. This would require third party finishing and add significant cost to the sunshades. Please confirm if the sunshades will need to have a custom finish.
- a. The design intent is third-party finishing for the sunshades with a finish meeting the requirements of Section 050513 "Shop-Applied Coatings for Metal".
17. Specification section 221316 for Grease Waste Piping indicates piping per ASTM A74, and also mentions ASTM B29 pure lead and oakum joints. Please clarify if neoprene gaskets are acceptable for the joints.
- a. Grease waste piping has to be high performance hub and spigot cast iron piping that meets ASTM A74. Pure lead and oakum for caulking materials meeting ASTM B29 shall be used. Neoprene gaskets below slab are not acceptable.
18. Existing grades are not shown on C405-C408.
- a. Existing grades are shown in C-100.
19. Do we need to plan on phasing in the project? Or will both buildings be considered all in one phase?
- a. There is a procurement phase as outlined in the Summary and prebid minutes, but no construction is to occur during this phase. All building construction (both sets of drawings) will occur concurrently, during the construction phase.
20. Do the FFRC and TEC materials costs need to be broken apart?

- a. No. Please see form of proposal.

21. Do you have an anticipated start date?

- a. Start date to be negotiated with awarded GC following procurement.
See "011000 Summary"

22. Is the PEMB OFCI?

- a. No. All pre-engineered metal buildings in the project are contractor-furnished, contractor installed.

END OF ADDENDUM #C