

July 7, 2010

RENOVATIONS TO THE HEALTH BUILDING (2010)
PALATKA CAMPUS
ST. JOHNS RIVER COMMUNITY COLLEGE

Architects Job No. 015G02

ADDENDUM NO. 2

All items in this Addendum are incorporated into the Contract Documents.

ITEM NO. 1 The following are questions received from bidders and their answers:

Question 1: We understood during the Pre-Bid walk through that the Health Building would be periodically occupied during construction. Is there a schedule of activities available?

Answer: All non-construction areas of the Health Building will be occupied during the construction phases of this project. The immediately available schedule shows the following:

Volleyball practice begins	8/1/10
Volleyball scrimmages	8/13/10
Volleyball games (x3)	9/4/10

The College may schedule other activities which are unknown at this time. Classes begin August 23, 2010.

Question 2: Since the documents allow all work to proceed on Notice of Commencement, all demolition work may be initiated simultaneously (including Restroom demolition.) Will the Owner provide for temporary Restrooms for patrons or students needing to use Restrooms?

Answer: Yes. Toilet facilities will be made available for patrons and students at other restroom locations on campus.

Question 3: Sheet A-1, Note No.9 says the Contractor is to provide dust barriers in all construction and demolition areas. If erected in all construction areas, it will limit access to certain Offices and other areas or they will have to be taken down and reinstalled. Please clarify.

Answer: The southeast and southwest lobbies shall remain accessible during the construction of this project. The removal and replacement of Doors 12 and 15 at the southeast Lobby G-026 shall be coordinated with the Owner to take place when the main Gym is not scheduled for use by the Owner.

Question 4: Project Manual, Section 01040, PROJECT COORDINATION, Page 01040-1, Paragraph 1.1, E. Is asbestos abatement being considered on this project? If so, where and how much?

Answer: None known or anticipated.

Question 5: Project Manual, Section 02070, SELECTIVE DEMOLITION,
a. Page 02070-1, Para 1.2, SUMMARY, para. A. Please verify sub paragraph's 2 and 4. Do not see any requirements for this work.
b. Page 02070-2, Para. 1.7, A. Since the Contractor will be producing a Schedule of Construction, will additional notice to the Owner be required?

Answer: a. Paragraphs 2 and 4 do not apply to this project.
b. No.

Question 6: Project Manual, Section 03011, CONCRETE GENERAL,
a. Page 03011-1, 1.03 SUBMITTALS, para. A. Will shop drawings be required for this work. Could be time consuming and seems unnecessary.
b. Page 03011-4, para. D. Chemical Hardener Finish. Where is this product specified?

Answer: a. Shop drawings will not be required for this section.
b. Chemical hardener finish is not required for this project.

Question 7: Project Manual Section 07900, JOINT SEALERS:
a. Page 07900-1, 1.02 SUMMARY, para. B., 1. & 2. Appears to require editing to conform to project conditions and requirements.
b. Page 07900-4, 2.05 FIRE RESISTANT JOINT SEALERS, Are there any?

Answer: a. Delete 07900, 1.02B.1, c. and e.
b. Not required for this project.

Question 8: Project Manual: Section 08211, FLUSH WOOD DOORS
a. Page 08211 various. There are several references to fire rated doors and lites but the drawings do appear to show only flush wood (No lites.) Please clarify.
b. Where are fire-ratings specified? Are any required?

Answer: Add the requirement that:
a. All interior solid core wood doors shall be 20-minute rated doors. Door lites are shown on the door schedule. Door lites shall be wire glass. New door frame for Door No. 3 shall be 1-hour rated.
b. Yes. See above requirement for fire-rated doors.

Question 9: Project Manual, Section 08410-4 B., 8., Panic Hardware: Kawneer Panel Line 500 (neither is 150 and 350) is not manufactured by Kawneer as a custom width door. May have to be a standard storefront door. Please verify.

Answer: Revise "Kawneer Panel Line 500" to "Kawneer Panel Line 500 with Doormatic No. 1490 Panic Exit Device" for Doors 1, 9, 12, 14, and 15. Kawneer pivot hinges with intermediate pivot are approved.

Question 10: Project Manual, Section 08710, FINISH HARDWARE
a. Page 08710-3, 1.05 FIRE RATED OPENINGS, Where are fire ratings specified?
b. Page 08710-6, para. L, 1.(INTEGRATED KEYPAD OPERATED PRODUCTS, Are there any?

Answer:
a. Delete requirements of 08710-3, 1.05 FIRE RATED OPENINGS from the specification.
b. None required for this project.

Question 11: Project Manual, Section 09300, CERAMIC TILE
a. Page 09300-1, para. 1.2, D. My supplier informed 12" x 12" glazed ceramic tile is not available with slip resistant surface. He suggested non- skid porcelain. He also claimed tile base was not available in sanitary cove design, only straight base. Please verify
b. Page 09300-1, para. M. Where is cement backer board used?
c. Page 09300-3, para. J. It looks like the last sentence was not completed. Is additional information required here?

Answer:
a. The IColori 12"x 12" floor tile manufactured by Marazzi, USA has a C.O.E. of 0.6 (wet) and 0.7 (dry), which meets ADA recommendations for slip-resistant accessible routes. The specified floor tile is available in a 6"x 8" sanitary cove base with trim.
b. Not used in this project.
c. Delete the last sentence "Unless indicated otherwise, treat expansion and control joints as follows:"

Question 12: Project Manual, Section 09800, SPECIAL COATINGS, Page 09800-3, paras 2.5 and 2.6. My painter suggested using waterborne epoxy instead of specified products to reduce odor and expedite construction. Please consider and advise.

Answer: Waterborne epoxy is approved for this project.

Question 13: Project Manual, Section 10200, LOUVERS AND VENTS, Page 10200-1: Are there any?

Answer: Please refer to Addendum No. 1, Item No. 2, Question 14 and its response.

Question 14: Drawing Sheet A-1:
a. Note No.3 says to clean tile, roughen surface and apply floor leveling compound to level surface to receive new thin set ceramic tile flooring. My installer informed the new tile and grout thickness will be about 5/8" to 3/4". There is no practical way to accommodate the higher height at interior doors, in particular. By measurement, the height is about 6'-8" clear, now. With additional thickness, door height will be less than the 6'-8" required by ADA. Cutting out tile at the doorways endeavoring to provide for adequate clearance will necessitate ramps on each side of the door. Please clarify.

- b. Increasing the height of tile adjacent to stairs will change the riser height beyond the Code allowed 1/8" between risers. I believe the best solution will be to remove the tile. Please clarify.

Answer: (Applies to both questions above) Drawing A-1, Demolition Notes: Delete requirements of Note 3. Add the following as revised requirements for Note 3:

NOTE 3 (REV): Completely remove existing quarry tile base and existing broken quarry tile flooring. Level and prepare the existing concrete floor slabs and wall base areas to receive new floor and base tile. The finished elevation of the new floor tile surface shall match the finished elevation of the existing floor tile prior to its removal. Prep of the existing floor slab includes grinding off rough, uneven surfaces, placement of leveling grout and setting bed to achieve a smooth, uniform and level floor sub-surface as required to receive the new tile floor.

Question 15: Drawing Sheets A-3 and A-4: Renovations to existing Restrooms include removing existing and installing new fixtures, fittings and trim. Existing spacings (dimensions) do not conform to the 2007 FBC Plumbing Code; ref. Figure 405.3.1. Has this been reviewed and approved by the AHJ?

Answer: The AHJ has indicated that since the project is only renovation of finishes and replacement of plumbing fixtures, the existing spacing of plumbing fixtures is not required to be changed to comply with the current code.

Question 16: Drawing Sheet A-4:
a. G020B and G020 ceilings are identified on the Finish Schedule as existing. I assume ceilings will not be repainted. Please verify.
b. Doors No. 12 and 15 are to be removed and replaced with new aluminum storefront doors. Quarry tile in front of Door No. 15 is damaged (floor has settled). We propose to replace two rows of quarry tile in front of new doors to blend with existing at the new doors. Please verify.

Answer:
a. Ceilings at G-020B and G-020 are not required to be repainted.
b. Repair settled floor area at the south end of Door No. 15 with two (2) rows of quarry tile to blend with existing floor at the new doors.

Question 17: Drawing Sheet A-5:
a. Lobby Elevation 3/A-5 shows Kawneer Paneline 500 as specified in Section 08410. My supplier informed Kawneer Paneline 500 is not available as a custom width door (neither is 150 or 350). May have to be a standard storefront door (Not Paneline). Please verify.
b. Due to existing openings for doors and frames, all storefront doors will have to be custom manufactured. Please clarify.

Answer: Refer to the answer to Question 9, this Addendum.

- Question 18: Is there a specific manufacturer for the 8" wall tile?
- Answer: 8" glazed ceramic wall tile shall be "Citta' Comuni Quartieri", manufactured by Marazzi USA or an approved equal. Provide cove base and required trim shapes.
- Question 19: Is the alternate to include all walls or just the wet walls as shown on the plans?
- Answer: Alternate No. 1 shall include all walls of each restroom G-014, G-015, G-024 and G-025
- Question 20: The Acoustical Ceiling specification, Section 09511, para. 2.01 calls for the AT-1 to be tegular square edge. Can you clarify as to whether the AT-1 is a tegular edge or a square edge?
- Answer: AT-1 shall be "tegular edge".
- Question 21: Drawing A-2 shows no room signs but room signs are specified. Please clarify.
- Answer: Delete requirement for room signs. Owner will furnish and install.

END OF ADDENDUM