

ADDENDUM #3

FOR

HHI – ISLAND RECREATION CENTER ENHANCEMENT & EXPANSION

Town of Hilton Head Island Project Number: 2016-0014

FWA Project Number 2456.01

PREPARED BY:

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TO: ALL BID DOCUMENT HOLDERS

This addendum forms a part of the Contract Documents and modifies the original Project Manual. Acknowledge receipt of this addendum on bid proposal to be submitted to Owner.

I. ENCLOSURES

1. Grade Beam Detail – “Typical Section at Concrete Pad”.
2. Revised Sheet S2.0 Foundation Plan – Existing and Pool Buildings
3. Revised Sheet S2.1 Foundation Plan – Expansion
4. Revised Sheet 2.3 First Level Framing – Expansion
5. Sheet S2.0 Foundation Plan – Existing and Pool Buildings screenshot (for reference only to question #15 below).
6. Sheet S2.1 Foundation Plan – Expansion screenshot (for reference only to question #14 below).

II. PROJECT SPECIFICATION MANUAL

1. Section 07 2119 Foamed-in-Place Insulation
 - A. Page 07 2119-2 in Section 2.01, paragraph A, include the following as an approved manufacturer:
 - i. SWD Urethane, Quik-Shield 112, www.swdurethane.com
2. Section 07 2400 Exterior Insulation and Finish Systems
 - A. Page 07 2400-2 in Section 2.01 Manufacturers, Paragraph A, delete the following:
 - i. Basis of Design: Parex USA, Inc.; Parex Armourwall 300 WaterMaster HE with Drainage Mat Assembly: www.parex.com.
 - B. Page 07 2400-2 in Section 2.01 Manufacturers, Paragraph A, replace the deleted section above with the following:
 - i. Basis of Design: Parex USA, Inc.; Parex Standard WaterMaster EIFS: www.parex.com.
 - C. Page 07 2400-4 in Section 2.03 Materials, Paragraph C, add the following to item 2. Heavy duty mesh: 20 oz/sq yd:

- i. "Install heavy duty mesh for all areas where EIFS system extends to grade level. Heavy duty mesh is to be installed from grade level to 10'-0" above grade."
- 3. Section 08 9200 Louvered Equipment Enclosures
 - A. Page 08 9200-2 in Section 2.01 Manufacturers, paragraph B, include the following as an approved manufacturer:
 - i. American Warming and Ventilating, Model LS-47, www.awv.com
- 4. Section 09 6429 Wood Strip and Plank Flooring
 - A. Page 09 6429-3 in Section 2.02 Materials, paragraph D should read:
 - i. "Secondary Subflooring: 15/32 inch thick plywood, APA Rated Sheathing, Span Rating of 32/16 with tongue and groove edges; Exposure 1, sanded."
- 5. Section 09 8400 Acoustic Room Components
 - A. Page 09 8400-3, Section 2.02 Acoustical Panels (Sound-Absorbing Units), paragraph C.10 should read:
 - i. "A total of fifty-two (52) baffles will be installed as directed by Architect."
- 6. Section 10 1400 Signage
 - A. Page 10 1400-2, in Section 2.01 Manufacturers, paragraph A.2, include the following as an approved manufacturer:
 - i. Avalis Wayfinding Solutions, Inc. www.AvalisWay.com
- 7. Section 11 6623 Gymnasium Equipment
 - A. Page 11 6623-2 Section 2.01 Manufacturers, paragraph A.2, include the following as an approved manufacturer:
 - i. Arizona Courtlines, Inc., www.arizonacourtlines.com

III. DRAWINGS

- 1. Sheet AI204 Interior Elevations
 - A. Elevation D1 Correct the panel on the left to read "Panel Type B".
- 2. Sheet S2.0 Foundation Plan – Existing and Pool Buildings
 - A. Sheet S2.0 has been modified to show corrected footing schedule. Remove the current sheet issued 7/28/16 and replace with the attached sheet.
- 3. Sheet S2.1 Foundation Plan – Expansion
 - A. Sheet S2.1 has been modified to show corrected footing schedule. Remove the current sheet issued 7/28/16 and replace with the attached sheet.
- 4. Sheet S2.3 First Level Framing – Expansion
 - A. Sheet S2.3 has been modified with additional framing notes. Remove the current sheet issued 7/28/16 and replace with the attached sheet.
- 5. E002 - Electrical Details and Schedules
 - A. On the Lighting Fixture Schedule, Fixtures K/L include the following as an approved equal:
 - i. H. E. Williams, Inc. – AXA-4-L54/835-LVRS-S-OPTIONS-DIM-UNV
 - B. On the Lighting Fixture Schedule, Fixture P, include the following as an approved equal:
 - i. Duraguard Products, Inc. – TV3-C3-4X15-U-41K-Z-KN/IN GRADE MTG BOX
 - C. On the Lighting Fixture Schedule, Fixture P1, include the following as an approved equal:
 - i. Duraguard Products, Inc. – TV2-C3-2X20-U-41K-Z-KN/IN GRADE MTG BOX
 - D. On the Lighting Fixture Schedule, Fixture S, include the following as an approved equal:

IV. QUESTIONS / CLARIFICATIONS

1. On all drawings referencing “stucco on metal lath” remove references to “metal lath”. No metal lath is required.
2. Specification Section 09 8400: What is the location(s) of the acoustical panels, ceiling type and height and how far down from the ceiling the panels will be mounted?
 - A. Response: The panels will be located in Gymnasium B-106. See building sections for ceiling type and height. The panels will be located between the roof structure and the bottom of the panels will be mounted no lower than the bottom of the structure.
3. Specification Section 08 9200 Louvered Equipment Enclosures: What wind loads (___PSF) or mph must the louvered equipment enclosures meet?
 - A. Response: See sheet S1.0 Structural Notes for Structural Design Criteria.
4. Specification Section 10 1400 Signage: This specification details Interior Directional and Informational Signs and Emergency Evacuation Signs. The Schedule does not include Interior Directional and Information Signs or Emergency Evacuation Maps. Please clarify how many, if any, of each are required to be included in the project.
 - A. Response: Provide up to (4) Interior Directional Signs. Emergency Evacuation Signs will be provided by Owner.
5. Sheet AS103 notes a 44'-8" new grade beam and a 42'-0" new grade beam. Please provide grade beam dimensions, reinforcing information and top of grade beam elevation.
 - A. Response: See attached detail, Typical Section at Concrete Pad for size and reinforcing of grade beam. Top of grade beam will be determined in the field.
6. Sheet AS103 notes to “fill track with concrete”. Please provide a section and/or detail that shows what is required.
 - A. Response: Track is approximately 4" wide and 5 ½" deep. Track is to be filled with concrete to align with top of grade beam and create no tripping hazard.
7. Sheet AS103 notes a new pool dome equipment pad. If this pad is to be included as part of Alternate 2 please provide dimensions, thickness and reinforcing information that should be included for bidding purposes.
 - A. Response: The pool dome equipment pad will be “by owner” and not included in this contract.
8. Is the shade structure noted on AS103 part of the base bid or Alternate 2?
 - A. Response: The shade structure is part of the base bid.
9. What is thickness and reinforcing is required for the new portions of the pool deck?
 - A. Response: See Paving Sections Sheet C702 Paving Details.
10. Per Sheet AE201 there is a bank of louvers approximately 16' wide by 7' high. The only louvers in the 08 9100 Louvers are the Airolite Solar Line Grilles that are installed at and above some of the glazing. There is no spec for just a “standard” louver. We can quote a 4" or 6" deep louver in either a non-drainable-blade or drainable-blade.
 - A. Response: Provide a 4" deep drainable-blade louver. See also Addendum No. 2, Drawing Sheet AE307 Wall Sections.
11. Should the new footings, beams and walls shown on the re-issued S2.0 and new sheet S3.6 be included as part of Alternate 2?
 - A. Response: No. These should be included in the base bid.

12. A roof plan is referenced on several sheets but no roof plan has been provided. There is a roof plan on the G drawings but it seems like there should be enlarged roof plans for the "A" and "B" areas. Please provide a roof plan.
 - A. Response: The structural roof plans are on sheets S2.4 – S2.7.
13. There are 2 locations on the foundation plan on S2.1 where there is appears to be a footing but no type is noted. Please provide footing types or information on footing construction at the locations highlighted in green on the attached screen shot.
 - A. Response: The slab turndown from the bathroom side is shown in detail 9 and 10 S4.0. The footing on the proposed expansion side under the load bearing wall will be a proposed footing type "A".
14. Should the locations highlighted in red on the attached screen shot of S2.1 be included as thickened slabs per 8/S4.0?
 - A. Response: Yes
15. Should the locations highlighted in pink on the attached screen shot of S2.0 be included as thickened slabs per 7/S4.0?
 - A. Response: Yes
16. There appear to be widened footing locations at the pilasters along column line B.6 on sheet S2.1. Please provide sections or information as to the dimensions and reinforcing at these widened footing locations.
 - A. Response: The footing extents shall maintain 12" minimum from the outside face of the wall. For reinforcement, add (1) #5 longitudinal bar for every 12" of width added.
17. There is no information provided for the 2nd floor decking or concrete. The details on S5.0, S5.1, S5.2 and S5.3 refer to the plan but the plan on S2.3 does not have any information on the deck or concrete. Please provide the deck type, concrete thickness and concrete reinforcing (if any).
 - A. Response: The plans have been updated. This information is now in the framing notes.
18. There is no information provided for the roof decking. The details on S5.0, S5.1, S5.2 and S5.3 refer to the plan but the plans on S2.5, S2.6 and S2.7 does not have any information on the deck. Please provide roof deck type(s).
 - A. Response: The plans have been updated. This information is now in the framing notes.
19. Section 8/S4.0 is labeled along column line E on S2.1. This is obviously not the correct section at this location as there is a footing and a 12" CMU wall at this location. Please provide a correct section along this column line that shows the reinforcing required for the 12" CMU wall.
 - A. Response: The plans have been updated. Reference detail 5/S4.0.
20. Sheet S2.0 was re-issued with a new footing schedule that shows new footing types D, E, F & G. Only types F and G are shown on the plan. Do footing types D and E apply to the project? If so where?
 - A. Response: The footing schedule has been revised.
21. The top of footing elevations were deleted from the footing schedule on the re-issued sheet S2.0. Do the top of footing elevations from the original footing schedule still apply? If not please provide top of footing elevations.
 - A. Response: The footing schedule has been revised.
22. Footing types F and G are labeled on the re-issued S2.0 and shown on the sections on S3.6. These appear to be continuous footings/grade beams however type F is shown on the schedule as 3' x 6' and type G is shown on the schedule as 3' x 3'. Please clarify what is required for footing types F & G.
 - A. Response: The plan view of these areas have been updated.

END OF ADDENDUM #3