

ADDENDUM #1

Snowden Server Room Renovation Project No. ANC-C-25-0010

Date: May 2, 2025

To All Plan Holders:

The following changes, additions, clarifications, and/or deletions are hereby made a part of the Contract Documents for the above noted project, fully and completely as if the same were fully contained therein. All other terms, conditions, and specifications of the original Invitation to Bid remain unchanged.

This amendment must be acknowledged in the space provided on the Bid Schedule.

The Submittal Date and Time is UNCHANGED. It remains: May 9, 2025 at 12:00 p.m

The modifications directed by this Addendum #1 are described on this page.

Addendum #1

Questions from Kris Squires, PM, Roger Hickel Construction

- 1) Article 7 of the Supplementary Conditions states "The OWNER shall pay for all plan review and building permit fees required by the local Building Safety department at the project location." Please confirm this is correct, or if ACS will require that the Contractor pay for MOA Plan Review and the MOA Building Permit.

Response: Contractor is responsible for obtaining all necessary permits and that the cost of permits should be included in the contract price.

- 2) This project requires us to demolish several ceiling systems plus reconfigure wall layouts. Please advise what the anticipated Div 21 fire suppression scope will include. Shall sprinkler system modifications be anticipated and included in all Contractor's bids?

Response: Refer to key note 5 on M200 and key note 9 on M300, and the rerouting of the sprinkler main on those sheets for sprinkler system modifications in the area of the remodeled rooms. A new pre-action system shall be installed and the rerouted wet pipe system shall be recommissioned in accordance with the drawings and specifications 1.40 and 1.41.

- 3) Several segments of wall demolition are identified, however there is no information indicating what each existing wall is comprised of. We will assume all existing walls scheduled for demolition are wood/metal framed unless directed otherwise.

Response: Existing walls are GWB on metal studs.

- 4) Please clarify the Demo Sheet Note D5 (Sheet A-101) scope extent applicable to the wall running north-south. Currently the drawings indicate this work applies to Room 105B's west wall only. Please confirm.

Response: D5 applies to the west wall of 105B for the length of the new expanded room 105B. The wall type A shown for the infill in the N-S wall just north of Door 105A should be wall type B.

- 5) General Note 4 on Sheet A-101 states "SEE SHEETS A8.1 & A8.2 FOR ROOM FINISH SCHEDULE." Where are Sheets A8.1 and A8.2 located?

Response: Reference is incorrect. Note should read to "SEE SHEET A-103 FOR THE FINISH SCHEDULE."

- 6) General Note 5 on Sheet A-101 states "SEE SHEETS A8.3 & A8.4 FOR DOOR SCHEDULE, WINDOW & RELITE TYPES." Where are Sheets A8.3 and A8.4 located?

Response: This note is N/A to this project. General Note 6 is N/A to this project also.

- 7) Section 096900 was included in the bid docs for the Access Flooring, however a basis of design manufacturer was not provided. Please indicate the basis of design manufacturer along with any alternative acceptable manufactures.

Basis of design manufacturer : Tate Access Floors or TecCrete Access Flooring – Other acceptable manufactures will be accepted provided they meet the specification requirements.

- 8) Referring to Sheet A-101, both Demo Sheet Notes D1 and D5 are called out at the same section of wall, however they define conflicting scopes. Please clarify the requirements at this location (north wall of Room 104).

Delete note D5 at this location. Note D1 is applicable to this area.

- 9) Detail 2/A-101 indicates that Room 105B will be expanded as part of this project by receiving an approximate 70 SF addition. Details 1 & 2 on A-101 are drawn as if the room expansion occurs at the exterior of the building. Was this the intent? If the room in question instead gets expanded at the interior of the building, can the design team please indicate what associated scopes of work will be required? Such as integrating the new walls with the existing flooring, ceilings, etc.?

This wall is an interior wall. Wall shall be installed from structural floor to roof deck above. Modify adjacent flooring and grid ceiling as required to accomplish the work.

- 10) Mechanical General Note 21 on Sheet M100 states "A building commissioning process and functional testing of mechanical systems shall be carried out by a certified commissioning professional." System/equipment start-up, commissioning/check-out, and functional testing are standard procures on all projects with similar scopes of work. The word "commissioning" is used loosely throughout the mechanical specifications, however a specific requirement for a 3rd party commissioning agent is

currently not required per the bid documents. Please advise, are bidding contractors required to include the money to hire a 3rd party commissioning agent or no? If yes, then please provide a specific commissioning specification.

No, contractors are not required to hire a 3rd party commissioning agent.

- 11) Mechanical General Note 22 on Sheet M100 states "All equipment to be installed on min 6" thick concrete housekeeping pads." There is a ton of new plumbing/HVAC equipment throughout the mechanical drawings and details, however only one 3" housekeeping pad is indicated (Detail 3/M400) which is for PA-1. Therefore, please confirm only one 3" housekeeping pad is required for this project.

3" housekeeping pad is adequate. Provide housekeeping pad for floor mounted equipment on 2/M400. 4/M400 - AC-1 & AC-2 are floor mounted, expansion tanks ET-1 and ET-2 provide housekeeping pads. 5/M400 pumps and pipe are wall mounted, no housekeeping pad required.

- 12) There are five mechanical sheet notes on Sheet M200 that are half blacked out and are therefore not legible. Please advise.

Those are point of disconnect symbols, see



DISCONNECT (CUT AND CAP)

legend.

- 13) The need for roof demo & roof patch work is clear, however it is not quantified for any of the roof top mounted mechanical equipment scheduled for demolition as shown on Sheet M201. Please provide the number of patch areas and the anticipated size of each patch in order to establish a basis of bid for all bidding contractors. Please provide this quantity for all DEMO and NEW work.

Contractor shall determine quantities for demolition and new work based on scheduled new equipment from mechanical sheets and mechanical demolition plans in conjunction with details found on sheet A-102. At demolished equipment, remove built-up supports and patch roof to match existing.

- 14) The architectural drawings require that the existing joists and underside of roof deck be painted. There is no mention of painting the exposed piping/ductwork within this room. Any painting at all in a mechanical space is highly unusual. Please clarify the intended painting scope associated with the existing joists, existing roof deck, and new piping/ductwork inside these mechanical spaces 105A and 105B.

Contractor shall paint the exposed roof joists and deck as required in the contract documents. Painting of mechanical equipment/piping/ductwork is not required.

15) General Note 1 on Sheet A-101 states “SEE MECHANICAL DRAWINGS FOR DEMOLITION OF PLUMBING & FIXTURES, HEATING, & ALL RELATED SLAB REMOVAL FOR UNDER-SLAB WORK.” There is no under-slab work, slab removal, or slab replacement shown or indicated in the mechanical drawings. Please confirm this note is N/A to the project scope.

This note is N/A to this project.

16) Demolition Sheet Notes D4 and D6 indicate the requirement for flooring removal. Please indicate what type of existing flooring is to be removed at rooms 105A and 105B.

Room 105A is VCT Tile. Room 10B is carpet tile.

Cool Air Mechanical, Inc. has the following questions to submit for clarification on the upcoming bid.

1. Does the Courthouse have a preferred fire suppression contractor for the work detailed on PG M400 detail 3.

Response: Johnson Controls is our preferred vendor that the Court System utilizes for monitoring. GMW is the vendor that DOT maintenance utilizes for sprinkler inspections.

2. Is the current roof under warranty, if so who is the contractor holding that warranty?

Response: No it is not under warranty.

3. Do any of the locations scheduled for work have a history of ACM requiring abatement? If so what party will be responsible for the abatement, if the contractor how shall the cost be tracked?

Response: Not that we are aware of. Any abatement would be the responsibility of the contractor and cost controls are also their burden.

4. Does the owner want a rubber base along the new wall in IS 101 Programmers?

Response: Yes, install rubber base along the new wall.

5. Who is responsible for moving and reinstalling server room equipment needed to install raised floor system?

Response: See Sheet E-101, Demolition Notes #2 – Telecom Equipment will be removed from the server room by IT personnel prior to the contractor starting work.

END OF ADDENDUM #1