

ARCHITECTURAL, STRUCTURAL AND MEP QUESTIONS

1. A100 at the exterior stair states "provide prefabricated metal stair". S101 shows these stairs being site built with P.T. wood. Please clarify.
This stair and railings are to be fabricated out of galvanized, shop primed and on-site painted steel not wood.
2. The wall between mech. room 102 & restroom 104 is not shown as a rated wall. Is this correct?
Per NFPA 15.3.2 the wall between mech. room 102 & restroom 104 is to be rated a minimum of 1HR similar to UL Design No. U906 and the ceiling in Rooms 101&102 are also to be 1HR rated similar to Gypsum Association GA File No. FC5406.
3. Storage 101 & mech. room 102 are shown to have rated walls, while the reflected ceiling plan shows the ceiling "open to framing". Is this correct?
Refer to Item #2
4. A002 shows 1 hour rated corridor & 1 hour rated walls. Will the ceiling be rated?
The ceiling at Room 201 is to be rated similar to Gypsum Association GA File No. FC5406.
***NOTE – the 1 HR rated 2x6 exterior wall shown on A002 is to be constructed similar to Gypsum Association GA File No. WP8130 and the interior corridor 'Hallway 201' is to be constructed similar to Gypsum Association GA File No. WP3514.*
5. Please provide details of all fire rated wall & ceiling construction.
Refer to standard detailing referenced above in the UL "Fire Resistance Directory – Volume 1" as well as the Gypsum Association "Fire Resistance Design Manual".
6. A400 "J" details state "see partition schedule". We do not note a partition schedule on our drawings. Please provide.
A partition schedule was not included in this package – CMU walls to be designed as noted above (at rated locations) and through additional requirements noted in the structural drawings.
7. 04/A400 appears to show GWB installed on the roof rafters, leaving the ceiling joists exposed. Is this correct?
GWB is to be installed on the ceiling joists.
8. 05/A100 does not show mirrors at the lavatories. Is this correct? If not, please specify size & type.
Mirrors to be Bobrick B-1556 1824.
9. Spec section 08 8000-2.2-EI states "provide safety, shatterproof back taped mirrors at locker room area". Please provide details/elevations of sizes & locations.
Provide (2) 18" x 66" mirrors to be installed 12" A.F.F. – location to be determined.
10. Coiling Aluminum Door Spec section 08 3324-2.1 C states "manual push up" operation. 2.1 E states "chain operators". 2.1-F states "provide slide bolts" and "weld slide bolt to door interior". We do not note another entrance/exit to this room. How will access be gained to the interior of this room to unlock door & operate chain hoist?
 - *A Coiling Counter Door is to be mounted on the exterior of the building at Window Type A at Concession 103. Provide a through-wall chain hoist – chain to be secured on the interior with a padlock.*
 - *Coiling Door 101 is to have push-up operation and be lockable from the outside.*
11. A002 window schedule type A remarks state "sill to be solid split face block". 03/A300 shows "push up service door mounted to exterior of building". What will the bottom of this roll up door close against?
Extend solid split face block out approx. 3"
12. A100 appears to show a countertop with sink in concessions 103. If this countertop is in the contract please provide details of construction.
Counter is part of contract. Provide 24" deep, plastic laminate counter constructed out of ¾" plywood 34" A.F.F. Provide intermediate supports at 30" O.C. – supports to be 20" deep, secured to exterior wall and will run from floor to underside of counter.
13. Spec section 09 6500 specifies resilient flooring. We do not note VCT in the A100 finish schedule. Is this section applicable to this project?
No VCT in this project.
14. A100 finish schedule shows carpet in rooms 201, 202, 203. We do not note a carpet division in the specifications. Will this carpet be in the contract? If so please provide specs.

Carpet is in the contract. Provide Shaw Carpet COLLECTION: shade PATTERN: gradient COLOR: To Be Determined

15. H-1 .1 shows doors 104 & 105 with a note stating "Architect to provide minimum 1 square foot louver in door". A002 door schedule notes type "A" with no louver. Please clarify.
H-1.1 is correct. Provide 16"w x 8"h louver centered, 10" from top of door.
16. 05 & 06/A300 show "paint grade plywood box lockers, paint per painting & coatings spec section". Locker spec section 10 51 13-2.2 states "natural finished maple veneer plywood" & "finish shall be stained & sealed". Please clarify which will prevail.
Lockers to be painted not natural finish maple or stained.
17. Spec section 09 9000-3.2-N states "paint all construction on roof top, including prefinished mechanical & electrical equipment". 09 9000-3.2-0 states "paint all ground mounted mechanical, plumbing & electrical equipment, including prefinished equipment". Section 09 9000 3.3-A "Surfaces not requiring painting" states "prefinished and factory-finished surfaces and items". Please clarify which will prevail.
All exterior prefinished construction to remain and all exterior construction not prefinished to be painted.
18. Spec section 07 1300 specifies membrane waterproofing. We do not note any on the drawings. Is this section applicable to the project?
No
19. Spec section 0001 0 Table of Contents lists divisions 21 fire suppression, 27 communications, 28 electronic safety and security then states "Sections by Consultant". Will these sections be in contract?
Only contract item here is to provide conduit/j-box as required for owner-installation of any communication / security equipment.
20. If the drywall is on the bottom of the rafters, then how is the fire wall maintained at the hallway? Also, is there a separation above the ceiling joist that separates the press box from the team room?
Refer to Items 2,3,4 and 7
21. The Architectural drawings call for stairs to be prefabricated metal stairs. The structural drawings show stairs being pressure treated wood. Which is correct? What material is the railing at the stairs?
Refer to Item 1
22. The drawings seem to show drywall on the bottom of the 2x10 rafters. This will leave the ceiling joists exposed. Is this correct?
Refer to Item 7
23. Can you tell me if this is going to be a precast modular concrete building?
This project will not be precast. The building is split face block with a conventionally wood framed second floor.
24. Do you know if this bid had any audio or video needs in it?
All audio and video equipment and installation is to be by owner.

BID PROCESS / GENERAL QUESTIONS

25. Document 00402 is in the specifications between the 00400 & 00410 bid documents. Will this form be required with the sealed bid?
Yes
26. Document 0400 1.05-D states "the base bid amount includes all Contract Allowances, if any, as set forth in the Specifications or as described in section 01025 - Allowances" Document 0400 1.05-E "Unit Cost Allowance" is not mentioned in section 01025. Should the 1.05-E total be included in the base bid amount?
Allowances are to be included in base bid.
27. Please clarify the 0400 1.05-E document. What does line C "One C.Y. or greater per occurrence" imply? Should lines A & B be priced as one C.Y. or less per occurrence?
Refer to updated section 0400 in Addendum #1
28. Will any sewer impact fees be required?
No.

29. Shall the contractor include in his bid the cost of the building permit from the City of John's Creek?
No.

CIVIL ENGINEERING QUESTIONS

30. Drawing C-2.1: Shows underground power to be relocated. Please specify the number of conduits & conductors as well as type & size.
All information regarding the existing underground power found on the provided survey has been included on the civil plans – no further information is available.
31. Drawing C-4.1: Can flush ground mounted junction boxes be used to intercept & reroute this underground power?
Provided that the below grade structure does not interfere with other existing or proposed underground pipes and/or structures, the design team has no objection. However, during construction further coordination with electrical engineer will be required.
32. Drawing C-4.1: Please specify what type of pipe should be used for the new DW line.
Spec 33 1000-2.03(A) states this line should be Type "K" soft copper.
33. Drawing C-4.1: Shows DW line ending near existing 1 story building with a note to "see plumbing plans for continuation". P drawings do not show this area. Please clarify where this DW line will connect to existing supply.
Existing drawings indicate that a connection can be made to the existing school at a location 200'-0" from the note "see plumbing plans for continuation" on drawing C-4.1. This item will need to be coordinated between the owner, plumbing engineer, and contractor as the viability of this location is not known. The total run for this line is approx. 350'-0".
34. Drawing C-5.1 & C-5.2: Please clarify meaning of DS-1, DS-2, DS-3, and DS-4. The erosion control legend shows N/A.
Ds1, 2, 3, and 4 refer to a construction detail / schedule found in the civil plans on C7.1 – C7.2 ... they pertain to vegetative BMPs (including grassing). The "N/A" is only shown on the legend to indicate that there is no corresponding hatch pattern to designate these areas. These measures will apply to all areas within the limits of disturbance, except paved areas, hardscape, buildings, etc. once constructed, of course.
35. Drawing C-5.2: Please clarify type & method of final grassing.
The final grassing shall be seeded or sod in agreement with the symbol indicated on C5.2 and the corresponding permanent vegetation detail, Ds3 or Ds4, respectively.
36. Spec section 32 31 13 specifies chain link fences & gates. We do not note any on the drawings. Is this section applicable to this project?
Yes, this specification applies to any fencing damaged or removed during construction. For example, the chain-link fence disturbed when installing the domestic water extension to the existing building.
37. Spec section 32 91 00 specifies planting irrigation. We do not note any on the drawings. Is this section applicable to this project?
Yes, the survey information shows an existing irrigation system in the way of the new building and the civil plan sheet C5.2 calls for some items to be relocated. Therefore, the specification applies to these relocated and/or rebuilt portions of the existing system.
38. Spec section 32 9200 specifies turf & grasses. We do not note any on the drawings. Is this section applicable to this project?
Yes, turf and grasses specification will apply to the Ds2, 3, and 4.
39. Spec section 32 9300 specifies plants. We do not note any on the drawings. Is this section applicable to this project?
No, there were no plantings in the final design and therefore there is no need for specification 32 9300.
40. Spec section 33 4600 specifies foundation drainage. We do not note any on the drawings. Is this section applicable to this project?
No
41. Please clarify spec section 31 2300-3.3-A. Should our bid form unit allowance for Unsuitable Soil removal include an equal amount of replacement fill? For Rock removal?
Refer to Addendum #1 – revised section 01025 - Allowances