Addendum #3

B12/9780

Northwest Campus New Building Expansion

SPECIFICATIONS for
Northwest Campus New Building Expansion

Dated: September 11, 2012

This Addendum supplements and amends the original Specifications and Drawings, dated August 30, 2012, and shall be taken into account in preparing Bids, and shall become part of the Contract Documents. In case of conflicts between the Specifications, Drawings, and this Addendum, this Addendum shall govern. Careful note of this Addendum shall be taken and all trades affected shall be fully advised for performance of the work. Acknowledge receipt of this Addendum in the space provided on the proposal form. Failure to do so may subject bidder to disqualification.

Item # I. Questions and Answers (previously posted are now included in this addendum, see attached)

End of Addendum #3
Answers to Vendor Questions - Questions are in black, answers are in red.

**NOTE: Because of the delay in this posting the bid due date has been extended to October 22, 2012; 3:00 P.M. Tucson Time**

1. Spec section 12200 Curtains and Drapes. This appears to be used as a window covering, I have looked and cannot locate it on the drawings. Where would you like the curtains or drapes to go?

   Answer: Training Room Suite 218, at Windows H, K, and Frame #8 and Door 218.

2. Spec section 126100 Fixed Audience Seating. I assume this goes in Lecture Classroom 105 on the first floor of the new Building. If that is so I just need that verified.

   Answer: Correct. Furnish and install.

3. Contract documents does not contain information regarding Davis-Beacon Prevailing Wages. Please confirm that these wages do not apply on this project or if they do apply, please provide the wage determination by the Department of Labor.

   Answer: This Project does not require Contractor to apply Davis- Bacon Wage Compliance.

4. Please advise if Pima County Living Wages apply to this project.

   Answer: Pima County Community College is not subject to the Pima County Living Wage requirement.

5. There appears to be two Selective Demolition Specifications: 018930 and 024119. Please advise which is the correct specification for this scope of work.

   Answer: Delete 024119; 018930 is the Owner’s standard section.

6. Please confirm statement during the Pre-bid meeting on September 20th that Owner will procure and pay for inspection services; Contractor shall arrange for inspection as required.

   Answer: The Owner will provide Construction Testing as required by the Construction Documents. The Contractor is expected to coordinate and schedule all required construction testing with the Testing Consultant/Vendor.

7. May we have copies of the attendees list from the September 20, 2012 Pre Bid Meeting?

   Answer: It will be posted on our web page by October 6, 2012.

8. To assist with excavation analysis, can you please provide bottom footing elevations for Building E?

   Answer: BOF elevations should be field verified.
9. General Notes 1 and 2 on drawing C3 states to refer to TEP and Southwest Gas drawings for construction of electrical and gas, however these drawings were not included in the documents. Please provide.

   Answer: General Notes 1 and 2 on Sheet C3 should be revised to refer to the Electric and Plumbing consultant drawings for the construction of electrical and gas.

10. Please reference detail 1/A10.1. There is bridging and welding called out at the interior partitions. Per the attachment limiting height page the studs can reach the deck without the bridging. The bridging makes it difficult for mechanical and electrical trades to run their items in the walls. Please verify that the bridging is required?

   Answer: Yes, see below. However, we can be flexible to allow coordination with other trades.

11. If the bridging is required, the clip details calls for the bridging to be welded at walls with sheathing both sides (reference detail 6 of 1/A10.1). It is hard to get a good weld with 20 gauge metal. Can standard bridging clips be substituted?

   Answer: Yes, standard bridging clips are acceptable.

12. The 6" stud walls call for bridging to be 2 ½" wide (reference detail 6 of 1/A10.1). The standard punch out is also 1 ½" in the 6" studs. Can this be revised to the standard 1 ½" bridging?

   Answer: 1-1/2" bridging is acceptable.

13. Can you verify the location of the 4" 2 hour shaft walls referenced in the specifications?

   Answer: Reference in Section 092116 – Gypsum Board Shaft Systems is incorrect. Shaft should be 1 hour type, equal Nation Gyp Assembly U499. It occurs at vertical mechanical duct shaft, adjacent Gridline 1-K.

14. The DI Water Treatment System, called out in the Plans (0100-p4.4) is going to have some ongoing operating costs for the DI tanks. These cannot be bid up front since they are directly related to volume usage which is not stated anywhere. You may want them added to an existing Pima County Contract B506064 (Brenda Wilson, Buyer, 740-3549) which is a metered account with actual readings each month. And you may want to get the same equipment for familiarity of maintenance; please contact Nancy Powell, Pima County RWRD (724-6183) for a reference and recommendation.

   Answer: Contractor to provide DI Water System (labor and equipment) as specified and associated warranties on labor and equipment. Owner will pay for Operating and Maintenance Cost.
15. Regarding the Access Control System –
   a. Is this a standalone system or is there an existing system we are tying into? Answer: System is deleted for this project
   b. If it’s a new system, how many access cards are needed? Answer: 0 And the part number? Answer: N/A
   c. Is the laptop on sheet E4.1 being provided by the customer? Answer: Not required If not, what is needed? Answer: Not required Manufacturer, model #, specs, etc.? Answer: Not required.
   d. What’s the part number for the car reader or keypad or combination needed? Answer: Card reader/keypad is deleted. And what type is needed at what door locations? Answer: Not required
   e. What’s the part number for the door contacts needed? Answer: Door contacts are deleted
   f. On sheet E4.1, keynotes 7 & 13 have different voltages for door hardware. Which one is correct? Answer: N/A Normally these are the same voltages.
   g. Who’s supplying the power supplies for the electrified door hardware? Answer: power supplies are deleted
   h. The door hardware does not have part numbers for the electrified locks to be supplied Can you provide these part numbers? Answer: electrified locks are deleted
   i. What’s the room number of the IDF room where all the controllers will be located for the access control system? Answer: controller is deleted
   j. Are all conduits and back boxes for the access control system being installed by the electrical contractor? Answer: responsibility of general contractor to decide which subcontractor install it
   k. What are the card reader doors that will have automatic door operators? Answer: door operators deleted

16. Specification Section 071326 (Self Adhering Sheet Waterproofing for Walls) is requiring a 60 mil Bituminous waterproofing membrane on exterior walls behind EIFS. This material is not an approved substrate for EIFS installation. The EIFS manufacturer will not accept this material and provide a project warrantee as specified. To provide a warrantee the EIFS manufacturer will require a “water managed system” which includes a weather resistant barrier that is an integral part of the EIFS. The DRYVIT system with the integral weather resistant barrier will be Outsulation Plus MD. This system will carry a 10 year manufacturer’s warrantee. Please advise if this approach and system is acceptable?
   Answer: Self-adhering waterproofing is intended to protect below-grade cast-in-place wall at rear of first floor only. See 2/A5.2. This does not have any effect on EIFS installation.

17. Specification Section 072413 – Item 3.3.B.2 indicates “EIFS finish only on stair tower and masonry walls”. Does this direction apply only to Elevator G5 masonry shaft wall?
   Answer: Applies as noted on 1 & 4/A8.1 and at east stair as noted on 1/A8.2.

18. Specification Section 072413 – Item 3.7.B.1, 2 & 3 gives direction for weights on mesh. Items 1 and 3 seems to be direction for the exterior walls of the building, this is high impact mesh to 7’ and standard mesh on the entire wall surface. Item # 2 calls for intermediate mesh to 7’ and seems to be directed to the corridors at the classrooms but only indicates 2nd and 3rd floor. There is an area on the 1st floor that also has
classrooms. Does these 1st floor corridor area fall into the high impact mesh direction? We would recommend the mesh transitions at the 1st, 2nd and 3rd floor corridors be at the door frame height where there is a required joint/transition point (see building sections)? Please advise with regard to mesh installation requirements?

Answer: 1st floor should receive high impact mesh system also. Transition at top of door frame is acceptable.

19. Keynote 5/A2.2 indicates CMU wall with EIFS finish. Wall designation C8 at that location does not indicated EIFS. Please advise?

Answer: Delete Keynote 5 – no EIFS finish on CMU.

20. Drawing A2.2 wall designation C8 at column line G below site wall should be C9. Is this correct?

Answer: Correct wall type is C10

21. There are no wall designations along column lines A, B & (what would be) 3 on 2nd and 3rd floor plans. Please advise?

Answer: Per Gen. Note #4, all exterior walls type C1, UNO.

22. Section 1/A5.2 leads to 2/A5.4 which indicates 14/A9.1 at wall cap which does not show EIFS. Wall designation is C9 which is EIFS on two sides. Please advise?

Answer: Detail 14 is deliberately general and refers to “Face of Wall – Ref. Wall Types”. It applies to walls with and without EIFS finish.

23. Existing infill Perforated Guard Rail Panels are 34” tall. The plans call for the panels to be 30”. Additionally the elevations show infill panels of different heights. Shall we stay with the smaller panel or would you like to give more information?

Answer: Details 9/A8.1 and 11 & 12/A0.3 are correct.

24. Existing Guard Rails have abbreviated 2-7/8” Top Rail where the plans indicate a continuous rail. Are the plan elevations correct?

Answer: Details 9/A8.1 and 11 & 12/A0.3 are correct.

25. Perforated Metal panels have a natural bias for a 30 degree incline stair, such are the existing stairs at PCC. The new projects stair do not conform to this incline and the hole pattern will be jagged. Is this what you want?

Answer: Details 9/A8.1 and 11 & 12/A0.3 are correct.
26. Page A5.4
Detail 5 exterior furred wall with GYP, board above above ceiling to deck above can we assume this is typical at all locations?

Or would you rather stop all furring and drywall at 6" past ceilings (pick up money on drywall and studs) and we attach insulation pins with hilti nails than R-13 batts with foil skrim and lockwashers. And you get 80% sound absorbtion on all CMU walls above ceilings?

Answer: Stopping furring and drywall at 6" above ceiling and pinning insulation to walls is acceptable.

27. Page A5.4
Detail 2 2nd floor deck under outside entry way (this happens about 9 times) do you want R-19 or R-30 with foil skrim facing against deck in these locations?

Answer: R-30 with FSK is acceptable at these locations.

28. Page A9.1
Detail A9.1 6" studs at entry ways with GYP. BD. to the inside. Can we assume this is typical at all entrys and that this goes up to deck for the air barrier on the R-19 insulation?

Answer: Correct

29. Spec. 07210 para. 2.2 black acoustic material para. 1.1 B.3. pinned to compressor room walls, where is this room? Or am I doing it some where else?

Answer: The room is Equipment 322 to receive this treatment. A compressor is housed here. Refer also Keynote 25, Sheet A2.3.

30. In Spec. Volume 2 1. Section 12100 Allowances, there is an allowance for $250,000 for Owner Contingency. Please clarify.

Is this allowance to include overhead, profit, fees, taxes or if those things are to be added to our base bid? Please clarify.

Answer: The Allowance is for Change Order costs that will be include in Contractor Bid (separate line item below all contactor bid costs) and will not include General Conditions, Overhead, Profit, Fees or Taxes. This allowance will be used for Owner approved Change Orders that will include all Contractors costs at time of Change.

31. What exact fees/permits the college is procuring and which fees/permits the General Contractor needs to include in their bid proposal. Please clarify.

Answer: The Owner will pay for the Construction Permit via Northwest Fire Department (Authority delegated by Arizona State Fire Marshal). The Owner will pay for the Fire Sprinkler Shop Drawing Submittal to Northwest Fire. Any other regulatory permits required by Contractor will be reimbursed via Change Order with no mark up to permit cost.
32. Are these fees/permits reimbursable? Please clarify.

   Answer: Regulatory Permits and fees required by Contractor will be reimbursed by Change Order with no mark up to permit cost.

33. Sheets A3.1 – A3.3 show projection screens symbolically, but no note is referenced. Notes 16 and 17 indicate 6’ and 9’ screens are noted on the floor plan sheets A2.1, but the note number does not carry over into the actual drawing. On the RCP drawings, these screens scale out to 6’, 8’ and 9’ wide. Specification Section 111313, Electric Front Projection Screens, Paragraph 2.2A, indicates that the screens are to be 6’ and 9’ wide. Sizes and locations can’t be clearly identified. Please clarify.

   Answer: Screens are indicated by conical dashed symbols on RCP’s as you state. Provide smaller screens at 6’ and larger at 9’.

34. On Sheets A3.1 – A3.3, the recessed projection screens are shown installed at a diagonal to the perpendicular grid ceiling. No detail is shown on how the screen is to be installed. Please clarify.

   Answer: Revise screens to surface mount.

35. Is there any fireproofing required on this project?

   Answer: No.

36. There is a spec for draperies on this project, but we do not see any locations shown for them.

   Answer: Room 218 as noted in Item 1.

37. Can you clarify if there is a specific EIFS Manufacturer to be used on the Pima Community College Northwest Campus Expansion Project.

   Answer: There are several acceptable manufacturers listed. The supplied product should meet the specification and be able to match existing textures.

38. Sheet A2.2, The angled CMU wall between column lines J & K that contain the Mechanical Louver is flagged as wall type C4, (12” CMU). Structural sheet S1.2 shows this wall as MW1 (8” CMU), Please clarify.

   Answer: 8” CMU (MW1) – Type C3.

39. Sheet A2.2, CMU wall @ North side of entry door 246, between column lines D & E is flagged as wall type C6 (12” CMU). Structural sheet S1.2 shows this wall as MW1 (8” CMU), Please clarify.

   Answer: 8” CMU (MW1) – Type C8.
40. Sheet A2.2, CMU wall along column line G, at the far East side, is flagged wall type C8 (8 x 8 x 16 integral colored CMU). Structural sheet S1.2 shows this wall as MW2 (12” CMU), also the exterior elevation of this wall indicates EIFS finish. Please clarify CMU size and finish of this wall.

Answer: MW2, Wall type should be C10 (Ref. Question 20).

41. Sheet A2.2, CMU wall along North side of #2 Stairs is flagged wall type C8 (8 x 8 x 16 integral colored CMU). Structural sheet S1.2 shows this wall as MW2 (12” CMU), Please clarify.

Answer: MW2, Correct wall type is C10.

42. Should we assume wall type A1 be used for Operable Partition pocket in Alt. 1?

Answer: That is acceptable.

43. Is there any building signage to be included, or is this furnished by others?

Answer: All signage provided by the Owner.

44. Is there a soils report available?

Answer: It is bound into the specifications following Section 312000.

45. The Ak Chin Justice Center is bidding the same day and time as the Pima County Community College Northwest Campus. It is recommended this project bid date gets pushed back at a minimum two days, to ensure both project get the best bid results. Many subcontractors are picking one of the projects to bid or the other.

Answer: See statement at top of document.

PLUMBING:

46. Detail 3 (Vacuum Pump Detail) on drawing P4.4 indicates a 3” dia vacuum exhaust pipe. Detail 8 (Mechanical Room Enlarged Plan) on the same drawing does not show the vacuum exhaust pipe. Is the exhaust pipe to be routed vertically to penetrate the roof directly above the vacuum pump, or is some other routing preferred?

Answer: Exhaust pipe shall be terminated vertically up thru roof. Maintain all code clearances for air intakes.

47. Neither Detail 2 (Air Compressor Piping Detail) nor Detail 8 (Mechanical Room Enlarged Plan) indicate an air compressor intake line. Does this compressor not need an intake line? If it does, what size is the line, and where is the line to be routed?

Answer: Air intake is from the room. Air intake line is not required.
48. On drawing P1.2 a Sanitary line running from Toilet rooms 242/243 to room 244 is shown as ‘4’ S ABV. CLG’ and just drawing-east of that notation, the same line is shown as ‘4”S (UG)’. Is the line above the ceiling or underground?

Answer: This line has been re-routed and is intended to be underground. See Addendum

49. Is the sink on the drawing –east wall of room 312 on drawing P1.3A to be a P11?

Answer: Yes – P11.

50. The specification for laboratory waste indicates Polypropylene pipe. The piping ties directly into cast iron waste line with no method of neutralization

Answer: Per Section 222000 paragraph 2.1, F., the lab sink and cupsink traps and arms are to be Schedule 40 flame-retardant polypropylene which will then tie into the piping as specified in Section 221100. The polypropylene is provided to protect the trap and arm from accidental spills.

LAB PLUMBING:

51. Adjacent the Gas Shut-Off Valve Box on drawing LP2.2 a piping drop is noted as a type 1 drop which the Service Drop Schedule on drawing LP0.1 indicates as LG and CA, however the plan is showing LG and ICW piping. Which is correct?

Answer: LG and CA are the correct services to this location. The piping drop 1 is routed to the service fittings tagged “SF2”, which are noted to be LG and CA on the Service Fitting Schedule on sheet LP0.1.

FIRE PROTECTION:

52. Are existing buildings C & D currently protected by a fire protection sprinkler system? (IE: will any existing heads need to be relocated, or will any heads need to be added in the renovated areas?)

Answer: Yes, buildings C & D are currently protected by a separate fire sprinkler system. Sprinkler heads will have to be relocated/ added as required by the remodel of these areas.

SPECIFICATIONS:

53. The plumbing specifications do not indicate who is to provide the DI water treatment system equipment. Is it to be purchased or leased by the owner, or is the plumbing sub-contractor supposed to provide the equipment?
Answer: The contractor shall furnish and install all DI water treatment system equipment as shown on the drawings.

54. Is there any specification other than what is shown on drawing P4.4 for the lab air compressor, lab vacuum pump, and DI water treatment system?

Answer: No, the specifications are shown on the drawings.

55. Both the Common Work Results for Fire Suppression and the Common Work Results for Plumbing spec sections indicate a guarantee period of two years. The Common Work results for HVAC section (230500) does not mention a guarantee period. For what period are the HVAC systems to be guaranteed?

Answer: Owner’s TWO YEAR warranty should prevail over all work, unless a greater time period is specified. Per Section 017836.

56. Spec section 220719 Plumbing Piping Insulation does not indicate piping insulation being required for industrial hot and recirc water piping, or any of the storm drainage piping. Will insulation on these piping systems be required?

Answer: Industrial hot water supply and return water piping shall be insulated the same as the domestic hot water supply and return piping. No insulation is required for the rainwater piping.

57. Spec section 115313 Fume Hoods and Other Air Containment Units – page 4 indicates a warranty period for the fume hoods of one year. Many other spec sections indicate a two year warranty/guarantee period. What warranty period is required for the fume hoods?

Answer: A TWO YEAR warranty is Owner requirement.

58. Substitution request for the Pima Community College NW Expansion Lab Casework and Equipment Sections 115610-115350

Answer: We have not received adequate information to evaluate a substitution and it is not accepted.

59. Reference Addendum Plan A3.1 wherein 2 x 2 acoustical ceiling tiles in the Student Life Center (D205) are indicated

A) Specification Sections 095133-1.2-A and 095133-2.1-A provides information concerning 2 x 4 panels, however no information is provided for 2 x 2 tiles. Please provide information for the 2 x 2 tiles.
B) Please confirm that the suspension system provided in the specification is acceptable to be used for both 2 x 4 and 2 x 2 tiles.

Answer: At center of Student Life Center provide 2x2 pattern grid only without panels. Remainder of panels are 2x4. Provide 15/16” grid at all locations.
60. Reference detail 5/A5.4 for exterior furred wall with gypsum board above ceiling. Can we assume this is typical at all locations? Or stop all furring and drywall 6” past ceilings?

Answer: Stopping furring and drywall 6” above ceilings and pinning insulation to walls above is acceptable.

61. Drawing A0.1, there is an empty “Future Parking” lot located at the north portion of the campus. Is this area available for temporary stockpile of excavated soil which will be used later for retaining wall backfill?

Answer: Pima Community College will allow the stockpile of excavated soil in the north portion (undeveloped area) of parking lot in order to be used/relocated on the new construction. The dirt stockpile must be handled and stored per regulatory guidelines and local codes. The dirt stockpile must be used for construction purposes and not left on Northwest Campus property after completion of project.

62. Drawing S2.1 indicates the west exterior seat walls as a continuous wall, however details 3 & 4 on A2.1 indicates these walls as separate pieces. Please advise which detail is correct.

Answer: Architectural sheet and details are correct depiction of work.

63. Detail 4/A2.1 indicates a C11 wall type for the seat wall which indicates EIFS on the exterior portion of the wall. Is this the correct wall type or should it be a C7? If C11 is correct, please provide top of wall detail.

Answer: Correct wall type is C7.

64. Drawing S1.1: Key Note 1 states the slab on grade thickness with base is 9” thick. The lower elevation of the Lecture Classroom (LC) is 83'-2”. The top of foundations in the LC area are shown as 82'-6” which only allows 3” of base and 5” of concrete. Should the foundations in this area be lower to 82'-5” to allow the 9” thick profile?

Answer: Use slab edge toe down over footing, See AD1-S3

65. West exterior walkway on S1.2 has a Key Note call out of 15 which is for a metal stud wall. Should this call out be number 22 instead of 15? Please provide a specification for the glass shower door. Additionally, detail 14/A6.1 does not indicate door size or swing. Please provide.

Answer: 1) Keynote should be 22 not 15 on walkway. 2) There is no shower door.

66. Detail 5/A5.4 indicates exterior furred walls with metal studs, insulation, and gypsum board continue above ceilings to bottom of deck, however detail 4/A5.4 gives the impression that the only the insulation extends to the deck while the metal studs and drywall stop above the ceiling (assume 6” above ceiling). Please advise which wall assembly is correct.
Answer: Insulation may go to deck pinned to wall, with gyp and furring stopping 6" above ceiling.

67. Detail 2/A5.4 shows the indented door openings along the east wall on the 3rd Floor, however no insulation is shown underneath these openings. Please confirm it is your intent to provide R-30 insulation at these locations.

Answer: Provide R-30 at these locations.

68. Specification paragraph 072100-1.1-B.3 states to pin acoustical insulation to walls in Compressor Room. We seem to be unable to locate this room on the plans. Please advise where this room is located.

Answer: This is Equipment 322, which houses a compressor.

69. Paragraph 18.1 in the actual contract between the owner and GC specifies a two year warranty, but there is conflicts in some of the specific specification sections that call for a one year warranty (example 115313 Fume Hoods). Please confirm overall project warranty requirement.

Answer: Overall project warranty is TWO YEARS per Section 017836.

70. Sheets A2.1 Keynote 15 & 18 and A2.2 Keynote 19 & 20 indicate White Board and Tack Board as owner furnished and installed. Sheet A2.3 Keynote 17 indicates White Board as owner furnished and owner installed, however, the key note not used and the symbols “MB” and “TB” are used. Please clarify. If Tack Boards are required please provide a Tack Board specification.

Answer: Refer to interior elevations Sheet A7.1 for additional information (including legend). Smart Boards (SB), Marker Boards (MB), and Tack Boards (TB).

71. On Sheet A2.3 Keynote 24 Smart Board – O.F.O.I: Does this Keynote apply to the symbol “SB” used on the drawing? Please Clarify.

Answer: Yes, see above.

END OF QUESTIONS