

Little Diversified Architectural Consulting, Inc.
5815 Westpark Drive
Charlotte, North Carolina 28217
Phone: 704-525-6350
Fax: 704-561-8700

Rock Hill Law Center Expansion
120 East Black Street
Rock Hill, South Carolina

111-8014-00

May 7, 2013

ADDENDUM NO. 5

The following clarifications, amendments, additions, deletions, revisions and modifications are hereby made a part of the Contract Documents, and change the original documents only in the manner and to the extent stated below:

CLARIFICATION

1. The bid opening time is 2 p.m. on Thursday, May 9, 2013. Opening will be held in the Administration Building Training Room No. 132.

PROJECT MANUAL

1. Revise Section 04 20 00 "Unit Masonry" paragraph 1.6, B, to read as follows:
 - B. The work of this section shall be bid and performed by a firm who is certified as a "Certified Masonry Contractor" as described by the Masonry Contractors Association of America (MCAA).
 1. Provide a Certified Masonry Professional (SMP on-site, during the masonry work, to supervise work in progress.
2. Revise Section 28 31 11 "Fire-Alarm System" paragraph 1.4, A, to read as follows:
 - A. The building addition shall be provided with a fully functional fire alarm panel per these specifications. The new fire alarm control panel shall monitor the existing building fire alarm panel for alarm and shall go into alarm if the existing panel is in alarm. The new panel shall alarm the exiting panel if the new panel is in alarm. The existing fire alarm panel is a Standard Electric Time model #SET-7000. Relays and monitor modules as required shall be furnished to accomplish monitoring and alarms. Existing devices serving areas not being renovated shall remain in service. The alarm installer/contractor will be required to verify requirements at the site in order to provide a bid for the complete installation. Failures to field verify will not be cause for change order requests during construction. Fire alarm specifications are performance based and the intent is that the contractor provides a complete and functioning system for the entire building at project completion.

RFI RESPONSES

1. **Question:** Follow up from the previous bid. Just want to insure that you are aware that the Color Core color desired adds an additional twelve thousand dollars to the cost of these bathroom stalls. I was only able to find one manufacturer that would even entertain quoting this laminate. Only because this is such a costly difference, I think it would behoove you folks to clarify the laminate color model number that is noted incorrectly in 10 21 13, 2.2.H. There is a discrepancy in the color part number and the color name requested in 10 21 13, 2.3.H. These colors and finishes carry a sizeable premium of standard laminate finishes. I understand the intent is to use the Formica Color Core II 961-C-90 Fog is the desired color/finish desired for your bathroom stalls. We appreciate the clarification.
Response: *Provide standard plastic laminate for all plastic laminate locations in lieu of 7223C-90 (color core). Final standard "gray" color to be selected by Architect from manufacturers typical toilet partition finishes.*
2. **Question:** The Architectural Drawings show a mechanical screen wall and describe it as "Metal Panel Pdt White" on A200 drawings 8, 9, 10, and 11. The only detail I find on this screen wall is on A301 drawings 2 and 10, which refer to it as a "Galvanized Metal Panel" and "Galvanized Steel Screen and Cap". Is there a specification for this screen wall metal panel and the galvanized steel screen and cap? Is the screen wall covered on both sides with the metal panels? Is there a more detailed cut of this screen wall?
Response: *Install aluminum wall panels per Section 07 42 13.13 "Formed Metal Wall Panels" at all roof screen areas.*
3. **Question:** On page S1.01 the notes state to provide helical piers at the corner if retaining wall foundation is found to be lower than the building foundation. At the same time, we don't know the design pressure/bearing support required, quantity, or soil conditions. We would recommend issuing an allowance as this is a scope of work that cannot be determined at this point in time unless specific parameters and design requirements are provided by the engineer. The key word "if" also needs to be removed and a clear "include" or "don't include" needs to be provided.
Response: *Provide an allowance of \$4000 contingency for the possible use of four (4) helical piers under the discretion of the Structural engineer once the existing foundation has been unearthed, priced at \$1000 per pier.*
4. **Question:** The seat bench in the entrance lobby appears to be metal stud framed. Please verify.
Response: *Bench to be part of light gage engineer scope with design submitted signed and sealed. Design bench for 100psf capacity.*
5. **Question:** There are multiple walls on the floor plan that do not contain a wall tag. Some are GWB and some are masonry. Please provide a plan with wall tags properly detailed.
Response: *Refer to G003 for required 3-hour rated walls and partitions. UL 914 designates a rated 3-hour fire separation required between the new construction and the existing building. Refer to drawings A-302 and A-400 for rated partition requirements at entry to existing building. Provide partition type OA, OAx for all non-rated interior partitions that do not contain plumbing fixtures.*
6. **Question:** Wall Type 1Fx on page A792 is not tagged to any specific wall on the floor plan. Is it required and if so please detail the location.
Response: *Wall type 1Fx will not be used. In Room No. 105, 117, and 110 provide an additional 4-inch stud and drywall (floor to ceiling +1'-0" on the 3-hour fire rated Wall).*
7. **Question:** Per wall type 1Fx on page A792 a 3mm Acoustiblock is required although this wall is not tagged on the floor plan. Please verify that the Acoustiblock fabric is required and if so the desired location.
Response: *Wall Type 1Fx will not be used.*

8. **Question:** Please provide additional information for the roof screen wall panels as nothing is detailed on the plans. Are we to provide and install aluminum wall panels per spec Section 07 42 13.13?
Response: Yes, install aluminum wall panels per Section 07 42 13.13 "Formed Metal Wall Panels" at all roof screen areas.
9. **Question:** Spec Section 10 21 13 "Toilet Compartments" states that the color shall be Formica Fog No. 7223C-90. Please verify that the specified color is the owner/designers intent. After the first bid round and further conversations with suppliers there is only 1 or 2 manufacturers that will provide that color and it is close to a \$10,000 premium.
Response: Provide standard plastic laminate for all plastic laminate locations in lieu of 7223C-90 (color core). Final standard "gray" color to be selected by Architect from manufacturers typical toilet partition finishes.
10. **Question:** Section 07 54 23 "Thermoplastic Polyolefin (TPO) Roofing" calls for a 60 mil membrane but a 30 year warranty. All specified manufacturers require a 80 mil roof in order to issue a 30 year warranty. Please clarify if a 60 mil 20 years warranty will be sufficient or if the owner desires to pay the increased cost to have a 80 mil, 30 year warranty.
Response: 60 mil membrane and 20 years warranty will be sufficient.
11. **Question:** Section 04 20 00 "Unit Masonry" states that all masonry work shall be by a lump sum masonry subcontractor and that subcontractor shall have a Certified Masonry Professional or Certified Masonry Executive on site. This is a good requirement to ensure quality but every general contractor needs to be aware of this requirement and the limited number of turnkey subcontractors that can meet the specification. It is our understanding that masonry companies that do not meet the spec were used the first time around by other bidding GC's. If this will be required, please emphasize in the next addenda that a Lump Sum mason with CMP or CME credentials will be required.
Response: See Project Manual change No. 1.
12. **Question:** The structural plans state that all footings shall be 1'-4" unless noted otherwise. There are no other notes on the structural plans although the architectural plans show the footings at -2'-0". Please clarify the elevation of the footings in relationship to the finish floor so masonry quantities can be verified/estimated properly.
Response: The top of footings shall be 1 foot and 4 inches below top of slab except where footings tie into existing and those locations will be field verified.
13. **Question:** Has the structural engineer verified that removal of the existing window units and precast will not cause structural damage. Since no new lintel, beam, thru-bolt plates, or other structural support has been provided we will assume that the openings can be cut and demolished without any structural damage.
Response: There is no location where the design requires the head of the window elevation to be removed or raised.
14. **Question:** Wall types and cuts indicate exterior sheathing (densglass) although the aluminum wall panel details show 5/8" plywood. Is plywood or densglass required behind the wall panels? If plywood, does it need to be fire rated?
Response: Assume densglass exterior sheathing at all exterior walls.

15. **Question:** On page A701 there are rooms and hallways with two different carpet hatches but nothing tells you which carpet goes with the specific hatch type. The manufacturers are charging different pricing for each material so we need further detail in order price the project accordingly. Please detail which carpet correlates to the specific hatches shown.

Response:

1. **Carpet 1 indicated by areas of no hatch – refer to Room Tag on DWG A701 for Room finishes.**
2. **Carpet 2 indicated by diagonal cross hatch – refer to Room Tag on DWG A701 for Room finishes.**
3. **Carpet 3 indicated by square hatch pattern – refer to Room Tag on DWG A701 for Room finishes.**

16. **Question:** On page A703 under the notes section it states “Door finish and color shall match wood paneling”. Please clarify what/where the wood paneling is or should this note be removed from the plans.

Response: There is no wood paneling required. All interior doors to be painted.

17. **Question:** Looking at fire alarm for Law Center Expansion: Relatively basic system – I’ve spoken with Mary on the fire alarm tripping the other whereas we have to reset both panels individually. My question is the duct detectors? I don’t see any on the EC or MC set of drawings? Are there any included in the job?

Response: Two of the roof-top units will have an integral duct-mounted detector. This is covered in General Note B on the Roof Power Plan. The E.C. will need to provide a monitor module for each.

18. **Question:** I am looking for clarification on the Rock Hill Law Enforcement Center Expansion. In section 23 09 00, page four of the specification, there are nine manufacturers listed as approved for the Instrumentation and Control for HVAC. On drawing H001 in the VVT control system schedule, only Trane, Carrier, Johnson Controls and Automated Logic are listed. Do I read it correctly that the Specifications supersede what is listed in the drawings, and that all nine manufacturers listed are allowed?

Response: Yes, note that bidders must meet the specifications for a VVT type of control system.

END OF ADDENDUM