

**ADDENDUM 2**  
**DATED: 06.12.18**  
**17033 Miami Shores Golf Clubhouse Renovation**

**GENERAL:** This Addendum is a modification of the Contract Documents for the Miami Shores Golf Clubhouse Renovation project and is hereby incorporated into the and becomes a part of the original Contract Documents dated 5.16.18. This Addendum is to be considered in all proposals and covers the following changes:

**Requests for Information-(Original question listed first, Architects response in Bold):**

1. Is the limited area sprinkler to be removed in the Cart Storage room?  
**Yes, the limited area suppression in the Bag Storage (future Kitchen 114 and Meeting Room 105 shall be removed by GC.**
2. Do you have profiles selected for the PVC Column Wraps? What is the support material for new column wraps.  
**Plain, non-tapered. Sizes as indicated in drawings. New Columns shall be either 4x4 or 6x6 treated wood posts. Ref Plans.**
3. Will you assign Door Hardware for openings 117 and 118?  
**117-Hollow metal door and frame with removable HM center mullion prepped for electric strike. Door hardware to receive exterior grade entry lockset with ADA lever each side.**  
**118-Insulated Overhead Door, R9 insulation, Clopay 3211 Series or equal, Color-White. Install new track. Existing operation/operator to remain.**
4. The Frye Reglet Control Joint is not a DRMZ 50-25, rather a DRM 50-25 which is about 4 times the cost.  
**The correct profile is the DRMZ 50-25. It is to be installed to the underside of the hardlid ceiling leaving a ½" reveal for the vertical gyp. bd. from the adjacent wall to pass up into the reveal. Price the reveal material as originally specified.**
5. Will you specify the Guardrail type?  
**Basis of Design-Superior Aluminum Products Series 9000 Style B with 905 top rail, Color White. Posts at 48" max. (93M with 973 Base, min. 2 per 12'+/- section of rail). Anchor to posts at ends with 939 (top) and 947B (middle and bottom) rail brackets. Block as required at brackets.**
6. In the pre-bid it was stated or should I say I heard when we demolish the structure if we need to demolish existing landscape / grass we don't need to worry about repair. As the owner will provide new Landscape. Please confirm.  
**GC is to regrade all disturbed areas back to existing, or as indicated on Civil drawings. Seeding and landscaping by Owner.**
7. Operable Partition. Will you provide the beam header size? Also, I have attached Data Sheet for a Modernfold Operable Partition, is this acceptable as an alternate to the Hufcor?  
**Any product that meets the specification criteria is an acceptable substitution for the product used as the basis of design.**
8. Is Material Testing by the owner? Per OBC the testing needs to be a 3<sup>rd</sup> party which prohibits the GC from self testing.  
**If required by the AHJ, material testing will be performed by an appropriate testing company under contract directly with the Owner.**
9. Please confirm Food Service Equipment is furnished and installed by owner, GC final connections.  
**Food Service Equipment shall be provided and installed by owner. GC shall provide final connections, including anchoring of permanent items such as sinks to as part of bid.**

10. Will the owner consider performing the asbestos and lead paint abatement? The reasoning is Helix could assume this work on the owner's behalf and save considerable money and time.  
**A project allowance of \$40,000 shall be set aside for abatement which may be necessary. The general contractor is to select and coordinate with an abatement company which is acceptable to the City. All bidders shall place \$40,000 in their bid for this item.**
11. Sheet S2.1 identifies a pan ceiling in the trusses over rooms 105 and 106 (Note 3). Note 6 identifies a steel beam intended to support an operable partition. Part of this beam is in the panned area, part of it is not. Note 6 identifies that this beam is to be within 1" of the bottom chord of the truss, but with the pan, we have 2 different bottom chord elevations. Which do we use?  
**The operable partition is intended to sit just below the LOWEST bottom chord height indicated. The steel support beam is intended to sit just below the HIGHEST bottom chord height in order to create sufficient clearance for the system track and its supports.**
12. The truss layout on Sheet S2.1 could indicate that all trusses are to be doubled. Please clarify.  
**This is graphic only. Single ply trusses are intended.**
13. The panned trusses (and adjacent T-1 trusses) would need to be nearly 68' long. Can we assume that splicing these trusses on the wall with B1 indicators and extending mono trusses over the covered area is acceptable per detail per detail 3 above? By splicing, we can reduce the truss length about 51 feet, making them transportable as one piece units.  
**Splicing is acceptable wherever practical. The exterior block walls are designed as bearing walls and can be used as such for the purpose of reducing the clear span requirements of the trusses over the Dining areas.**
14. There are no trusses shown at either end of the layout. Are we reusing existing, or delegating the design at both ends to the truss company?  
**We anticipate end trusses (perpendicular to the orientation shown) to be part of the delegated design package. The truss layout shown was graphic in nature.**
15. There are perpendicular (truss?) lines directly above and below the steel beam. Are these intended to show the overbuild, and just not trimmed to the hip line? If not, what do they indicate?  
**This is the overbuild area for the gable shown on the Roof Plan.**
16. Overhang details seem to lack consistency. Some show no truss tail extensions, others show partial truss tail extensions. What is the intent here?  
**Truss tail extensions are intended.**
17. Draft stop locations are identified, but no spring loaded access doors are shown. Will these be required?  
**Include (2) spring loaded access doors in bid.**
18. Please clarify the intent of Alternates 1 and 2 listed on drawing sheet A0.1. Are these truly intended to be Alternates with requested pricing, or Contractor's Options?  
**Ignore Alternates 1 and 2 from sheet A0.1. These were erroneously included in the drawing.**
19. RE: Sheet A 1.5- For the sealed T&G cedar porch ceiling, what is the dimension of the material, 1 x 8?  
**1x8 T&G was intended.**
20. RE: Sheet 1.5, Construction Note H. I assume this applies to only the Gyp board ceilings?  
**P-4 paint at all interior gyp. bd. ceilings, with the exception of the kitchen where pre-catalyzed epoxy shall be used. No ACT is intended to be painted.**
21. RE: Sheet A2.0 North Elevation, window to the far right is not picture framed like the rest. Is this a miss, or intentional?  
**This window shall be trimmed to match all others.**

22. Drawing P-001 identifies alternates for cast iron sanitary and external PVC supply, but these are not shown in section 01-2300 or on the bid form.  
**Include material substitutions in base bid. No separate line item for substitution is required.**
23. Same drawing. This would be my request to bid CPVC for above slab water supplies  
See Approval stipulation under note 5.  
**CPVC is not acceptable. PEX is acceptable in lieu of copper supply piping.**
24. On sheet P100, there are 6 locations labeled with note 1 in the basement cart storage area. Note 1 states "Provide heat trace for traps." 4 of the 6 locations labeled are main floor toilets. As you know, toilets have integral traps within the fixture, so there would be no trap below it in the basement area. We are trying to figure out if you want all exposed basement sanitary heat traced, or just the (2) floor drain traps from above as stated.  
**Heat traces will not be required for this project. Ignore all references for bid.**
25. On A0.2 it looks like there are lockers in both restrooms. Can you confirm that these are in fact lockers? Are they being supplied and installed by Owner (this seems to be the only place they are shown on the drawings, but they are included in the Food equipment spec in Div 10). Are we to provide any blocking for these?  
**Lockers shall be provided and installed by Owner. GC does not need to provide special blocking for lockers in this bid.**
26. Is contractor responsible for removal of existing lockers etc in locker room?  
**Yes, GC to remove and dispose of any existing fixed equipment.**
27. Existing kitchen equipment – Removed by Contractor?  
**Yes, GC to remove and dispose of any existing kitchen equipment.**
28. Request substitution of Louisiana Pacific primed SmartSide Lap Siding, painted with SW7036:  
<https://lpcorp.com/products/exterior/siding-trim/products/lap-siding>  
Exterior soffit is noted on the drawings as vented cementitious soffit panels.  
Request substitution of Louisiana Pacific vented soffit:  
<https://lpcorp.com/products/exterior/siding-trim/products/soffit>  
Exterior trim is noted on the drawings as James Hardie 4 x4 smooth white  
Request substitution of Louisiana Pacific SmartSide Trim and Fascia:  
<https://lpcorp.com/products/exterior/siding-trim/products/trim-fascia>  
Column wraps are specified as Fypon.  
Request substitution of Cheyenne Composites:  
<https://cheyennecompany.com/products>  
**Yes, the proposed materials are acceptable as alternates to the original basis of design specifications. 2 piece column wraps for existing posts are acceptable, however, these shall appear visually seamless after completion of installation and painting.**
29. What is your intent on the exterior siding corners? The drawings indicate that maybe they are to mitered, as opposed to wrapped with the siding butting into the wraps.  
**Corners shall be trimmed similarly to windows with vertical 1x8 smooth cementitious trim. Trim shall be prepped and painted such that no seams are visible. GC to block/furr as required behind trim to insure overlap with leading edge of horizontal siding, per manufacturer's guidelines.**
30. Storefront RFI substitution request.  
**Efco Series 403, thermally broken storefront is an acceptable substitution for the basis of design Kawneer 451T.**
31. Will you provide a specification for Toilet Accessories?  
**Section 10 2800 has been included under this cover.**

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**END OF ADDENDUM 2**

For the City of Troy:



Director of Public Service & Safety



Date

**SECTION 10 2800**  
**TOILET, BATH, AND LAUNDRY ACCESSORIES**

**PART 1 GENERAL**

**1.01 SUBMITTALS**

- A. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Provide products of each category type by single manufacturer.

**2.02 MATERIALS**

- A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.
- B. Keys: Provide 2 keys for each accessory to Owner; master key lockable accessories.
- C. Stainless Steel Sheet: ASTM A666, Type 304.
- D. Stainless Steel Tubing: ASTM A269/A269M, Grade TP304 or TP316.
- E. Mirror Glass: Annealed float glass, ASTM C1036 Type I, Class 1, Quality Q2, with silvering, protective and physical characteristics complying with ASTM C1503.
- F. Mirror Glass: Tempered safety glass, ASTM C1048; and ASTM C1036 Type I, Class 1, Quality Q2, with silvering as required.

**2.03 FINISHES**

- A. Stainless Steel: Satin finish, unless otherwise noted.

**2.04 COMMERCIAL TOILET ACCESSORIES**

- A. Toilet Paper Dispenser: Single roll, surface mounted bracket type, stainless steel, spindleless type for tension spring delivery designed to prevent theft of tissue roll.
- B. Paper Towel Dispenser: Folded paper type, stainless steel, surface-mounted, with viewing slots on sides as refill indicator and tumbler lock.
  - 1. Capacity: 300 C-fold minimum.
- C. Soap Dispenser: Liquid soap dispenser, wall-mounted, surface, with stainless steel cover and horizontal stainless steel tank and working parts; push type soap valve, check valve, and window gage refill indicator, tumbler lock.
- D. Mirrors: Stainless steel framed, 1/4 inch thick annealed float glass; ASTM C1036.
- E. Grab Bars: Stainless steel, smooth surface.
  - 1. Standard Duty Grab Bars:
    - a. Push/Pull Point Load: 250 pound-force, minimum.
    - b. Dimensions: 1-1/4 inch outside diameter, minimum 0.05 inch wall thickness, exposed flange mounting, 1-1/2 inch clearance between wall and inside of grab bar.
    - c. Finish: Satin.
    - d. Length and Configuration: As indicated on drawings.
- F. Combination Sanitary Napkin/Tampon Dispenser: Stainless steel, surface-mounted.
  - 1. Door: Seamless 0.05 inch door with returned edges and tumbler lock.
  - 2. Cabinet: Fully welded, 0.03 inch thick sheet.
  - 3. Operation: No charge; no coin slots.
  - 4. Minimum capacity: 15 napkins and 20 tampons.

**2.05 UNDER-LAVATORY PIPE AND SUPPLY COVERS**

- A. Under-Lavatory Pipe and Supply Covers:
  - 1. Insulate exposed drainage piping including hot, cold, and tempered water supplies under lavatories or sinks to comply with ADA Standards.

2. Exterior Surfaces: Smooth non-absorbent, non-abrasive surfaces.
3. Construction: 1/8 inch flexible PVC.

## **2.06 UTILITY ROOM ACCESSORIES**

- A. Mop and Broom Holder: 0.05 inch thick stainless steel, Type 304, hat-shaped channel.
  1. Holders: Three spring-loaded rubber cam holders.
  2. Length: 36 inches.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Install accessories in accordance with manufacturers' instructions in locations indicated on drawings.
- B. Install plumb and level, securely and rigidly anchored to substrate.
- C. Mounting Heights: As required by accessibility regulations, unless otherwise indicated.

**END OF SECTION**