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ADDENDUM NO. 2

TO: All Plan Holders

RE: The Village at Oakview
for Bristol Redevelopment and Housing Authority
BRHA-1460.00.MF.0915
T&L Project No. 12655-05

DATE: January 7, 2016



BID OPENING DATE: JANUARY 14, 2016.

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated September 11, 2015. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of Seven (7) pages,

CLARIFICATIONS AND ANSWERS TO PRE-BID QUESTIONS:

1. Will the Owner or Contractor pay for any/all utility aid to construction/ service fees?

RESPONSE: The Contractor shall pay for all temporary and permanent utility connection and installation costs and fees. Contacts at the Bristol Virginia Utility are:

Electric: Richard Adkins 276-645-8730

Water and sanitary sewer: Philip King 276-821-6207

2. **Completion Schedule** – The question was raised in the pre-bid meeting regarding the 12 month completion. Has anyone (owner or architect) actually created a schedule based on the scope of work? The 12 month schedule does not seem realistic. The site work prior to starting the buildings will take some time and utilities (by others) will have to be installed. If you allow 2 months for the site development, that leaves only 10 months or 2 months per building. Due to the limited area available on the site, it will be difficult to increase manpower to accommodate. The schedule should be re-considered.

RESPONSE: The schedule remains as stated in the bid form.

3. Refer to Specification 01 3300: Who pays for Submittal Exchange?

RESPONSE: Submittal Exchange is a Basis of Design product and any comparable product may be used as stated in Addendum Number #1; Clarifications and Answers to Pre-Bid Questions; Item #2. The cost of the submittal service is the successful bidders responsibility.

4. Verify that GC is not responsible for Earthcraft testing/inspection/certification fees.

RESPONSE: The Owner pays for the Earthcraft testing/inspection/certification fees EXCEPT for tests specified in the project manual SUCH AS Concrete, Soil Compaction, Water and Sewer, HVAC air balancing and so on.

5. Refer to specification Section 09 3000 - Tiling; 2.06.A. Is the Sound and Crack Isolation Mat underlayment required at only the Second Floor level or is it required on both floor levels?

RESPONSE: The Sound and Crack Isolation Mat underlayment is required on both floor levels. The Contractor shall install either a sheet or liquid type waterproof barrier under the floor tile that is compatible with the Sound and Crack Isolation Mat underlayment.

6. Re: A701 – No window jam details are noted or shown. What are the jamb details for the various windows?

RESPONSE: Jamb details are similar to head detail.

7. Re: A701, Head H2 & H1 – Is it your intent that the exterior FC trim be installed directly on top of the brick? How would you propose to attach it? This question would also apply to the jambs.

RESPONSE: Delete exterior casing (trim) at windows in brick trim. Install windows with window manufacture's standard brick mold and caulk

8. Re: Interior Trim – Provide a specification for the interior wood casing & trim. Primed wood?

RESPONSE: Casing shall be equal to 5/8" x 2-1/4" Colonial Casing primed douglas fir or primed pine.

9. Re: A302A (typ) – Is it intended that all the first floor ceilings be two layers. Are resilient channels required (not shown) or is the GWB nailed directly to the bottom of the floor joists?

RESPONSE: Ceilings shall be 2 layers of 1/2" fire resistant gypsum board fastened to resilient channels that are anchored to the bottom of the floor joists as shown in B / A304B.

10. Re: Fiberglass Windows:

- a. Clarify the grill configuration. The window schedule conflicts with the spec. 6/1 or prairie grille?

RESPONSE: The grille configuration varies based upon the width of the windows. The grilles are shown in the building elevations and the window elevations on A701

- b. The specifications for the window opening control device appears to be conflicting with egress requirements. Please clarify.

RESPONSE: The sill mounted sash lock does not conflict with VUSBC (IBC 2012) 1029.4. The sill mounted sash lock is an ADA / UD requirement in order to comply with the operation reach range.

- c. Please specify the DP rating for Bristol.

RESPONSE: The design pressure / class shall be 35 PSF (inches of water) minimum.

11. Re: Entry Doors – The door indicated on the Door Schedule (Type V) is not available from Pella. Please revise the specification for the desired manufacturer for that door.

RESPONSE: Revise door elevation Type V on A701 to be similar to Pella Entry Door smooth fiberglass 3 panel Craftsman.

12. Re: A103B – Is the demising wall to be type E? The plan only shows a small segment of the wall as type E. Please clarify.

RESPONSE: The one hour type E wall extends from the top of the floor slab to the bottom side of the roof deck. It is a UL U340 (like type D) but furred each side so laundry plumbing runs in the furring, does not penetrate and compromise the rating. The furred part of the wall can stop at the ceiling

13. Re: Partition Schedule – The wall legend for Type E only shows a center segment of the wall. Is the 5/8" drywall (4 layers) to extend to the floor deck and roof deck above? Is this to be a fire barrier that extends into the attic? Please provide details.

RESPONSE: The one hour type E wall extends from the top of the floor slab to the bottom side of the roof deck. It is a UL U340 (like type D) but furred each side so laundry plumbing runs in the furring, does not penetrate and compromise the rating. The furred part of the wall can stop at the ceiling

14. Re: A104C – The wall at the laundry rooms appears to show a chase wall framed with two walls. This is not consistent with Type E per the partition schedule. Please clarify.

RESPONSE: The one hour type E wall extends from the top of the floor slab to the bottom side of the roof deck. It is a UL U340 (like type D) but furred each side so laundry plumbing runs in the furring, does not penetrate and compromise the rating. The furred part of the wall can stop at the ceiling

15. Re: Sec. 06-1000, 2.001 – The specifications refer to the purchase of materials from sources within 500 miles and FSC certified lumber. Is this a real requirement? This will have a significant impact on costs and will severely restrict available sources for materials. There may not be an FSC source within 500 miles.

RESPONSE: Delete part E that requires 50% FSC lumber. The 500 mile radius harvesting source remains in order to comply with Earthcraft RE 3.3.

16. Re: Sec. 06-1000, 2.04, C – Please confirm that the roof sheathing (5/8" CDX) is to be Structural 1. This requirement exceeds normal (typical) requirements.

RESPONSE: 5/8" CDX, Structural 1 roof sheathing is correct.

What is the designation "PS 2 type" referring to?

RESPONSE: PS 2 is a Performance Standard for Wood-Based Structural-Use Panels: <http://www.apawood.org/SearchResults.aspx?tid=1&q=S350>

17. Re: 06-1000, 2.04, A – Is this intended to be the specification for the interior floor decking?

RESPONSE: Yes: ¾" performance category sheathing.

- a. How does this relate to sec. 06-1500?

RESPONSE: DELETE Section 06-1500 in it's entirety.

- b. What is the designation "PS 2 type" referring to?

RESPONSE: PS 2 is a Performance Standard for Wood-Based Structural-Use Panels: <http://www.apawood.org/SearchResults.aspx?tid=1&q=S350>

18. Re: 06-1500 – Is this to be used for the exterior balcony decking?

RESPONSE: DELETE Section 06-1500 in it's entirety.

- a. Is this material intended for exterior (exposed) conditions?

RESPONSE: No, Plytanium is not appropriate for permanent exterior exposure. DELETE Section 06-1500 in it's entirety.

- b. Or, is this the spec for the floor decking inside?

RESPONSE: No, DELETE Section 06-1500 in it's entirety.

- c. If so, does it need to be treated?

RESPONSE: No, DELETE Section 06-1500 in it's entirety.

- d. The Plytanium Plywood (Sturd-I-Floor) specified is not available as a treated product.

RESPONSE: Correct (only OK for exposure to moisture during construction).
DELETE Section 06-1500 in it's entirety.

- e. What is the designation "PS 2 type" referring to?

RESPONSE: PS 2 is a Performance Standard for Wood-Based Structural-Use Panels: <http://www.apawood.org/SearchResults.aspx?tid=1&q=S350>

19. Re: Sec 07-4646 – The spec refers to "factory applied topcoat." Is this the same as "pre-finished?" There is no reference to a color on the plans as indicated in the specs?

RESPONSE: Yes, prefinished product is the desired finish. The color will be selected by the Architect from the manufacturer's standard range of pre-finished siding, trim, and soffits. For the purposes of bidding there will be four different siding colors, generically, A= a dark rust, B=a medium gray, C= a white, and D= a tan. Buildings A-1 through A-8 will be equally all four different colors(in other words 2 buildings will have the same color); Building A-9 will be color B; Buildings B-1 through B-4 will be one of each color; Building B-5 will be color A; Building B-6 will be color C; Buildings C-1 and D-1 will be color D. All trim will be white.

20. Would you please confirm or correct the following interpretations with regard to the masonry veneer as it is shown in the drawings?

RESPONSE: Refer to revise elevations in Addendum #1 Sheets A201A, A202B and A203C where we indicated veneer materials.

- a. Top of water table is 3'-0" above first floor?

RESPONSE: Yes.

- b. Water table material is brick per Section 04 2000

RESPONSE: Yes it is brick rowlock as stated on sheet A301A.

- c. Masonry veneer above water table is brick per Section 04 2000

RESPONSE: Yes, that is correct.

- d. Masonry veneer below water table is cast stone per Section 04 7200

RESPONSE: Yes, that is correct.

21. It appears that all the units have one bathroom vanity (some 36" and some 48") and one wall hung sink per unit. Is this correct?

RESPONSE: Yes.

22. Re: C101, C300 – What is the detail for the concrete walks that are behind curbs? Is an expansion joint needed there?

RESPONSE: The concrete sidewalk detail is on sheet C300. In locations where the sidewalk is behind the curb, an expansion joint is required between the curb and the sidewalk.

23. Re: C101, C300 – Is the detectable surface required at the street corners? None indicated.

RESPONSE: Yes, the entrances at the street corners are noted as VDOT Standard CG-12 entrances which require/include the detectable surface.

24. Re: AS102 PicNic Shelter-

- a. Provide information regarding the spread footings shown (dimension, reinf., etc).

RESPONSE: Poles are set in concrete per details issued with Addendum #1

- b. Provide eave and rake details.

RESPONSE: Rake and eave details are similar to shown in revised A304B issued with Addendum #1 but without soffit.

- c. Provide construction details. Is the roof decking to be 5/8" plywood exposed from beneath?

RESPONSE: Yes, framing and decking are exposed from underneath

- d. Provide connection details for framing. Specify post bases.

RESPONSE: Connections are described or shown in revised AS102. Poles are set in concrete per details issued with Addendum #1.

- e. Specify type of brick to be used.

RESPONSE: Brick shall be M/S Spalding Tudor

- f. Besides the mail boxes, is there any other furnishings required?

Response: No, the mailboxes are the only furnishing provided and installed by the Contractor.

25. Re: AS102 Bus Shelter –

- a. Specify Simpson post bases (simpson number).

RESPONSE: Poles are set in concrete per details issued with Addendum #1.

26. Re: C101: Please clarify whether the CG-12 ADA ramps at the entrance consists of one ramp on each side or two on each side.

RESPONSE: The CG-12 at the entrance consists of two ramps on each side. The sidewalk ramps down to the landing from both directions.

27. Does the sanitary sewer lines require a camera inspection (video) of the proposed when finished" is this required by the site contractor?

RESPONSE: The Contractor is responsible for TV inspection of sanitary sewer lines within the property lines and the tie-in section to the existing manholes in the street.

28. Where are the retaining wall details? They are not in the drawings.

RESPONSE: The retaining wall details were distributed in Addendum #1.

29. Is the Contractor to perform a TV inspection of the sanitary sewer in addition to BVU performing a TV inspection of the sanitary sewer?

RESPONSE: The Contractor is responsible for TV inspection of sanitary sewer lines within the property lines and the tie-in section to the existing manholes in the street.

30. Is the Contractor to perform a TV inspection of the storm sewer system?

RESPONSE: TV inspection of the storm sewer is not required.

31. Where are the access doors to be located?

RESPONSE: Provide 22" x 30" attic access doors in the hallway of all second floor units near below roof ridge roof line. Attic access panels shall be insulated prime coated metal with drywall flange and a keyed locked (24 each). The access panels locations are to be coordinated with the drawings, such as note number five on sheet P104B.

32. The schedule calls for a 20.0 SEER with a 12.0 HSPF rating. 19.0 SEER and 11.5 HSPF rating on page M001. The specs. section 23 8126 item 1.05 calls for 16.0 SEER with 10.0 HSPF rating.

RESPONSE: The specification section 238126 requires the system efficiency to meet or exceed 10.0 HSPF and 16.0 SEER for Earth Craft requirements. The 20 & 19 SEER ratings and 12 and 11.5 HSPF ratings will exceed this.

33. Page M001 Air Handler Model number FAQ24PVJU on schedule is a wall hung air handler. The job is designed with a duct system. The wall hung air handler is not compatible with a duct system.

RESPONSE: The air handling unit models "Daikin FTQ18PBVJU" and "Daikin FTQ24PBVJU" are both ducted systems. Model "FAQ24PVJU" is not specified on the plans.

34. We cannot find any size for the gutter and downspouts shown on the drawings. Are the gutters and downspouts 4" or 5"?

RESPONSE: Gutters to be K style 5" x 12" with 3.25 square downspouts.

35. Refer to Specification section 07 6200; Part 3-3.02A says prefinished galvanized steel for the gutters and downspouts. Spec. section 07 7123; Part 2-2.02A says prefinished aluminum sheet. Do you want steel or aluminum?

RESPONSE: Revise Spec. section 07 7123; Part 2-2.02A to be prefinished galvanized steel for the gutters and downspouts.

36. Refer to Sheet S001: Under the structural wood heading, Note 2a, it states the roof decking shall be tongue and groove. The architectural drawings on sheet A301A, A302A, and A304B call for 5/8" plywood decking with clips. Which one applies?

RESPONSE: The roof sheathing should be 5/8" plywood. Also, clips are not required for the roof sheathing.

37. Will CPVC be allowed in place of ductile iron pipe for the fire protection?

RESPONSE: CPVC piping and fittings that is rated and certified for NFPA 13R fire suppression systems is acceptable.

38. Refer to sheet M001: On schedule for fans, do we need lights?

RESPONSE: Built-in lights are not necessary.

39. Specification Section 23 3416: The specs talk about fan/ lights but the fan schedule does not call for lights.

RESPONSE: Built-in lights are not necessary.

40. Refer to sheet M001: Do the fans require a ceiling radiation damper? I do not see where the ceilings are fire rated.

RESPONSE: The exhaust fans will be located in furr downs below the rated ceiling/ floor assemblies. No radiation damper required.

41. Is industry certification required for the casework or does compliance per Sheet A601 and Section 12 3530 suffice?

RESPONSE: Yes, industry certification is required. Notes on A601 and Section 12 3530 are also required which are VHDA minimum standards for cabinet construction

42. Addendum #1 response to Question 5b – which updated sheet specifies connectors?

RESPONSE: The connectors are called out on revised Sheet AS102 issued in Addendum #1.

43. Refer to sheet A702: Verify heights in door schedule; 7'-0" in Building B and 6'-8" in Buildings A, C, and D?

RESPONSE: The doors in all the buildings shall be 6'-8" in height.

44. Where do 07 9100 Pre-formed Joint Seals occur?

RESPONSE: The Pre-formed Joint Seals shall be located at opening perimeters, expansion joints, attic access openings, and other locations as stated in Appendix-One: Earthcraft Virginia Multifamily V4 - 2014 Technical Guidelines.

45. Are there specifications for interior trim – specifically window casing material, profile, and size?

RESPONSE: Casing shall be equal to 5/8" x 2-1/4" Colonial Casing primed douglas fir or primed pine.

46. Refer to Specification Section 21 0500-Common Work Results for Fire Suppression: Is there any information regarding the water flow static and residual pressure?

RESPONSE: Per the BVU hydraulic model, Fire Hydrant H02b (was located at the main entrance to the property, but has since been removed) had a flow is 1042 gpm with a residual of 20psi.

END OF ADDENDUM NARRATIVE