ADDENDUM #4 – March 13, 2015
WEST VIRGINIA PARKWAYS AUTHORITY
PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS
FOR
CONTRACT NO: SP-1-15
BECKLEY MAINTENANCE AND STATE POLICE OFFICE

See attached clarifications, responses to questions, and revisions to plans and specifications as provided by ZMM Architects and Engineers.

WEST VIRGINIA PARKWAYS AUTHORITY

[Signature]

Gregory C. Barr
General Manager
March 13, 2015

ADDENDUM NO. 4

RE: Beckley Maintenance Building For
West Virginia Parkway Authority
Beckley, West Virginia
Architect’s Project No. 1475

TO: Prospective Bidders

FROM: ZMM, Inc. Architects and Engineers

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents.

ATTACH THIS ADDENDUM TO THE FRONT COVER OF THE PROJECT MANUAL AND
ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID
FORM.

PART 1 - CLARIFICATIONS

A. Refer to Questions and Answers For Beckley Maintenance Building dated 03/11/15 as attached to this Addendum.

B. Refer to Requests For Information and Responses For Beckley Maintenance Building dated 03/11/15 as attached to this Addendum.

PART 2 - CHANGES TO SPECIFICATIONS

A. Section 074113.16 “Standing Seam Metal Roof Panels” - DELETE Line1.2.B.4 referencing Section 133419.

B. Section 133419 “Metal Building Systems”; DELETE Article 2.5 Metal Roof Panels. Reference Section 074113.16 “Standing Seam Metal Roof Panels” Article 2.2.B for Standing Seam Metal Roof Panel SS-1.

PART 3 - CHANGES TO DRAWINGS

A. Drawing No. A150 - Roof Plan: Make the following revisions:

1. ADD to Keyed Note No. 1 :”Standing Seam Metal Roof Panel Type SS-2.”

2. ADD to Keyed Note No. 2 :”Standing Seam Metal Roof Panel Type SS-1.”
END OF ADDENDUM

Attachments:

- Questions and Answers For Beckley Maintenance Building dated 03/11/15 ........................................... 9 pages
- Requests For Information and Responses For Beckley Maintenance Building dated 03/11/15 ............................................. 1 page
36. Question: I have been unable to find the spec 01 78 43 spare parts and materials. Can you please let me know where that is located at?

Answer: Spare parts and spare materials are described in the individual specification sections that they are required.

37. Question: In addendum #2, the specification for the control HVAC 230900-5, paragraph 2.1, part D, refers to lighting control system specification 260943.13 and Fire Alarm system 283112. These specifications are NOT in volume 2. Can you please clarify?

Answer: These systems are not going to be connected to the Building Automation System (BAS) at this time, but the BAS is to have the capability of incorporating those systems in the future.

38. Question a): In review of sheets A133, A142 and A420, there may be an issue with head and door swing height clearances in the mechanical room stair. The reflective ceiling plan (A142) identifies the ceiling in that particular area to slope from 14’-2” to 17’-8”. This in consideration, that would make the ceiling height 6’AFF at the stair landing with a 6’ tall door that swing out into the landing.

Answer: Please note that this is a restricted access to a mechanical attic (mezzanine) limited by a locked gate. Ceiling clearance in the mechanical attic access is restricted, please verify door swing clearance and door height.

   Question b) Looking at the mechanical room stair ceiling on A142, it identifies a split in the ceiling height from flat to sloped; which would mean you would need a wall to separate those ceiling separating areas. This wall is not identified on the prints nor a means of supporting. Please clarify.

Answer: The last run of the stairs goes in between the adjacent trusses. Metal furring and gyp. bd. are installed on the sides of the trusses as well as on the bottom of the trusses above the next to the last run of the stairs. See enlarged plan 2/A420.

   Question c) Please provides a truss profile that will work for the mechanical room stair area.

Answer: The truss profile will be provided by truss manufacturer. The last run of the attic access stair is between the metal trusses.

   Question d) The stair areas are identified to have a 1-hour fire rating. Is this correct?

Answer: Yes
**Question e)** On A133, all interior spaces are identified to have a 1-hour rating except for gang restroom and kitchen area for the floor below. Should this area be fire rated as well?

**Answer:** No. Do not confuse enlarged plan area designations with one hour wall designations.

39.**Question:** Where is Crack Isolation Membrane (Ceramic Tiling 093013.2.4) required?

**Answer:** Crack Isolation Membrane is required on cracked areas of the concrete floors, either saw cut or uncontrolled in areas to receive ceramic tile.

40.**Question a):** Upon review of the cut sections found on A532, there may be an issue with inadequate bearing for the window frames. Please review and clarify.

**Answer:** Replace metal sub girt with wood blocking at edge condition of aluminum window surrounded with metal panels.

**Question b)*** Looking through various sections and details it appears that there are portions that have both Thermax insulation with Tyvek wrapped over top. Is this accurate? Typically if you tape Thermax joints, Tyvex is not needed.

**Answer:** Provide Tyvec and taped joints as shown.

**Question c)** Please provide specs for sidewalk truncated pads.

**Answer:** Details are included in the WVDOH standard details publications.

**Question d)** Please provide specs for gas piping.

**Answer:** Gas piping is specified in Section 231123.

**Question e)** Please provide specs for ductile iron sanitary piping.

**Answer:** Sanitary piping is per the WVDOH specification as indicated in the plans.

**Question f)** Please provide specs for cmp storm piping.

**Answer:** Storm drain piping is per the WVDOH specification as indicated in the plans

41.**Question:** Specs appear to call for a screw down type roof but the drawings reference a standing seam Type 1 – please clarify

**Answer:** ???

**Answer:** See attached Addendum No. 4

42.**Question.a):** Will the Owner require receipt of payment for the B & O Taxes from all Subcontractors and General Contractor before releasing final payment?
Question b) Will rock excavation be an unforeseen condition for utility trenches since there are no bore tests in those areas?

Answer: Rock excavation is anticipated for utility and foundation excavation.

Question c) Could the Owner provide an Allowance on the amount of backfill material needed after the Owner removes the foundations and slab on grade building pads? The reason for the request is the amount of engineered fill material is unknown until the demolition and excavation by Owner has been completed. Also, the site will be unprotected for a period of time absorbing water which will destabilize the subgrade, therefore, requiring the General Contractor to undercut the subgrade and place engineer fill to provide a stabilized subgrade.

Answer: The contractor is to assume that the existing building foundations will be removed and the material required to backfill the excavation is included in the cost of this contract.

Question d) Will the Owner be responsible to install a few pump wells for dewatering the project site during and after the demolition to avoid destabilizing the building site subgrade?

Answer: Dewatering is the responsibility of the contractor and is included in this contract.

Question e) Is the air compressor Owner supplied and installed or does the Plumbing Contractor purchase and install. If Contractor is to provide, could a spec be provided?

Answer: Contractor is to provide the air compressor. It is specified in Section 221519 (Addendum #2).

Question f) Is there any specifications for the waste oil distribution piping?

Answer: Waste oil piping is to be Schedule 40 black steel piping (Addendum #2).

Question g) Is there a spec on the air piping?

Answer: Air piping is to be Schedule 40 black steel piping (Addendum #2).

Question h) There are areas identified on the demolition drawings to remove asphalt paving. Will the Owner remove asphalt paving or Contractor?

Answer: Asphalt removal is by the contractor, and is included in the contract.

43. Question a): Is there any house keeping pads needed for the mechanical equipment being provided by the Owner?

Answer: No.
**Question b)** Will manufacturer testing certificate for leakage testing on the window system be adequate or will in the field leakage testing be required? Field testing is very expensive.

**Answer:** Specified window testing requirements will not be changed, see specification section 084113.2.1 Performance Requirements

**Question c)** Since part of the building is a maintenance garage and even though a vehicle exhaust system is being installed. Should there be a toxic-alert system installed and should it be tied into the exhaust fan in the maintenance garage controlled by sensors to speed up the fan when certain levels of carbon-monoxide has been detected?

**Answer:** Gas-detection system is required and is specified in Section 230923.16 Gas Instruments.

**Question d)** In Division 8 Opening; Section: 087100 Door Hardware it is stated that the Requests for Exit, Door Contacts, Power Supplies & Card Readers are furnished by Division 28. After reviewing the four spec pages of Division 28 Electronic Safety and Security I do not see any specifications revolving around access controls on what to provide and who is to install, program and train. Please clarify.

**Answer:** The owner will be providing and installing request for exit and card readers.

**Question e)** I do not see any indications of new flag poles. Are we to install two new flag poles with bases and a flag pole light since the existing flag poles will be removed?

**Answer:** Flag poles and lighting are excluded from this contract.

**44. Question:** On sheet A133 the drawings indicate 58 l.ft. of wall type 2 being constructed, but on sheet A320 the concrete landing is indicated to be placed between column lines 2.5 and 3 & column lines B to column C. How is type 2 partition to be installed without a structure underneath to construct the wall? Is it intended for these walls to extend from ground floor to attic like wall type 3 indicated on A133? Please clarify

**Answer:** Type 2 walls shown on the Attic Plan A1333 are extension of walls on the second floor. They will need to be braced at heights above heights of 12 feet.

**45. Question a):** In Addendum No. 3, RFI AA, question bb, states that we are to use fiber cement board for soffit. Spec section 133419-13 clearly calls for metal soffit panels. Please clarify.

**Answer:** Fiber cement board is to be used. Please delete reference for metal soffit panels.
**Question b)** In Addendum No. 3, RFI AA, question aa, the response states to use the specified metal roof for the entire building. Are we to assume spec section 074113.16 (similar to wall section 3 on A331) which has metal decking, R-20 insulation and plywood sheathing or spec section 133419 (similar to wall section 2 on A331) which just shows standing seam metal roofing over metal girts and insulated with R-19 batt?

**Answer:** See attached Addendum No. 4

**Question c)** We did not see in the addendums to add a fire extinguisher in the elevator equipment room. Please clarify if there should be one.

**Answer:** Please provide fire extinguisher in elevator equipment room, cabinet is not required.

**46. Question:** Is there a need per code to construct a concrete oil/waste containment vessel for the Owner provided waste vessels that are identified on the outside of the maintenance garage?

**Answer:** The existing oil water separator will be utilized.

**47. Question:** See attached drawings. Are we to provide new gravel in area # 1 where the asphalt has been removed or will this be part of the asphalt paving to be provided by the owner?

**Answer:** Gravel is to be provided everywhere asphalt is to be removed. Top of gravel shall be placed to the bottom elevation of the existing asphalt. Proposed asphalt thickness shall match existing.

**48. Question:** See attached drawings: Are we to provide new gravel in those areas where the owner is removing structures?

**Answer:** Gravel is to be provided everywhere building removal is indicated.

**49. Question:** The geotechnical report states that the new building site is to be undercut 18" and all footings are to be taken to bedrock. The bid form has an allowance for the flowable fill required to take the footings to bedrock. There is no mention in the drawings regarding undercutting the slab. Please clarify. Also, the drawings require that all footings are to be at least 3/0 in depth. Will this apply in those areas where the bedrock is within 2/0 of the surface?

**Answer:** Yes, all exterior foundations will need to be at least 3'-0" below finish grade.

**50. Question:** At the Southwest entrance a floor drain is shown. The note calls for Div. 33 to connect to this line. The site drawing does not mention this line – please clarify.
Answer: The exterior floor drain will connect to the nearest storm drain line.

51. Question: At the Northeast side of the building there is a note calling for the continuation of a 4” oil separator line by the site contractor. Please confirm that this is the 4” SS line in the 22’ of casing that connects to an existing sanitary line that then feeds an existing oil and water separator. Please confirm there is no new oil/water separator.

Answer: The existing oil water separator will be utilized. A new oil water separator is not included in the contract.

52. Question: On drawings 8 & 9 of 10 the railings are to be schedule 80 pipe posts and schedule 40 rails and pickets. Will a powder coated aluminum railing be accepted as an or equal to the steel pipe railing? Advantage: No rust/No repainting.

Answer: The railing is to be per specification. Aluminum railing will not be permitted.

53. Question: Is it possible to hook up to owners power and water and pay for the usage?

Answer: The contractor shall establish temporary power and water connections with the utility companies.

54. Question: Confirming previous telephonic coordination, request that AKSA Power Generation USA generators be added to the approved list of generators for consideration for the Parkways' Beckley Maintenance Facility project, in lieu of the Baldor brand.

Answer: It has been determined that AKSA Power Generation will not be added to the list of approved manufacturers for this contract.

55. Question: In the pre-bid, it was mentioned that no rock excavation was anticipated. However, after reviewing the plans, it looks as if rock excavation will be required; mainly in the administration area. Also, various utilities will also have to be excavated into rock. Do you concur?

Answer: It is likely that rock will be encountered during excavation. Rock removal during foundation excavation or during utility construction is included in this contract, and should be bid as such.

56. Question: When the Owner removes the existing structures and their footings, will they place engineer fill back into the footings?
**Answer:** The owner will remove the structure and footings only. Engineered fill will not be placed by the owner anywhere on the site. Structural fill is the responsibility of the contractor, and is included in the contract bid amount.

**57. Question:** Is bringing the subgrade to elevation to be included in the bid proposal?
Subgrade: The surface area under building slabs, concrete aprons, sidewalks, gravel pads and proposed asphalt limits beneath the filter fabric and beneath the gravel dry bed of concrete slabs.

**Answer:** The contractor is responsible for bringing the subgrade to elevation (minus gravel where new pavement is indicated) and is included in this contract.

**58. Question:** If the subgrade is to be prepared by Contractor; will compacted DOH Class 1 be permissible for subgrade materials?

**Answer:** WVDOH Class 1 material will be permissible for subgrade.

**59. Question:** Under quality control: Concrete testing; Will the concrete be required to be tested for slump and air on each individual truck load entering the site?

**Answer:** See specification section 033000 Cast In Place concrete for testing requirements.

**60. Question:** Under quality control: Concrete testing; Will the concrete be required to be tested again after super-p has been added for slump and air on each individual truck load entering the site?

**Answer:** See specification section 033000 Cast In Place concrete for testing requirements.

**61. Question:** Will concrete curing compounds be allowed to cure concrete in lieu of burlap and water treatment?

**Answer:** See specification section 033000 Cast In Place concrete for protection and curing requirements.

**62. Question:** Is expansion (material)-per detail on sheet 9-required between the walks and the back of the curb or curb and gutter?
Answer: Expansion material is required between the back of curb and the sidewalk per WVDOH specifications, standard details, and revised standard details.

63. Question: The scale on the site drawings –HNTB –seems to be inaccurate. For example those called out as 1”=10’ should be 1”=20’. Please confirm and clarify.

Answer: The 1”=10’ scale bar is for full size plots. Half size (11”x17”) plots will be 1”=20’

64. Question: On the east side of the site utility drawings there is a SS line that is labeled as 4” and also as 6”-please clarify.
Answer: All new sanitary sewer lines are 4” pipes.

65. Question: In the Contractor’s Proposal attachment, the table of Contents list a Project Manual Appendix A. Can you please advise where this item is?
Answer: Appendix A is architectural specifications, which have been titled the project manual.

66. Question: We request additional pre engineered building manufacturers be approved.
Answer: See addendum No. 2 for additional approved manufacturers.

67. Question: Will door number 140 & 141 require a concrete stoop?
Answer: Yes a 5’ by 5’ concrete pad will be required at each door exit.

68. Question: Can C900 piping be used for the underground fire water piping in lieu of DI.?
Answer: Contractor to bid per plans and specifications.

69. Question: There is silt fencing identified on sheet 6 of 10. Will the Owner install the silt fencing before starting the demolition of the existing building?
Answer: The silt fencing will be installed by the owner prior to demolition.

70. Question: Will the underground electrical be required to be encased with concrete beyond the proposed asphalt limits?
Answer: Conduit backfill and casing is per AEP requirements.

71. Question: Will the Owner be responsible for obtaining a work order and paying for electrical fees? The Power Company will not provide a Proposal to Contractors, Owner shall provide according to Power Company.
**Answer:** The owner will pay all permanent utility fees. The cost of temporary utilities is the responsibility of the contractor.

**72. Question:** Will a concrete sealer be an acceptable method of curing concrete in lieu of burlap and water?

**Answer:** Site concrete shall be cured in accordance with WVDOH approved methods. Building concrete will use building specifications.
RFI 21

Question.  At the Southwest entrance a floor drain is shown. The note calls for Div. 33 to connect to this line. The site drawing does not mention this line - please clarify. At the Northeast side of the buiding there is a note calling for the continuation of a 4" oil seperator line by the site contractor. Please confirm that this is the 4" SS line in the 22' of casing that connects to an existing sanitary line that then feeds an existing oil and water seperator. Please confirm there is no new oil / water seperator.

Response:  The exterior floor drain will tie into the nearest storm line by approved methods. The line to the oil separator is 4” diameter and the oil separator is to remain.

RFI 22

Question.  We have not found a specification for the trench drain grating. Please provide

Response:  Provide Neenah Heavy Duty trench drain cover R-4990-DX or Equal.

RFI 23

Question.  The kitchen elevation at the upper right hand corner on sheet A410 has a overall base height of 2'10" and a 6" base. The other kitchen elevations show a 3' base height. Room finish legend (sheet A210) and 064116 specification calls out a 4" base. Please clarify.

Response:  Change 2’10” base cabinet height to 3’0” on detail -/A410.  Add general note to provide gyp. board soffits to enclose all areas above wall cabinets.

RFI 24

Question.  The specifications for the polished concrete are requiring an Induroshine approved applicator by W. R. Meadows. I have obtained a list directly from W. R. Meadows of their approved applicators. There are none listed in the state of West Virginia. I contacted seven applicators that are closest to the project. All seven that I have contacted are not bidding this project. Is it possible to use a different product/manufacturer?

Response:  We have used these specification requirements successfully on other projects and will not change the requirements.