

Addendum Number: 01
Date of Issue: 10/09/2024
Project Title: Childcare Facility
Project Number: 1612
Owner: Yurok Tribe

This addendum provides changes and/or clarifications, to the Contract Documents. These modifications pertain to the sections referenced below and to all other referenced or applicable sections in the Contract Documents and Plan Set. Each Item is presented in question/answer format.

Please sign the addendum receipt acknowledgment form and return, to the Owner, with your bid.

Changes and/or clarifications to the bidding and contracting documents are as follows:

1. Should GC provide an allowance for items that are required, but have no specifications? (see questions below)
Yes, please provide allowances for any items not specified
2. Are there specs kitchen fixtures ie. Sinks, faucets, ovens?
See above
3. Please provide an updated list of all owner supplied fixtures, if differs from the plans.
Refer to plans
4. The plan does not show any floor drains in the bathrooms or the kitchen. Our recommendation is at least one floor drain in the kitchen and 1 floor drain in each main floor bathroom. These bathrooms are not fully commercial, but they will have high traffic and children in them.
Add in floor drain for kitchen and children's bathroom only
5. The building has no gas line layout or gas line sizing. Gas line sizing will depend on the demand of the kitchen appliances and the 199,000 btu tankless water heater. Please advise on sizing
Assume 1" supply line
6. Please verify Gas supplier for propane
Blue Star or Suburban Propane
7. Plans call out for 1500 gallon septic tank but a 1200 gallon septic tank is present confirm removal of existing septic, and installation of new one.
Utilize 1,200 existing tank
8. Plans show grease trap under sink, and a 500 Gal grease trap outside of kitchen, Please verify if both of these are required.
Under sink is not required
9. The plans call out for toilets that are youth and primary size. There are no youth size toilets available in tank style floor mount toilets. There is not adequate piping size to accommodate flushometer toilets. Please advise.
Utilize "American Standard Baby Devoro FloWise 2-Piece toilet" or approved equal
10. Has grade been verified for the sewer line from the kitchen to the septic tank? If there is a lack of grade a septic pump will need to be installed. Please advise
Contractor to verify grade. If pump is needed it will be added at additional cost
11. Plans do not show any drinking fountains, our recommendation is to have at least one or a bi level unit that is ADA compliant.
Add 1 fountain
12. Are there connection details for new LVLs on structural page?
LVL beam connections are enclosed within wall structures. Will need posts down to foundation, but no additional connections are required. Connect beams to post with (2) SDS screws

13. Is there a Shear wall schedule?
No
14. Anchor bolt layout on any new walls/ Does show Titen HDs in only wall detail
5/8" Anchor bolts or Titen's at 48" o.c.
15. Are there any hold down details at new posts?
No
16. Has Asbestos testing been performed?
No
17. Confirm Complete floor demo is required
Yes
18. No reflected ceiling shown. Please confirm the following:
a. New drop ceiling at 9' +/- throughout (recommended)
b. All new LED light fixtures throughout
Yes to above
19. Should GC assume all new outlets to meet current code required locations, and quantities ?
Yes
20. Should new outlets be tamper resistant ?
Yes
21. Site plans show a playground location, with no detail for grading, or other information such as type of ground covering, are there any specs for this?
No grading necessary. Playground to be installed per manufacturer's specifications. Playground will be installed within the existing parking area, surfacing will be rubber playground tiles – owner to select color
22. Garden Area called for on plans, please specify a location.
Not a part of this project
23. Do we have a spec for "covered" bike storage ?
Bike Storage on South side to be Demo'd by contractor. Old garbage area.
24. Confirm Playground to be ADA compliant.
yes
25. A generator is mentioned in the electrical sheets, are there specs for this and where will it be located?
Generator pad shown on site plan. Contractor to propose generator sized for this facility
26. Confirm Generator loading to supply 100 percent of building load, or please designate a schedule for emergency generator circuits.
Yes – generator to provide complete power backup
27. No ADA path of travel shown to trash enclosure, please confirm this is NOT required
Not required
28. Confirm new ADA parking slab(existing does not meet standards)
New slab will be required
29. Existing landings and walk not ADA compliant
Site plan shows these to be removed and replaced
30. Where are the heat pump outdoor units located? Are they staying in the same location as the original?
Contractor to inspect the existing HVAC system and provide recommendations for accommodation of the proposed improvements
31. What is the expected Seer/HSPF of the HVAC units?
See above
32. What is the tonnage of the 2nd story mini split?
See above
33. Are there any requirements on the pad for the outdoor units?

No

34. What is the interior ceiling details? Tbar and sheetrock was present prior to the demo

See above

35. Please advise on what ductwork you are expecting

See above

36. Please advise on what registers you are expecting

See above

37. Please advise on what thermostats you want and locations

See above

Additional comments.

The project is Federal

Renai Tankless Hot water heater to be installed

This project must be started by the end of 2024 from a fiscal position. Contracts can take time, but this must be expedited. Please state your availability.

The 9.26.24 site addendum shows what has been approved by the Yurok Education Dept. Playground installation and purchase to be done by the Yurok Education Dept. at this time. Please state TERO 5% on the proposal and give the amount before totaling and mail the proposal as described.

Thank you

Addendum Receipt Acknowledgement Form

Receipt of Acknowledgement:

My firm received Addendum No. 01, consisting of 3 pages, for the Crescent City Childcare Facility Project on Tuesday, October 9, 2024.

Name of Firm _____

Name (Print) _____

Name (Signature) _____

Date: _____

Note: please submit this receipt of acknowledgement with your formal bid.