

OUZINKIE NATIVE CORPORATION – OFFICE AND GATHERING AREA BUILDING

ADDENDUM #1

Date: 27 November, 2017

To All Plan Holders:

The following changes, additions, and/or deletions are hereby made a part of the Construction Documents for the above noted project, fully and completely as if the same were fully contained therein. All other terms, conditions, and specifications of the original Invitation to Bid remain unchanged.

This amendment must be acknowledged in the space provided on the Bid Schedule.

The Submittal Date and Time is NOT changed. It remains: 2pm “Thursday”, 07Dec17

- Electronic Submittals Allowed to sjones@sajjarchitecture.com

Point of Contact for Construction Interim / Responsibilities:

- Owner On-Site Liaison: Willis Garner #907-440-6606 dgarner@ouzinkie.com
 - Duties and Responsibilities:
 - Employee of Ouzinkie Native Corporation
 - Available from 8am to 5pm Monday through Friday, 15Jan2018 to 15Oct2018
 - Will notify GC of proposed days of absence or identify temporary contact.
- Architect / Engr. Coord.: Scott Jones #907-440-6606 sjones@sajjarchitecture.com
 - Availability:
 - Available from 8am to 5pm Monday through Friday, 15Jan2018 to 15Oct2018
 - Will notify GC of proposed days of absence in advance.
 - Kibo Kang – Drafter and SAJJ Employee available as back-up (Mon – Fri.)
 - kb_kang@hotmail.com 907-382-3117 (e-mail preferred)
- Owner – Special Projects Coordinator:
 - John Sturgeon 907-230-0072 frontiertradellc@aol.com
- Note: RFI’s and Submittals Allowed to be Electronic (preferred)

The modifications directed by this Addendum No.1 are described in this page and the following attachments:

1. Addendum Text: 6 pages
2. Attachments:
 - a. Bid Form (Updated)
 - b. Budget/Allowance Sheet (updated)
 - c. Drawings:
 - i. Architectural Sheets (- 3D’s) Changes “Clouded”
 - ii. Structural Sheets Changes “Clouded”
 - iii. Mechanical Sheets: xxx Will be sent via e-mail/pdf by 5pm, 28Nov17
 - iv. Electrical Sheets: xxx Will be sent via e-mail/pdf by 5pm, 28Nov17

Invitation to Bid / Instructions to Bidder

- See attached

(1.) Replace “Monday” with “Thursday” (remains: 07 Dec 2017 – 2pm)

(5.) Late date for Bidder questions: 5pm (Friday 01 Dec, 2019)

Allowances: [Ref.: Divisions / Allowances]

- See attached
- Revised Allowance Sheet addresses:
 - Material By:
 - Installation By:
 - Shipping By:

Outline Specification:

(See attached w/ updates high-lighted in yellow)

Division 1: (01500)

- Port-a-Potty Provided By Owner (to include maintenance)
- Electrical Costs Costs By Owner
- Temporary Electrical Service:
 - New Electric Service and Temporary Electrical Setup to be installed by 01Mar,2018
- Internet Service Provided By Owner
 - Per Owner “There is internet and phone service on the adjacent lots to the building site. If you plan on using the fuel truck building for your office both are about 150’ away. I’m sure the City of Ouzinkie can get them hooked up for you.”
- Water Service Costs By Owner
- GC Housing Provided by GC (Ref.: COE Contacts list or Contact Willis Garner)
- Commercial Crane Use at the Dock:
 - Willis will be able to direct GC to a certified crane operator
- Solid Waste Fees (tab) Rate applies to:
 - (1) dump truck load delivered to the Dump by GC

Division 2:

- Exterior Boardwalk / Bollards = By Owner
- Compacted Fill to within +/- 0’-1” of Bottom of Footing to be completed by: 15Feb,2018
- Back-fill of Exterior Grade to be By Owner to within 0’-6” of Finish Grade by: max. + 2weeks from GC Completion of First Floor Framing assembly or joists and perimeter sheathing installed.

Division 4:

- Rock to be Provided By Owner / Labor to be included in for installation of “Ashlar” 6-8” rock from local or nearby source. Owner to provide Rock to Site.

Equipment Lists:

- Equipment Lists (for Reference of Installation) will be sent out by 01December, 2017
 - Note Kitchen(x4) and Pantry Equipment is Purchased by Owner to include Shipping and Installed “by GC”.

Fire Hydrant – operational... for interim Construction

- To be Operational by 01May2017
 - Owner Acknowledges may affect COC (Course of Construction) = Builders Risk

Stair Lift:

- Warranty Extended – YES
- Preventative Maintenance Agreement - NO
- Auto Dialer – NO

Architectural Revisions:

A1.1

- See Note Revisions

A2.0

- Note 3 – Will apply to the Luxury Plan Vinyl – [under Allowance]
- See Revised notes for Wall and Floor Assemblies
 - Hat Channel – typical (where Assembly requires)
- Blown-in Cellulose at Exterior Walls and Attic
 - See additional notes and Building Sections for Ref.
- “FX” Assembly (with hat-channel to meet STC) applies to North and East Side of “AX” (as defined by Upper Level “AX” denoted Fire Separation [See also: Sheet A1.1 for Ref.])
 - West Side of “AX” = same assembly minus hat-channel
- “FX” Assembly applies to Main/Upper Level Floor/Ceiling Assembly Only
 - Note: “CX” Wall Assembly in Crawlspace Shall be continuous to bottom of Main Level Floor Sheathing

A2.1

- “CX” – See revised assembly with moisture-resistant drywall and deletion of insulation
 - Moisture-resistant drywall to be fire-taped (not painted)
- H/C Lift is not an “elevator” and “Shaft Wall” is not called out
 - Provide GWB (moisture Resistant at C/S)

A2.2

- See revised notes calling for “A1” Typical Interior Wall Assembly (non “AX” locations)
- H/C Lift is not an “elevator” and “Shaft Wall” is not called out
 - Provide GWB/PNT at inside of H/C Lift Enclosure
- Operable Panel Partition to be mounted to underside of Steel Beam. Final Coordination and Installation to be confirmed with chosen manufacturer.
- Interior Stairs can be of wood or steel construction.
 - Additional Detailing can be made available by Structural Engineer during Construction by GC request
- Down Spots and Rain Leaders to be Galvanized.

A2.4

- Gutters to be Galvanized
- Ice and Water Shield to be continuous at Roof. (see revised Note)

A2.3.1

- Boardwalk and Bollards to be completed by Owner

A3.2

- Exterior Steel Stairs Galvanized to be priced out for consideration w/ selected Bidder at a later date.

A3.4

- Exterior perimeter backfill by Owner (see revised Div 2 Notes in Outline Spec.)
- Owner to install and compact fill to within +/- 1" of final Bottom of Footing Grade by 15Feb18
- 10-mil Vapor Barrier – typical as noted
- See additional and revised notes on Wall Section to include:
 - Perforated Soffit Panel
 - Metal Fascia
 - Allowed Heel Height
- Interior Grade to be at bottom of footing level. (confirmed by Structural Engineer)

A5.2

- 9B and 18C to be Metal Framed Interior Window Assemblies
- Note:
 - 9B to be Tempered Glazing
 - 18C to be a "1-hr Fire-Rated" Assembly to match Fire Barrier
- Window Sills to be 1x Pine – Select – Clear – Clear Coated

ST.01

- Typical Stair Details are for Reference on Code and dimensional minimums. Defer to Plan Sheet for actual overall Stair Dimensions

Architectural Specifications:

- 04200
 - See wall section updates for information on backer board, rock ledger. (Ties, mortar, grout, rock, delivery, install of rock by Owner / by Allowance)
- 06100
 - Countertops included under Casework Allowance to include delivery to Site, installation and all material cost. Note: Provide 2x4 (flat) blocking behind lower and upper cabinets – typical and as noted on A4.2, A4.3 and A4.4
- 06400
 - 1x6 T&G Pine (Select) – Clear (knot free)
- Div. 7
 - ICF forms are acceptable (use protection board if proposing with ICF Assembly)
 - Air Barrier Spec.: Provide VaproShield or =
- 07100
 - If proposing ICF system provide sheet membrane and protection board
- 07160
 - Provide Continuous Membrane waterproofing at exterior or foundation (Ice and Water Shield or =) (see notes on Wall Section on Sheet A3.4)

- 07190
 - 10 mil VB (Vapor Barrier) with min. (1) stud or truss bay overlap or 6" overlap w/tremco sealant
- 07310
 - Ridge Vent: Lomanco Omni Ridge or =
- 08530
 - See section 08500 of Outline Spec
- 08710
 - Hardware spec.: Will be Allowance – (see updated Spreadsheet)
- 09250
 - All Exterior Walls and Attic to remain blown-in Cellulose. Interior partitions and First to Second Floor/Ceiling assembly ok as Fiberglass Batt, semi-rigid-fiber batts or equal. (Note: no insulation between crawlspace and first floor assembly)
- 09255
 - 5/8" DensGlass (Type DGG) or Equal for moisture-resistant drywall at crawlspace fire-rated separation wall. (see update Wall Type on A2.1)
- 09666
 - Per 09-Finishes; Allowances (For Reference: See A2.5, A2.6 and Finish Schedule on A5.3 for Luxury Vinyl Plank, Epoxy Paint and Walk off Matt locations. Outline Spec; Sect 09666 will be deleted)

Structural Revisions:

- See updated Drawings from Oien and Associates [Dated: 07Nov17]
 - Note: Revised H/C Lift Floor Framing and Foundation
 - Note: Interior Grade to be at "bottom of footing" as shown in Architectural

Structural Questions/Comments: w/ [Ben Oien, PE Response]

S0.1

- Sonotube heights:
 - BOF IS 2' BELOW GRADE
 - (ASSUME GRADE AT FOOTING LOCATIONS TO BE 2" BELOW FFL)
- Minimum 5/8" perimeter/footing anchor bolt embedment depth:
 - 6" MIN

S2.2

- Attachment detail at 2 x 8 PT ledger for landing on F line:
 - ADDITIONAL DETAIL HAS BEEN ADDED
- Detail exterior stairs:
 - SEE GALVANIZED STAIR DRAWINGS/DETAILS ON ARCHITECTURAL SHEET A.5
- GLB saddles:
 - ADDED TO THE FRAMING PLANS
- Detail of HSS columns & saddles:
 - THEY ALL ARE ONE FLOOR. WILL REVIEW SHOPS WHEN THEY COME THROUGH
- 2 x 12' for Cant deck. Stiffeners. Nailing pattern preference:
 - BACK 12'. ADDED FASTENING
- Gridline 4 – Triple LVL/GLB:

- HB5.50/14 hanger on the south side of the beam

1/S5.2

- Plate thickness of 8 x 12 post cap plate and web stiffener = ¼”
- Detail support for adjacent hanging operable partition wall from Steel Beam:
 - ADDED A NOTE TO HANG PER DOOR MFG

2/S5.2

- HSS base detail/fasteners:
 - ADDED TO THE FOUNDATION PLAN

3/S5.2

- Truss Blocking:
 - Full height 2x12 every other truss bay, with 2x10 short blocks every other bay.
 - CHANGED NOTES ON DRAWINGS. [Also, see revised Arch]

Mechanical Revisions:

M2.0

- Crawlspace Ventilation:
 - (1) EF (100 CFM) per side w/ (1) relief air per side (Mech drawings by 28Nov17)

M2.1

- Is FOT-1 to be gravel mounted or is a pad required? If a pad is required will it be concrete or preferably PT timbers?
 - The fuel tank was called out for deferred submittal of seismic anchorage. We don't have a preference for the particular type of foundation as long as the requirements are met (see Drawing M1.0, GENERAL MECHANICAL INFORMATION).

M3.1

- Snow Melt System deleted.

M2.0/M2.1

- Exterior Hose Bib to be added to Grid 6/B.6 (wall between Off-3 and Break Rm-4)

Electrical Notes:

- Kitchen Equipment Note:
 - Kitchen Equipment to include: Equipment Cost and Shipping per Div 11 Allowance. Installation by GC
- Generator or Future Generator “By Owner”?
 - No Generator planned at this time
- Crawlspace Ventilation:
 - Updated Electrical in support of C/S Ventilation Revision

End of Addendum No. 1