



Purchasing Department

**209 Water Street
Johnson City, TN 37601
(423) 975-2716**

ADDENDUM

TO: All Prospective Vendors

FROM: Valerie Harless, ^{VH}
Assistant Director of Purchasing

SUBJECT: Addendum No. 3 ITB #6498
J C Schools- Interior Renovations and Classroom Addition-Lake Ridge

DATE: June 8, 2021

Consider this addendum an integral part of the above referenced Invitation to Bid:

See attached 11 page addendum from Thomas Weems, Architect

All other specifications/requirements remain the same. Failure to acknowledge this addendum could be cause for rejection of your submittal. Your un-opened response envelope can be returned to you for re-submittal upon request. Any questions regarding addendum submittal please contact this office.



06/08/2021

ADDENDUM #03

INTERIOR RENOVATIONS & CLASSROOM ADDITION FOR: LAKE RIDGE ELEMENTARY SCHOOL

1001 Lake Ridge Square | Johnson City, Tennessee 37601

TFM # 09665

TFM Project No. 2021-03-24-03

ITB #6498

June 8, 2021

This Addendum forms a part of the Contract Documents and modifies the original Procurement Documents dated March 25, 2021, Addendum 1 dated May 18, 2021, and Addendum 2 dated May 28, 2021. Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This **11** page Addendum is issued *VIA Email* to the Owner, All Known Plan Holders of Record, and All Known Plan Rooms of Record on June 8, 2021.

CHANGES TO PROJECT MANUAL:

None

CHANGES TO CONSTRUCTION DRAWINGS:

None

GENERAL ITEMS:

None

RESPONSE TO QUESTIONS:

Refer to the following responses to questions received by the Architect:

1. **Refer to attached Mechanical Design Services response to mechanical-related questions received 5/28/2021.**
2. *Please clarify what areas are considered above/below "subgrade elevation" (building pad, parking lot areas, landscaped areas, footer trenches, utility trenches, etc.).*
 - a. **Refer to Section 31 2200 Grading, Part 1, Section 1.5 Definitions, H.**
3. *If all areas are considered above subgrade, under what circumstances would subgrade rock excavation be required?*
 - a. **In the event that the on-site geotechnical engineer requests undercutting rock below the building footings to prevent/minimize differential settlement.**

4. *Does the unit price for rock apply to either mass or trench conditions?*
 - a. **Yes. There is no differentiation between the two.**

5. *If any man-made debris is encountered during excavation, will it be considered unclassified, rock excavation, common excavation, or other?*
 - a. **Refer to Section 31 2300 Excavation and Fill, Part 1, Section 1.3, Definitions, C.**

6. *Would it not be simpler to classify all excavation with applicable unit pricing for unsuitable soil, mass rock, and trench rock?*
 - a. **The excavation is being bid unclassified.**

7. *Is there a Geotech report available?*
 - a. **No Geotech Report available.**

8. *Is the site available pre-bid for test digging?*
 - a. **The Owner has provided 3 test pits for pre-bid review. Contact Owner Representative to schedule site visit. Refer to attached map for locations.**

CLARIFICATIONS AND ADDITIONAL INFORMATION:

1. **Refer to 00 4100 Bid Form, Section C.4, Unit Price #2: Unsuitable Material Below Specified Subgrade Elevation:** The purpose of this item is to provide for unsuitable material removal at any location on the site below the subgrade elevations depicted on the construction drawings and only upon obtaining written instruction by the Architect. The quantity of unsuitable material will be as measured by the geotechnical engineer.

Examples for unsuitable material below specified subgrade elevation would be beneath building footings, utility structures, parking lots, walks, playground and other areas of improvement where the soils is identified by the geotechnical engineer as not satisfactory to support the intended loads.

Excavation below subgrade elevations without written instruction is considered unauthorized excavation which shall be without compensation. All excavation above subgrade elevation is unclassified.

2. **Refer to 00 4100 Bid Form, Section C.4, Unit Price #3: Rock Below Specified Subgrade Elevation:** The purpose of this item is to provide for rock excavation at any location on the site below the subgrade elevations depicted on the construction drawings and only upon obtaining written instruction by the Architect. The quantity of rock excavation will be as measured by the geotechnical engineer.

Examples for rock exaction below specified subgrade elevation would be beneath building footings to prevent differential settlement between areas of varying soil materials or adjustments to utility structures to avoid conflicting utilities.

Excavation below subgrade elevations without written instruction is considered unauthorized excavation which shall be without compensation. All excavation above subgrade elevation is unclassified.

3. The Federal Funding used for the HVAC Only Scope of Work component of this project has thus far not required the "Buy America Act Requirements"

ATTACHMENTS:

1. Mechanical Design Services (1 page – 8 ½" x 11")
2. Test Pit Location Map (7 page – 8 ½" x 11")

END OF ADDENDUM NO. 3

Cc: Randy Trivette – City of Johnson City
Dennis Rhodes, Plans Examiner 2, TN State Fire Marshal's Office
All Known Plan Holders of Record
All Known Plan Rooms



Mechanical Design Services

P.O. Box 10025
Knoxville, Tn. 37919
P: 865.617.3181

Please add the following into your next addendum for the Lake Ridge School project.

List of questions received with answers.

1. On Sheet M101B it is showing an EH-5 electric heater near office 143C, but it is drawn as a wall heater. Please advise.
CHANGE HEATER IN THIS MECH. RM. TO 1.0 KW WALL HEATER WITH 277/1 PHASE SERVICE.
2. On sheet M101B (storage 104), will a fire damper be required at this location? Please advise
INSTALL A NEW FIRE DAMPER IN THE 6" DIA. DUCT PENETRATING THE FIRE RATED WALL AT STORAGE RM. 104.
3. On sheet M101C (dishes 303), note #4 calls for a curb adapter for the new exhaust fan, but it is labeled VVB- 12-4. What exhaust fans goes in this location? Please advise.
IN ROOM 303, THE EXHAUST FAN SHOULD BE LABELED AS EF-52.
4. On sheet M101D, will a fire damper be required at the new 48" x 72" HWRR? Please advise.
PROVIDE A NEW FIRE DAMPER BEHIND THE NEW 48" X 72" HWRR.
5. On sheet M102A, the drawing shows an exhaust fan labeled 54, but sheet M001 does not give any specs for EF-54. Please advise.
REFER TO DRAWING M001 EXHAUST FAN SCHEDULE: ADD IN EXHAUST FAN EF-54 WHICH SHALL HAVE THE SAME REQUIREMENTS AS EF-53.
6. On sheet M101C, will the exhaust fans 23-27 be connected to existing roof connections? Please advise.
THE INTENTION IS THAT ALL EXISTING CEILING FANS BEING REPLACED WILL CONNECT BACK TO THE EXISTING DUCTWORK EXCEPT FOR EF-6, 7, 40, AND 41 WHICH HAVE NEW DUCWORK SHOWN.
7. On sheet M102C (Mech 236), the showing a new VVB 3-9B, but there is no piping shown going to the box. Please advise.
EXTEND ½" HOT WATER SUPPLY AND RETURN PIPING FROM THE NEW 1 ½" PIPING IN MECH. RM. 236 TO VVB 3-9B AND CONNECT PER PLAN AND DETAIL REQUIREMENTS FOR VVB BOXES.



Lake Ridge Elementary School - Test Pit Locations
6/8/2021











