

MORGANTON COMMUNITY HOUSE – PHASE II

ADDENDUM # 2 – 11/4/16

Bid date remains November 16 at 3 PM as changed in Addendum #1.

This Addendum is provided through the City of Morganton's website (www.morgantonnc.gov/bids), the FW Dodge Report, AGC Carolinas, Hispanic Contractors Association, and is being emailed to the Contractors who have provided contact information to the Architect. The GCs shall be responsible for the distribution of this addendum to their subcontractors and suppliers providing pricing for this project.

General:

1. The correct City of Morganton website with the bid documents is www.morgantonnc.gov/bids. One of the references in the Project Manual has an incorrect listing.
2. Attached is an updated Bidders' List: those who attended the mandatory Pre-Bid Conference on October 26, 2016. Note that the only change is a preferred email address for Triangle Construction and Wilkie Construction.
3. Hazardous materials:
 - a. Asbestos: The City has certifications indicating that the facility is asbestos-free, including the Connelly Room ceiling tiles which were recently tested.
 - b. Lead paint: The Cobb Room wing of the facility (upper & lower) were built in 1980 and therefore are lead-free. For doors and trim which are to be "refurbished" in the older portion (Lobby and Connelly Room) of the building, proper procedures for lead paint are to be followed. See under Architectural section below for clarification on which doors are affected.
4. Project Manual Table of Contents:
 - a. Add Section 08 7100 Door Hardware to the Table of Contents (the specification section is included already in the Manual).
5. Refer to Project Manual Section 01 2300 Alternates, 004100 Bid Form and Sheet A8 Construction Sequencing. Alternate #4 has been eliminated. The Owner will not be holding events and occupying the Meeting Rooms during the construction period. Note, however, that the Owner will be using the Kitchen. Contractor needs to protect the Kitchen from construction dust and meet all health department standards for a functioning commercial Kitchen. See PME below for directives to keep Kitchen up and running. The Bid Bond

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form will be reissued to eliminate Alternate #4 (Not Used). The other Alternates will retain their numbering system.

Architectural:

1. Specification Section 09 9337 Concrete Sealing, although listed in Project Manual Table of Contents, was not included. It is included in this Addendum.
2. Refer to Sheet A7 Door Schedule and Details. The following is clarification regarding painting and “refurbishing” of specific doors. “Repaint” or “paint” does not introduce special care for lead-based paint. “Refurbish” does.
 - a. Doors E115, E116, E118 are hollow metal. Change “refurbish” to “repaint” doors and frames.
 - b. Door E117 is hollow metal. Provide and install painted new door in existing frame.
 - c. Doors 105, 106, 108: refurbish doors per lead abatement standards. Frames for these doors are new, per schedule.
 - d. Door 104: Repaint frame and refurbish door per lead abatement standards.
3. Clarification on painting of wood trim:
 - a. Repaint all existing running trim (base, base cap and shoe, cove and wainscot)
 - b. Repaint all existing window interior frames and sashes.
 - c. Repaint all door frames (new and existing) interior and exterior.
4. Refer to Specification Section 10 2800 Toilet, Bath and Laundry Accessories
 - a. Part 3.04 Schedule: “Soap dispenser: one each stone countertop lavatory.” Note that these are through-counter soap dispensers per 1/A6 and 2/A6. This applies to the countertop lavatories in the Rest Rooms only. The three Beverage Stations do not have soap dispensers.
 - b. Part 2.02 and 2.03: Paper Towel Dispenser/Waste Receptacle. Refer also to enlarged Toilet Rooms on Sheet A6. In each of the three single-use Toilet Rooms (Rooms 001, 002 and 108), provide one recessed paper towel dispensers/waste receptacles: Bobrick B-369 or equal.
 - c. In larger multi-fixture Toilet Rooms, provide one recessed paper towel dispenser/waste receptacle: Bobrick B-3944 or equal. See Sheet A6 for location in Women’s Toilet Room 106. In Men’s Toilet Room 105 relocate adjacent to changing table.
5. Refer to Specification Section 10 2113.19 Toilet Compartments, Part 2.01.A. In Specification, eliminate any reference to ceiling hung. Toilet partitions are Floor-mounted and Headrail braced.

6. Refer to Specification Section 11 5213 Projection Screens. Provide Projection Screens recessed above the ceiling and as specified.
7. GC is to provide concrete pad for HP1 and HP2. See M1.1 for location. GC to coordinate size required with Manufacturer's recommendation.

Plumbing, Mechanical, Electrical (General):

During the construction period Kitchen is to remain fully functional and meet health department standards for a commercial Kitchen. Throughout construction the plumbing, mechanical, and electrical system must remain operational for the Kitchen during normal operating hours. The revision to the water supply piping and other connections with the existing systems shall be performed after hours or coordinated in advance with the Owner.

Provide exhaust fans in the construction zones to maintain a negative pressure with respect to the Kitchen to keep dust and other construction debris out of the Kitchen.

Mechanical:

1. Reference Drawing M1.1. The existing exhaust and fresh air louvers on the east wall are 18x18 instead of 20x24. They should remain in place. Do not replace the outdoor air intake louver.
2. Reference Drawing M2.1. Delete the Louver Schedule. Louver L-1 is not needed.
3. Reference Drawing M2.1, Split System Heat Pump Schedule. The Minimum OA for AHU-1 should be 300. The Minimum OA for AHU-2, which serves Meeting Room 2, is 200.

Electrical:

1. Reference Drawing E1.2. Exposed conduit is acceptable on the ceiling in Storage 004, but data and AV cabling passing through this space must be in conduit. In lieu of the conduit sleeves passing through meeting room walls into that space (Keyed Notes 7, 8, and 13) provide the following:
 - a. A 16"x16" x6" deep junction box at the ceiling connected to the two 2 1/2" conduits noted by Keyed Note 10 into the crawl space.

- b. One 2" conduit from each meeting room into this junction box.
 - c. One 2" conduit from each meeting room into the AV closet.
 - d. Two 2" conduits from the AV closet into this junction box.
1. Reference Drawing E2.1, Panel MDP Schedule. All of the breakers required are existing with exception of the 60 amp breaker for the elevator. All of the feeders shown are existing with exception of Panel LP3 and the elevator.
 2. Neither exposed conduit nor wiremold are acceptable on finished walls or ceilings with exception of mechanical spaces and the storage room on the lower level. Existing recessed boxes can be reused to the extent feasible and devices shown relocated within a few feet to utilize these boxes. The walls of the Cobb Room have ¾" hat channel and ½" sheet rock on CMU. New conduit can be run in this space with shallow boxes; sheet rock would have to be repaired. In the Connelly Room the masonry and plaster walls would need to be routed out for new wiring.
 3. Reference Drawing E1.6. In lieu of the office on the main level, locate the fire alarm panel in the kitchen basement between the electrical panels and the walk-in cooler.

END OF ADDENDUM

MORGANTON COMMUNITY HOUSE PHASE II – LIST OF BIDDERS

(attended Pre-Bid 10-26-16, mandatory for General Contractors)

GENERAL CONTRACTORS:

- Brantley Construction Co. contact Jacob Benson
Email: jbenson@brantleyconstruction.com
Tel. 828-484-8272
- Greene Building Corporation, contact Jason Clontz
Email: jason@greenebuildingcorp.com
Tel. 704-473-5292
- Hickory Construction, contact Jeff Herman
Email: jherman549@hotmail.com
Tel. 828-228-4761
- Kearey Builders Inc., contact Ryan Kearey
Email: marita@keareybuilders.com
Tel. 704-883-9811
- Moss Marlow Building Co, contact David Deal
Email: ddeal@mossmarlow.com
Tel. 828-328-2333
- Neill Construction Inc., contact Jeff Derrell Brown
Email: Darrell@neillinc.com
Tel. 828-855-5805
- Pro Construction Inc., contact Matthew Stonebraker
Email: proconnc@gmail.com
Tel. 910-455-0647
- Ridgeline Building Corp., contact Wes Taylor
Email: wtaylor@ridgelinebc.com
Tel. 828-413-0310
- Triangle Contractors, contact Eric Jacobsen
Email: Ejacobsen@tcihvac.com, estimating@tcihvac.com
Tel. 828-432-0025
- WC Construction Co., contact Chris Hoover
Email: chrish@wconstructionco.com
Tel. 336-721-3420
- Wilkie Construction Co, contact Brandon Harrison
Email: Estimator@wilkie-Const.com
Tel. 828-754-6431

ELECTRICAL CONTRACTORS:

- Kayga Electric, contact Sammy Kayga
Email: kayga2@bellsouth.net
Tel. 828-433-7547
- Progressive Electric Co Inc., contact Jason Sigmon
Email: progressiveelectric@charter.net
Tel. 828-244-6908

MECHANICAL CONTRACTORS:

- Triangle Contractors, contact Don Mask
Email: don@tcihvac.com
Tel. 828-413-4021

SECTION 09 9337 - CONCRETE SEALING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. SEALER / Sealed Concrete

1.02 RELATED REQUIREMENTS

- A. Flooring Preparation:
 - 1. Substrate Site Quality Control

1.03 SUBMITTALS

- A. Product Data:
 - 1. Sealer: Include VOC content and material descriptions .

PART 2 PRODUCTS

2.01 SEALER / Interior Sealed Concrete

- A. Clear non-film-forming penetrating monomeric silane water repellent.
- B. Solids Content: 20% minimum alkyltrialkoxysilanes.
- C. Carrier: water.
- D. VOC Content: 100 g/L maximum / 40 CFR 59, Subpart D (EPA Method 24).
- E. Manufacturers:
 - 1. Advanced Chemical Technologies, Inc.
 - 2. Anti-Hydro International, Inc.
 - 3. BASF Building Systems, Hydrozo or Sonneborn Division, (www.buildingsystems.basf.com)
 - 4. ChemMasters
 - 5. Chemical Products Industries, Inc.
 - 6. Conspec Marketing and Manufacturing Co., Inc.
 - 7. L&M Construction Chemicals (www.fgs-permashine.com)
 - 8. Nox-Crete Products Group
 - 9. Pecora Corporation
 - 10. PROSOCO
 - 11. Dayton Superior Specialty Chemical
 - 12. Tamms Industries, Inc.
 - 13. Wacker Chemical Corp.
 - 14. W. R. Meadows, Inc.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Examine substrates as required for flooring preparation indicated elsewhere.
- B. Ensure surfaces to be coated are dry, clean, and free of efflorescence, oil, or other matter detrimental to application of coating.

3.02 PREPARATION

- A. Prepare substrate as required for flooring preparation indicated elsewhere.

3.03 SEALER APPLICATION

- A. Apply two coats, minimum.
- B. For horizontal surfaces, apply to saturation, follow by squeegee or broom to eliminate ponding.

END OF SECTION