

**ITB 16-03Donaldson Bannister Farm Restroom Addition**

**Addendum 2**

June 16, 2016

**Questions and Answers**

**Question**

If possible what would be the process to get in the gate, if we have sub-contractors that need to visit the site?

**Answer**

**The Parks Department will hold a site visit on Tuesday, June 21, 2016 @ 9:00 am. (4800 Chamblee-Dunwoody Road, Dunwoody, GA 30338)**

**See attachment for additional questions and answers**

**Donaldson-Bannister Bid Question & Answer**

**Thanks for your questions. Other than site review noted, question and answer period is complete.**

1	Q:	Could you share the estimated budget range for this project?
	A:	Total of \$200,000 in public and private funds, which needs to cover tap fees and testing.
2	Q:	Please provide a specification for the Pavers that need to be included in the bid.
	A:	See attached specification: "Urbana Stone 3 1/8" x 8" x (4", 8", 12") – Color: Chosen from Belgard standard colors"
3	Q:	MPE sheets state Smyrna Grove Place, Smyrna, Georgia 30082. Please clarify correct address for MPE sub-contractor's bidding.
	A:	4831 Chamblee Dunwoody Rd, Dunwoody, GA 30338
4	Q:	If we encounter unsuitable soils while excavating for new foundations will remediation of these unsuitable soils be paid for on a unit cost basis?
	A:	Yes - Please provide a per-ton cost to excavate, remove from the site and backfill with #57 stone. Add line item on separate sheet labeled "Addendum Pricing"
5	Q:	During the pre-bid walkthrough it was noted that there were large quantities of old rotted wood wasted on the site of the addition. Who will be responsible for removing these items before construction?
	A:	Contractor is to remove existing demolition materials on site and any newly created demo or new construction materials.

6	Q:	During the pre-bid walkthrough it was noted that there was a concrete apron at the existing barn. Will this concrete need to be removed for paver installations?
	A:	For bid purposes, add an alternate to saw-cut and remove all of this slab (add to Addendum Pricing). This area may need to be adjusted to create slope bed for pavers.
7	Q:	"Bid Form Part Four – Proposal Schedule" calls for additive prices for water meter fees/service & sanitary tap fees/waste lines to Vermack Road. Should our base bid include tying to existing as stated on the drawings with these connections as additive alternates?
	A:	Leave item blank. City of Dunwoody (COD) will pay for these tap fees directly. Assume for the bid lines will be run to the North side of Vermack. Include on Addendum Alternates the additional charge to run water & sewer to the East side of Chamblee-Dunwoody (i.e. worst case).
8	Q:	What is the dollar amount for DeKalb County meter/tap fees that we should include in these additive alternates?
	A:	\$0.00 See above.
9	Q:	We do not note water/sewer lines on Vermack Road as being shown on the sheet 1 of 1 survey. Where on & which side of Vermack Road are you proposing we tie into?
	A:	See answer above.
10	Q:	"Bid Form Part Four – Proposal Schedule" calls for additive price to "flash & install exterior window in Admin (to match new interior)". We do not note any other windows on the project. Please provide details/specifications for this window.
	A:	Service window is shown in the interior hallway. Include in bid for an insulated mechanical coiling shutter with 18" plywood bottom/counter (with edge trim) below shutter. Price the same for the alternate amount listed.

11	Q:	<p>"Additional Bid Information" states "Electrical service via 4" conduit", while sheet E0.1 states 1-1/4" conduit. Please clarify required service entrance conduit size.</p>
	A:	<p>Change this to include 2 each, separate 2" conduit to the existing house service basement for "future use". Install with ~1/8" nylon pull-string in both lines with 4' of slack. Install conduit to prevent use of intermediate pull boxes, if possible per code (i.e. straight runs). This future use conduit (likely for data, cameras and/or additional power) is in addition to any conduit shown elsewhere on the drawings (such as E0.1).</p>
12	Q:	<p>"Additional Bid Information" states "Route downspouts into boots; pipe each downspout to daylight at base of modular wall; provide 2' x 3' of large river rock to act as a splash block (1 for each downspout shown) at base of modular wall." This will result in 6 individual runs/splash blocks. Can these numerous pipes be combined into several larger pipes/splash blocks before reaching daylight at the modular wall?</p>
	A:	<p>These can be combined into two separate pipes on the East and West sides of additions. 3 each 4" can be combined into one 6" on each side of the structure.</p>
13	Q:	<p>Please provide details/model numbers of the desired downspout boots.</p>
	A:	<p>Standard 4" flexible "residential-grade" boots are acceptable. No cast iron or decorative items necessary. Match color to downspouts, which will match paint color.</p>
14	Q:	<p>It appears that the gutters on the connector to the existing barn do not have downspouts. Please clarify.</p>
	A:	<p>Add one downspout each side and replace gutter. Pipe with 4" each side into 6" as noted above (to daylight at retaining wall).</p>
15	Q:	<p>Sheet 1 of 1 states "all lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and/or prior to building footers being poured." General Conditions/General Instructions to Bidders item #6 states "Testing will be paid by the City of Dunwoody." Will Geo Engineer testing/compaction certification be contracted separately by Owner?</p>
	A:	<p>COD will pay for all testing. It is the contractor's responsibility to call COD's testing engineer and coordinate any required testing at least 24 hours before test is required on site.</p>

16	Q:	Sheet 1 of 1 states "final as-built water quality certificate required prior to issuance of Certificate of Occupancy". We do not note any water quality features being installed. What water quality items are we to as-built certify?
	A:	Special water quality testing/certification is not required other than local permitting/inspection requirements.
17	Q:	Sheet T0.01 Project Description states "demolition of selective portions of the existing barn". We do not note any demolition shown on the drawings. Please clarify what demolition is expected.
	A:	Demo is complete other than work related to tie-in and/or if renovation work is to be done via the allowance.
18	Q:	Sheet 1 of 1 survey & the elevation sheets show square "columns" in the modular walls. Please clarify/detail what these squares signify.
	A:	Disregard "columns" detail.
19	Q:	We do not note details of the modular wall type/construction/cap/etc. Please clarify details of the modular wall.
	A:	Include a stacking Modular Block wall, split face texture, standard gray with matching cap to achieve 30" height from grade. Similar to "Allen-Block". Tiebacks, if any, to be provided per manufacturer's recommendations.
20	Q:	Detail 3/A2.10 shows a "typical grade beam detail". Will this grade beam be required around the entire perimeter of the new paver installations?
	A:	Add alternate on Addendum Pricing for a 18" wide by 6" depth ribbon-slab at open beam edges (at non-retaining wall locations). Install will be based on manufacturer's recommendations.

21	Q:	Detail 3/A2.11 shows a railing at the stairs. Will there be only one railing at the end near the modular wall as shown on sheets A2.10/A2.11?
	A:	Yes
22	Q:	Sheet A2.11 states "interior plywood sheathing" & "½" plywood with 1x2 battens". What grade of plywood will be required?
	A:	Number 1 or better. Sanded at exposed surface (one-side) is acceptable.
23	Q:	Sheet A2.12 states "existing roof to be repaired as required". Please clarify expectations of roofing repairs.
	A:	Replace decking in the area where connection is to be made. Any other modifications will come out of the repair allowance.
24	Q:	Sheet A2.12 states "replace decking & apply new finish". Please clarify expectations of decking repair & refinishing.
	A:	See answer above.
25	Q:	Detail 3/A8.10 states "beam" but does not note size. Please clarify size of beam required.
	A:	3 each 2x8, SYP, Pressure Treated. Built-up per code requirements. Use coated screws.

26	Q:	1/P0.1 notes "water heater mounted above ceiling". Above ceiling would be in the unconditioned/ventilated attic where freezing of the water heater & piping may occur. Please clarify location of the water heater.
	A:	Change to read "on platform in Janitor closet"
27	Q:	Sheet E0.1 shows a "telephone backboard detail" & notes "2" conduit & cables to phone demarc point in farmhouse". Sheet E1.1 does not show this telephone backboard. Does this detail apply to this project? If so, where will it be located, where is the demarc point in the farmhouse & what cables should be installed?
	A:	See conduit notes above. Disregard this note (N/A).
28	Q:	Sheet E0.1 shows a "lighting contactor detail". Sheet E1.2 does not show this contactor or what circuits it will control. Does this detail apply to this project?
	A:	Disregard.
29	Q:	Can we request to visit the site, if so who do we need to ask? Or will you have an additional site visit which we can attend?
	A:	COD will provide site access from 9:00 to 10:00 on Tuesday, June 21 for contractor review.
30	Q:	No site work other than erosion control and foundation/slab prep? C-00
	A:	Grades must be dressed to match slab/paver elevations. Re-grass as necessary to match existing with SOD in areas disturbed/destroyed (minimize impact as much as possible). Include 1 year warranty to reestablish grassing following certificate of completion.

31	Q:	Specifications for concrete pavers? Pattern? A2.10/4
	A:	Basket-weave.
32	Q:	Specifications for Oldcastle hardscape wall? A2.10/5
	A:	See answer above.
33	Q:	Specifications for resinous flooring? A2.11/1
	A:	Disregard.
34	Q:	Specification for toilet partitions & bathroom accessories? A2.11/1
	A:	Stud framed walls with plywood as noted above, typical. Bobrick accessories or equal.
35	Q:	You are calling for partition walls in the stalls but at the same time you are requested a Hollow Metal Louvered Door with Thumb Turn Lock in the notes. Please clarify. A2.11/1
	A:	Hollow metal doors/frames are hung on framed stud walls as noted above.

36	Q:	Please specify wood species, finish, and hardware for barn doors. A2.11/1
	A:	Use allowance. Design to follow bid. Doors will be painted, likely green to match existing. SYP.
37	Q:	Is the Contractor responsible for hauling off lumber materials currently onsite? Are we to demolish part of existing fence near location of new restroom building?
	A:	Yes.
38	Q:	How shall we access the new panel installed in community house across the gravel street?
	A:	Core through the wall below existing grade at the house (next to the cellar stair). Dig and "tunnel" under the existing rubble wall (do not core the rubble retaining wall).
39	Q:	Where is the meter for water usage during construction?
	A:	Hoses can be attached to the house for construction water.
40	Q:	What is the estimated budget for this project?
	A:	See answer above.

41	Q:	What is the anticipated award date for this job? What is the duration? What are the liquidated damages if any? (It's not 180 days like ITB states).
	A:	Project goal is to be complete and ready for use during Halloween Scouting fundraising event. For the bid, price 100% completion by 10/15/16 including cleanup and site stabilization with \$1,000 per day liquidated damages. Include estimated "regular" schedule duration on the Addendum Pricing sheet and a credit (if any) for completing the schedule No Later than 12/1/16 with no liquidated damages.
42	Q:	Who is responsible for paying for any testing and inspections?
	A:	COD
43	Q:	How much does it cost for the Permit fees and who is responsible for them?
	A:	Fees will be covered by COD. Contractor and related trades must pull their own permits, which are handled and inspected by Community Development (separate department from Parks).
44	Q:	Is there any Geotechnical Report for the proposed site ever performed?
	A:	Not for this project.
45	Q:	What are the total Linear Footage of the new power line, water line and sewer line? What are the specs and requirements for the power line, waterline, and sewer line? Are there any details, sections, or specific instructions for installing the power line, waterline, and sewer line?
	A:	Scale drawings based on notes above. Power to come from cellar electrical area in the main House (south side).

46	Q:	On Sheet A2.11, general note states: "ALL SLABS TO RECEIVE SEALER WITH AGGREGATE FOR NO-SLIP FINISH". Would you please elaborate more about materials and details. Also, Is this material used ONLY in the 2 bathrooms, or for entire slab? Since the cloud only covered the 2 bathroom areas. Please provide specs and manufacturer for the material.
	A:	Add allowance for sealer to Addendum Pricing = \$500.00
47	Q:	On Sheet A2.11, general note states: "ALL INTERIORS WALLS AND CEILINGS TO BE 1/2" PLYWOOD WITH 1x2 BATTONS". Do the batons goes between the plywood gaps, in the middle of the ceiling? Or just in the parameter of the room? Please provide a detail.
	A:	Batons at all joints/seams but no less than 4' on center
48	Q:	Please provide details and dimensions of the "PRE-FABRICATED CUPOLA"
	A:	Change to match/similar to existing, both size and materials. Add alternate is to build a second (copy) to replace the existing.
49	Q:	Please provide details, sections, and instruction of the custom door.
	A:	Include allowance as noted.
50	Q:	What is the project's length? When is the substantial completion?
	A:	See answer above.

51	Q:	Is there any additional requirement for erosion control besides the silt fence, Ds1, Ds2, Ds3?
	A:	Comply with erosion control standards. All work must meet minimum state standards. In Dunwoody, type C (c-pop) is preferred to protect roadways and storm systems and all exposed/disturbed earth is to be mulched (hay is acceptable) daily.
52	Q:	Can we expect an engineered, civil, underground utilities plan?
	A:	No. Will not be provided for this project.
53	Q:	Where do we tap into the sewer line? What location?
	A:	See answer above.
54	Q:	Provide a survey or existing conditions drawings, is there one available?
	A:	Page 1 of 1 is a survey that includes existing conditions.
55	Q:	Provide a utility and grading plan, is there one available?
	A:	No. Will not be provided for this project.

56	Q:	Provide location/route for the 4" electric conduit installation. Are there specifications if boxes are required?
	A:	Change as noted. See answer above.
57	Q:	Provide location of supply line water service and size .
	A:	See answer above.
58	Q:	Provide location of existing sewer service and size
	A:	Water and Sewer to be bid as new service, disregard prior notes. Only Electrical comes form existing structure.
59	Q:	Provide concrete floor sealer specifications
	A:	See answer above.
60	Q:	Provide specifications for restroom accessories
	A:	See answer above.

61	Q:	Provide specifications for "Newcastle's" modular wall finish, footing connection detail, and all related manufacturer information
	A:	Oldcastle makes specified product - see Addendum 1 for details.
62	Q:	Provide more detailed information on the "prefabricated" column manufacturer. Which structural prefabricated columns are acceptable in lieu of wraps over lumber/posts?
	A:	Include allowance on Addendum pricing of \$250 per column.
63	Q:	Where will the storage area be during construction?
	A:	On gravel road. Protect any/all grassed areas that do not need to be disturbed. Try to work from paver patio area that is to be covered with pavers as much as possible for heavy traffic. Stage so a firetruck can always have access along the entire drive. If additional space is required, COD will work out on site. Include cost to create a 36" x 42" color-coded staging plan upon award showing access, staging, tree save, silt fence, emergency access.
64	Q:	Will Owner provide utilities (water and electrical)?
	A:	Yes.
65	Q:	Confirm that no historic review process/permitting will be required
	A:	No special review other than standard local code requirements.

66	Q:	Confirm that tap fees are by GC, and building permit and other permits are by the city and not the GC
	A:	See answer above.
67	Q:	Confirm that there is a \$4,000 allowance for repair and other work related to roof connection with the existing building
	A:	Yes. Include all allowances in your bid. Allowances are to include the profit separately upon use (such as a change order). Allowances should not include bid profit, but scope for allowances needs to be considered in the schedule requirements (such as installing columns, building the barn door, etc.). To clarify, include time but no margins for the allowance items at bid time. Time will not be deducted if an allowance is not used/needed.
68	Q:	Provide contact information at the city to schedule site visits if needed
	A:	See answer above.
69	Q:	Regarding this project, what type of the blocks wall and brick paver would the city like? Would you please provide more info?
	A:	See addendum 1 for specification for Urbana specification.
70	Q:	Sheet 1 of 1, There are no elevations on the site contour lines, provide elevations.
	A:	Grade will be determined by slope on pavers and a maximum retaining wall height of 30". Field adjust high point of grade to make this work. Excess from spoils is to be fine graded up to paver height, less grassing.

71	Q:	Sheet A3.11 notes building floor finish at 0.0 elevation, what is the floor elevation of the existing structure that we are to tie the building to and to establish our new floor height ?
	A:	Fit to 30" safety constraint. See answer above.
72	Q:	Sheet 1 of 1 indicates a brick patio area and a brick sidewalk, provide missing measurements.
	A:	Scale drawings and round up to nearest 1 foot increment.
73	Q:	What is the top of wall elevation on the modular retaining wall?
	A:	30" above existing grade at the highest point.
74	Q:	What is the bottom of wall elevation on the modular retaining wall?
	A:	6" below grade minimum to Top of Footing.
75	Q:	Will a P.E. stamp be required for the modular retaining wall?
	A:	No (less than 4'-0")

76	Q:	Is there a separate permit fee associated with the modular retaining wall?
	A:	No. Will not be provided for this project.
77	Q:	What is the top of modular retaining wall cap, provide detail.
	A:	Use matching cap block large enough to cover block thickness and lap the pavers. Cap block needs to be mortared to create secure edge/border for pavers.
78	Q:	Provide style block number on modular retaining wall, none provided.
	A:	See answer above.
79	Q:	Provide color of block on modular retaining wall, none provide.
	A:	Standard gray. See answer above. Generally, this is a rough-farm finish project.
80	Q:	What is the top elevation of modular retaining wall as it relates to the top of the brick pavers? Provide cut section.
	A:	Cap is to be flush with pavers. No section as material is at contractor's option. Pavers may lap onto upper block as long as cap is flush/same depth.

81	Q: Provide specification on brick pavers, color, size, style, and manufactures. No information provided
	A: See answer above.
82	Q: 4/A2.10 provide measurements on grade beam, none provided.
	A: 12" x 12" unless paver manufacturer notes less.
83	Q: Sheet 1 of 1 under general notes "all lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and /or prior to building footers being poured". Has the city obtained the compaction certificate? Is the city providing any and all testing?
	A: See answer above.
84	Q: Who pays for the building Permit?
	A: See answer above.
85	Q: Has a land disturbance permit been obtained? Who pays for this permit?
	A: Yes. See answer above.

86	Q:	Is the existing sanitary system on city sewer or septic?
	A:	Sewer.
87	Q:	Sheet 1 of 1 does not locate any site utilities, provide locations and plan showing location.
	A:	See answer above.
88	Q:	1/A2.10 & A2.11 do not indicate any columns on the modular retaining wall. Sheets A3.11, A3.12 & A4.11 indicate columns on the modular retaining wall. Verify if there are columns.
	A:	None.
89	Q:	If there are columns on the modular retaining wall provide measurement locations of columns.
	A:	None.
90	Q:	If there are columns on the modular retaining wall, provide details of construction, none provided.
	A:	None.

91	Q:	A2.11 "Toilet Accessories" T-7, what material are the toilet partitions, not defined.
	A:	Framed stud walls, plywood cover. See above.
92	Q:	How is the toilet compartments braced? Overhead or ceiling hung?
	A:	Full height Stud walls. Use pressure treated sill plate per code. Hold plywood up 3/4" from floor in all bathroom wall areas. At floor locations only, use 3/4" cementitious material (such as Hardi) for a base, 6" minimum height (allows for wash-down).
93	Q:	3/A8.10 what is the size and composite of the beam supporting the trusses? Provide structural drawings.
	A:	See answer above.
94	Q:	1,2 & 3/A8.10 "pre-Fabricated columns" provide manufacture , model number and style of the columns shown. Not indicated.
	A:	See answer above.
95	Q:	What is the base and capitals of the columns composed of? Provide details.
	A:	Material will be rot-proof either PVC, synthetic or fiberglass, TBD. See answer above for allowance.

96	Q:	3/A8.10, provide the Simpson beam seat model number. Not indicated.
	A:	Fastener included in allowance noted above.
97	Q:	3/A8.10, provide the manufacture and model number of column anchor strap.
	A:	Simpson - TBD. See above.
98	Q:	E1.2, Luminaire Schedule, Provide manufacture and model numbers of light fixtures, none provide.
	A:	Include a \$1,500 allowance for fixtures not listed. Will be similar to Dunwoody Nature Center restroom.
99	Q:	A2.11, Admin, service window, provide elevation indicating window design.
	A:	42" x 72" opening.
100	Q:	Provide information if window is aluminum, wood, hollow metal frame, if glass is tinted, insulated, tempered, clear. Need more information to provide pricing.
	A:	Not glass - see answer above.

101	Q:	1/A2.31 what thickness is the decking to be replaced?
	A:	1/2" - include all necessary clips and fasteners per current code.
102	Q:	1/A2.31 what type material is the composite of the replacement decking?
	A:	Plywood.
103	Q:	1/A2.31 are we to replace decking on both sides of the over frame area or just one side? Clarify
	A:	One side only - do not disturb existing slate side.
104	Q:	1/A4.11 indicates a ¼" fall per foot gallery from front to back, provide location of transition, measurement not defined.
	A:	Slope starts at new doors.
105	Q:	With a ¼" fall in the gallery from some point to front or back, there will be a difference of elevation on the door entry to all locations, provide detail on how to handle this transitions.
	A:	Doors to meet ADA, fall starts after new doors.

106	Q:	"Additional Bid Information" Provide detail showing downspout boots and location of underground piping and type of material. None shown.
	A:	No detail - see notes above.
107	Q:	"Additional Bid Information" Instructs that only the exterior is to receive paint, what are the finishes of the interior? Not defined, provide direction.
	A:	Unfinished sanded plywood.
108	Q:	The covered area from the barn to the restroom building, are these trusses or conventional framing?
	A:	Trusses
109	Q:	If covered area is conventional framing, provide structural drawings.
	A:	N/A
110	Q:	If there are ceiling joist, are they to be 2 x 8 per code and not 2 x 6's?
	A:	Yes

111	Q:	Is there a plywood ceiling on the underneath side of the covered area from the barn to the restroom building? Clarify.
	A:	No, open to framing.
112	Q:	1/A2.11 indicates that the walls of the toilet compartments are 2 x 4 constructions with louvered hollow metal doors and frames, but there is a symbol "T-7" that indicate it is a toilet partition 84" tall. Clarify what these walls composite are.
	A:	2x4 framed walls, frame full height.
113	Q:	If toilet walls are 2 x 4 constructions, do they go to the ceiling?
	A:	Yes
114	Q:	If toilet walls go to the ceiling then M1.1 has only two exhaust vents, leaving two stalls without any exhaust. Clarify construction.
	A:	There is no framing over/above the doors except a small header.
115	Q:	If toilet walls are 2 x 4 construction and only are 84" tall, provide detail on how to trim out top of wall.
	A:	Full height except above doors. Cap with 2x6

116	Q:	Provide detail on how flat soffit intersects with gable soffit. Not shown.
	A:	Match existing structure. Standard framing return.
117	Q:	Should the doors entering the restrooms have closures? None indicated.
	A:	No closures.
118	Q:	Are there any floor/wall stops for the doors?
	A:	Yes, standard hardware accessories to protect walls. Use floor stops where practical.
119	Q:	Is there any material testing and under who's authority?
	A:	COD. See above.
120	Q:	If there is any material testing, provide list of required elements to be tested.
	A:	Items by COD. Will include bearing and concrete.

121	Q: Is there a Geo report on the project? if so, please provide.
	A: No. Dunwoody testing engineer will field verify unsuitables.
122	Q: Clarify if the waste/vent piping is cast iron or PVC, conflicts in specification on P0.1 -1.02.
	A: PVC acceptable
123	Q: E0.1 "telephone Backboard" provide location, not shown.
	A: N/A
124	Q: Provide location of phone demark at farm house. Not indicated on drawings.
	A: Disregard - no phone service to restroom addition.
125	Q: Provide detail on framing for structural headers over openings, none shown.
	A: use 2x10's

126	Q: 3/A2.10, is the ½” anchor bolt only on exterior walls or at all walls? Clarify
	A: All walls. Cast in Hot dipped J-bolts with HDG washer and nut where feasible. Install HDG expansion anchors in other locations.
127	Q: What is the elevation of the top tread of the concrete stairs? Not indicated.
	A: Flush with Pavers.
128	Q: When will project commence?
	A: Upon bid opening, consideration for alternates in relation to the budget will be reviewed quickly. Project will be awarded immediately following Council approval (1st meeting in July). Be prepared to review and return documents quickly.