

**ADDENDUM #2**

**An Addition to the Sylvan Valley Industrial Park (Phase 2), Brevard, NC.**

**Addendum #2**

**May 10, 2024**

This addendum supersedes all other addenda and forms a part of the bid documents and modifies the original project manual and drawings dated April 4, 2024.

**Item #1: Specifications #051200:**

- A. Page 051200-2 Paragraph 1.6A: Omit the specific AISC requirement for Fabricator Qualification Program and an AISC Certified Plant.
- B. Page 051200-2 Paragraph 1.6B: Omit the specific AISC requirement for Installer be an AISC-Certified Erector, Category ACSE.

**Item #2: Clarification on specific painted items:**

- A. Exposed interior Pre-Cast walls are not required to be painted – exposed construction.
- B. Structural steel (Columns/Trusses/etc.) are to be shop primed to match existing. Shop priming to comply with SSPC-Paint 15.
- C. Metal Decking is to be factory primed “white” on the exposed interior bottom face to match existing and gray or manufacturer standard color on the concealed top face. Refer to Section 0531100 Steel Decking for Prime-Painted Steel requirements. The designation “Painted Exposed Construction” on the Finish Schedule for the Unoccupied Space is referencing this Metal Deck.
- D. Exterior painting of exposed surfaces are to match the base color and accent colors of the existing building in accordance with the painting specification.
- E. Painting of Concrete Substrate, Traffic Surfaces is not anticipated on the current project.

**Item #3: Dock Leveler Equipment:**

- A. The specified dock leveler equipment specified matches the existing equipment and is preferred. McGuire dock leveler equipment may be substituted on this project if the product information is properly submitted in accordance with specification section #012500 Substitution Procedures and documentation provided during the submittal process verifies that the product is equal to the specified product on the drawings and as specified in Section #111319 Stationary Loading Dock Equipment. It is the provider’s responsibility to indicate all discrepancies clearly between the existing leveler and the proposed McGuire equipment allowing the Owner to decide on final approval.

**Item #4: The only Sole Source Vendors on this project are as follows:**

- |                          |               |              |   |
|--------------------------|---------------|--------------|---|
| A. Aggregate Piers       | GeoStructures | 540-751-5000 | <a href="http://Geostructures.com">http://Geostructures.com</a>                     |
| B. Precast Wall Panels   | Tindall       | 864-595-3301 | <a href="http://tindallcorp.com">http://tindallcorp.com</a>                         |
| C. Fire Sprinkler System | Diboca        | 828-696-3400 | <a href="http://robert@diboco.com">http://robert@diboco.com</a>                     |
| D. Fire Alarm System     | Infinty       | 828-683-1420 | <a href="http://infinitysystems@charter.net">http://infinitysystems@charter.net</a> |

**Item #5: Handrails/Guardrails and Fencing:**

- A. Handrails/Guardrails at loading dock stairs and ramp are noted on both Architectural and Structural sheets as steel piping. Powder Coated Fencing located above the North parking lot retaining wall is shown on the Civil drawings.

**Item #6: Drawing Sheet A2 Special Construction Notes:**

- A. Note #4 reference to 2000 PSF Soil Bearing Capacity is to be revised to 3000 PSF.

**Item #7: Bollards:**

- A. All Bollard installations are to include plastic bollard cover as indicate on the Civil drawings. Prior to installing the covers, the steel bollards exposed above finish grade are to be primed and painted in accordance with the exterior painting specifications for Steel and Iron Substrates – Water Based Light Industrial Coating System.

**Item #8: Painting – The following items are to be primed and painted in accordance with exterior painting specifications for Steel and Iron Substrates – Water Based Light Industrial Coating System:**

- A. Exterior stairs, landing guard/hand rails.
- B. Exterior ramp guard/hand rails.
- C. Dock leveler pit angles and steel components.

**Item #9: Structural Drawings:**

- A. **Detail 9/S0.2 Turndown Slab:** Bent bars shown to be #4s at 24” o/c. Total bar length to be 40” bent 90 degrees with legs 16” and 24”. Position 24” leg into slab as shown with 16” leg terminating a min. of 8” into footing.
- B. **Detail 2/S2.1** Dowels to be #4s @ 24” o/c. Coordinate exact requirements with panel designer and provide any revisions during shop drawing submittals.
- C. **Detail 1/S2.1** – existing concrete footings at columns are indicated on the previous construction drawings provided by the Owner of Phase 1 as 7’-0” x 7’-0” x 1’1” thick. New footing extension is to be 2’-4” x 7’-0”x 1’1” thick (4 req’d - See Structural Sheet S1.1 for locations).
- D. **General:** All washed stone base under interior concrete floor slabs to be 6” thick in lieu of 4” shown on Structural Drawings.

**Item #10: Clarification – piping penetrations:**

- A. All water and gas piping penetrations thru non-rated walls/ceilings to have a sleeve sized to provide for approximately ¾” sealant around piping and sleeve. Contractor to provide submittal for sleeve and detail for final approval. Refer to project manual and roofing details for penetrations through roof system.
- B. The rated walls/ceilings of the existing Fire Suppression Pump Room are 1 hr. rated. All through – penetration firestop systems from this room, once piping design is determined by the designated design of Diboco are to be 1hr rating for the existing precast concrete construction. Provide submittal for final approval in accordance with UL Fire Resistance 1 hr requirements for proposed piping materials. It is also noted that any penetrations in the existing precast panels are to be reviewed and approved by Tyndall (original vendor/supplier).

**Item #11: Arch Drawing Sheet A4 South Elevation:**

- A. The Stair, Railing and Bollard elevation shown toward the East end of the building elevation at the existing building should read as “Existing”. There are only two new exit Stair/Landing units both located within the new addition.

**Item #12: Clarification on Access to existing Tenant Spaces: The Contractor is to coordinate with the County/Tenants once aa initial construction schedule has been submitted by the Contractor. The following are basic work schedules that are typical for the Tenants.**

- A. **Phase 1 Tenant – Oskar Blues:** Depending on the schedule week to week, we may have staff any day of the week, including overnights. It will be best if we see the schedule from contractor and estimated timeline for shutdowns for each utility and general work activity with our tenant space. We can work around the schedule for downtime on a utility as long as it is planned ahead and timelines are firm.
- B. **Phase 1 Tenant – SylvanSport:** Typical work hours are generally Monday-Friday 7:00am to 5:30pm.

**Item #13: TPO Roofing System:**

- A. The roofing system is not specified with a cover board.

**Item #14: Plumbing Clarification:**

- A. Sub-meters shown and specified on the plumbing drawing are to be provided and installed by the Contractor.

**Item #15: Project Manual - #000110 Supplementary Conditions:**

- A. Refer to **Paragraph 3.6 Taxes** for information regarding the County being entitled to reimbursement of sales tax incurred during the construction process. County taxes vary throughout North Carolina. All state and county taxes within NC are to be listed with each Application for Payment clearly indicating the taxes paid in accordance with the form provided.

**Item #16: Project Manual – 000030 List of Subcontractors; Form is to be filled out in its entirety and included in the Bidders Envelope.**

**Item #17: This project does not have a stipulated number of calendar days for completion although the completion date provided in the bid may have a bearing on the selection of the successful bidder. It is also noted that there are no requirements for liquidated damages specifically indicated on this project.**

**Item #18: Mechanical Sheet M2:**

- A. Provide Hood Intake in accordance with the Intake Hood Schedule.

**Item #19: The project is located in the City of Brevard. Although various fees are noted in Addendum #1 Item #1 any Contractor Licensing required by the City of Brevard are the sole responsibility of the Contractors.**

**Item #20: County Landfill access:**

- A. The County will allow landfill access after normal business hours M-F and on Saturday although the exact adjustments in normal business hours will need to be coordinate between Contractor and the County. This should be determined early within the construction schedule. It is also noted that loads taken to the landfill will not have to cross scales.

**Item #21: Section #000010 INVITATION TO BID.**

- A. **The original Bid Date of Thursday May 16<sup>th</sup> at 10:00am has been revised to Thursday May 23<sup>rd</sup> at 2:00pm.**