

ADDENDUM NO. THREE (3)

Date: January 20, 2023 Architect's Project No. A22-053

PROJECT: **IFB #23-004 Gary Pirkle Park Restroom Building**

Client: City of Sugar Hill

Contract for: General Contracting

This Addendum forms a part of the Contract Documents and Construction Drawings and modifies the original Bid Documents for the above referenced project.

CHANGES TO THE CONTRACT DOCUMENTS

A. CHANGES TO THE SPECIFICATIONS

None

B. CHANGES TO THE DRAWINGS

None

C. CLARIFICATIONS

1. Refer to attached mark-up of drawing sheet C-4 for extent of construction fencing and concrete washout area.

D. CONTRACTOR QUESTIONS

Q1. Does the grading Sub contractor require to have an Underground Utilities license?

A1. Refer to state and local licensing requirements.

Q2. Who is responsible for inspections and materials testing and the associated fees? If the General Contractor (G.C.) is responsible for the testing, please provide all the testing requirements for this project.

A2. The Owner will be responsible for hiring the 3rd party inspection agency. The Contractor will be responsible for scheduling coordination for inspections.

Q3. How would the owner want to address soft soil conditions, rock, and groundwater, if encountered?

A3. Refer to Specification Section 01 27 00 Unit Prices and 01 05 10 Special Inspections.

Q4. Will weather days count against the project?

A4. Refer to Specification Section 00 80 00 Supplementary General Conditions Article 8 for clarifications on special delays and authorized additional time.

- Q5. What's the budget for this project?
A5. **An Opinion of Probable cost was issued during the first quarter of 2022. At that time the cost was estimated to be \$389,000.**
- Q6. Does this project have a Force Majeure clause?
A6. **Refer to Specification Section 00 70 00 General Conditions and 00 80 00 Supplementary General Conditions Article 8. Notice To Proceed will be issued once subcontractors and supplier schedules have been established.**
- Q7. What are the working hours? Any restrictions that we should be aware of?
A7. **Refer to specification section 01 73 00, 3.03 WORKING TIMES, A. The basic hours of work for the Contractor shall be 7:30 a.m. through 5:00 p.m., Monday through Friday. No work will be allowed outside of these hours unless scheduled in advance. The Contractor shall notify the Owner in advance for scheduling off-hours work.**
- Q8. Any events or special dates at the park that we should stop our work for?
A8. **Nothing at this time. The Owner will coordinate any such event with the Contractor should the need arise during construction.**
- Q9. Is there any activity on the site throughout the contract time involving city workers and machinery?
A9. **Nothing at this time.**
- Q10. Can we work on the weekends?
A10. **Refer to A7.**
- Q11. What are the requirements to safe-up the project site? Do you require the placement of chain-link fences, signages, and barricades?
A11. **Refer to Specification Section 01 50 00 Temporary Facilities, Controls and Services for all requirements. Chain link fencing without screening shall be required to secure site. Refer to attached clarification sketch.**
- Q12. Are there any requirements for vehicular traffic and/or pedestrian control? Are there any signages required?
A12. **Refer to A11 above.**
- Q13. Any designated parking areas for construction personnel? Any designated areas for dumpsters and equipment?
A13. **Refer to A11 above.**
- Q14. Are there any available staging areas for this project close by? What are the requirements for staging areas? If any?
A14. **Refer to A11 above.**
- Q15. Is there any existing irrigation system within the construction areas? If there is, how would you want us to address it?
A15. **There is not an irrigation system existing in this area. However, the General Contractor is responsible for locating and verifying any underground utilities prior to digging.**

- Q16. Do we have to use the services of a private underground utility locator for this project?
A16. **Refer to A15 above.**
- Q17. Will the sidewalk and/or asphalt trail need to be closed the entire time?
A17. **The trail should remain open as much as possible during construction. The General Contractor shall coordinate the construction schedule to minimize sidewalk or drive closures beyond the limits of disturbance. The Owner shall be notified 48 hours in advance of any closures.**
- Q18. On sheet C-4 water connection exhibit shows waterline (WL) “propose 8” WL” please confirm that the extension for this bid document is only within the Limit of Disturbance (LOD) of the project.
A18. **All work shown on the drawings should be included in the bid. Work outside of the limits of disturbance should be completed in accordance with the contract documents.**
- Q19. Can we spread the excavated soils around the site, within the LOD?
A19. **All excavated soils not needed for final grading shall be removed from the site.**
- Q20. There are no Construction Entrances (C.O) and Concrete Wash-out (C.W). Please confirm. Please provide the location within the LOD, details, and specs if C.O. and C.W. are required.
A20. **A construction entrance shall not be required. Refer to A11 above for location of concrete washout.**
- Q21. In sheet S 1.1, Foundation & Roof Framing Plan, the outside perimeter wall that enclosed the load-bearing wall W1, is not indicated as a load-bearing wall, and no bracing is required for this wall. Please confirm.
A21. **See sections 1 or 2/S3.1 for exterior wall condition. The wall must be braced per general notes until the slab is in place and reaches its 28-day design compressive strength.**
- Q22. In sheet S 1.1, Foundation & Roof Framing Plan, Keynotes/Legend, keynote W1, states that “Wall to be braced until slab is in place and reach its 28 day design compressive strength.” Can G.C. backfill the inner side and outer sides of wall W1 simultaneously without shoring wall W1?
A22. **Yes, per General Notes, Section 2, Note D.**
- Q23. Can we backfill #57 stone while the walls are being shored?
A23. **Backfill shall be placed in accordance the reference project geotechnical report (General Notes, Section 2, Note B). Any provision for use of #57 stone and its means of densification behind the wall will need to be discussed with the project geotechnical engineer. For pricing purposes, we recommend using the backfill as specified in the report.**
- Q24. What type of materials are required for the waterline?
A24. **Refer to Specification Section 33 10 00.**

- Q25. Are there any fees related to the waterline? If so, who is responsible for the fees?
- A25. Permit fees are waived or paid by the Owner. A new tap on a public line will not be required for this project.**
- Q26. On sheet S 1.1, Foundation & Roof Framing Plan, Detail #1, Foundation & Slab Plan, the load-bearing walls under the slab, have openings for doors; however, Sheet A 6.1, Detail #1 & #2, show no openings. Please clarify.
- A26. Walls are continuous (no openings) below the slab with the openings occurring above the slab level.**
- Q27. Please provide details, sizes, heights, and specs for the pre-cast concrete structures. Would the owner consider HDPE structures in lieu of pre-cast concrete structures, if the availability of HDPE structures is much faster than the availability of pre-cast concrete structures?
- A27. Refer to sanitary sewer profiles on drawing sheet C-3. The bid documents have been approved by Gwinnett County and all work shall be performed under their supervision using their standard details and practices.**
- Q28. On sheet C3.0, Site and Utility Plan, shows 2 proposed sewer manholes. One is on the top of the existing sewer line. Please provide the connection details for installing the proposed manhole structure into an existing sewer line. Can we block the existing sewer line for installing the proposed manhole? Or do we have to bypass the existing sewer line temporarily while we are installing the proposed sewer manhole?
- A28. Refer to A27 above.**
- Q29. What are the specs and details for the metal door, door frames, and door accessories?
- A29. Refer to Specification Section 08 11 00 – Steel Doors and Frames and 08 71 00 – Door Hardware.**
- Q30. On sheet S1.1, Foundation, and Roof Framing Plan, Keynotes/Legend, there are no sections or details to elaborate on note F3.0. Please provide details.
- A30. Footing F3.0 is at the same elevation as top of continuous footing per general notes and section 2/S3.1 (“Spread Footing, see plan, where applicable). Footing Keynote F3.0 provides bottom reinforcing (3” cover, bottom and sides, per General Notes), and dowels for wall or pier are to extend up per 2/S3.1. No other detail is needed.**
- Q31. On sheet A5.1, Exterior Elevations, Elevation Details #1 through #4, show only 1 row of smooth face integral color CMU Block; however, in sheet A6.2, Wall Sections, Details #1, Wall Section, Note “smooth face integral, color, CMU Lintel.”, shows two rows of smooth face block. Please clarify.
- A31. Refer to drawing sheet A6.2 for locations of smooth face block in this area. The design intent is that the top two rows of masonry be smooth.**
- Q32. In Specifications Document, Section 04 23 00, Glass Unit Masonry, Part 2, Products, Note 2.4, Accessories, call for “Asphalt Emulsion”, “Backer Rod and Sealant”, “Dove Tale Slot”; however, on sheet A5.1, Exterior Elevations, Detail #5, Glass Block Details, does not show any accessories. Please clarify.
- A32. Glass block manufacturer’s standard details and recommendations shall be followed.**

- Q33. On Sheet S1.1, Foundation and Roof Framing Plans, Detail #1, Foundation & Slab Plan, there are no transition details from Concrete Tie Beam (Keynote B) to slab turndown areas. Please clarify.
- A33. **Concrete Tie Beam (Keynote B) extends from exterior footing to deep interior footing shown in 3/S3.1. Loadbearing walls W1 extend all the way down per section 3/S3.1. Thickened slabs are only provided under interior, non-loadbearing walls (W2) per 4/S0.3.**
- Q34. Will a shoring design for the wall be provided or is the GC required to provide that or it is not required and based on the past experience of the GC?
- A34. **No, no shoring design will be provided as part of the project drawings. Any shoring will be required to be provide by the G.C. using its shoring specialist.**
- Q35. In the event that materials and supplies are not available, the suppliers have a backlog, and some of the subcontractors are not readily available, this would delay the project schedule. Will you deduct the days mentioned above from the project 240 days allowed?
- A35. **Refer to Specification Section 00 70 00 General Conditions and 00 80 00 Supplementary General Conditions Article 8. Notice To Proceed will be issued once subcontractors and supplier schedules have been established.**
- Q36. There are no erosion control drawings, please advise.
- A36. **Refer to drawing sheet C-3 for location and type of required silt fence.**
- Q37. Bank is washed out to the walk where the 2" water runs, please advise. See pic provided.
- A37. **Area will be stabilized outside of this contract.**
- Q38. Transformer in the 8" water route, please advise. See pic provided.
- A38. **The General Contractor is responsible for verifying all underground utilities prior to start of work. Final routing for new water lines will be determined once existing conditions are verified.**
- Q39. Can we set a test manhole and lateral into existing sewer manhole closest to the building. The sewer man has a huge flow and a cut in manhole does not seem feasible.
- A39. **The bid documents have been approved by Gwinnett County and all work shall be performed under their supervision using their standard details and practices.**
- Q40. The limits of construction on the plan do not include the routing of the water. There are a lot of trees that need to come down that are not on the drawings.
- A40. **The General Contractor is responsible for verifying all underground utilities prior to start of work. Final routing for new water lines will be determined once existing conditions are verified. If additional tree removal is required, cost for that work will be paid by the Owner.**

E. SUBSTITUTIONS APPROVAL

None

F. LIST OF ATTACHMENTS

IFB #23-004 – Plan Holder List REVISED 01-18-2023
Clarification Mark-up of Drawing Sheet C-4

PLEASE NOTE: Contractors shall acknowledge receipt of this Addendum on Page 00 30 00-1 of the BID FORM.

END OF ADDENDUM NO. THREE (3)

PLAN HOLDEER LIST

**IFB #23-004: Gary Pirkle Park Restroom Building Project
Sugar Hill, GA**

PPI Project No. A22-053

DUE DATE/TIME: Wed., January 25, 2023 @ 2 PM

**Mandatory Pre-Bid Meeting: January 11 @ 2 PM at Project Site at
6195 Austin Garner Road, Sugar Hill, GA 30518**

Questions Deadline: January 18 @ 2 PM to kbarker@ppi.us

January 17, 2023

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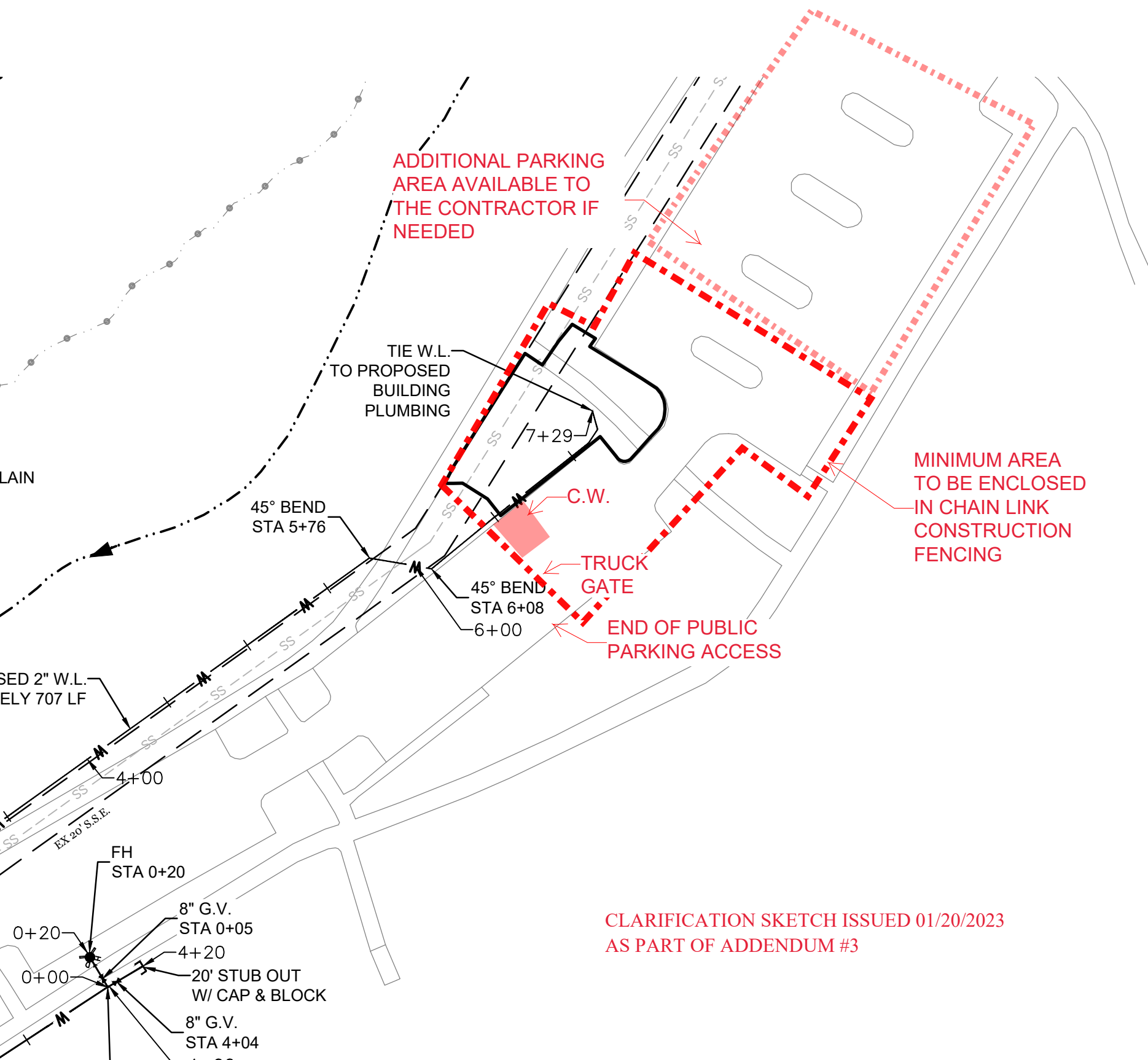
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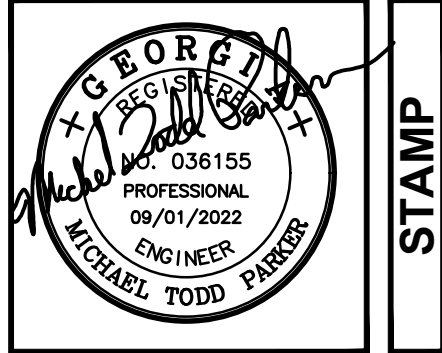
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CLARIFICATION SKETCH ISSUED 01/20/2023
AS PART OF ADDENDUM #3

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