Bid Addendum 04

CLARKNEXSEN

1111 Metropolitan Ave, Suite 333
Charlotte, NC 28204

Project: Charlotte-Mecklenburg Schools: Sharon Elementary School Renovations/Addition

Date: April 3, 2020

Comm #: CN #8418
CMS # 8052430

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This ADDENDUM is to be a part of the contract documents and modifies and takes precedence over the original bid documents, as noted below and in any attached documents. Original items of the plans and specifications that have been modified, amended, voided or suspended through previous addendums, shall remain in effect. It is the responsibility of the Bidder to notify and/or distribute this ADDENDUM to those sub-bidders who have received prints or digital files. The Bidder is to acknowledge receipt of this ADDENDUM in the space provided on the Bid Form.

DRAWING MODIFICATIONS

M101 Schedule

- *REPLACE* drawing with that provided in this addendum. Sheet revised in its entirety.

M300 First Floor Mechanical Plan

- *REPLACE* drawing with that provided in this addendum. Sheet revised in its entirety.

M301 Second Floor Mechanical Plan

- *REPLACE* drawing with that provided in this addendum. Sheet revised in its entirety.

PROJECT MANUAL MODIFICATIONS

- See Questions and Answers

QUESTIONS AND ANSWERS

DRAWINGS:

1. **Air Handler 1**: The Ductless Split System schedule shows an AH-1 system. It is not shown on the drawings. Is this unit to be provided? If so, where is it to be installed?

   Response: Air handling AH-1 is not required and has been removed from the project. The Split System schedule has been updated to reflect removal of AH-1.

2. **Sound Attenuator**: The Sound Attenuator schedule shows a SA-RTU-1 attenuator. It is not indicated on the drawings. Is this attenuator to be provided? If so, where is it to be installed?

   Response: The attenuator has been added to the plans.

3. **VAV Duct Sizes**: No duct sizes are shown for the following VAV boxes:
   a. VAV-1-3
   b. VAV-1-5
   c. VAV-1-7
   d. VAV-1-10
   e. VAV-1-13
   f. VAV-1-16
   g. VAV-1-17
   h. VAV-2-1 (The plan East side of the duct)
   i. VAV-2-5
   j. VAV-2-12
   k. VAV-2-16

   Response: Duct sizes have been added to each of the noted VAV terminal units.

4. **EH-1 Mounting**: EH-1 – Is this unit to have a recess mounting or a surface mounting?

   Response: Heater EH-1 is surface mounted. A note has been added to the Electric Heater Schedule to indicate heater to be surface mounted. The heater on drawing M300 has been revised to indicate surface-mounted.

5. **Wiring for Mini-Splits**: The mini-split systems require power wiring to run between the outdoor and indoor unit per the schedule notes. Under which contract is this supposed to be furnished, Mechanical or Electrical?

   Response: Refer to General Note 26 on drawing M100 which states that the control wiring is in the mechanical contractor's scope.

GENERAL REQUIREMENTS (BID MANUAL):

6. **Non-productive time expectations for safety meetings**: Item Safety, 9 – What is the proposed or expected duration of this non-productive time expected for the all workforce weekly safety meeting?

   Response: Enough time to make sure everyone is working safe. Time will vary on number of task and subcontractors

7. **Non-productive time expectations for jobsite meeting**: Item Daily, 29 - What is the proposed or expected duration of this non-productive time expected for the superintendent daily jobsite plan of the day meeting?

   Response: The amount of time is takes for superintendent daily jobsite plan and meeting. Time will vary on number of task and subcontractors.

8. **Truck Wash down**: Item Housekeeping, 54 – Will a truck wash down area be provided by Samet Corp. to facilitate keeping the road clean?

   Response: Bid Scope 31A Earthwork/ Grading item 66, Bid scope 22A item 4, Addendum 2 item 17

9. **Rain Day Allowance:** Item Schedule & Work Hours, 60 – Are there any contractual rain days allowed in the contract that should be expected?

   Response: WEATHER FOR THE NUMBER OF CALENDAR DAYS IN ACCORDANCE WITH THE FOLLOWING TABLE:

   PLANNED DAYS/MONTH

JAN	7	MAY	7	SEP	5
FEB	6	JUN	6	OCT	5
MAR	7	JUL	8	NOV	5
APR	6	AUG	6	DEC	6

10. **Design and Coordination Meetings:** Item Coordination, 67 – Will the designer of record be included in the coordination meetings to maintain design integrity of the systems being altered? Is the cable tray requirements posted anywhere?

    Response: Clark Nexsen will attend OAC (Owner Architect Contractor) meetings. Contractors will have separate coordination meetings. Also see response to question #21.

11. **Permitting:** Item Project Requirements, 75 – Is CMS paying for the permits for the Building, HVAC, Plumbing and Electrical? This is typical for a CMS project.

    Response: As stated in Item Project requirements, 75, "Samet Corporation will provide building permit only"

12. **HVAC Equipment Warranties:** Item Project Requirements, 79 – What is the expected extension of warranties for the HVAC equipment given the proposed schedule?

    Response: Warranty starts at Substantial Completion.

13. **General Power and Safety Lighting**: Item Project Specific Requirements, 105 & 106, Will the Electrical Contractor be providing Temporary Power (Saw Service) and General Safety lighting on the project at required locations?

Response: If temporary power is not ready at the time you need it to complete your task and meet schedule it is your responsibility to provide what is necessary. You are responsible for any special task lighting to complete your work to meet schedule.

23A – HVAC SYSTEMS (BID MANUAL)

14. Logistics, 1 – Is the Temporary Heat Allowance of $2,500 to encompass the entire scope of "Preliminary Climate Control Systems"?

    Response: No, the allowance is above maintaining the 60F in the building space

15. What is the expectation of maintaining the 60F in the building space? How did the design team expect this condition to be completed?

    Response The expectation is to maintain the 60F in the building space. However, you can maintain the 60F. One way is using the HVAC equipment early.

16. **Temporary Heating and Humidity:** Logistics, 2.
    a. At what point of construction will temporary heating be required?

       Response: For interior finishes.

    b. Is the requirement to maintain a temperature level of above 60 degrees F or target some mysterious temperature/humidity levels for others work?

       Response: Yes

    c. Is this a requirement for the dining area renovation?

       Response: Yes

17. **Design & Permitting**, 5 – See Item Project Requirements, 75.

    Response: See above question 11.

18. **Change Orders:** Coordination, 7 – If during this meeting of the subcontractors a gap is found in the construction documents, how is this cost to be change ordered?

    Response: If a scope gap has been determined to be valid, after discussion with the Construction Manager, the contractor is to submit a Change Order request for any work scope modification.

19. **Above Ceiling Clearances:** Coordination, 8 – Given the limited amount of ceiling space, what will be the resolution if the required code, maintenance, Owner specific clearances (Cable Tray Reqs) or manufacturer's clearances cannot be maintained?

    Response: Clark Nexsen believes that there are adequate clearances. It is the responsibility of the contracted trades to coordinate and determine the order of installation and location of work. Coordination drawings are required for Clark Nexsen review. Only after project coordination has occurred, and if there are still issues, the contractor is to submit an RFI (request for information) to the Construction Manager.

20. **Coordination**, 18 – See Coordination, 7.

    Response: See response for Coordination. Also reference response to question #19.

21. **Louvers:** General Work, 32– There does not appear to be any louvers on this project. Please confirm.

    Response: There are no louvers for the project.

22. **Gas Vent:** General Work, 33 - There does not appear to be any gas vent on this project. Please confirm.

    Response: If by gas vent, the question implies gas flue vent piping through the building exterior then, no there are no gas vents.

23. **Gas Piping:** General Work, 34 – Gas piping is shown under the Plumbing drawings. Is the Mechanical Contractor to cover the gas piping?

    Response: The gas piping is indicated on the plumbing drawings with specification requirements listed in Division 23. The plumbing contractor is responsible for routing the gas piping.

24. **Underground Work:** General Work, 35 – There does not appear to be any underground work for this contractor. Please confirm.

25. Response: Any underground work is indicated in the plumbing drawings and plumbing specifications. Division 23 has no underground work.
26. **General Work, 47** – See Coordination, 8.

    Response: There is no question with this comment. No response provided.

27. **Caulking around Plumbing Fixtures:** General Work, 50 – Is the Mechanical Contractor to provide caulking around all the plumbing fixtures?

Response: Bid scope 23A HVAC Systems item 50. All references to plumbing shall be replaced with mechanical.

28. **Concrete Pads:** Miscellaneous Items, 64, 69 & 70 – Although there does not appear to be any concrete pads required, who is to provide concrete pads, this contractor or the Concrete Foundations & Slabs contractor?

    Response: See Bid Scope 03A – Concrete Foundations and Slabs item 29.

29. **Painting for HVAC work:** Miscellaneous Items, 65 – Is the plumbing contractor to provide the painting for the HVAC work?

    Response: Bid Scope 23A HVAC systems Item 65 . Reference to plumbing contractor shall be replaced with mechanical contractor.

30. **Controls Submittal:** Schedule, 72 – The Control submittal requires approval of all other equipment before their engineering can begin. It will be 30 after approved submittal when this item can be submitted.

    Response: There will be a schedule meeting for the subcontractor input, but the final completion date will not change.

31. **HVAC – Underground work**: Schedule, 73 – The rooftop units can be expedited within 2 weeks of NTP. The HVAC plans do not show any underground work or any grease trap.

    Response: Delete item b. Grease Trap to be submitted within 10 days of NTP from item 73.

SCHEDULE (BID MANUAL)

32. **Schedule**: The schedule was created without any input from the HVAC contractor. We will need to review expected duration for feasibility and reality. A few items of note given a cursory review.

33. Response: There will be a schedule meeting for the subcontractor input, but the final completion date will not change.

34. **Roof top unit fabrication time**: The fabrication time for the Rooftop Units shows from after approved submittal July 8, 2020 to delivery July 29, 2020, ~ 3 weeks. These type units given a Non-Corona virus slow down is typically 16-18 weeks lead time. This would put the earliest the units would arrive from approved submittal on July 8th Item.

    Response: There will be a schedule meeting for the subcontractor input, but the final completion date will not change.

35. **Ductwork rough-in Schedule (1):** Item L1000, the ductwork overhead rough-in will take at least 15 workdays. Five days is not feasible.

    Response: There will be a schedule meeting for the subcontractor input, but the final completion date will not change

36. **Ductwork rough-in Schedule (2):** Item L2010, the ductwork overhead rough in will take at least 15 workdays. Five days is not feasible.

    Response: There will be a schedule meeting for the subcontractor input, but the final completion date will not change

37. **Ductwork rough-in Schedule (3):** Item D1240, The ductwork overhead rough in will take at least 10 work days. Five days is not feasible.

    Response: There will be a schedule meeting for the subcontractor input, but the final completion date will not change

38. **Pay range and management load for Students**: Addendum #2 - Item 11 – What is the typical pay range and expected management load for the Students in Construction program? What would be the intern's expected duties (hands-on labor or managerial duties)?

    Response: $12.00/hr. Intern will be exposed to hands on labor and managerial duties. Refer to the Workforce Development Program included in the Bid Manual.

39. **Davis-Bacon pay Act**: Contract (Provided in the Bid Manual) - Exhibit J, Item 8 – Is this project to be under the Davis-Bacon pay Act? This is not been discussed in any of the pre-bid meetings.

    Response: Prevailing Wage is not required. Exhibit J is a sample contract of what can go out. Final version of contract will be issued to low bidder for review.

ATTACHMENTS

- Drawing Sheets:
  - M101 Schedule
  - M300 First Floor Mechanical Plan
  - M301 Second Floor Mechanical Plan

END OF BID ADDENDA 04