

ADDENDUM NO. 3

TO: Prospective Bidders
FROM: Donna Johnson, Construction Procurement Agent Senior
DATE: August 30, 2024
PROJECT: River District Phase 1 (Temporary) Firehouse
Bid Number: 269-2024-027

The following items are being issued herein for modification and clarification to the Bid Requirements for the project referenced above.

MODIFICATIONS TO PROJECT MANUAL

The following sections have been revised by this addendum:

1. On SECTION 01 10 00 SUMMARY (pages 01 10 00 1 and 2): DELETE this section in its entirety and REPLACE it with the attached, revised section.

QUESTIONS AND ANSWERS

1. Per the scope of work, contractor is responsible for transportation of the PEMB to the site. Please provide the address for where this building is currently located.

Answer: The PEMB is located at 1501 North Graham Street, Charlotte, NC.

2. Per A101 Modular Building foundation is by contractor. Per S101, Foundations are by building supplier. Please clarify scope of work for the General Contractor with respect to Modular Building if any of the following foundation elements are to be by General Contractor.

- a. Foundations
 - i. Concrete base for masonry piers
 - ii. Masonry piers
 - iii. Engineering of foundations
 - iv. Steel chassis beam

Answer: The general contractor, not the building supplier, provides the foundations, concrete bases, and masonry or concrete piers. The engineering for the foundations has already been done, and the steel chassis beams are part of the modular building. The building supplier will provide the tie downs.

3. Per the notes on the scope of work for the modular building, contractor is only responsible for site preparations, footings, connecting utilities, and all ramps, stairs, and sidewalks. However, there are full drawings for the interior and exterior skin upfit of the modular building with details and potential reference to contractor furnishing certain or all elements. It is our assumption that the Modular Building will be a complete turnkey building and no work will be required beyond what is noted in Section 01 10 00

and described above. Please provide direction if any specific elements of the modular building beyond what are specifically noted above are to be provided by General Contractor.

Answer: Yes, the modular building is turnkey, including skirting, except for the site preparations, footings, connecting utilities and all ramps, stairs, and sidewalks. The Owner will provide the ranges and refrigerators.

4. Please confirm if concrete pad for the transformer is by contractor (Site Concrete) and if so, please provide size.

Answer: The transformer is pole-mounted, there is no concrete required for a pad.

5. Referring to C4.0 Utility Plan - Please provide clarification on the proposed dog house tying into the future 8" PVC Sanitary sewer, and if the future 8" PVC will be installed prior to us running our 6" PVC pipes to it.

Answer: We have confirmed that the future 8" PVC sanitary sewer has been installed.

6. During the Pre-bid meeting, it was discussed that the site is currently cumbersome with woods, and that the site would be clear by the time we mobilize. Please advise if the stumps will also be removed prior to us mobilizing.

Answer: The site is heavily wooded. The Contractor is responsible for all clearing and grubbing within the limits of disturbance. See attached revised specification.

7. Please provide clarity on the interior scope of work and what Wilscott be providing as part of the pre-engineered assembly.

Answer: The modular building is turnkey, all interior work will be provided by the building supplier. The Owner will provide the ranges and the refrigerators.

8. Please advise on if the sprinkler system has been hydraulically calculated in the modular unit for the water supply being provided?

Answer: Yes

9. Please provide a diagram for what is being provided on the riser in the modular, so we know what kind of materials are needed to tie this in.

Answer: The building supplier will only provide the horizontal sprinkler lines and heads. The general contractor will provide all vertical sprinkler lines (more than just a stub-up) and connections between modules.

10. Is a permit going to be needed for the connection of the fire sprinkler system to the new supply.

Answer: No



GENERAL SERVICES

River District Phase 1 (Temporary) Firehouse
Addendum No. 3 - Page 3 of 3 + Attachments
Revised Specification Section 01 10 00 – SUMMARY

ACKNOWLEDGEMENT BY BIDDER:

Please recognize receipt of this addendum in the acknowledgment addenda section on the ***BID Form***.

END OF ADDENDUM NO. 3

SECTION 01 10 00 – SUMMARY**PART 1 - GENERAL****1.1 WORK COVERED BY CONTRACT DOCUMENTS**

- A. Project Identification: Project consists of River District Phase 1 (temporary) Firehouse.
 - 1. Project Location: 7900 Dixie River Rd, Charlotte, NC 28206.
 - 2. Owner: City of Charlotte, 600 E 4th St, Charlotte, NC 28202.
- B. Architect Identification: The Contract Documents, dated July 19, 2023, were prepared for Project by Boomerang Design, 1230 W. Morehead Street, Suite 214, Charlotte, NC 28208.
- C. The Work consists of Construction of a new (temporary) firehouse, which consists of clearing and grading of the site; asphalt and concrete driveways; landscaping and grassing. Special coordination will be required with the Owner's security vendor, AV vendor, and furniture vendor. Owner will pre-purchase the modular building complete from Willscot, delivered to the site. General Contractor shall be responsible for site preparations, building footings, connecting all utilities, and building ramps, stairs, and sidewalks up to the finished floor level. The Owner will pre-purchase the metal apparatus building complete. General Contractor shall be responsible for floor slabs, underground utilities, transporting PEMB to site from local storage, PEMB erection (including wall and roof panels), and all interior upfits as shown.
 - 1. Site clearing, excavating, grading.
 - a. Removal of all existing trees, shrubs, and vegetation within the limits of disturbance as indicated.
 - b. Grubbing and removal of all stumps, roots, and underground vegetation within the limits of disturbance.
 - c. Grading and leveling of the site to the indicated elevations and contours within the limits of disturbance.
 - 2. Site storm sewer. Site sanitary sewer. Domestic water service. Domestic fire protection water service. Electrical power service. Gas service.
 - 3. Hot-mix asphalt paving. Concrete paving. Fences. Lawns and grasses. Trees and shrubs.
 - 4. Concrete foundations and floor slabs.
 - 5. Structural steel framing. Steel joists. Steel roof deck.
 - 6. Metal stud-framed exterior walls.
 - 7. Brick veneer on framed walls.
 - 8. Interior Architectural Millwork (custom).
 - 9. Metal roof panels. Metal wall panels.
 - 10. Aluminum windows. Aluminum storefront framing. Aluminum entrance systems.
 - 11. Steel doors and frames.
 - 12. Ceramic tile.
 - 13. Paint. Epoxy coatings.
 - 14. Specialties, including: Markerboards and tackboards. Interior signs. Exterior signs. Metal Lockers. Storage Shelving.
 - 15. Furnishings, including: Plastic Laminate Casework.
 - 16. Plumbing work.
 - 17. Heating, ventilating and air conditioning work.
 - 18. Electrical work.
 - 19. Fire Alarm System. Security system. Communication Systems.
- D. The building is defined under the International Building Code as Type IIB. Occupancy is S-2.

1.2 CONTRACTS

- A. Project will be constructed under a general construction contract.

1.3 USE OF PREMISES

- A. General: Contractor shall have full use of premises for construction operations, including use of Project site, during construction period. Contractor's use of premises is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

1.4 WORK UNDER OTHER CONTRACTS

- A. Separate Contract: Owner has awarded a separate contract for performance of certain construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract. This contract includes the following:
 - 1. Pre-engineered metal building (Apparatus storage) : A separate contract has been awarded to Olympia Steel Buildings to supply the components of a pre-engineered metal building (structure, exterior metal panels, and metal roof panels.)

2. Triple wide modular building (Living quarters): A separate contract has been awarded to Willscot to supply a triple-wide modular building.
- B. Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract.

1.5 OWNER-FURNISHED PRODUCTS

- A. Owner will furnish soap dispensers, paper towel dispensers, and toilet tissue dispensers. These items will be installed by the General Contractor. The Work includes providing support systems to receive Owner's equipment and plumbing, mechanical, and electrical connections.
 1. Owner will arrange for and deliver Shop Drawings, Product Data, and Samples to Contractor.
 2. Owner will arrange and pay for delivery of Owner-furnished items according to Contractor's Construction Schedule.
 3. After delivery, Owner will inspect delivered items for damage. Contractor shall be present for and assist in Owner's inspection.
 4. If Owner-furnished items are damaged, defective, or missing, Owner will arrange for replacement.
 5. Owner will arrange for manufacturer's field services and for delivery of manufacturer's warranties to Contractor.
 6. Owner will furnish Contractor the earliest possible delivery date for Owner-furnished products. Using Owner-furnished earliest possible delivery dates, Contractor shall designate delivery dates of Owner-furnished items in Contractor's Construction Schedule.
 7. Contractor shall review Shop Drawings, Product Data, and Samples and return them to Architect noting discrepancies or anticipated problems in use of product.
 8. Contractor is responsible for receiving, unloading, and handling Owner-furnished items at Project site.
 9. Contractor is responsible for protecting Owner-furnished items from damage during storage and handling, including damage from exposure to the elements.
 10. If Owner-furnished items are damaged as a result of Contractor's operations, Contractor shall repair or replace them.

1.6 SPECIFICATION FORMATS AND CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using the 50-Division format of CSI/CSC's "MasterFormat" 2004 Edition numbering system.
- B. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
 2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.
 - a. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 00 00