

SPALDING COUNTY BOARD OF COMMISSIONERS
RENOVATIONS TO THE HERITAGE PARK GYMNASIUM

FROM: PARAGON CONSULTING GROUP, INC.
350 AIRPORT ROAD
GRIFFIN, GA 30224

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TO: ALL BIDDERS OF RECORD

RE: Addendum No. 1, dated 22 August 2023, to the Drawings and Specifications entitled "Renovations to the Heritage Park Gymnasium for the Spalding County Board of Commissioners, Griffin, Spalding County, Georgia".

This Addendum hereby becomes a part of the Contract Documents for the above named work and supersedes all provisions of the original Bidding Documents dated 25 March 2022 in conflict herewith.

This Addendum consists of three (3) pages and attached copies of the Original Hazardous Materials surveys as more specifically described in the items to follow:

Clarifications

1. Each bidder must acknowledge all addenda on the Bid Form when submitting a bid.

Clarifications/Changes as required per questions received during the Bidding Process

1. Specs call for Metal Structure to be completed by AISC certified welding. Can this be waved? If not, can it be certified by third party company?

The steel fabricator must be AISC Certified as stated in Specification Section 05 1200.1.3.E. The Owner will not waive this requirement, and independent certification for the same may not be performed by a third party.

2. On schedule there are no rated doors but some of the hardware calls for fire rated hardware. There are a few doors that go into the stairs which should be rated but the wall does not appear to be fire rated. Is this correct?

The Contractor is correct that the Door Schedule does not call for rated doors at the Stairwells even though the specified hardware is appropriate for that condition. The Hardware Sets we have utilized are office standards, and there is no prohibition for providing for opening protectives in excess of code criteria. Given the stair is not utilized in the Life Safety Diagram as a required exit based upon both distance and occupancy calculations, NFPA 101.8.6.8 and IBC 712.1.9 provide relief for rating of the stair enclosure. In addition, as the building is Type VB construction, the floor

construction's lack of fire rating would undermine the viability of a surrounding wall assembly providing 1 hour protection.

3. There is not a floor plan that shows any of the B or M doors – I have no idea if they are exterior / Interior doors or the wall type. Please clarify.

Basement (B) Door Locations may be found on Plan Detail 4/A-1, and Mezzanine (M) Door locations may be found on Plan Detail 5/A-1. In addition to this clarification, reference is made to Plan Detail 5/A-1 of the Drawings for the following change:

- a. Delete from the Contract Documents the hollow metal frame, door and hinge section of metal stud/gypsum board wall separating the south stage stair from Mezzanine MZ-1. This opening does not appear in the Door Schedule, so no modifications are required in that location of the Contract Documents.
4. On S-3, we are to demo the existing wood decking and roof, not to remove steel trusses. Are we to leave the wood framing for support of the metal decking or are we to remove and replace with steel or some other support structure? My roof sub is saying max span for the metal decking is 16' 4", the span between the steel structure is approx. 20'.

On Sheet A-1 between the General Demolition and Numbered Demolition Notes, there is a reference to "Refer to Sheet A-3 for Roof Demolition Notes". In the middle of Plan Detail 4/A-3, there is a note stating to "Remove Roof System, Wood Decking and Wood Framing to the Steel Bow String Truss." This, in association with the preponderance of other details indicating the trusses are to remain confirms that all wood found in the roof system is to be removed.

The span conditions between the existing steel bowstring trusses and bowstring truss to load bearing masonry wall, based upon both field dimensions taken during the as-built procedures as well as photographic review of the existing CMU bond pattern, suggest the actual center line to center line positions are between 15' and 16' with some variance for construction tolerance. The center line to center line confirmation of the existing structural grid is required of the General Contractor during the Shop Drawing Submittal process. The Load Span Table from the Epic Metals Envista Timberlok 4.5A system (See Specification Section 05 3000) confirms the capability of the specified long span, acoustical deck for this installation and should be included in the Shop Drawing Submittal for record purposes.

5. The plan cover sheet indicates that a sprinkler system is required. Is that system to be delegated design?

The Code Review on Sheet T-1 does indicate that the facility is to be fully sprinklered. Specification Section 21 0000.1.2 indicates that the Design of the System is to be prepared by the Contractor in accordance with the criteria contained therein with subsequent information regarding submittals for review by both the Design Team and the Local Fire Marshal. Please note Section 21 0000.1.2.C requires the Contractor to procure a flow test of the municipal system requiring coordination with the Local Fire Department and a fee to be included in the submitted Bid. The balance of Section 21 0000 includes necessary information on product data, performance, construction

procedures, etc. Sheet AS-1 of the Construction Drawings denotes locations and connection details for service piping associated with the site installation (based upon Spalding County requirements), and Plan Detail 1/A-2 indicates the location of the service entrance as well as the gated enclosure within the building to protect the valves from damage. At that point, the Contractor is responsible for establishment of pipe routing, area coverage and head distribution associated with hydraulic calculations based on available service pressures.

6. Is all structural framing to be delegated design?

Sheets S-1 thru S-10 of the Construction Drawings provide a significant amount of information on the Steel Design for the project including the following:

1. Sheet S-1 – Column Schedule/anchor Bolt Schedule/Base Plate Schedule
2. Sheet S-1.1 – Special Inspections
3. Sheet S-2 – Steel Framing
4. Sheet S-3 – Steel Framing
5. Sheet S-7 – Steel Design Criteria
6. Other Sheets have a variety of details covering aspects of this construction.

Specification Sections pertaining to the above are as follows and include detailed information for material and shop drawing review requirements to ensure the structural systems are provided/installed as designed.

1. Section 05 1200 – Structural Steel
2. Section 05 3000 – Acoustical Long Span Metal Deck
3. Section 05 3100 – Steel Roof Deck

As such, all information provided by the Contractor must conform to the data included in the Structural Engineer's design and be coordinated with other trades.

7. Can the previous abatement study be made public?

Please find attached to this Addendum copies of the original Hazardous Materials Surveys. However, due to the age of the previous records regarding lead and asbestos abatement for the Gymnasium building in inclusion of other facilities in the reports, the Owner is commissioning a new study for the building. The Owner will complete the study and any required abatement prior to issuing a Notice to Proceed to the contractor who is awarded the project.

8. Is copper piping strict requirement or will alternate piping be allowed?

As of this writing, there are no alternates in the Contract allowing for pricing of anything other than copper.

9. Is there a budget number predetermined for this project?

The Owner has not released a predetermined budget for the project.

End of Addendum No. 1