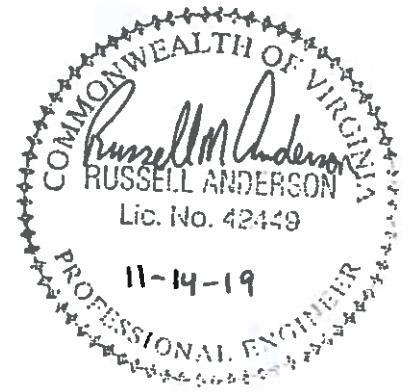




**THOMPSON
& LITTON** EST. 1956

ENGINEERS ARCHITECTS SURVEYORS



ADDENDUM NO. 002

TO: All Plan Holders

RE: Riner Rescue Squad Renovations
for the Montgomery County Board of Supervisors
T&L Project N. 13270-50

DATE: November 14, 2019

BIDS RECEIVED DATE: November 21, 2019

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated October 20, 2019, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of 4 pages.

CLARIFICATIONS AND ANSWERS TO PRE-BID QUESTIONS:

1. The fire alarm system is not part of the low voltage allowance. Scope of fire alarm work per drawings and specifications to be included in base bid.
2. Per the finish schedule on A601, the intent is to paint the entire interior of the building, including existing rooms unless otherwise noted.
3. Include wall tile and ceilings in demolition scope of work for rooms 108 and 110. Prepare substrate for new specified finishes per schedule on sheet A601.
4. Toilet accessories are indicated on Plans and Elevations; for clarity, toilet partitions are not shown on elevations – See plans for all accessories.
5. Card readers are part of the Allowance as identified in Addendum #001. Subsequent security system drawings will be provided to the contractor during construction.
6. In accordance with the plans and specification section 33 1116 the water line shall be DR (SDR) 17 PVC, outside the building. In accordance with specification section 22 1005 Part 2.4 water lines installed below grade within 5' of the building shall be Copper.
7. Adjustment of the manhole frame and cover shall only apply if Additive Bid Item No. 1 is selected. The existing manhole frame is installed flush with the pavement and adjustment may or may not be required dependent upon how milling and paving operations are completed. Steel/cast iron/composite riser rings may be utilized and shall be manufactured by JR Metal, J.R. Hoe, American Highway Products, EJ Group Inc., or an approved Equal. Precast concrete grade rings may be utilized as well.



8. Based on 2015 VEBC, Level 1 Alterations (602.2) requires only maintaining existing fire protection. The only spaces with Level 2 Alterations (603.5) that require a fire alarm system, due to the addition of a sprinkler system (603.5.2.5), are those designated R-2. Sheet E201 correctly indicates the required locations for fire alarm components.
9. Per 2015 IFC 1103.7.6 R-2 occupancies under three stories or 16 dwelling units do not require a manual fire alarm system, therefore no pull stations are required.
10. The detail "Typical Single Door Control/Monitoring" on sheet E501, shows a ZAM with connection to the Fire Alarm system and a 120V circuit for door equipment operation at each door, however, a single centrally installed door control power supply with fire alarm input is acceptable. The arrangement and number of power supplies for the doors indicated on E201 shall be determined by the access control subcontractor and coordinated with the fire alarm subcontractor.
11. The 28-day compressive strength of the concrete for the slab-on-grade repair shall be 4000 psi.
12. The paint over the existing floor shall be removed as part of the floor preparation before the installation of the resinous flooring.
13. The existing propane service currently serves the four existing gas unit heaters in the garage bay, two existing gas furnaces in the existing Mechanical Room 111 and the existing Olympian generator. The new package unit GPU-1 is added to the propane service as part of this project.
14. In the shower area where the ceiling is GWB, provide 162S125-18 ceiling joists at 14" oc attached to the stud all at each end.
15. Additional ceiling joists for the installation of the acoustical ceiling is not required.
16. Existing roof at flue penetrations is PBR Metal roof, 26 gauge, 1-1/4" rib height. This roof was installed in 2016 and there is an existing 45-year manufacturer's warranty as well as a 5 year workmanship warranty by R&R Top Choice Roofing. Contact Ron Taconet at Top Choice Roofing to maintain warranty at the contact information below:

R&R Top Choice Roofing, LLC
Rebecca and Ron Taconet
4898 Ramey Lane
Salem, VA 24153
(540)986-6388

CHANGES TO THE SPECIFICATIONS:

1. Section 06 4100 Architectural Wood Casework, page one (1):
 - a. Delete 1.3.B.
 - b. Delete 1.5.A.1.
 - c. Modify 1.5.A.3 - Replace "...as required by certification program," with "...denoting requirements for grade or grades specified."
 - d. Delete 1.5.A.4.
 - e. Delete 1.5.A.5.
 - f. Modify 1.5.A.6 - Replace "certification is refused," with "quality does not meet specified grade."



CHANGES TO DRAWINGS:

1. Sheet A601 FINISH SCHEDULE:
 - a. Revise floor finish for rooms 113 and 114 to be "FAF-2."

2. SHEET P102 WATER AND GAS PIPING PLAN:

Contractor is to shift the location of the proposed water heater from the ceiling over the bathroom to above the ceiling along the 2-hour fire rated wall. This wall separates the garage area from the bunk rooms 118. This wall goes all the way to the structure. Set the elevation of the water heater to ensure positive gravity drainage. This pipe is to drain to the floor drain in Mech 120. Contractor is to coordinate the relocation of the power for the water heater with the electrical contractor. See enclosed excerpt from Sheet P102.

3. SHEET A401 ENLARGED PLANS AND DOOR SCHEDULE, DETAIL 4:
 - a. Provide one paper towel dispenser in Room 116 and in 117; location to be determined in the field by the architect.

4. SHEET E201 POWER AND COMMUNICATIONS PLAN:
 - a. The smoke detector positioned over the FACP shall be changed to a heat detector to better resist the combustion products of vehicles per VEBC 603.4.4.

Enclosures:
Sheet P102 Excerpt

RINER RESCU

WATER

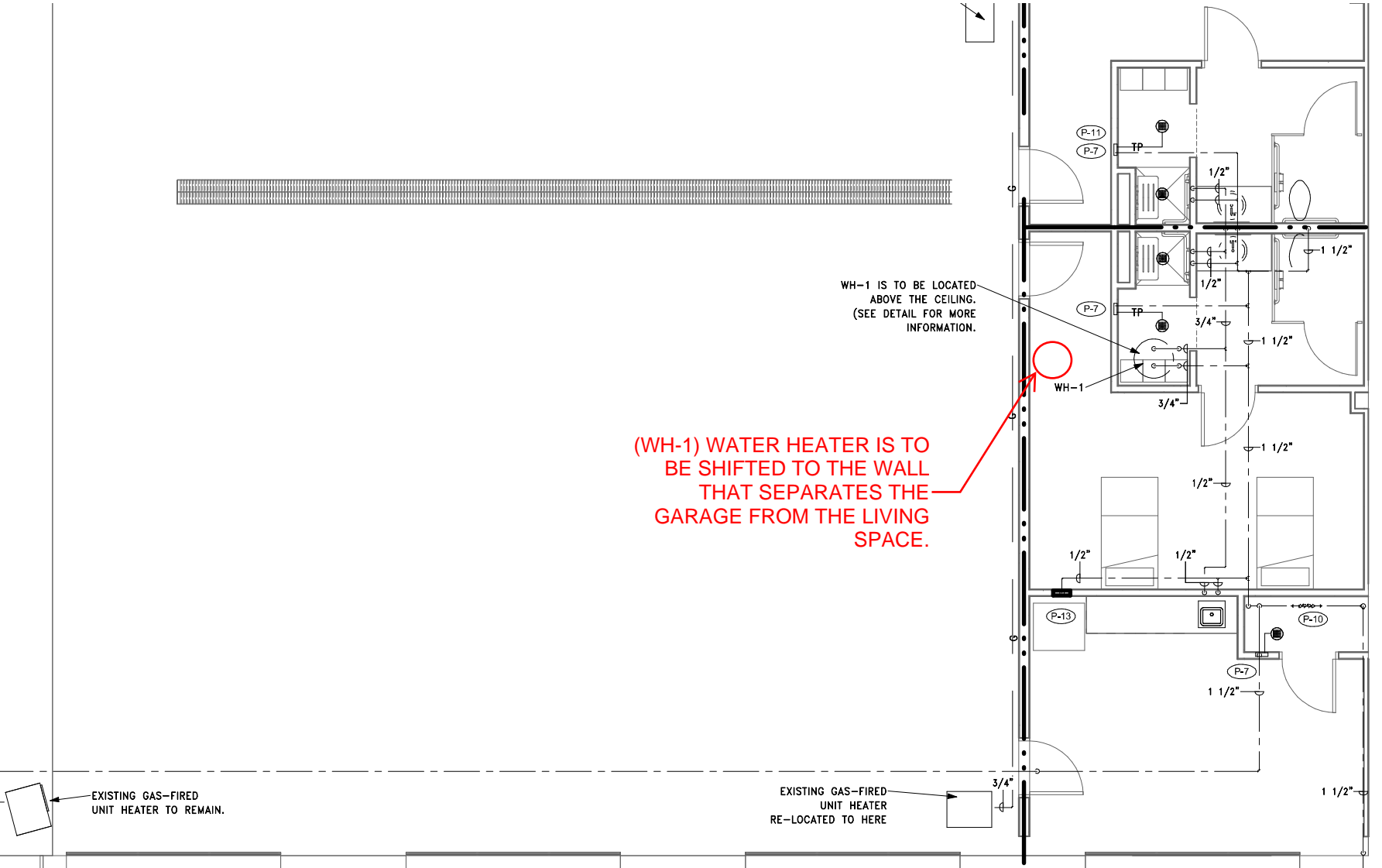
Purpose of Document Issue	
Date	
No.	

Designed	WPM
Drawn	WPM
Checked	WPM
Date	10-20-2019

Project No.
13270



Sheet No.
P102



WH-1 IS TO BE LOCATED ABOVE THE CEILING. (SEE DETAIL FOR MORE INFORMATION.)

(WH-1) WATER HEATER IS TO BE SHIFTED TO THE WALL THAT SEPARATES THE GARAGE FROM THE LIVING SPACE.

EXISTING GAS-FIRED UNIT HEATER TO REMAIN.

EXISTING GAS-FIRED UNIT HEATER RE-LOCATED TO HERE

FOR CONTINUATION OF NEW 1 1/2" WATER LINE SEE CIVIL SITE PLAN.

FIRE WALL LEGEND

— • • —	2-HR FIRE WALL
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PLUMBING LEGEND

— — — —	COLD WATER
— — — —	HOT WATER
— G —	GAS LINE
— OR —	PIPE TURN DOWN
— O —	PIPE TURN UP
— TP —	1/2" TRAP PRIMER

