

Addendum

Date: 03.22.2024

To: All Bidders

CC: Stephanie Pielich - JJCA

From: Harold Hadlock - JJCA

Project: Sullivan County Freestanding MOB – 23987.02

Subject: Addendum 02



Addendum No. 02  
For  
Sullivan County Freestanding MOB

Issued to - All Bidders of Record

Date Issued:

This Addendum along with its attachments forms a part of the Contract Documents and modifies the Construction Documents, dated 02.28.2024, as noted below. The work reflected in this addendum is to be incorporated into the proposed Contract Sum and Time as if originally issued. Bidders must acknowledge receipt of this Addendum on the Bid Form.

This Addendum consists of SIX (6) pages and FIVE (5) attachments.

This addendum is in three parts as follows:

Part I Clarifications

Part II Pertaining to the Project Manual.

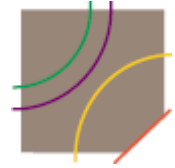
Part III Pertaining to the Drawings

**PART I – CLARIFICATIONS:**

1. See attached Pre-Bid Meeting Minutes.
2. Is cast iron required as indicated in the documents for underground piping?
  - a. Yes, for building longevity, this is the design team recommendation.
3. The under-slab vapor retarder is included in the Phase 2 portion of the work and is included in the specification.
  - a. This is confirmed.
4. Verify that Phase 1 work includes the slab grade held 8” below to be ready for vapor barrier, gravel and slab.
  - a. This is confirmed.
5. It was confirmed that the roof insulation thickness of 1.5” is accurate for the basis of design product, however the minimum R-value on the index sheet is to be maintained.
  - a. 1.5” is not called out on the drawings. R-value of 23 is to be maintained as specified. Provide thickness as required per specified product.



6. Is the interior gypsum board required in the spaces that remain shell?
  - a. It was confirmed that the gypsum board is not needed on the interior of the sheet space on the interior or exterior walls. See added note on Sheet A1.1n.
7. Metal framing is acceptable for wood in non-loadbearing conditions.
  - a. Metal framing required to be G-60 and a minimum of 20 gauge. Equivalency studs are not acceptable. If walls have a combination of wood and metal, walls to maintain a consistent thickness.
8. The fire suppression system does not need to be designed/installed for any intermediate shell state. Only the finished build-out state with the remaining shell spaces.
9. Could you please clarify the intent of alternate A2?
  - a. Alternate A2 removed. Sheet I-1.0 (shell) and I-1.0 (buildout) reissued.
10. Sheet A2.1 on building elevation south it shows a Prefabricated Metal Stairs provided by others. Are we to include in our pricing?
  - a. Prefabricated metal stairs are specified in Section 05-5133.10 – Prefabricated Metal Ladders. Note on A2.1 has been revised.
11. Is this project Tax Exempt?
  - a. Yes.
12. Are there any special wage requirements for this project?
  - a. No.
13. Sheets A7.1 & A7.2: Are the Soap and paper towel dispensers CFCI?
  - a. Soap and Paper Towel dispensers are Owner Furnished and Contractor Installed. See specifications section 01-1000 for owner furnished items. See Section 10-2800 for toilet accessories provided by contractor. All accessories are contractor installed.
14. Sheet A1.10: Are the Fixtures and Accessories CFCI?
  - a. See above.
15. Sheet A7.2, Elevations 25 & 26: Detail shows protective glass, but elevation does not show it. Does it get protective glass?
  - a. No, the Reception desk @ the rear discharge does not have a protective glass. Section is similar. Refer to reissued sheet A7.2.
16. On the casework elevations some of the counter tops are labeled solid surface while others are not labeled at all. Details show there could be some plastic laminate tops. Can you please Clarify if/where the plam tops are?
  - a. See finished for countertop finish.



17. Please confirm if the dumpster pad is in Phase 1 or Phase 2, it appears to be contradicted on sheet C3.1.
  - a. Dumpster pad is in Phase 1. See Sheet C3.0.
18. Please confirm if the curbing is in Phase 1 or Phase 2, it appears to be contradicted on sheet C3.1.
  - a. Stand alone curb is Phase 1 and Integral curb and sidewalk is in Phase 2. See Sheet C3.0.
19. Which phase is the concrete pavement in.
  - a. Phase 2. See Sheet C3.0.
20. What are the limits for the new fencing? It does not appear to be to tie into an existing fence on the west side of the property.
  - a. Limits of fencing are per plan sheet C3.0.
21. Is there a specification for new fencing?
  - a. Owner to determine. Bidders to include 8' tall 9 gauge galvanized chain link fence with privacy slats.
22. Please provide a concrete paving specification and Asphalt paving specification.
  - a. Paving specifications are on Sheet C8.0
23. Is there any landscaping or seeding that is part of Phase 2 scope of work?
  - a. Phase 2 contractor shall stabilize and permanent seed all grass areas. Reference Sheet C6.1.
24. On drawing sheet S0.1 it indicates that the testing agency will be hired by the owner, however in specification section '01-2100 Allowances' it seems that we are to carry testing as an allowance in our bid. Please advise.
  - a. Testing by owner. See updated section 01-2100 Allowances.
25. Sheet A1.1n, General New Work Notes, C: "Provide manual shades at all exterior windows". Can you verify they are needed or provide a specification section?
  - a. Note removed. See reissued Sheet A1.1n.
26. Allowances 01-2100-2, 1.07, A: Can you provide an amount/clarification as to what is wanted?
  - a. Inspection and testing and contingency allowances removed, see updated section 01-2100 Allowances. Floor moisture, vapor emission, control allowance to be provided with products specified and locations possible.
27. For the allowances what values are we supposed to use? The spec section appears to read it is the contractors' discretion on the value of the allowance, but I am not sure how that can be done with a hard bid project? Please advise on what values should be used for the 3 specified allowances.
  - a. See above.

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28. Dal Tile and Acrovyn are listed on Sheet F0.1 Finishes. We cannot find where these are being used on Sheet F1.1.
  - a. Not seeing Dal Tile used at all in Sheet F1.1. The only mention of Dal Tile and is the contact information. We have called out Acrovyn in the Janitors closet.
29. Are roller shades provided by contractor?
  - a. Roller shades provided by the owner. Roller shades location on Sheet F2.1 are for contractors reference.
30. There does not appear to be enough top soil and fill dirt for the curb island.
  - a. There should be sufficient topsoil left over from Phase 1. Bidding contractors to assume adequate topsoil on site.
31. Seismic Design category is indicated as a C on structural, but D on mechanical and architectural.
  - a. The Geotechnical report indicates that the Seismic Site Class is C. See attached updated Architectural Index Sheets and updated 09-5100 Acoustical Ceilings in this addendum. MPE will be updated in a future addendum.
32. Is there a 5/8" drywall ceiling attached to the bottom side of the roof trusses throughout the building? If the ceiling does receive drywall is there any level of finishing that it requires? Fire Taping?
  - a. Per Sheet A3.1, no drywall is attached to the bottom side of the roof truss. No fire rating required.
33. From the drawings it is my understanding there is no attic insulation. The only insulation is the R-20 poly-iso board on the roof. Please confirm.
  - a. Confirmed, only insulation is membrane roof rigid insulation on plywood deck.
34. Do the exterior walls and/or the underside of the roof trusses in the shell area and alternate area only receive insulation? Or is there to be drywall installed on those walls or ceiling as well?
  - a. Insulation to be provided, but no interior gypsum board. See added note on Sheet A1.1n.
35. Please confirm the exterior wall cavity to receive R-13 unfaced fiberglass batt insulation.
  - a. Exterior walls receive R-19 insulation as specified in 07-2100 thermal insulation in the specifications.
36. Will the owner provide the construction utility costs or the Contractor? I.E. Electric and Water.
  - a. Contractor to provide. See section 01-5000 Temporary Facilities and Controls.
37. For the allowances what values are we supposed to use? The spec section appears to read it is the contractor's discretion on the value of the allowance, but I am not sure how that can be done with a hard bid package? Please advise on what values should be used for the three specified allowances.



- a. Inspection and testing and contingency allowances removed, see updated section 01-2100 Allowances. Floor moisture, vapor emission, control allowance to be provided.

**PART II – PERTAINING TO THE PROJECT MANUAL:**

1. Reissued Section: 00-1100-Bid Solicitation, dated 03.22.24
  - a. Bid submission location clarified.
2. Reissued Section: 00-4100-Bid Form, dated 03.22.24.
  - a. Alternate A1 added to bid form.
3. Reissued Section: 00-5200-Agreement Form, dated 03.22.24.
  - a. Answered Question. See above.
4. Reissued Section: 00-7200-Conditions of the Contract, dated 03.22.24.
  - a. remove Site Survey Requirement at closeout.
5. Reissued Section: 01-1000-Summary of Work, dated 03.22.24.
  - a. Answered Question. See above.
6. Reissued Section: 01-2000-Price and Payment Procedures, dated 03.22.24
  - a. Provisions for payment of stored materials off-site removed.
7. Reissued Section: 01-2100-Allowances, dated 03.22.24
  - a. Answered Question. See above.
8. Reissued Section: 01-7800-Closeout Submittals, dated 03.22.24.
  - a. Answered Question. See above.
9. Reissued Section: 09-5100-Acoustical Ceilings, dated 03.22.24.
  - a. Answered Question. See above.

**PART III – PERTAINING TO THE DRAWINGS:**

1. Revised sheet I1-0 in the Shell Set, dated 03.22.24
2. Revised sheet A2.1 in the Shell Set, dated 03.22.24.
3. Revised sheet I1-0 in the Buildout Set, dated 03.22.24
4. Revised sheet A1.1n in the Buildout Set, dated 03.22.24.
5. Revised sheet A7.2 in the Buildout Set, dated 03.22.24.

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ATTACHMENTS: (drawing sheets are tagged in title block with “Addendum No. 02”)

- I0-1 Index Dated 03.22.24 (Shell)
- A2.1 Elevations Dated 03.22.2024 (Shell)
- I0-1 Index Dated 03.22.24 (Buildout)
- A 1.1n Dated 03.22.2024 (Buildout)
- A7.2 Dated 03.22.20.24 (Buildout)

END OF ADDENDUM