

Addendum No. 02

Issue Date: 5/6/2025

Project Name: Municipal Building Capital Repairs and Restoration Rebid

Bid Number: #298-CP25-MUNI.REBID

TO: Prospective Bidders

This addendum forms a part of the Request for Bids and modifies the original Request for **Bid# 298-CP25-MUNI.REBID** only to the extent specifically noted below. Failure to acknowledge this addendum in the Bid submittal may subject the submitter to disqualification. The official source of this solicitation is found on the City procurement website at www.ashevillenc.gov/bids. All updates to this solicitation shall come in the form of published addenda posted to the same location.

This Addendum consists of four (4) pages.

This Addendum consists of the following information:

1. **Questions and Answers:**

- a. Question: Could the IAS accreditation requirement for the structural steel be waived? No steel fabricator we've ever used has this accreditation. Is it acceptable to just require that they follow AISC standards instead?

Answer: Yes, that is acceptable. The IAS accreditation for structural steel will not be required.

- b. Question: Note 3 on sheet S1.02 says "Other than the exterior foundation wall". Please confirm that this phrase should also apply to Note 2 on sheet S1.03?

Answer: Correct. Ultimately, shoring required to support the foundation walls will be executed through the demolition phase. Shoring required for any other elements shall be the contractor's responsibility.

- c. Question: Floor plans show walls in showers as wall type A3B; A3B shows MR Board. Details on sheet A8.05 shows Schluter Kerdi Board in showers. Section 092900 calls for Cement Backer Board. Section 093013 doesn't list Kerdi Board. Please clarify where and what each substrate is to be. Note from tile contractor: The least expensive option, if the intent is for the Schluter System to be used in the showers, would be to use MR Board everywhere and then apply Schluter Kerdi Membrane over the MR Board in the showers.

Answer: Using Kerdi Membrane over MR Board is acceptable. Assume for cost that this is installed per manufacturer specifications and guidelines.

- d. Question: Note 3 on sheet S1.02 says that the contractor is responsible for identifying all locations that require temporary shoring, and for the design, furnishing, erection, and removal of such shoring (other than the exterior foundation wall). Since the extent and cost of this cannot really be determined at this time, could you consider including an Allowance for all bidders to include in their bids? This would prevent the bidders from adding possibly large amounts to their bids, and potentially provide for a deduct back to the owner if the work is not required.

Answer: Yes. All bidders should include a \$50,000 shoring allowance in their base bid proposal. In the awarded contract, this allowance will be itemized on the schedule of values.

- e. Question: The elevations and sections of the glazed brick show two courses of Color #2, one at the top and a band about 3' up from FF. They are both labeled as 'header course', but they are drawn as if they are regular stretcher courses like Color #1. Please clarify.

Answer: These are "Stretcher Courses" but in a contrasting 'Color #2'

- f. Question: It looks like our only work in the Temporary Kitchen on the 4th floor would be electrical work. Please confirm.

Answer: Correct, electrical is the only scope for the 4th floor temporary kitchen.

- g. Question: A note on 1/S6.02 says that the longitudinal #3 rebar in the slab-on-deck is aligned with each beam and @12" o.c. max. The beams are shown as 2'-1" o.c. Would it be acceptable to have just one rebar in between the beams, so they would be 12.5" oc., or should we figure two between each beam so that we don't exceed 12" o.c.?

Answer: Figure 2 between each beam is not to exceed 12". The reinforcement size was designed smaller in size with that in mind.

- h. Question: What material is wanted for the trench drain grates – ductile iron, epoxy coated ductile iron, galvanized steel or ductile iron, stainless steel, etc.? And what class is needed?

Answer: Please add "-HDG" to the trench drain product reference (Zurn-HDG or equivalent). The Zurn Z882-HDG is rated class C per the DIN EN1433 top load classifications. The drain grate will be slotted galvanized ductile.

- i. Question: To where is the trench drain intended to drain? We don't see any outlet drainage pipe?

Answer: The new trench drain is intended to tie into the existing drain line.

- j. Question: Sheet S6.04 shows the trench drain as 12" wide, though sheet A2.08 indicates 10". Please clarify.

Answer: The new trench drain is intended to be 12" wide with Zurn Z882-HDG drain or approved equivalent.

- k. Question: Detail 2/S6.02 has two notes that say 'Shallow cut and chip away concrete above girder to expose existing uncorroded top reinforcing bars.' This seems to indicate that the slab above the girder should not be removed all the way, but if that's the case, the note about roughening the top surface of the girder to profile CSP6 and applying bonding agent doesn't seem to apply. Please clarify

Answer: The existing concrete of the slab above the girder should be removed all the way;

however, there may be some reinforcing steel top bars within that slab area that run in the direction of the girder. We want to keep that rebar in place for the purpose of improving the bond of the existing girder to the new concrete slab pour to increase the composite action of the new floor system. Roughing and bonding agents should also increase that bond.

- l. Question: The Pre-demolition Third Floor Plan, A1.03, indicates a new fire-rated partition in room P347, but we don't see this on the new construction sheets. Can you please clarify if this is part of the new work and should be included in the bid?.

Answer: This work on A1.03 is part of the pre-demolition work and will be left in place. The wall is required to have a 1-hr fire rating to allow for safe egress from the sleeping room during construction. It is currently a non-rated partition.

- m. Question: Detail 2/A8.04 says 'Existing wall finishes above brick veneer to remain.' This is at existing concrete walls and columns. However, sheet A1.12 says to demolish the furred wall construction above the brick veneer, and A2.07 says to fur out the above the brick veneer with framing and gyp board. Please clarify.

Answer: Existing wall finishes shall be removed above the brick per A1.12. Refer to the Hazardous Materials Report for all demolition in Apparatus Bay.

- n. Question: Elevation 1/A5.03 shows a large whiteboard. Is this 'by owner'? If it's by the GC, please provide a specification.

Answer: The large whiteboard will be provided by the owner, installed by Others. GC shall provide blocking in walls where there will be wall mounted whiteboards, equipment, and cabinetry.

- o. Question: The bottom left note on 1/A5.03 ends with the statement 'provide min. R10 insulation at exterior walls below grade, typ.' This doesn't seem to fit with the rest of the note that's pointing to metal furring with gyp. board. This also appears on a note at the top of the page on sheet A2.5. Is that line in error, or does it refer to another location? Please clarify.

Answer: Please delete that note. Refer to the floor plan for partition types and refer to partition types on A10.02 for wall construction.

- p. Question: There is a specification for Cement Plastering, but we don't see any cement plastering called for on the plans.

Answer: Please refer to stucco on elevation 2/B6.01 and detail 5/B6.03.

- q. Question: There is a specification for Plastic Paneling, but we don't see plastic paneling called for on the plans.

Answer: Plastic Paneling shall be installed behind janitor's sink in Storage P130 to a height of 60".

- r. Question: The drawings indicate to paint the open-to-structure ceilings in the fitness area, the new steel structure. This steel structure is also shown to receive sprayed-on fireproofing. The interior painting schedule in the specs (099123, 3.5) doesn't list a paint for a sprayed-on fireproofing substrate. Please provide a paint spec for this.

Answer: Please refer to the fireproofing manufacturer's instructions for compatible

fire-retardant finish coats.

- s. Question: Sheet A2.05 shows an ADA bench in Women's Showers P-138, and the accessories schedule at the bottom of that page says to see specifications, under 'Description'. There is no specification for this; please provide.

Answer: The ADA locker room benches shall be Salsbury 7781-ADA or equivalent.

- t. Question: There are specs for fire extinguishers and fire protection cabinets, but we don't see any on the plans. Are any required?

Answer: Yes. Include five extinguishers and cabinets in the base bid proposal.

- u. Question: Details on sheet A8.04 show stainless steel corner guards at all glazed brick corners. Are those to be full height of the brick, and adhesive mounted? Also, are they needed at the corners of the window jambs as well?

Answer: Stainless steel corner guards shall extend the full height of the brick. All Stainless Steel Guards shall be 1 1/2" x 1 1/2" Grade 304, 16ga with a #4 satin finish. They do not need to be at window jamb locations. Adhesive mounting is acceptable per manufacturer guidelines.

- v. Question: Part 2 in the Fire Alarm Modification spec says the existing panel is Edwards (EST). An electrical sub has told us that their Simplex contact told them that there is an existing Simplex system there. Can you please confirm what FA system is now existing in the building?

Answer: The existing fire alarm panel is a Simplex 4100ES.

- w. Question: Can we get a copy of the hazardous materials testing report?

Answer: Please refer to the Limited Asbestos Survey Report in the project specifications section 024200.

- x. Question: There are uplights called out for the new monument sign at the building entrance. Per the City of Asheville UDO, uplighting is not allowed in the downtown district. Please clarify.

Answer: The Contractor is to provide electrical stub-ups to the locations identified on the plans. Lighting fixtures will be provided and installed by Owner at a later date.

- END of Addendum No. 2 -

Attachments:

none