

**ADDENDUM NUMBER 2**

Dated: January 23, 2012

Re: Canaan Valley Resort Renovations & Additions  
Division of Natural Resources  
Davis, WV  
RFQ# DNRB12095

From: Paradigm Architecture  
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This Addendum forms a part of the Contract Documents and modifies the original bidding Documents dated December 19, 2011, as noted below.

This Addendum consists of:

Items and Questions		nine (9) pages
Specification Section 01 5639 Temporary Tree and Plant Protection		five (5) pages
Specification Section 22 1113 Facility Water Distribution Piping		seventeen (17) pages
Specification Section 22 1313 Facility Sanitary Sewers		nine (9) pages
BD10	Bulletin Drawing 10	
BD11	Bulletin Drawing 11	
BD12	Bulletin Drawing 12	
BD13	Bulletin Drawing 13	
BD14	Bulletin Drawing 14	
BD15	Bulletin Drawing 15	
BD16	Bulletin Drawing 16	

Drawings

C2.0	E4.01	P0.01
E2.01	E5.02	

**The above will be available on the architect’s FTP site – see link below.**

To open the shared files, click or copy the link below:

<http://www.filesanywhere.com/fs/v.aspx?v=8a6e67895e6474a970a0>

**Item 1: The bid date is changed to Thursday, February 14, 2012. The time and location remain unchanged.**

**Item 2: The last date for the submission of questions to be included in the final addendum will be Thursday, January 26, 2012.**

- Item 3:** Section 220500 – General Provisions and Common Work Results for Plumbing.  
Units:  
a. Article 1.23 – Coordination  
i. Add, plumbing contractor responsible for all saw cutting, core drilling and general penetrations in floor slab. Contractor to coordinate all work with structural contractor before escutcheon.
- Item 4:** Drawing P0.01 – updated domestic water heater diagrams to show outlet piping between water heaters and storage tank.
- Item 5:** Drawing E1.11, change Coded Note No. 2 to read as follows: “EXISTING RECEPTACLES TO BE DISCONNECTED AND REMOVED. REMOVE ALL WIRING, CONDUIT AND BOXES BACK TO SOURCE.”
- Item 6:** Drawing E2.03, change the (3) G10 fixtures in the room 174 to G13.
- Item 7:** Drawing E2.11, Stairwell S21, change the recessed 2x4 lighting tag from G02 to G06.
- Item 8:** Drawing E2.11, change the (5) D14 fixtures over the stairs to D15.
- Item 9:** Drawing E2.11, add a 3-way switch adjacent to the door in Support 265 leading to the Lobby.
- Item 10:** Drawing E3.01, eliminate the mechanical equipment tag for EWH-16 that is pointing to the wall shared with Standard Queen 126.
- Item 11:** Drawing E3.01, change the generator tag from “NEW 40KW GENERATOR” to “NEW 85KW GENERATOR.”
- Item 12:** Drawing E3.01, Housekeeping 104, change the Photoelectric Detector to a Heat Detector.
- Item 13:** Drawing E3.02, add the coded note No. 5 to read as follows: “PROVIDE A NEW 90A/3P CIRCUIT BREAKER IN EXISTING PANELBOARD HB FOR HP-2.”
- Item 14:** Drawing E3.02, add the coded note No. 6 to read as follows: “PROVIDE A NEW 30A/3P CIRCUIT BREAKER IN EXISTING PANELBOARD HB FOR HP-9.”
- Item 15:** Drawing E3.02, Housekeeping 134, change the Photoelectric Detector to a Heat Detector.
- Item 16:** Drawing E3.03, delete coded notes no. 5 and 6.
- Item 17:** Drawing E3.12, change the Mechanical Equipment tag with the circuit no. 44/46, from “CU-2” to “CU-5.”

- Item 18:** Drawing E3.12, change the Mechanical Equipment tag with the circuit no. 48/50, from “CU-2” to “CU-6.”
- Item 19:** Drawing E3.12, Housekeeping 234, change the Photoelectric Detector to a Heat Detector.
- Item 20:** Drawing E3.21, Housekeeping 304, change the Photoelectric Detector to a Heat Detector.
- Item 21:** Drawing E3.22, Housekeeping 334, change the Photoelectric Detector to a Heat Detector.
- Item 22:** Drawing E3.31, Housekeeping 404, change the Photoelectric Detector to a Heat Detector.
- Item 23:** Drawing E3.32, Housekeeping 434, change the Photoelectric Detector to a Heat Detector.
- Item 24:** Drawing E5.01, Single-line Diagram, change the distribution panelboard designation from “GDL1” to “1DL1.”
- Item 25:** Drawing E5.01, Single-line Diagram, change the distribution panelboard designation from “GDL2” to “1DL2.”
- Item 26:** Drawing E5.01, Coded Note No. 2, change the text “OFFICE 319A” to “MECH X144.”
- Item 27:** Drawing H2.11, connect a 7-inch diameter flue to fireplace in King w/ Fireplace Room 403. Extend flue to end of chimney and terminate with a bird screen. Coordinate with structure in chimney. Wrap flue in 2-inch thick fire rated insulation.
- Item 28:** Drawing H2.12, connect a 7-inch diameter flue to fireplace in King w/ Fireplace Room 433. Extend flue to end of chimney and terminate with a bird screen. Coordinate with structure in chimney. Wrap flue in 2-inch thick fire rated insulation.
- Item 29:** BD15, add power supply for café equipment as noted.

The following requests for information have been received from contractors. Answers are provided.

**Question 1:** Sheet A6.06 shows drainage plane and weather resistive membrane and mortar setting bed between manufactured stone and CMU, but not metal lathe. Doesn't metal lathe have to be put over drainage plane?

**Answer:** *Yes. Metal lathe is required at all exterior stone installation conditions.*

**Question 2:** Is drainage plane and drainage matting the same thing?

**Answer:** *Yes.*

**Question 3:** Can manufactured stone be put directly to CMU surfaces?

**Answer:** *For exterior construction, apply weather-resistant membrane on the CMU walls. Then install drainage plane, metal lathe, and typical stone construction per manufacturer.*

**Question 4:** Sheet A9.02 8F shows manufactured stone to be put directly on ½” rigid insulation. Please clarify where drainage matting and metal lathe are required.

**Answer:** *Install exterior sheathing, then ½” rigid insulation, weather-resistant membrane, drainage plane, metal lathe, and typical stone construction per manufacturer.*

**Question 5:** Manufactured stone is shown being put directly to ½” cement board on A9.02 10H. Is that correct?

**Answer:** *Yes, for interior installations.*

**Question 6:** 1/ID-13.0 and 1/A4.01 provide different wood trim requirements for the guest room corridors, which one is correct. Both drawing as labeled as base bid finishes.

**Answer:** *Use detail provided on 1/A4.01.*

**Question 7:** No specifications have been provided for the fire pump that is required to achieve automatic class 1 stand pipe system. Please provide specifications for the required fire pump.

**Answer:** *A fire pump is not required for the building. Manual standpipes are acceptable for the building as was determined from our meeting with the State Fire Marshal back in June. The incoming water pressure and flow rates are required to provide the demand required by the sprinkler system, which the flow test results are shown on drawing F0.00. The fire department pump truck will take care of the rest of the standpipe requirements. Keep in mind that the attic space is following under NFPA 13 R so there are no sprinkler heads up there. The highest floor level the sprinkler heads will be on is the 4<sup>th</sup> level.*

**Question 8:** Addendum #1 RFI Q&A #19, the answer provided states that we the GC are responsible for moisture mitigation of concrete slabs on grade. Please provide specifications for the product that is required and what level of mitigation needs to be included. Please clarify slabs to be included: New slabs placed under this contract, new guest wing slabs placed under early package, existing slabs in lodge to receive new flooring?

**Answer:** *The intent of this issue is to assure that concrete slabs are properly prepared to allow adhesives to bond without the concern of failure due to excessive moisture. Our primary concern involves slabs-on-grade and application of vinyl composite tile. Therefore, we are modifying this requirement by this Addendum to require contractors to assume that 2,000 square feet of floor slabs will need to be treated with a moisture barrier product such as Koster*

*Waterproofing Systems or equal. The unit price included in Addendum #1 will be applied based on field test results during construction.*

**Question 9:** Please confirm the US Foodservices display cases and refrigerators shown on Drawing ID-8.2 elevations 10 & 14 are by the owner or included in the allowance for FF&E.

**Answer:** *This cost is included in the FF&E allowance.*

**Question 10:** Addendum #1 states that WD-1 is wood flooring material as scheduled on the ID drawings. Please provide construction details of how it is to be attached to the ceiling under the alternate as shown on ID-6.0.

**Answer:** *Where WD-1 is designated for a ceiling finish, replace with knotty pine tongue and groove, clear satin finish. Use 1/2" plywood for a substrate in lieu of 5/8" gypsum board. Toe nail or staple and use appropriate construction adhesive to attach boards to substrate.*

**Question 11:** Addendum #1, Q&A 27, C4.0 does not indicate the routing of any new 8" site gas line or the any proposed tie in location. C4.0 indicates what appears to be an existing site gas line entering the building adjacent to the pool. Based on this information, I assume the new gas line shown exiting the building on drawing P2.00 will be connected to the existing site gas line within 5 feet of the building. If this is not correct, please provide the proposed routing plan for the new site gas line.

**Answer:** *Your description of the proposed work is correct.*

**Question 12:** BD09, provide specifications for LED tape light.

**Answer:** *See revised Drawing E5.02 issued with this addendum.*

**Question 13:** BD09, provide design for structural support frame.

**Answer:** *Use 3/8" all-thread rods at four corners. Suspend from Unistrut at structure and use washer/bolted connections at the top and bottom. Paint all rods black.*

**Question 14:** ALUMINUM (084313 / 084413)

- a. Please clarify the desired aluminum finish.
  - i. 084313-2.02A-2 calls for painted. Color to be selected from manufacturer's standards. 084413-2.05A also calls for painted finish. However, 084413-2.03A/8 designates the finish to be Class I Natural Anodized.
- b. Is there a specification / desired product to be used for the floor line plenum firesafing at the curtainwalls? (Mentioned @ 084413-1.09A and 084413-3.02H.)

**Answer:**

- a. *Omit 08 4413-2.03 (A)(8) all finishes shall comply with 08 4413-2.05 'High Performance Organic Finish: AAMA 2604; multiple coats, thermally cured fluoropolymer system.'*
- b. *Omit 08 4413-1.09(A) and 3.02 (H)*

**Question 15:** GLAZING (088000) - PAI

- a. Please clarify the following regarding glass types. (Please refer to 088000-2.01 for questions.)
  - i. IG-1 / IG-3 – What type of Low-E coating is required? No model name or performance data has been provided to make a determination.
  - ii. S-2 – What type of fire rated glass is required? Note 3.06 designates S-2 to be wire glass; but hasn't the IBC ruled out using wire glass for this application?
- b. SPANDREL – The glass type legend on drawings A4.50 & A4.51 states that spandrel is marked "S." However, there appears to be no spandrel used on this project. Furthermore, the glazing specification does not reference anything regarding spandrel glass either. Please confirm.

**Answer:**

- a. *Omit reference to Spandrel glazing on drawings A4.50 & A4.51-no spandrel glazing is required.*
  - i. *Low 'E' shall be SunGuard by Guardian or equivalent by other acceptable manufacturers.*
  - ii. *Omit all reference to 'wire glass' in 08 8000-3.06; Use paragraph 2.03 (D) to determine glass type.*
- b. *No spandrel glazing is required.*

**Question 16:** In restrooms 274 & 275, the toilet accessories are not designated. Please advise.

**Answer:** *See bulletin drawing BD10 included in this addendum.*

**Question 17:** Doors EXT-F and 284 are scheduled to have an aluminum "SF" Frame, but no "SF" number is shown to designate a frame type, and an elevation that indicates a frame type cannot be located. Should we assume SF34?

**Answer:** *Correct. Both door frames are SF34.*

**Question 18:** "D5" Security Grills are shown on A4.10, but not shown on the door schedules. "D6" Roll up door is shown on A4.10, and at Doors 269B and 269C on A4.13 Schedule. H15 on A4.11 shows a roll up wood door. Enlarged Plan on A3.03 indicates "rolling grill" at these locations. Should these be D5 security grills or D6 roll up wood? If D6, are D5 required on the project?

**Answer:** *D5 is not used on this project. The doors 269B and 269C are wood rolling doors. The basis of design is Woodfold Mfg., Inc. maple veneer, motorized operation, field stained to match project stain color, slidebolt latch.*

**Question 19:** Elevation 7H on A5.01 and Elevation 7H on A5.02 each indicate an undesignated louver. What size/type louver is required?

**Answer:** *Regarding 7H/A5.01, The large louver on the existing lodge building is an existing louver. Refer to Note 14, H2.08 for work associated with this area. Other louvers on this elevation are shown and referenced on 6D/ A5.04. The louver indicated on 7H/A5.02 should be labeled as L8 and represented on A/4.53. Note that two (2) of this louver type are required in the Mechanical Room 158. See H4.02 for additional information.*

**Question 20:** There are no specifications for the shower curtains or curtain rungs. Is this to be included under the FF&E? If not, is that under this project? If so, please provide a spec.

**Answer:** *The curved shower rod shall be included in the general construction budget, not the FF&E Allowance. The basis of design is Bradley Corporation Model 9530-600000 (60") satin finish. Include Shower Curtain Hooks Model 9540 (12 per curtain rod).*

**Question 21:** Will the elevators be on an emergency power generator if there is a power failure?

**Answer:** *Elevators E1-4 (4 total) as specified in 14 2015 shall have emergency power. E5 shall not be connected to the emergency generator. Refer to electrical drawings for additional information.*

**Question 22:** Specification Section 2.08 A. 2 & 3 – Please verify the main floor entrances are power coat finish and the typical upper floor entrances are stainless steel.

**Answer:** *Delete Note 2 of Paragraph 2.08.A in Specification Sections 14 2010 & 14 2015. All elevator doors and frames shall be stainless steel finish.*

**Question 23:** Specification Section 2.10 C. calls for an auxiliary car operating panel. With single slide side opening doors, there is no room for the auxiliary panel. The entrances would have to be center opening which would then not accommodate an EMS stretcher. Is the auxiliary panel necessary?

**Answer:** *Delete Paragraph 2.10 C of Sections 14 2014 and 14 2015. Auxiliary car operating panel is not required.*

**Question 24:** Type D29 fixture shown on Sheet E2.13 represents the length of the suspended wiring only. There is no indication as to how many fixtures are being required on each run.

**Answer:** *Thirty-two (32) heads on the D29 fixtures.*

**Question 25:** Division 27 Specifications: Is Hubbell Premise wiring devices an acceptable equal under products or data and communications?

**Answer:** *Hubbell Premise wiring is acceptable.*

**Question 26:** Specification Sections 01 5639, 22 1113, 22 1313, and 23 8213 are missing from the specifications. Please provide for bidding purposes.

**Answer:** *Delete Section 23 8213, "Valance Heating Units." See attached Specification Sections 01 5639, 22 1113, 22 1313.*

**Question 27:** 084313-2.03B DOORS

a. The specification calls for Kawneer 500, medium stile. 500 is actually the designation for WIDE stile. The remaining description in this section also describes a WIDE stile

door. However, when utilizing the door schedule (A4.10) it dimensions out a MEDIUM stile door. Please clarify.

- b. Also, the specification calls for a 10” bottom rail; whereas the door schedule dimensions a 12” bottom rail. Please clarify.

**Answer:** *Omit 08 4313-2.03 lines 1 and 5 and insert the following:*

*(1) Kawneer 350: Medium Stile.*

*(5) Door Rail: 12 inches*

**Question 28:** At the two main curtainwall elevations, please provide information as to the building material. At the vertical intersection of curtainwalls SF5 / SF5a and SF6 / SF6a respectively (1H / A5.04); there is a building element that separates the two curtainwall sections. However, details, blow ups, etc. cannot be found to inform what materials are to be used. Specifically, is this to be wrapped in aluminum to match the curtainwall (This condition also presents itself at SF11 / SF12; SF16 / SF17 (1D & 1H / A5.01)?

**Answer:** *Refer to attached bulletin drawing BD12 for information.*

**Question 29:** Who was the steel contractor that completed the first portion of work installing the structural steel framing at the two wings for the guest room additions?

**Answer:** *Wiseman Construction was the General Contractor. Kinsley Manufacturing provided steel fabrication and erection.*

**Question 30:** 5/IF6.01 – provide specifications for safety deposit boxes. Specifications not required if they included in the FF&E allowances.

**Answer:** *Basis of design is Allied Safe & Vault. One section each of the following design: SC-AB10/35, SC-AB6/55, SC-AB 5/310 as indicated on 5-1D/8.1. Provide complete and operable system including five (5) sets of keys for each box and individual number plates for each box.*

**Question 31:** Is the mini refrigerator in room 265 covered by the FF&E allowance. If not, provide specifications.

**Answer:** *The mini-refrigerator will be purchased separately and is not included in the General Construction pricing.*

**Question 32:** 6/ID-8.4 – provide section through slate hearth slab showing support structure for the hearth and stone veneer below.

**Answer:** *Refer to attached bulletin drawing BD13 for information.*

**Question 33:** 6/ID8.4 – provide wall section through fireplace? Fireplace construction appears to extend beyond column line B, as detailed in Section 7/ID8.4.

**Answer:** *Refer to attached bulletin drawing BD13 for information.*



**Question 34:** Provide specifications for custom roll down wood doors, per 1/ID-8.2. (Specification Section 83326 issued is for a standard aluminum grille.)

**Answer:** *The basis of design is Woodfold Mfg., Inc. Maple veneer, motorized operation, field stained to match project stain color, slidebolt latch.*

**Question 35:** Clarify the use of WD-1 on Drawing ID-8.2, per the schedule on ID1.1. WD-1 is flooring, not wall paneling. WD-1 appears on both walls and ceilings - is it always the same material?

**Answer:** *See question 10 where WD-1 is designated for a ceiling finish. Where WD-1 is designated as a wall finish, yes, use WD-1 as specified. Use 1/2" plywood for a substrate in lieu of 5/8" gypsum board. Toe nail or staple and use appropriate construction adhesive to attach boards to substrate.*

**Question 36:** 10/ID8.2 – provide sections/details for POS station construction.

**Answer:** *Refer to attached BD16 for information.*

**Question 37:** The specification appears to be an unedited master spec and it is calling for the both ATs to be bypass isolation and closed transition. This is not common in this application, but the engineer may want them. The generator specification calls for both a 24hr sub-base tank and 150 gallon day tank with pumps and motors. Another issue is the specification calls for a 350W diesel generator and the drawing calls for a 85kW natural gas unit. Can you ask these questions and get the issues resolved?

**Answer:** *No bypass isolation or closed transition. The generator is an 85KW natural gas.*

**End of Addendum**