



LWC
INCORPORATED

ADDENDUM

DATE OF ISSUANCE	October 30, 2024
PROJECT NAME	Huber Heights Tenant Fit Out (Phase 2)
LWC COMMISSION NUMBER	24618.00
ADDENDUM NUMBER	A-003
BID DATE	November 4, 2024

This addendum is a modification of the Contract Documents for the above referenced project and is hereby incorporated into and becomes a part of said Contract Documents. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. It is to be considered in the Proposals and covers additions to or changes in the Contract Documents as indicated below.

This addendum consists of SEVEN (7) pages.

PROJECT CLARIFICATIONS:

1. RFI #7 has been updated.
2. Door 192's hardware should conform to the fire rating of the door. (45 Minute). Should include fire rated hinges, smoke gaskets on head and jamb.

INCLUDED:

1. Addendum 3 Cover Sheet
2. HH Phase 2 RFI LOG

ATTACHMENTS:

1. RFI Log

ISSUED BY: Brennen Waldron
Construction Administrator

cc: City of Huber Heights
LWC Incorporated
File



Project:

Huber Heights Tenant Fit Out – Phase 2

Document:

Pre-Bid RFI Log

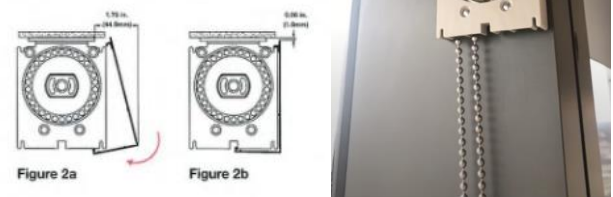
Date:

10/28/2024

RFI #	Sheet	Detail	Question	Response
1	012100		Should the 5% contingency be carried by the owner or by the GC? If this is carried by the GC please confirm this is just a flat 5% and does not include profit, Ohio Construction Activity Tax, general liability insurance, or other percentage-based calculations which might go into a contractor's estimate of costs.	5% to be carried by GC and is a flat percentage of total.
2			Please provide the phase 1 drawings.	Please reach out to Bwaldron@lwcinspires.com
3			With this being an existing building are there any construction rules or regulations we need to be aware of?	The building will not be occupied by the end user at the time of construction. Construction will be occurring in Phase 1.
4			Are there any required or recommended subcontractors? (ie. Roofing or other trades that may be under warranty).	No required sub-contractors
5			Please provide details and section cuts of the exterior soffits. Please also provide a section cut showing what the interior soffit looks like and where the metal ceiling soffits are located.	Please refer to Phase 1 docs.
6	E111		Please confirm there is no electrical work on the other half of the building which appears to be not in scope for the other drawings.	A new panel board, RP3, will be added in the existing electrical room to serve the Tenant Fit Out Phase 2 project. All other work shown on the drawings is existing.

7	E112		Please confirm the roof work for this phase is limited to flashing in the new RTUs and exhaust fan. Are details showing this flashing available?	Yes, the intended extent of Phase 2 roof work would be limited to flashing in the new RTUs, the exhaust fan and any vent pipe penetrations that may be required. Refer to Phase 1 docs for related details. RTU flashing and curb will be complete in Phase 1. Roofing requirements for Phase 2 only involve plumbing stack flashing. Details on P002.
8	033000		Please confirm the concrete specification applies to the concrete pour back where trenching occurs. If the slab is being left out of the base building, please indicate that the new slab is part of this work on the drawings.	Slab will exist
9	E401		Please confirm RP3 is new, and the other panels are existing. It appears the RP3 panel is darkened on the drawings, but no panels are labeled as existing.	RP3 is new and the rest are existing.
10			Please confirm all security and access control is by owner's vendor and is not part of the general contractor's scope.	Correct.
11			Please confirm all low voltage and communication (including WAP) is by owner and is not part of the general contractor's scope.	Correct.
12	A001		It looks like some of the glass elevations have window film? Is this film part of the GC scope? If so please provide specifications. The plans just say 3M privacy film has a selection been made? Who is responsible for the graphic. If this is by GC please provide more details.	Yes, the window film is part of the GC's scope. Vector or other electric files for the city logo and surrounding field applied graphics film will be provided as part of the submittal process. The film will be a 3M Fasara series Frost/Matte finish or equal.
13	A001		Is all glass to be figured as G-1? There are a couple elevations with the glazing not labeled.	Yes, all glass should be figured as G-1.

14			Please confirm that the General Contractor is to include costs for the building permit.	Yes, GC to incur permit costs
15			It appears the pages are mixed together for the MEP specs in the project manual. They all fall into the electrical section.	Refer to reprinted specifications.
16			Is there an existing BAS that we are tying into for the HVAC controls? The direct digital control system spec 230923 seems to be incomplete, however section 230934 seems to indicate a building automation system. Is the BACNet only required for the hot water reheats or are the RTUs to tie into a system as well?	The main BAS system will be installed under Phase I. Because of this, the BAS work included in this Phase shall match the manufacturer in Phase I. The scope of BAS for Phase II only includes terminal boxes with reheat and shall be integrated into the Phase I system.
17	E121		The HVAC drawings show a couple fire dampers. The power and electrical system plans do not show power or fire alarm connections to these dampers. Should this be shown on the electrical drawings?	The fire dampers do not require power.
18			Please let us know the manufacturer of the existing fire alarm panel.	The approved Fire Alarm shop drawing for Phase 1 is Edwards. New devices to match existing.
19	E121		None of the coded sheet notes appear on sheet E121. Do these apply if so, please show their location on the drawings.	Drawings will be revised to show correct power drawing notes.
20			Will the GC be responsible for connections to the owner provided systems furniture? If so, is a detail available? Who is providing the furniture whips?	GC to provide power to junction. Furniture whips to be install in different Phase 3.
21	A002		This sheet shows lintels at exterior windows. Are these already in place by the shell contractor or should these lintels be part of this project? Is the intention that the shell contractor will hang and finish the perimeter walls or are these framed by the shell contractor and hung by the Phase 2 GC? Like the trenching we discussed this could give the	Please refer to Phase 1 docs.

			shell contractor an unfair advantage as the proper sequence is to install in wall MEPs and then hang and finish. If the shell contractor hangs the walls a different GC would have to include for cut and patch money that the shell contractor would not have.	
22			The drawings appear to show walls at the perimeter of the building. Are these walls already in place by the shell contractor or should they be included in the GC scope for this phase?	Please refer to Phase 1 docs.
23			Please confirm the exterior windows (by shell contractor) do not have new windowsills. If they do need sills, please provide details.	Please refer to Phase 1 docs.
24			Please provide a mounting detail for the roller shades.	<p>The Mecho Shades should be installed between the curtainwall system jambs similar to below with snaploc L fascia matching the curtainwall finish.</p>  <p>The image contains three visual elements: two technical drawings labeled Figure 2a and Figure 2b, and a photograph. Figure 2a shows a side view of a Mecho Shade roller assembly with a dimension of 0.75 in. and a note '1/4\"/> </p>

25	Spec 393	Section A-1	There is a call out for "Illuminated, fabricated channel dimensional characters mounted to the building." The spec goes on to describe the fabrication materials and certain details that apply to outdoor channel characters, but when it says typeface it says, "As shown on Drawings." The dimensional characters are not in the drawings provided. Will need a font type and size clarification.	There are no illuminated channel dimensional characters for signage in Phase 2. This is signage related work that falls under Phase 1 scope.
26	Spec 393	Section A-1	There is a call out for a monument sign. No other specs are given, there is not a monument sign shown in the drawings. Please clarify.	There is no monument sign work in Phase 2. This is signage related work that falls under Phase 1 scope.
27	ID001	WC Spec	The wallcovering called out is a discontinued product. Please advise a new selection.	The sheet has been updated with new wall covering, same manufacturer. Quartz 8290-151, Thatch by Designtex
28			Regarding fire suppression, can you provide the start and stop points of Phase 1 contractor's fire suppression route?	Phase 1 contractor to install sprinkler protection throughout entire tenant space with heads space at maximum coverage for an open space. Phase 2 would have to be re-designed using the piping installed in phase 1.
29	G002		Drawing shows the walls at HR secure storage are 2 hr. rated but A101D has them as type P non-rated walls. Can you confirm which is correct?	The line type indicated for the HR secure storage walls shows them as a 1 hr. fire barrier wall which is correct. The details for this rated wall construction is properly indicated on detail 7, sheet G001.
30			Can you provide a list of contractors working on Phase 1?	Please reach out to Arcon Builders for information regarding construction of Phase 1. Alec Shellabarger - alecshellabarger@arconbuilders.com
31			Are you able to confirm that the contract terms will follow the A201? If not, please let us know what the contract terms would be	Contract terms will follow standard A201-2017

32			What allowance should be included for the building permit?	\$2,500 would be advised.
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