

## CLARIFICATIONS TO REQUEST FOR INFORMATION; PHASE 2 – BUILDINGS

### **A. Bowen-Watson, Inc.:**

- 1) Page S4.01 – several details call for 2” of sand to be placed on top of the vapor barrier. This is not consistent w/ Page SA1.01, which doesn’t call for the sand. I trust SA1.01 would govern here. My experience in trying to use the sand in this manner is that the sand gets shifted around w/ foot traffic during the slab prep and also during the pour, leaving the slab thickness to vary quite a bit.

Response: The sand layer only occurs at the thicker slabs. The Admin Bldg. has a 4” slab on grade. The typical details on the typical detail sheets apply to the project as a “whole”, and some of the details may not apply to all of the buildings. The Contractor should refer to each of the individual Foundation Plans for the actual slab on grade conditions at each building. The Contractor is responsible for maintaining the slab on grade thickness and sand layer thickness during construction. Workers need to take all necessary precautions to avoid sand displacement. See Plan Legend Notes, Plan Notes, Typical Details, Sections and Details for precaution notes and other details.

- 2) Page SA1.01: “FJ” calls for a metal keyway. Is it permissible to use a sawed joint at these locations where there is no change in elevation at the joint? I think I saw somewhere that speaks of a saw joint 1/3 the floor thickness but I can’t find it now.

Response: Sawed joints cannot be provided.

- 3) Page S4.01: What’s the difference in the slabs referenced in Notes 12 & 22? (‘framed floors’ vs. ‘framed composite slabs’)

Response: Delete General Note #12.

### **B. Evergreen Construction:**

- 1) Please confirm that Phase I contractor is responsible for all NPDES monitoring throughout the duration of the job.

Response: The Phase I Site Work Contractor is responsible for all NPDES requirements throughout all phases of construction.

- 2) Please confirm that Phase I contractor will maintain all erosion control measures throughout the Phase I and Phase II contract durations.

Response: The Phase I Site Work Contractor will maintain all erosion control measures throughout the Phase I and Phase II construction durations however; any damage caused by the Phase Two Contractor to those erosion control measures during Phase Two will be repaired by Phase I Site Work Contractor and paid by the Phase Two Contractor.

- 3) Please verify that Phase I contractor is responsible for all water/sewer tap and fees associated with water utility work.

Response: All water and sewer tap fees have been paid during Phase 1 scope.

- 4) Sheet C-1S notes 2 buried propane tanks to be installed in phase 2. Please provide details for this construction. We are unable to locate any more details within the documents.

Response: Refer to civil addendum (#2) sketch for Sheet C-5S. Reference drawing PG2.02: There is a single 2000 gallon tank to be installed by a licensed propane installer.

- 5) Note on sheet C-23 specifies that the Phase 2 contractor remove all excess soil material (2400 cuyd) from property boundaries that is not required for phase 2. Where is this material coming from?

Response: The excess soil material will be generated from building utility installation, buried tank installations, footing excavation, excavation from pits within building footprints and miscellaneous building grading.

- 6) Please confirm who is responsible for the material and installation of the “Co-Lo” parking signage noted on sheet AS0.01.

Response: The Phase 2 Contractor shall provide the ‘Co-Lo’ parking signage.

- 7) Please provide model or specification for downspout boot that is referenced on sheet AA2.01.

Response: Model B25A (cast iron; 4’-0” long) by Barry Pattern & Foundry, or an approved equal. Provide downspout boots at Administration, Operations, Warehouse/Materials Handling, Garage and Truck Shed.

- 8) Please provide more information concerning the fireplace in the Administration Lobby. The drawings reference a manufacturer, but none are listed on the drawings or within the specifications.

Response: 24”x24”x24” Clay Flue Liners by Superior Clay Corporation, or an approved equal; custom Square Form Damper by K&W Manufacturing, or an approved equal; Model No. 4144 Log Grate by K&W Manufacturing, or an approved equal; Model No. 4630 Log Lighter by K&W Manufacturing, or an approved equal; Model No. 1519 Flat Spark Arrestor by K&W Manufacturing, or an approved equal; custom Arch Fireplace Glass Doors (inside fit; cabinet door type; 2” main frame; powder coat matte black finish; bronze glass color; beveled outside edges; cabinet mesh doors; spiral handles) by The Heart of the Craftsman, or an approved equal; custom Timber Mantels/Corbels (Southern Yellow Pine to match finish on trusses) by Champion Legacy Lumber, LLC, or an approved equal.

- 9) Refer to sheets AA3.05 and AA3.06. On both sheets there are areas that indicate a “wood beam above, typ, refer to structural” (Room #170 and #184). There are no notes on the structural sheets that give any indication that there is structural timber in these areas. Please confirm whether these beams are solid wood structural timbers or a faux beam as detailed on 4/AA3.02.

Response: Faux beams per details 6/AA5.03 and 6/AO5.03. Refer to structural drawings for details on steel beam and wood nailers.

- 10) On Sheet AW1.01 specifically General Warehouse #102 shows fencing or wire mesh partitions with numerous gates along the perimeter of much of this room. Please confirm whether this is in the phase 2 GC’s contract and of what material this is composed. If they are part of the Phase 2 contract and not Owner provided, please provide details of material.

Response: All wire mesh partitions shall be provided by Phase 2 Contractor; refer to spec Section 10900 – Storage and Equipment Specialties.

- 11) Please confirm that the metal curb form at the gas island shall be stainless steel as noted on the equipment list on sheet AF1.02.

Response: Metal curbs shall be stainless steel.

- 12) Specifications call for one, but plans call for two watertight submerged sumps (sheet AF1.02). Please clarify the intent of design.

Response: Specifications call for one accessory per pump. Provide 2 pumps for unleaded tank & 3 pumps for diesel tank per sheet AF1.02.

- 13) Piping for generator at Fuel Island is not shown. Please confirm layout/specifications for fuel piping from tanks to generator.

Response: Proposed generator just north of Fuel Island and the proposed generator just south of the Garage will utilize day tanks within the generator unit. No fuel piping is required for these two generators.

- 14) Please confirm that the Fuel System contractor must carry the insurance/bond requirements listed in specification section 13211.E.

Response: The insurance/bonding requirements indicated at E. QUALITY ASSURANCE; Paragraph '4a', '5' & '7' shall not be required of the Fuel System Contractor.

- 15) Towns County indicated that the permit would be calculated as follows: \$1000/5000 sq ft for each building, plus \$0.35/sqft above the first 5000 sq ft. The total square footage being considered for permitting is roughly 158,069 sq ft, calculating the fees this equates to \$51,575. Please confirm that this is to be included in the price.

Response: Permit fees shall be included in base bid per Pre-Bid Meeting Minutes and spec Section 01100.

- 16) Sheet AA1.03 Interior Floor Plan Partition Legend notes that Partition type "G" is a 1-hour rated; the CMU described within the partition type is noted to be Class D-2 CMU. This appears to be contradictory, in that the D-2 rating is a 2-hour rating. Please confirm that the CMU class D-2 is NOT required.

Response: Class D-2 CMU is required per U.L. Design No. 905 on sheet A1.03.

- 17) Please confirm that the drainage mat shown on the exterior building sections at the administration and operations buildings is typical throughout these buildings, 14/AA1.07 detail does not show the drainage mat.

Response: Yes, the drainage mat shall be installed on the building envelope for both buildings.

- 18) Please confirm whether the Communications Cabling within the Admin and Operations Building should be plenum rated. The specifications (16716) and drawings (TA1.03, 1.04, & 1.05) contradict each other.

Response: The plenum space is all ducted return, so plenum-rated cable is not necessary.

- 19) The Specification Section: Floor Anchors - 11900 lists Power Sales Company as the supplier for the listed Anchor Pots and Bullet Anchors. We are unable to contact or locate this company. Please provide updated contact information, or alternative supplier.

Response: Try Pro Tools & Equipment, Inc.; 23529 Eagle's Nest Road, Antioch, IL 60002; Office: 800-989-3747; Fax: 847-838-2222; Email: [Sales-Info@Protools.ws](mailto:Sales-Info@Protools.ws).

### C. Hardin Construction:

- 1) Please confirm if subcontractor documentation (such as the following) is required to be submitted with the bidding GC's bid package submittal to Blue Ridge EMC:
- Time in business
  - Insurance coverage (identified types and minimums)
  - Distributor and Technician Certifications
  - Evidence of bond capacity (bond letter)
  - Verification of in-house labor (versus sub-subcontracted labor)

We have noted where specification sections have asked system contractors to provide this type of information "with bid".

Response: Yes, the subcontractors shall submit the above documents along with the General Contractor's bid package.

- 2) Please confirm if all bidding subcontractors are to fill out debarment affidavits and submit to GC for submission to Blue Ridge EMC along with bid package at bid time.

Response: No, only the Phase 2 Contractor shall submit the debarment certificate with the bid package.

- 3) The heavy timber roof trusses specification (06130.4.A) states that timber for truss members shall be No.1 common air-dried Southern Pine. Based on a 2010 start date, subcontractors have stated that air-drying would not be possible. Please verify if kiln drying would be acceptable to meet schedule requirements.

Response: Refer to addendum (#2).

- 4) Metal lockers are noted on the drawings in several locations; however, no specification has been furnished. Please confirm if these are owner furnished or contractor, if contractor, please furnish specifications.

Response: Metal lockers shall be provided by Phase 2 Contractor; refer to spec Section 10900.

- 5) Pneumatic tube systems (teller type) are noted on Sheet AA5.11, are these systems owner furnished?

Response: Pneumatic tube system shall be provided by Phase 2 Contractor; refer to spec Section 11100.

**D. Panattoni Construction, LLC:**

- 1) AA1.04 Room 214 Riser Room Details overlap at column. Please clarify.

Response: 'F.D.' for floor drain.

- 2) Specification 06200.2B.3b indicates Idaho White pine for painted interior trim. Will Poplar, Fir, or other locally available species be acceptable?

Response: Yes.

- 3) Where does the shelving per 10 & 11/AA6.04 go? Should it have 6 shelf levels or 3?

Response: The shelving shall be provided in Janitor's Closet #182; refer to sheet AA1.04. Provide 6 shelf levels per 10/AA6.04. 11/AA6.04 indicates a break in the section and dimension lines.

- 4) Where is detail 14/AA6.04 used?

Response: Provide rod & shelf in Closets #146, #149, #187, #189, #192, #196 and #224 on the wall opposite of the door opening.

- 5) 12/AA6.06 refers to 13/AA5.13 for interior planters. 13/AA5.13 indicates "topsoil, refer to landscape". Landscaping is not included in this project. How are the planters to be left after section is constructed?

Response: Refer to civil, architectural, structural and plumbing addendum (#2) sketches. The planters will be left in a 'Ready to Plant' condition. The backfill for the planters shall be set in the water proofed planter to a depth of 3'. The backfill will consist of a 6" layer of washed crush gravel in which a 4" PVC perforated under-drain will be placed on the floor of the planter in the long direction of the planter bottom. The under-drain will be connected to the floor drain.

Above the crushed gravel a woven filter fabric shall be placed covering the entire surface of the crushed gravel, (Contractor to submit cut sheet). The remainder of the planter shall be filled with a planting mix consisting of 1/3 'Perma Till' thoroughly mixed with 2/3 Mr. Natural CLM Soil Mixture as supplied by 'ITSAUL NATURAL' 800-301-2887.

- 6) Drawing SA3.04 truss notes indicate that truss connections are to be stainless steel plates with stainless steel bolts. Detail "TA" is the only plate that specifically indicates stainless. However, detail "TV" and typical beam to truss connections are indicated as A325. Please clarify which truss components are painted stainless steel, stainless hardware, and which are A325 or A992.

Response: See Wood Truss Notes on Sheet SA3.04.

- 7) Note 20/TA1.01 indicates that this project install data lines into furniture provided by others. Please confirm that all furniture components, including coverplates, whips (if any), grommets, etc. will be provided by others.

Response: The Phase Two Contractor is responsible for the cable all the way to the outlet. Include the whips, coverplates, grommets and outlets in the Phase Two Base Bid. Only the Furniture is by Others. The cable will be routed through the chase space in the bottom of the furniture panels. Systems furniture will be Xsite by Kimball Office.

- 8) AO1.04 indicates something in the alcoves at the West end of Crew Room 159. However, 7/AO6.02 does not reflect this. Are they marker boards, TV's by owner, projection screens, etc.?

Response: Projection screens.

- 9) Column line K-7 appears to have a boot wash per 8/AO5.09, but note was cut off. Please confirm.

Response: Yes; refer to sheet AO1.08.

- 10) Janitor's closet 156 shows what appears to be shelving that is 14" deep per AO1.04. However, nothing is scheduled per AO1.09. Should material similar to note G3/AO1.09 be used?

Response: No, this is wood shelving per details on sheet AO6.05.

- 11) 7/AW5.04 indicates that the dock bumpers are to be installed with anchor bolts. This is uncommon, as they are normally installed with wedge anchors. Will installation per manufacturer's recommendations be acceptable?

Response: Yes, install dock bumpers in accordance with manufacturer's recommendations and installation instructions.

- 12) Drawing ES1.01 notes "see sheet ES1.2". We assume that this was intended as ES1.02, as ES1.2 was not provided as part of Phase II drawings. Please confirm.

Response: Any note marked "SEE SHEET EX1.2" is intended to be "SEE SHEET ES1.02".

- 13) Are lighting fixtures "OC" and complete circuitry at admin / ops part of Phase II work? General notes at lower left indicate that all conduits are existing from 5' out.

Response: Lighting Fixtures 'OC' and all wiring is in the Phase Two Contract.

- 14) Is site conduit extended to the device, or junction locations at the gates, signs, rainwater storage, flagpole, etc? ES1.02 indicates that all site conduits are installed under Phase I.

Response: Site Conduit will be terminated within 10 feet of the device in a marked 3 foot square area. These will need to be extended to the associated device by the Phase Two Contractor.

- 15) Drawing ES1.01 2<sup>nd</sup> gate entrance references 3/SE1.2. Should this be 3/ES1.02?

Response: Yes.

- 16) Specification 01210.1D.1a is understood for the appliance allowance per 3.c.2. However, it will be difficult to include all labor, installation, overhead, profit, and other expenses indicated for the contingency work that is not defined. Please clarify.

Response: Total cost for appliances shall be deducted from appliance allowance.

- 17) Alternate #1 is for natural stone in lieu of manufactured masonry. Will supporting structure or detailing be changed for the alternate material?

Response: Refer to addendum (#2) for update.

- 18) Specification 0613.4A indicates #1 Southern pine for the wood trusses. Maximum alignment tolerance of 3/8" from a flat plane and 1/4" construction tolerance is indicated. Is this a requirement at installation, at completion, or at what point during the warranty period? SYP is known for its twisting and buckling. Construction sequence dictates this material be installed in an unconditioned space- which directly affects tolerances and moisture content. It will be very difficult to control these aspects of the installation if another species is not specified.

Response: At completion.

- 19) What finish is required for the Heavy Timber Trusses? S4S, Rough-Hewn, smooth, etc.?

Response: S4S; sample/mock-up required for comparison with other stained finishes.

- 20) Drawing PG2.02 indicates a 1" gas line and a minimum 2,000gal LP tank installed by a licensed propane installer. However, drawing C-1S indicates Two (2) each 1,000gal propane tanks during Phase II construction. Will tanks be provided by owner, or under this scope? If by this project, then please clarify the requirement.

Response: Refer to civil addendum (#2) sketch for Sheet C-5S and Mechanical/Plumbing Sheets for additional information concerning propane tank. Tank is a single 2000 gallon tank. It should be installed by a licensed propane tank installer, (usually a propane provider), based on propane industry standards.

- 21) Drawing AO/2.01 indicates roof drains, piping, and overflow spouts at the modified bitumen roofing area at the NW corner of the Operations building. This rain leader work is not reflected on the plumbing drawings. Please clarify.

Response: Refer to plumbing addendum (#2) sketch SK-01/PO2.01.

- 22) Roof drain collection system is indicated on C-17 and the connection detail is omitted, but later shown on drawing C-23. This connection detail is to be installed prior to hot asphalt installation. We are concerned about piping being damaged due to the installation, and a potential maintenance concerns in the future. Will expansion material, sleeving, or a concrete pad be required at these locations?

Response: Refer to civil addendum (#2) sketches for revised roof drain piping information as shown on civil sheets for Phase Two Bidding. No additional measures such as expansion material, sleeving or concrete pads are required at downspout connection.

All costs to repair/replace damage to ANY Phase Two scope items caused by the Phase 1 Site Work Contractor during the completion of Phase 1 site work improvements will be paid by the Phase 1 Site Work Contractor. Repair/replacement will be completed by Phase Two Contractor.

23) Drawings AG1.02, AG4.02, and 1/AG5.05 show the crane beams suspended from beams spanning between the building rafters, and to be supplied by the metal building suppliers. AG1.02 note states to “coordinate beam spacing dimensions with crane and building manufacturer”. We assume this also includes quantity, location, and orientation of these support beams. Please confirm.

Response: Yes.

24) Specification 14002.2E.7 mentions a walkway for easy access and maintenance. Is this intended as a catwalk, or simply working space around equipment that is easily accessible?

Response: Delete the requirement for the walkway.

25) Specifications 14002 and 14003 require load testing for the 10-ton with weights provided under this scope. 14003 require load testing for the 1,500lb cranes with loads provided by others. Section 14001 for the 5-ton cranes does not require load testing. Please confirm.

Response: All cranes shall require load testing by Contractor.

26) Drawing I-1.0 & I-2.0 indicates that the irrigation controller be installed in the buildings. Should we assume that the Phase II install the 3” conduit from 5’ out for the Phase I irrigation contractor to pull wire and terminate into their controller? It is also noted that the “irrigation contractor shall hardwire 120V power to the controller.” This work is indicated on EA2.11 and EA2.12. This termination is typically performed under the licensed electrician, and not the irrigation contractor. Please advise.

Response: The Irrigation Contractor shall be responsible to pull and connect the irrigation control wires to the controller. The Irrigation controller shall be hard wired; not plugged in. A licensed electrician shall make the 120V connection to the controller.

#### **E. Fox Building Company, Inc.:**

1) General:

a. The building manufacturer suggests expansion joints every 100’-0” of gutter. Please verify this will be acceptable.

Response: Yes.

b. Verify that there is to be R-35 insulation in the roof of the open wall area.

Response: Yes, R35 is required for the entire roof area.

c. Please provide detail for trimming out skylight locations with 12” of insulation and skylights.

Response: Coordinate trim requirements with Insulation Manufacturer’s recommendations and installation instructions.

d. We suggest using WMP-50 facing laminated to the facing of the insulation in lieu of bird netting.

Response: Provide bird netting as indicated below.

- e. Verify the building should be designed for a 10 psf collateral load?

Response: Provide collateral loads (and other required design loads) indicated on the structural drawings; refer to clarification note 'A' in Addendum No. 01.

- f. Clarify vapor barrier for roof & wall insulation.

Response: WMP-50; refer to addendum (#2) for specification.

2) Garage:

- a. Drawings call for wall insulation to be R-13 & specs call for R-19. Please verify.

Response: All wall insulation shall be R19 (minimum) per spec Section 07210.

- b. Verify height of Masonry along Column line 10 on sheet AG1.01. Note A calls for 6' high masonry details call for 12' high masonry.

Response: Masonry wall shall be 12'-0" high as indicated. Partition Type 'A' indicates 7/8" metal furring channels at 6'-0" high.

- c. Drawings show to support the 12" cmu wall but no loads are shown. What does the building need to support?

Response: Connections shall be provided by Contractor and shall allow for vertical movement and transfer of lateral forces to metal building system. Contractor shall coordinate with Metal Building Manufacturer.

- d. Note says masonry walls run to roof deck. We do not think this will be possible with 12" insulation. Section SG3.04-J, and section 2 on AG5.05 does not allow for the deflection of the roof if the block is to run to the deck.

Response: This will be coordinated with metal building shop drawings.

3) Truck Shed:

- a. What is the weight of the hose reels that are to be suspended from the structure?

Response: Coordinate with Equipment Manufacturer per clarification note 'A' in Addendum No. 01.

- b. What load do we design for per Section 2 & 6 on AT5.02 to support the masonry wall? Section also does not allow for roof deflection.

Response: Connections shall be provided by Contractor and shall allow for vertical movement and transfer of lateral forces to metal building system. Contractor shall coordinate with Metal Building Manufacturer.

- c. Section 6 on AT5.02 note say “Refer to structural for bracing top of wall.” Cannot locate section showing top of wall on structural drawings.

Response: Connections shall be provided by Contractor and shall allow for vertical movement and transfer of lateral forces to metal building system. Contractor shall coordinate with Metal Building Manufacturer.

- d. What is the specification on the bird netting?

Response: ‘K-NET HT Bird Netting’ (stone color) by Nixalite of America, Inc., or an approved equal.

4) Warehouse/Materials Handling:

- a. Verify that there are 2 cranes in the material handling building.

Response: Yes.

- b. Do we design for a 10 ton crane or a 20 bay crane? Will they both operate in the same bay at the same time?

Response: Design for a 10 ton crane; verify with Crane Manufacturer. The cranes shall operate one (1) bay apart, minimum.

- c. 28’ is shown to the top of the rail. What elevation do we need to put the crane bracket?

Response: Contractor shall coordinate this with Crane Manufacturer.

- d. Same question for supporting masonry walls.

Response: Connections shall be provided by Contractor and shall allow for vertical movement and transfer of lateral forces to metal building system. Contractor shall coordinate with Metal Building Manufacturer.

END OF CLARIFICATIONS