



CARTER WATKINS ASSOCIATES ARCHITECTS, INC.

DATE: August 14, 2023
TO: **ALL BIDDERS**
RE: **Jackson County Animal Shelter**

ADDENDUM #2

The following information provided in this Addendum shall supersede all information provided in the Construction Documents regarding the affected items. This Addendum shall become part of the Construction Documents for the above project and shall be acknowledged by each bidder on the bid form.

1. All work pertaining to the interior of the building is to be performed during normal business hours. Special requests for work to be performed after normal business hours will be considered by the owner.
2. Contractor to consider permitting fees in their base bid.
3. The project start date should be within 30 days of awarding contract with a duration of 12 months.
4. Disregard note calling for fencing and a 12'-0" gate in front of the existing roll up door.
5. Animals are to remain inside existing building during construction of new addition. Upon completion of rear addition, animals will be moved to new kennel area for renovations to existing building to be performed. Contractor to consider demolition of existing rear wall panels where new building joins. Coordinate with construction and phasing if existing rear wall can remain.
6. Underground conduit was provided in previous construction to new automated gate location. Power is to be fed from electrical panels. The gate is to be remote operated (provide six remote openers), include on-site keypad (verify location on site at exterior gate with owner).
7. Concrete equipment pads are to be 4" thick with 8"x8" turndowns per Detail 5 on sheet S-102.
8. There is no new brick wainscoting required in this project.
9. AWI certified providers are required for millwork. Provide premium WilsonArt Plastic Laminate cabinets.
10. Refer to Door Finish Schedule for doors to receive closers. Closers are to be considered in base bid.
11. Door to room 118 is to be removed. Provide new door and frame at new door location provided on proposed plan and door schedule.
12. 1-Hour fire walls are to consist of wood stud (existing) or steel stud (new construction) framing with single layer 5/8" Type-X Gypsum Board each side. 2-Hour fire walls consist of steel stud framing with two layers 5/8" Type-X Gypsum Board each side.

13. Disregard reference to ceiling tiles in the Specifications. Ceiling tiles are not required in this project. All new ceilings are to be gypsum board with epoxy paint.
14. Existing steel structure is to be repainted to match the rear addition, color to be determined. Roof insulation is not to be painted.
15. Refer to Wall Type Details and Room Finish Schedule for wall base types. Rooms with rubber base to match existing at front of building.
16. "As equal" building manufactures are allowed for rear building addition.
17. No existing panels are to be removed. The specification is for the new addition.
18. There are no skylights in this building.
19. As referred to in specifications: liner panels, crane system loads, and R-49 roof insulation are to be provided at rear building addition.
20. All Sanitary lines are to be PVC per Plumbing Drawing sheet P-3.
21. For fixtures P6, P7 and P9 on Plumbing Drawing Sheet P-3, refer to sheet A-106 Equipment plan for plumbing fixtures.
22. Hot water recirculating pipes are to be run to the new addition from the existing water heater. Install new recirculation pump adequate to supply entire building with new addition.
23. Remove any existing PVC piping. Alternate to copper: PEX piping is acceptable by the owner.
24. Please note that this project is Phase 2 of the Animal Shelter Construction. Any notes pertaining to Phase 1 are to be considered as existing conditions. Phase 2 notes are to be included in base bid.
25. Clouded areas in MEP that note "NOT IN CONTRACT" are to be considered as existing conditions from Phase 1 construction and are not to be included in base bid.
26. The PA system is to be included in the AV allowance. Camera locations are shown on plans. Provide shop drawings for all AV and Security components.
27. New LED lighting is to be provided in the existing Dog Kennels area 120. Refer to notes on Electrical and Reflected Ceiling Plan.
28. Refer to E-5 for generator specification. As equal generator will be considered to reduce lead time. Provide submittal for formal acceptance.
 - a. Drawings indicate for existing generator to remain and for new secondary generator to be provided for new building addition. Provide new feeds as necessary at building addition for new generator.
29. ALTERNATE ADD: Provide alternate add for removing existing generator and providing new whole building generator. Refer to MEP for whole building "alternate" generator size. Field verify if existing generator feeds are acceptable for new generator hookup. Provide new feeds as needed to supply new building addition.
30. Please provide schedule of values with submitted bid documents.
31. Areas that subject to interior washdown are to have Durock installed on walls covered with FRP Wall Panels.
32. X-Ray room should include lead-lined walls, ceilings, doors, frames, etc..
33. In reference to exterior shed/building to be removed, the owner will relocate the existing shed.
34. The new concrete freezer pad is to be provided by contractor. Freezer will be purchased and installed by owner.
35. Slope to floor drains should be at minimum 1/8" per foot towards drain.
36. 3000 PSI Concrete is acceptable for the concrete slab at the rear addition.
37. Provide all new hose reels and piping to existing and new kennel areas as required by plumbing drawings. See note for booster pump.

END OF ADDENDUM