

**Addendum No. 1**

**April 17, 2020**

**COUNTY OF LINCOLN**  
**LINCOLN COUNTY, NEW MEXICO**



**2019 - 2020 NEW HONDO SENIOR CITIZEN CENTER**  
**CDBG No.: 18-C-RS-I-01-G-13**  
**County IFB No.: 19-20-004**

**NOTICE TO BIDDERS:**

1. This Addendum is issued to all plan holders. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
2. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
3. All terms, conditions, and requirements of the original project manual and construction documents shall remain in place unless explicitly mentioned in this Addendum.
4. Electronic Bids will be accepted for this project in PDF Format.
5. Meeting Minutes and recording from the Pre-bid Conference are included in this addendum.
6. The Bid Opening shall be conducted via Teleconference. Bidders are requested to contact Pettigrew & Associates to obtain conference information.

**CLARIFICATIONS:**

1. Electronic bid submittals
  - a. Bids may be submitted via email. All submitted bids must be received with a time stamp before the bid date on Thursday, April 30, 2020 at 10:00 a.m. (MDT).
  - b. Electronic Bids must be submitted to [droybal@pettigrew.us](mailto:droybal@pettigrew.us)
  - c. File sizes larger than 30MB must be separated into separate messages.
2. SAMS/DUNS number must be provided prior to award of contract.

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3. SAMS/DUNS number is not required for suppliers and manufacturers.
4. Plans have been re-issued to remove the yellow text boxes.
  - a. CU-101 has been revised.
  - b. CS-101 has been revised.

**GENERAL QUESTIONS:**

1. Is there an estimated job cost or project estimate available? This information will help us evaluate our capabilities to bid this project.
  - a. At this point in time, the county has not published the Construction cost estimate.
2. Is this intended to be a design build project?
  - a. You are correct that we do not have a CG selected for the project. The project was not done as a Design-Build.
3. Has a General Contractor already been selected for this project? It appears that a GC is not selected yet, but typically the design team has consulted one.
  - a. A general contractor has not been selected or consulted for design.
4. Design loads. Please provide the design loads required for this project as we do not find any on the drawings. I.e Roof snow load, ground snow load, live load, Wind speed (101, 115, etc), wind exposure (B or C), collateral loads (ie for lights HVAC, sprinkler etc).
  - a. **Manufacturer's Qualifications for Metal Buildings:**
    - i. Manufacturer regularly engaged, for a minimum of 20 years, in the manufacture of metal building systems of similar type and scope of that specified.
    - ii. Accredited based on IAS Accreditation Criteria AC472 and requirements in International Building Code (IBC), Chapter 17.  
  
Roof Design Criteria:  
Wind Speed: (3 Second Burst) 115 MPH  
Roof Snow Load: 30 LBS / SF  
Ground Snow Load: 20 LBS / SF  
Minimum Distributed Live Load: Allowable Deflection – L/180 @ 20 LBS / SF  
Wind exposure: ASCE 7 Category C  
Collateral loads: 7.5 LBS / SF (lights, ceilings etc.)
5. Roof & wall panels. The specs call for multiple panel types/profiles, gauges, paints/finishes. Please clarify specifically which panel is required for roof & walls, etc. The elevation drawings show "R" panels.
  - a. Base your quote on your standard "R" panel for both roofs & walls. Submit data if you need additional clarification or assurance. . Finish shall be "SP" (painted metal) from manufacturer's standard colors to be selected by owner at a later date.

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6. Weathertightness warranty. This is only available on certain standing seam roof panels and not on the "R"/PBR as drawn.
  - a. Understood, Requirements for "Weathertightness Warranty" is hereby withdrawn in this Addendum.
7. For Alt. #1 - will there be a soffit panel required? Type/profile, etc? ie."R" panel, L-12, etc.
  - a. For alternate #1, no soffit, deck will be exposed underneath since it is just a patio covering.
8. There are two coiling counter doors in this project. They are called out as aluminum doors, but fire rated. Fire rated doors only come in painted steel or stainless steel. Please clarify.
  - a. The opening needs to be 1 hr. rated, so the rolling counter doors should be painted steel – color to be selected from mfg. standard color selection.
9. Are these coiling doors mounted on the Dining Room side of the opening?
  - a. The doors should be mounted on the Kitchen side.
10. Are the coiling doors required to have fuse link activation, or with a release device tied into the fire alarm and smoke detector?
  - a. The doors should have a fusible link activation system.
11. Who is shall responsible for Builders Risk Insurance?
  - a. The contractor shall be responsible for Builders Risk Insurance.
12. Who is responsible for Power Company Fees from Xcel?
  - a. Owner shall pay fees from Otero Electric. CU-101 has been revised to show Otero Electric instead of Excel.
13. The Add Alternate #1 Description in Section 012300 – doesn't mention anything about the Asphalt Paving per plans?
  - a. Add the following to Section 012300:
    - 1.6.A. d) Asphalt Pavement as noted on CS-101
    - e) 4" White Striping as noted on CS-101
    - f) Concrete Sidewalk as noted on CS-101
14. Any more info on Solar Water Heating Package for Alternate #1?
  - a. Complete package from one source supplier. Package shall contain: minimum 80 gal. Storage tank, minimum of 2 solar panels, pump station, mounting racks and controller. Panels shall be ground mounted on manufacturer's standard racks. Suggested manufacturer/components: Stiebel Eltron Solkits, Tank – 300L, Collector Panels – (2) SOL 27, Controller – SOM 6, Mounting Racks – 30-60 degrees Extruded Aluminum, Pump Station – 3 Speed Wilo Circulating Pump. Stiebel Eltron, 17 W. St., West Hatfield, MA 01088, 1-(800) 582-8423, info@stiebel-eltron-usa.com , www.stiebel-eltron-usa.com. Or equal.

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15. Can you tell me total occupancy for the fire station for the septic design?
  - a. There is an existing septic system for the fire station. The fire station has a total occupancy of 45 but is typically occupied only 2 times a month at about half capacity.
16. Please confirm owner will covers costs of all materials testing?
  - a. The owner will cover the costs of materials testing.
17. Waterproofing: Section 071354 it states it is for Below Grade Masonry Walls? I Don't see any below grade masonry walls?
  - a. None required.
18. We noticed that the exterior walls are framed with 6" structural studs with 1/2" sheathing, we believe it would be more cost effective to have pre-engineered girts that we can attached the R-Panel directly to those and then fur-out the inside of the exterior walls with hat channels and/or 2" or 3-5/8" studs
  - a. Use 6", 22. Ga. Mtl. Studs @ 16" oc and 1/2" sheathing.
19. If the 1/2" sheathing is going to be installed – what kind of vapor barrier needs to be installed before the r-panel to protect this sheathing, should we follow Section 072500 – Asphalt Kraft Paper as its not called out on plans?
  - a. As specified under paragraph 2.2 of section 072500.
20. The R-30 roof insulation called out per wall sections will not meet code due to the building envelope requirements by the state – they will require us to achieve an R-38? We recommend a R-30 between purlins and R-10 unfaced on top
  - a. R-30 batts between purlins and R-10 unfaced on top.
21. Sheet S-1 calls for 1/2" 22 ga. Roof deck Type "B" – shouldn't this just be the R-Panel attached to the purlins?
  - a. Use R-panel attached to purlins.
22. Per Section 072100 Thermal Insulation – states 1" extruded polystyrene board at foundation where indicated – I don't see on plans where it is called out – is it required?
  - a. Install 1" polystyrene board from grade to bottom of footings, approximately 36" around all perimeter foundation walls.
23. Per Section 072100 Thermal Insulation – states R-22 exterior walls but plans call for R-19 at exterior walls – please clarify?
  - a. Install R-22 at all exterior walls.
24. Can Section 076000 – Flashing & Sheet Metal be provided with the Metal Building per their standards?
  - a. Metal bldg. Mfg. Standards are acceptable.
25. Please confirm per Section 081100 – all HM Frames shall be fully grouted?
  - a. Grouting of all HM frames is not required.

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26. Will the contractor be responsible for relocating existing equipment from existing center or will owner bring these items to site? If contractor is responsible – please let us know location of existing facility and if items will be cleaned by owner prior to relocating?
  - a. Equipment is in existing facility on-site and shall be cleaned and moved by the contractor.
27. Please confirm per Sheet C-002, Item 12 – all areas shall be re-seeded that have been disturbed as there is no landscaping?
  - a. Reseeding may be required for naturally vegetated areas that are disturbed as part of construction in order to prevent future erosion.
28. Key Note #1 on Sheet CS-101 is omitted from the plans – can you describe or identify the area that Key Note #1 applies?
  - a. Key Note #1 applies to the asphalt area shown on plan. A revised CS-101 is provided as part of this addendum
29. Please confirm if the 11 precast parking bumpers on north/side of building & space adjacent to ADA Parking should be in base bid or alternate #1?
  - a. Base Bid.
30. Please confirm owner will provide propane tank from company providing propane?
  - a. Propane tank by owner's gas supplier.
31. Should the vertical grab bar be 18" per code/specs or 24" per Key Note #20 Sheet A-1.0?
  - a. 18" vertical.
32. Soap Dispensers needed at bathrooms?
  - a. Install 1 soap dispenser at each restroom – Bobrick B-2111 surface mounted or approved equal.
33. Should exterior wall studs be structural per structural sheets, 22 ga. Per Wall Schedule on Sheet A-1.0 or 24 ga. Per Wall Section on Sheet A-3.0?
  - a. All exterior metal walls shall be 22 gauge.
34. Please confirm two F.E.'s (1 with bracket and 1 in cabinet) are required at the Kitchen next to each other per Sheet A-1.0?
  - a. Two total, both in cabinets, one on west wall of kitchen 113, one in hall 103, east of office 107.
35. Please confirm the FRP must be Class A Rated per specs?
  - a. RFP shall be class A per specifications.
36. What windows require Window Blinds: Section 122100 – not noted on plans?
  - a. All type "A" windows.
37. Architectural Sheets state Relocate hood & Ansul from Old Center while Sheet M-2.0R calls out a New Hood – Please clarify?
  - a. Existing hood & Ansul shall be cleaned and relocated from existing facility on-site by contractor.

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38. Should new condensing units sit on sidewalks or up on a 4" housekeeping pad?
  - a. Install 4" housekeeping pad adjacent to sidewalk. Pad shall be 6" larger than footprint of final condenser unit.
39. Please confirm communications/data work to be conduits/pathways only?
  - a. Install all communications/data wiring in conduit in walls. Above the ceiling, they can be supported by j-hooks or cable trays, I.T. subcontractor to submit materials prior to installation or prior to bid.
40. What type of curb will be required for HVAC equipment?
  - a. Use pre-fabricated aluminum 8" tall curbs as manufactured by LM curbs or approved equal. Refer to attached cut sheet.
41. Verify that the building code is IBC2015 – please clarify?
  - a. 2015 New Mexico Commercial Building Code and by reference, 2015 IBC
42. The make-up air unit and all the condensing units are setting on the side walk around the building blocking access.
  - a. Provide 4" thick, concrete housekeeping pads adjacent to sidewalk for all condensers and MAUs. Pads to be 6" larger than units in both N/S & E/W directions.
43. The make-up air unit is shown with the ductwork going up the wall into the building in front of the dining room window.
  - a. Shift MAU to plan north by approximately 3'-0" so that vertical return air duct is centered between windows. Extend 14 x 14 duct to the north accordingly.
44. The kitchen hood exhaust fan is located on the wall within 2' of the kitchen door. This will not meet code as it is in a location that will create a public nuisance, also it does not meet the 3' clearance to openings in the building.
  - a. Shift exhaust fan and associated ductwork approximately 30" to plan south to obtain 36" clearance from the door. The porch (Alternate #1) roof covering shall also be reduced by 30", subtracted from the north side so that the exhaust fan does not conflict with the porch roof. The vertical columns supporting the west side of the porch roof shall be adjusted accordingly.
45. The units are equipped with economizers and the outside air duct-work dimensions need to be looked at to let these go into economizer mode
  - a. Although ductwork is small, it is ok to handle the full outside air at higher static pressure that the air handler unit fan will be able to handle.
46. The hardware schedule in the spec's, Set 09 for Door 15 calls for weatherstripping and a door sweep, but it is an interior door, please clarify?
  - a. Not required.

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- 47. Reference to septic system design: Could you find out the acreage for the full property that both the fire station and center sit on? Also I need to know the occupancy, and/or schedule in which it is used by the fire dept.
  - a. The parcel for both the fire station and new senior center is approximately 4 acres. The fire station has a total occupancy of 45 but is typically occupied only 2 times a month at about half capacity.
  
- 48. Please clarify who is responsible for installation of the septic system
  - a. The septic is to be permitted and installed by the contractor per general note 4 on sheet CU-101.

LIST OF ATTACHMENTS:

- 1. Complete Bid Plan Set
- 2. List of Approved Substitutions and Other Attachments
- 3. Hardware Substitution Submittals



By: David Roybal, PE  
Project Manager

Bidder Acknowledgement:

Bidder Name: \_\_\_\_\_

Date: \_\_\_\_\_