



**ITB#2018-006 CONSTRUCTION OF SENIOR CENTER EXPANSION  
QUESTIONS & ANSWERS  
CLARIFICATION ON SPECIFICATIONS  
ADDENDUM 2**

**Return to:** Lumpkin County Board of Commissioners  
Ryan McDuffie, Purchasing Agent  
99 Courthouse Hill, Suite D  
Dahlonega, GA 30533

**Bid Closing Date:** December 13, 2018 at 2:00 PM, EST  
**Bid Issue Date:** November 14, 2018  
**Addendum Issue Date:** December 6, 2018 at 5:00 PM, EST  
**Pages:** 3  
**By:** Ryan McDuffie, Purchasing Agent

**Vendor Name:** \_\_\_\_\_  
(A copy must be attached to the Addenda Acknowledgement)

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**Please note that Addendum 1 is the price sheet required for bid submittal.**

**QUESTIONS**

1. Geotechnical report recommends over excavation of soil at building footprint to elevation 1026 on page 10 of the report. Is this a requirement of the bid or will this be covered in the unit price schedule?
  - a. Answer: This geotechnical information is specified in the construction documents in the structural general notes. This is a requirement of the project under the Base Bid.
2. Geotechnical report recommends not excavating within 5 feet of the existing building. Is this a requirement of the project?
  - a. Answer: This excavation information is also located in the construction documents under the structural general notes. This is a requirement of the project.
3. Is temporary excavation bracing required anywhere on the site like bracing of the existing basement wall where the excavation of the new addition will occur?
  - a. Answer: Temporary excavation bracing should not be required at the existing basement wall, as the soil will no longer be laterally loading the wall and it will just act as a foundation wall.
4. Is temporary shoring (pile and lagging) required anywhere on site? Specifications call for shoring but no shoring plan or details were provided.
  - a. Answer: Temporary shoring on the site falls under means and methods. The foundation walls were not designed as cantilevered retaining walls, therefore they either need to be temporarily shored after backfill until the 2<sup>nd</sup> level slab is in place, or the backfill shall not be placed until the 2<sup>nd</sup> level slab is in place.



5. Has an ACM (Asbestos Containing Materials) survey performed on the existing building? If so, can you provide a copy?
  - a. Answer: No survey has been conducted.
6. A structural engineer survey is asked for in the specifications page 02 4116 4. Is this required and who will be paying for the survey if required?
  - a. Answer: Structural Survey is required, and will be the responsibility of the General Contractor.
7. Specification require salvage of certain demolished items page 02 4116 5. Can you provide a list of all items to be salvaged?
  - a. Answer: Civil Sheet C03 shows all Owner items to be salvaged, therefore there are no further items that the General Contractor is responsible for. GC, however, is responsible for the relocation of the existing Mechanical Condensing Units, and they shall be relocated in accordance with the Mechanical/Electrical Drawings.
8. Specification required demolition of elevator page 02 4116 7. Demolition plans do not call for the elevator to be demolished. Is there elevator to be demolished and replaced? If so, are there elevator specifications you can provide?
  - a. Answer: The elevator is NOT to be demolished and Spec Section 02 4116, 3.8 F does not apply to this project.
9. Are there Liquidated Damages for this project? If so, what is the amount?
  - a. Answer: No.
10. Where is Crystalline waterproofing to be installed?
  - a. Answer: Apply waterproofing at all basement walls. Refer to Drawing Sheet A-5.01 for reference.
11. Where is Thermax-CI insulation board to be installed? Page 07 2414 2
  - a. Answer: Refer to Drawing Sheet A-5.01 details for Basement wall construction.
12. Stainless Steel flashing is specified extensively. Can prefinished aluminum flashing be used?
  - a. Answer: Please follow specifications at this time. A substitution can be discussed and reviewed once General Contractor is under contract.
13. Addition is fully sprinklered. Where is current riser room located and is the current riser sufficient to provide adequate flow for the new addition?
  - a. Answer: The existing building is not sprinklered, and the Addition is NOT sprinklered.
14. First floor lighting plan indicates 6 "J" (junction boxes) at new activity room. I assume conduit connects each junction box. Where do these junction boxes terminate?
  - a. Answer: The junction boxes are called out as speakers on plan. The speaker wires do not need to be in conduits.
15. Will the existing transformer handle the additional load of the new addition?
  - a. Answer: The utility transformer capacity should be coordinated with utility engineer. They will determine whether the existing transformer on site is large enough to accommodate the new electrical load based on their standard demand load calculation.
16. Can you provide a window type and manufacturer for the new addition?
  - a. Answer: The existing building will need to be evaluated. We do not have that information at this time.
17. Addendum 1 issued 12/3/18 is asking for a Bid Bond in the amount of 10%. 5% is the standard bid bond amount, which is what is required in the ITB for this project. What amount will govern?
  - a. Answer: 5%
18. There is a unit listed on the plans for the basement, what is the need for placing one in the "unfinished" basement?
  - a. Continuous air flow is required in order to address humidity issues so a unit will accomplish this.
19. What is the budget for the project?
  - a. \$472,850
20. What is the projected time line?
  - a. Construction will begin in January 2019 and be completed by July 2019.
21. Are there new plans that address ADA plan reviews?
  - a. Yes, there will be an addendum (#3) that will address the ADA changes.
22. Who is the Owner's Representative for this project?
  - a. Jericho Architectural Design Group



23. Are subcontractors required to follow the wage decision as well as the contractor?
  - a. Yes.
24. Is the section 3 package due with the bid submission?
  - a. Yes.
25. Is there a pricing sheet available that contractors should submit with their bid?
  - a. Yes. It is Addendum #1 and is available with the Bid solicitation documents. Please provide all requested prices.
26. Is builders risk insurance required on the whole building or on the expansion only? What is the value of the building if it is required on the whole building?
  - a. Builders Risk insurance will be required on the whole building. The value of the building is \$ 1,416,543.00.