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Architects + Planners

Addendum 6

CONTRACTOR QUESTIONS & ANSWERS – 2nd RESPONSE

Fort Apache Home of Harmony Project January 18, 2024

Subsequent questions to the Architect by Bidding Contractors in order received

Contractor Question 4:

1. S2.01 Calls for a new column for the stairs with a callout for detail #412; however, detail 412 is missing. Please advise.

Response Per Architect/Structural:

Structural has provided the missing detail #412 – see attached Exhibit A.

2. A5.02 Note 501, existing gutters are half round galvanized with round galvanized down spouts. In many places there are dents and paint overspray, see attached photo. Should we replace all the gutters? If so, are we to replace them with the same existing half round galvanized or copper? Please advise.

Response Per Architect:

Per keynotes #838 & #839 on elevation sheet A8.03 & A8.04:

838 EXISTING METAL HALF-ROUND COPPER GUTTERS TO REMAIN. GC TO REPAIR AND/OR REPLACE ANY DAMAGED SECTIONS IN KIND AS NEEDED
839 REPAIR EXISTING COPPER GUTTER DOWNSPOUTS & ATTACHMENTS, REPLACING ANY NON-COPPER SECTIONS WITH COPPER TO MATCH ORIGINAL

See also Section 07 62 00 "Sheet Metal Flashing and Trim" in the Specifications; see GENERAL PLAN NOTES – M.P.E. SYSTEMS STRATEGY – Plumbing narrative on floor plan sheets A3.01 – A3.03.

3. Spec. Sec. 07 21 19 A. 1. Sprayed closed-cell in attic areas where indicated. We can't seem to find where this is indicated in the drawings. Could you please provide clarification where this is to be installed? In past installation projects of this type we have installed 2" of closed-cell and 6-8" of open-cell as a means of increasing the sound and thermal insulation. Please advise.

Response Per Architect/Mechanical:

Install closed-cell insulation continuously in attic between rafters in thickness necessary to achieve minimum R-value of R-38 per 2015 IECC requirements. Attic extents can be determined by looking at the roof plan in conjunction with the various building sections that identify the open exposed-wood roof framed-attic space keynoted as #702.

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Contractor Question 5:

1. Spec. Section 01 35 91 – 9 3.04 E. 8, (Window hardware and operators). As all the existing operators are missing, can you provide which operators are approved by the architect?

Response Per Architect:

*The design intent is the full restoration of the historic metal windows and their operation to original appearance and operation. Existing casement windows hinged to swing need to be restored to operability. Although much of the original operating hardware is missing, we believe enough remnants remain to determine what was there and allow for in-kind replacement. Per the Specifications Section 01 35 91 – 9 3.04 E. 8, "*Where repair is not possible, replace with new operators to match the function and appearance…" of the original hardware, to the extent we can reasonably understand from what remains.

2. Please confirm that the civil pages located in the plan set are not part of this project.

Response Per Architect:

Civil Sheets C1.0 through C5.1 in Bid Set are Preliminary Civil plans for the larger campus and are included as a reference only. See Sheet A0.07 "ARCHITECTURAL SITE SCOPE EXHIBIT" where the extents of the project and extent of civil included in the Work are clearly defined. On A0.07 note the identifying boundaries/routing relative to Building 116 (former Boys Dorm), the expansion of the existing Central Plant Capacity, and the routing of 4-pipes between.

Note: Civil Construction Drawings will be issued as <u>Addendum 7</u> that provide additional Civil information and superseding C1.0 – C5.1.

3. A8.03 note 831 – Can you define the scope for this item? Or if the repair requires excavating and replacing drain line, can that be done under a change order?

Response Per Architect/Civil:

It is the responsibility of the Awarded Contractor to repair the subgrade drainage system as needed to restore proper drainage system functionality. Methods and means to achieve this are explicitly within the scope of the Work and cannot be done as a Change Order. Relative to the existing window well drains, the Work would include cleaning and removing debris from the inlet grates and replacing if damaged. Contractor to camera and inspect the existing drain piping and replace if damaged.

Note: Civil Construction Drawings will be issued as <u>Addendum 7</u> that provide additional Civil information and superseding C1.0 – C5.1. These drawings will dovetail with the Architectural & M.P.E. bid documents and will provide information concerning roof & perimeter drainage scope.

4. Is MC cable acceptable for areas the conduit is concealed in the wall or ceiling?

Response Per Electrical:

MC cable is acceptable on a limited basis per specification section 26 05 19 Low Voltage Electrical Power Conductors and Cables 3.04 A.

3.4 CLAD CABLE ASSEMBLIES

A. Metal clad (MC) cables shall be permitted to be installed on a limited basis, per the following parameters:

1. For branch circuits within architectural millwork.

2. For branch circuits within a single room, originating from a junction box in the above-ceiling space of the room. Branch circuiting supply to the above-ceiling junction box shall be in conduit.

3. As branch circuit "through-wiring" to lighting fixtures installed in gypsum board soffit or other inaccessible areas.

4. For mechanical controls power routed above accessible ceilings.

5. Is Fire-Lite an acceptable manufacturer for fire alarm panels?

Response Per Architect:

Per the Specifications SECTION 28 46 00 "FIRE DECTION AND ALARM" Part 2 – PRODUCTS; 2.3 MANUFACTURERS: A. Equipment and materials shall be provided by Climatec Automation & Building Services, 602-944-3330, to ensure proper specification adherence, final connection, test, turnover, warranty compliance, and service.

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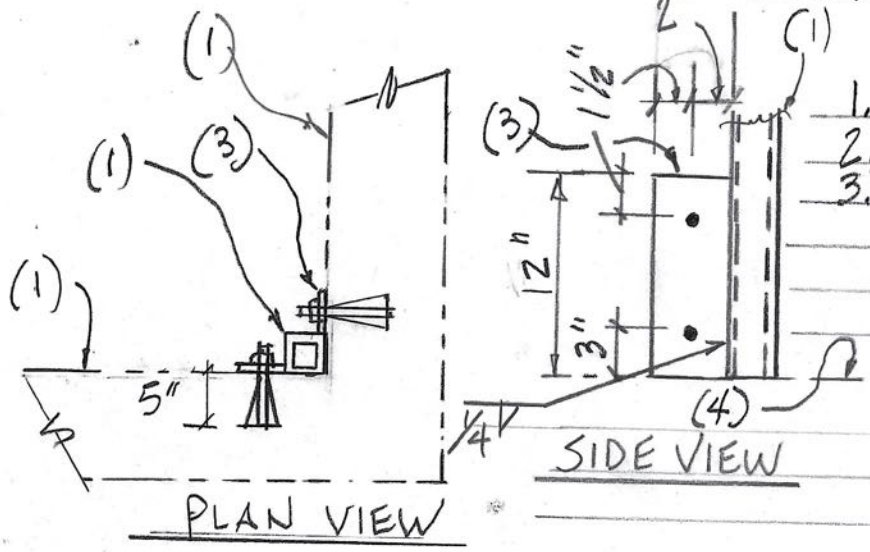
Addendum 6

Exhibit A

Job Name FORT APACHE BOYS DORM RENOVATION

Job No. #112 Sheet No. DET. 412

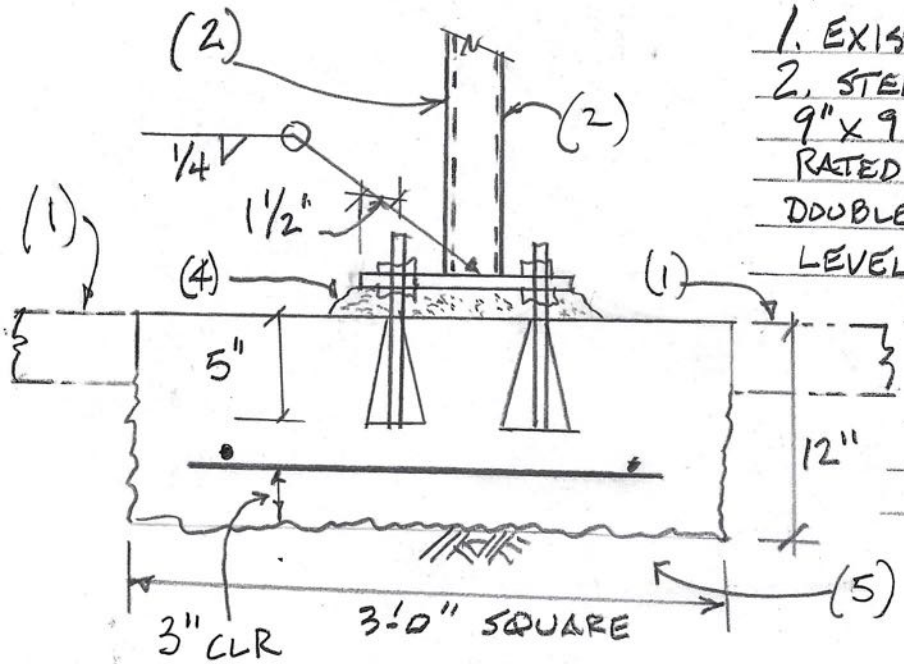
By PGS Date 1/2024



NOTES

1. EXISTING CONC. WALL
2. STEEL COL. PER PLAN.
3. 3/8" STEEL CONNECTION PLATES WITH HOLES AS SHOWN, WITH 2 - 3/4"ϕ ICC RATED EXPANSION BOLTS.
4. TOP OF EXISTING CONCRETE SLAB ON GRADE.

(A) AT EXISTING CONCRETE WALL



NOTES

1. EXISTING CONC. SLAB ON GRADE
2. STEEL COL. PER PLAN w/ ½"x 9"x 9" BASEPLATE WITH 4 - 3/4" ICC RATED EXPANSION BOLTS WITH DOUBLE NUTS FOR PLUMBING & LEVELING.
3. NEW CONCRETE FOOTING w/ 2# 5 EACH WAY AS SHOWN
4. 3" MAX. DRYPACK
5. COMPACT TO 95%

(B) AT NEW FOOTING

Registered Professional Engineer (Structural) 14427 PAUL G. SCOTT Date Signed 1/16/2024 ARIZONA U.S.A.

412 STEEL COLUMN @ EXISTING CONCRETE WALLS OR AT NEW FOUNDATION