

ADDENDUM NO. 1

TO: Prospective Bidders
FROM: Donna Johnson, Construction Procurement Agent Senior
DATE: August 26, 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) In the Technical Specifications, On Section **09 96 00 HIGH PERFORMANCE COATINGS**, page 3 of 5 make the revisions per the following instructions:
 - a. Part 2 – Products, 2.4.A.1.b.2: REVISE item 2 as follows:
“2) Tnemec: Series 69 Hi-Build Epoxoline II Polamidoamine Epoxy.”
 - b. Part 2 – Products, 2.4.A.1.c.4: Revise item 4 as follows:
“4) Tnemec: Series 1094 Endura-Shield.”
 - c. Part 2 – Products, 2.4.A.1.d.5: Revise item 5 as follows:
“5) Tnemec: Series 1094 Endura-Shield.”
 - d. Part 2 – Products, 2.5.A.1.b.4: REVISE item 4 as follows:
“4) Tnemec: Series 151 ElastoGrip.”
 - e. Part 2 – Products, 2.5.A.1.c.4: REVISE item 4 as follows:
“4) Tnemec: Series 1026 Hi-Build Epoxoline Endura Tone.”

GEOTECHNICAL REPORT

Geotechnical report for this project has been posted on the Bonfire Procurement Portal at website: [City of Charlotte - River District Phase 1 \(Temporary\) Firehouse \(bonfirehub.com\)](https://bonfirehub.com).

The geotechnical report shall not be considered as part of the contract. The bidder shall note that information contained in this report does not warrant or guarantee the sufficiency or accuracy of the investigation made. The bidder shall make his/her own investigation as he/she deemed necessary.

QUESTIONS AND ANSWERS

1. (Plan sheet C2.0, cross section of S30 degree 05'20"W and S59 degree 40'32"E) The Limits of disturbance shown on phase 1 erosion control plan is shown to be outside of the property line. Please confirm this is correct and will note require any special provisions to work in that area.

Answer: Yes, this is correct, Crescent River District LLC also owns that property and has provided a letter that gives permission to work outside the property line.

2. (E001, electrical schedule) electrical schedule on sheet E001 shows power provisions for a recirculating pump RCP-1, but the plumbing plans don't show a pump. Is a recirculating pump required? If so, please provide a spec/basis of design. If not, please advise of any changes to the electrical panel schedule since it's currently shown in panel S1 on circuit 15.

Answer: No recirculating pump RCP-1 is required on the water heater, the circuit breaker shown in panel S1 can be a spare.

3. (FP101, modular riser room) Plan sheets FP101 and the civil drawings both show incoming fire water service as a 4" fire service pipe. The modular building drawing sheets (see 6 of 8) shows a 6" connection at the fire riser room. Please confirm the connection will be for a 4" incoming fire service line.

Answer: The 4" fire service pipe is adequate. The construction documents (by Boomerang, Optima, etc.) are what has been permitted for construction and the modular builder's plans are provided more for reference.

4. (Civil, All locations) Please advise if there is a civil CAD file available for this project.

Answer: Yes, a cad file has been posted on the Bonfire Procurement Portal.

5. (Civil, All) Please advise if there is a geotech report available for this project.

Answer: Geotechnical report for this project has been posted on the Bonfire Procurement Portal at [City of Charlotte - River District Phase 1 \(Temporary\) Firehouse \(bonfirehub.com\)](https://bonfirehub.com).

6. (C3.0) Will there be any underground piping for gutter drains?

Answer: There will be no underground piping, all downspouts discharge onto the surface.

7. (E004, site notes) Note 1 on 1/E004 says to include all fees associated with purchase/lease of utility transformer, pad, admin, and transformer primary fees. After speaking with a duke engineer, they said the owner would have to be involved to create an accurate cost quote. If this transformer is intended to eventually supply the permanent fire house, the fees would be offset by the usage credits paid for use of the transformer, and therefore wouldn't create an upfront cost for construction install. Please advise if this is a cost that should be assumed and carried by the GC, despite this information.

Answer: The design intent was for the pole-mounted transformer to feed the apparatus bay and the modular building. Estimated utility transformer size on the plans were sized and used to estimate the KAIC values of all panels. The estimated utility transformer size was not sized with the assumption that it would be utilized for the future main fire station. It is the contractor's responsibility to obtain the transformer from Duke Energy.

8. (Apparatus Building Finishes) Please provide a basis of design for Room 134 - toilet wall tile.

Answer: *Ceramic tile basis of design shall be American Olean, Theoretical, Fundamental Gray Rectangle TH94.*

9. (Apparatus Building Wainscot Alt) Please provide a basis of design for alternate #1, modular brick wainscot.

Answer: *Modular brick basis of design shall be Pine Hall Brick, Spektra Red Smooth.*

10. Is a Sprinkler System Needed?

Answer: *No, the sprinkler system is incorporated within the modular unit and will require connections only.*

11. Project Area Clear?

Answer: *Project area is very cumbersome with trees.*

12. Builder's Risk Responsibility?

Answer: *City of Charlotte*

13. Bottle Filler Accommodations needed?

Answer: *A Bottle Filler is not required, a plumbing fixture schedule is shown on sheet P001.*

14. What is the schedule of the New Fire House and Sewer Lines?

Answer: *New Fire House is still in design phase-no schedule is provided at this time. Sanitary Sewer and Water extensions have been installed and are undergoing inspections prior to dedication to Charlotte Water. Ability to connect to these utilities is expected by contract award.*

15. Where can I obtain the Plan holders list?

Answer: *The Bonfire Procurement Portal.*

16. Is the storm water pond sized for both phase one and two?

Answer: *The storm water pond is designed for full buildout of both phases.*

17. Will the building pad of the permanent firehouse be graded to final grade elevation?

Answer: *The phase 2 pad must be graded within 6" of proposed grade. Fine grading to be completed by others.*

ACKNOWLEDGEMENT BY BIDDER:

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

END OF ADDENDUM NO. 1