

Addendum No. 2
February 24, 2017

Project: Brandon Valley Middle School Office Addition & Remodel
Brandon, South Dakota

Project No.: 2700

Architect: Architecture Incorporated

Letting: **Thursday, March 9, 2017**
3:00 PM
Brandon Valley School District Administration Center Conference Room
300 South Splitrock Boulevard
Brandon, South Dakota, 57005

Scope of this Addendum:

To all bidders and all others to whom drawings and specifications have been issued by Architecture Incorporated.

Acknowledge receipt of this addendum by listing its number and date in the bidders Form of Proposal. Failure to do so may subject bidder to disqualification. This Addendum forms a part of the Contract Documents. It modifies them as follows:

GENERAL ITEMS:

1) PRE-BID MEETING MINUTES

- a) See pre-bid meeting minutes attached to the end of this addendum.

2) SPECIFICATION SECTION 012300 – ALTERNATES

- a) Change the description of Alternate No. 1: Roof Replacment to read as follows:

“The work includes removal of existing ballast and roof membrane down to the existing insulation. New roof assembly to consist of fully adhered EPDM membrane over ½” factory primed glass-mat, water-resistant gypsum coverboard over existing roof insulation. Coverboard shall be fastened to existing roof with fasteners that penetrate existing metal roof deck per manufacturer’s recommendations. Remove and replace existing gravel edges and flash new assembly into existing parapets and into existing low roof to wall transitions.”

3) SPECIFICATION SECTION 075323 – EPDM ROOFING

- a) Add the following Part 2.6:

“2.6 COVER BOARD

- A. Cover Board: ASTM C 1177/C 1177M, glass-mat, water-resistant gypsum substrate, 1/2 inch (13 mm) thick, factory primed.

1. Products: Subject to compliance with requirements, provide one of the following:

- a. Georgia-Pacific Corporation; Dens Deck Prime.
- b. USG Corporation; Securock Glass Mat Roof Board.

B. Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches (150 mm) in each direction. Loosely butt cover boards together and fasten to roof deck.

- a. Fasten cover boards to resist uplift pressure at corners, perimeter, and field of roof.”

4) SPECIFICATION SECTION 088000 - GLAZING

- a) Part 1.2.A – add “6. Glazed curtain wall assemblies.”
- b) Part 1.5.B – add “3. Fire-rated glazing.”
- c) Part 1.5.C – provide Product Certificates for fire-rated and laminated glass.
- d) Part 1.5.D – provide Product Test Reports for fire-rated and laminated glass.
- e) Part 1.6 – add the following Article H:

“H. Fire-Protection-Rated Glazing Labeling: Permanently mark fire-protection-rated glazing with certification label of a testing agency acceptable to authorities having jurisdiction. Label shall indicate manufacturer's name, test standard, whether glazing is for use in fire doors or other openings, whether or not glazing passes hose-stream test, whether or not glazing has a temperature rise rating of 450 deg F (250 deg C), and the fire-resistance rating in minutes.”

- f) Part 2.11.B.7 – Install at Door 110C and borrowed lite in Room 110D.
- g) Add the following Parts 2.12 & 2.13:

“2.12 FIRE-PROTECTION-RATED GLAZING

A. Fire-Protection-Rated Glazing, General: Listed and labeled by a testing agency acceptable to authorities having jurisdiction, for fire-protection ratings indicated, based on testing according to NFPA 252 for door assemblies and NFPA 257 for window assemblies.

B. Film-Faced Ceramic Glazing: Clear, ceramic flat glass; 3/16-inch (5-mm) nominal thickness; faced on one surface with a clear glazing film; complying with testing requirements in 16 CFR 1201 for Category II materials.

1. Products: Subject to compliance with requirements, provide one of the following:

- a. Nippon Electric Glass Co., Ltd. (distributed by Technical Glass Products); FireLite NT.
- b. Safti First; SuperLite C/SP.
- c. Schott North America, Inc.; Filmed Pyran Star Filmed Pyran Crystal.
- d. Vetrotech Saint-Gobain; SGG Keralite FR-F.

2. Fire Rating: as indicated on Drawings.

3. Application: Install at locations requiring both safety glazing labeling and fire-rated glazing labeling.

2.13 FIRE-PROTECTION-RATED INSULATED GLAZING

A. Glass Type: Low-e-coated, clear, fire-rated insulating glass.

1. Based on FireLite IGU Standard Grade clear.
2. Products: Subject to compliance with requirements, provide one of the following:
 - a) Nippon Electric Glass Co., Ltd. (distributed by Technical Glass Products)
 - b) Safti First
 - c) Schott North America, Inc.
 - d) Vetrotech Saint-Gobain
3. Overall Unit Thickness: 1 inch (25 mm).
4. Outdoor Lite: 3/16" (5mm) FireLite with LowE Coating.
5. Thickness of Indoor Lite: 6.0 mm.
6. Indoor Lite: Clear, fully tempered float glass.
7. Interspace Content: Air.
8. Low-E Coating: Pyrolytic or sputtered on second surface.
9. Winter Nighttime U-Factor: 0.49 maximum.
10. Summer Daytime U-Factor: 0.55 maximum.
11. Application: Install at clerestory windows at east wall of existing Room 121."

5) DRAWING SHEET 1.21

- a) Omit note referencing maintaining existing exit from Room 141 via north door to the exterior at the addition on the north side of the school. This is not a required exit and will not need to be maintained during demolition or new construction activities.

6) DRAWING SHEET 3.1-1

- a) Refer to Structural Supplemental Drawing SSD-1, attached to the end of this addendum, for revised location of foundation wall at south side of Vestibule 100.

7) DRAWING SHEET 3.3-6

- a) Detail 5 – Clarification – provide concrete masonry unit soaps at south side of W16 x 40 within room 110.

8) DRAWING SHEET 4.00

- a) Remove and replace 5 existing clerestory windows at east wall of Commons 121 with 1-hour rated, single rabbet hollow metal frames and 1" Fire-Protection-Rated-Insulated Glazing. Refer to Supplemental Drawing SD-11, attached to the end of this addendum, for head, jamb and sill details at these windows. Paint hollow metal frame to match color of existing aluminum framing. Modify existing window sills as required to accommodate thicker frame and patch existing EIFS as required at perimeter of opening after window installation.

9) DRAWING SHEET 4.30

- a) Borrowed Lite Types – at Borrowed Lite Type 1, provide 1” laminated safety glass at Room 110D.

10) DRAWING SHEET 5.32

- a) Detail 11 – provide sound batt insulation between top of concrete masonry unit wall and underside of metal deck at both sides of steel tube for full length of this wall. Provide sound batt insulation between top of concrete masonry unit wall and underside of metal deck at east and west walls of Office 110D as well.

11) DRAWING SHEET 5.50

- a) Insulation Legend – Change Alternate #1 description to read as follows:

“The work includes removal of existing ballast and roof membrane down to the existing insulation. New roof assembly to consist of fully adhered EPDM membrane over ½” factory primed glass-mat, water-resistant gypsum coverboard over existing roof insulation. Coverboard shall be fastened to existing roof with fasteners that penetrate existing metal roof deck per manufacturer’s recommendations. Remove and replace existing gravel edges and flash new assembly into existing parapets and into existing low roof to wall transitions.”

- b) Partial Roof Plan – Area ‘A’:

- i) South and East of Grid Intersection K & 3, omit note that reads “New Tapered Cant For Alternate #1”. Existing cant to remain if Alternate #1 is accepted.
ii) Change note at new roof drain on Grid 3 to read “New roof drain (sized to serve existing roof area plus addition roof of 1,000 s.f.).”

MECHANICAL ITEMS:

1) DRAWING SHEET 8.31 – FLOOR PLAN AREA ‘B’ – VENTILATION & A/C

- a) In Storage Room 139, change belts on existing fan EF-139B and repair as necessary.

ELECTRICAL ITEMS:

1) DRAWING SHEET 9.10 – ORIENTATION PLAN – ELECTRICAL

- a) The digital telephone system reference by electrical note #7 is located in room 218 (the same room as the existing MDF referenced by electrical note #1) in lieu of room 138A (the main electrical room).

2) DRAWING SHEET 9.12 – DEMOLITION – AREA B – ELECTRICAL

- a) The shed (currently located approximately 6’ north of remodel area) referenced by electrical note #4 is going to be re-located by the owner but the 120/208V power feeder to the new location shall be provided by the electrical contractor. The shed is fed with a 30A/2P circuit breaker in an existing panel in the existing main electrical room 138A. The feeder shall be routed through the

building addition, down the west wall concealed and then to the shed. The power connection within the shed will be approximately 90 west of the current shed location.

3) SHEET 9.21 – FLOOR PLAN – AREA A - POWER & SIGNAL

- a) Room 101H: Provide a duplex receptacle at the microwave location on the east wall (see architectural elevations). Connect to L4-43.

GENERAL APPROVALS:

The following material or equipment furnished by the manufacturer's listed, may be substituted as equivalent providing that each item, material, and piece of equipment conforms to the design and requirement of the specifications.

| <u>SECTION</u> | <u>ITEM</u> | <u>MANUFACTURER</u> |
|----------------|-----------------------------------|---|
| 033000 | Vapor Retarder | Viper Vapercheck II 15-Mil |
| 051200 | Structural Steel Framing | Marshall Machine Shop, Inc. |
| 087110 | Exit Devices | Precision Apex 2000 Series |
| | Closers | Stanley Security Solutions QDC100 Series |
| | Power Assist Closers | Stanley Security Solutions D4990 Series |
| 123216 | Plastic-Laminate-Faced Casework | Patzer Woodworking, Inc. |
| 123623 | Plastic-Laminate-Clad Countertops | Patzer Woodworking, Inc. |
| 123661 | Solid Surface Countertops | Patzer Woodworking, Inc. |
| 230800 | Power Roof Ventilators | Aerovent; PennBarry |
| | Combination Fire & Smoke Dampers | NCA Manufacturing |
| | Fire Dampers (Dynamic Rated) | NCA Manufacturing |
| | PRV Backdraft Dampers | Aerovent Twin City Fan & Blower |
| | Manual Dampers | Nailor |
| | Duct Mounted Heating Coils | Coil Company |

END OF ADDENDUM

February 23, 2017
4:00 p.m.

Brandon Valley Middle School Office Addition & Remodel

Pre-Bid Conference Minutes:

Attendees: - See attached -

Discussion:

1. The following individuals were introduced:
 - a. Ty Hentschel is the District Operations Manager for the Brandon Valley School District and Owner contact for the project.
 - b. Brad Shoup is the Electrical Engineer with Associated Consulting Engineering.
 - c. Mitchell Aldinger is the Project Architect with Architecture Incorporated.

2. Architecture Incorporated reviewed the following:
 - a. Project Phasing including maintaining required egress. It was noted that the exterior door serving the existing Tech Ed room in Area B is not a required exit and shall not need to be maintained during Phase I work. The Owner has contracted with a company to provide equipment in the existing/expanded Smart Lab 141 – they will be on site beginning the week of August 7, 2017 to start installation of equipment.
 - b. Existing shed to the north of the building will be relocated by the Owner's forces. Concrete slab demo at former shed location will be responsibility of the successful contractor of this project.
 - c. Existing transformer at north side of the building remains. Utility is aware of planned work and does not take exception to the addition adjacent it. Contractors will be working adjacent the transformer at the west side of the addition.
 - d. Removal of existing exterior insulation finish system at exterior walls that will become interior. In addition to removal of the material, documents call for these areas to be furred out and clad with gypsum board to conceal it from view and conceal any residual adhesive/assembly that may remain from the interior environment. Existing backup at these locations is identified as concrete masonry units in existing documents.
 - e. Existing band rooms that require ceiling (both hard lid and lay in) demo and patching to facilitate an increase in duct size across these rooms.

3. Questions raised/*responses provided* at the meeting:
 - a. Does egress need to be maintained from the gyms during the summer? *Owner explained that the gyms would be used during summer months and while public will be directed to access the gym from the exterior doors and hall at the north side, emergency egress needs to be maintained throughout the project from the existing southeast doors to the exterior of the building.*
 - b. Are dust partitions required to separate existing from new/remodeled construction? *Yes, the project documents call for dust partitions.*
 - c. Is patching of the existing quarry tile required and if so, is the material still available? *Documents identify cutting and patching of the existing quarry tile. Material damaged as*

- a result of demolition and/or construction activities will also need to be replaced. The documents identify two acceptable lines of tile that can be used for patching.*
- d. Does the wet pipe sprinkler need to be operational during the summer months (when school isn't in session)? *The Owner explained that the sprinkler system can be disabled during the summer but must remain in operation until school is out and be back in operation by the time school starts in the fall.*
 - e. Are there any existing site utilities that need to be rerouted due to the building additions? *The design team are not aware of any existing utilities that need to be rerouted. The successful contractor will need to coordinate excavation at additions with the Owner so the existing irrigation system can be modified by the Owner prior to work commencing.*
 - f. Are there any items that the contractor is to salvage and turn over to the Owner? *Extent of existing items to be salvaged/reused by contractor is identified on the documents. Owner will be responsible for salvaging items they want and will remove or make known what they want to salvage prior to construction starting. Some items identified at this meeting include power assist closers and lock cores.*
 - g. How many alternates are there? *Three as defined in the documents. To summarize, Alternate #1 is for some roof replacement; Alternate #2 is for refeeding electrical overhead; and Alternate #3 is for helical pier anchors at footings. Purpose for Alternates #2 and #3 is to have a price identified should the work outlined in the documents be deemed necessary upon exposing existing conditions relative to both.*
 - h. Is tectum or acoustical deck utilized in the building additions? *No but the project does call for tectum and fabric wrapped acoustical panels on the walls in some rooms.*
 - i. Can interested bidders make arrangements to field verify conditions at a later date? *Yes but they must be arranged with Ty Hentschel whose contact information is as follows: phone number 605-582-2058; cell number 605-413-6632; email ty.hentschel@k12.sd.us.*

Respectfully submitted,

Mitchell A. Aldinger, AIA LEED AP BD+C

PRE-BID MEETING SIGN-IN

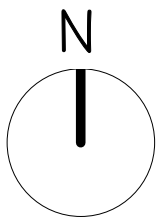
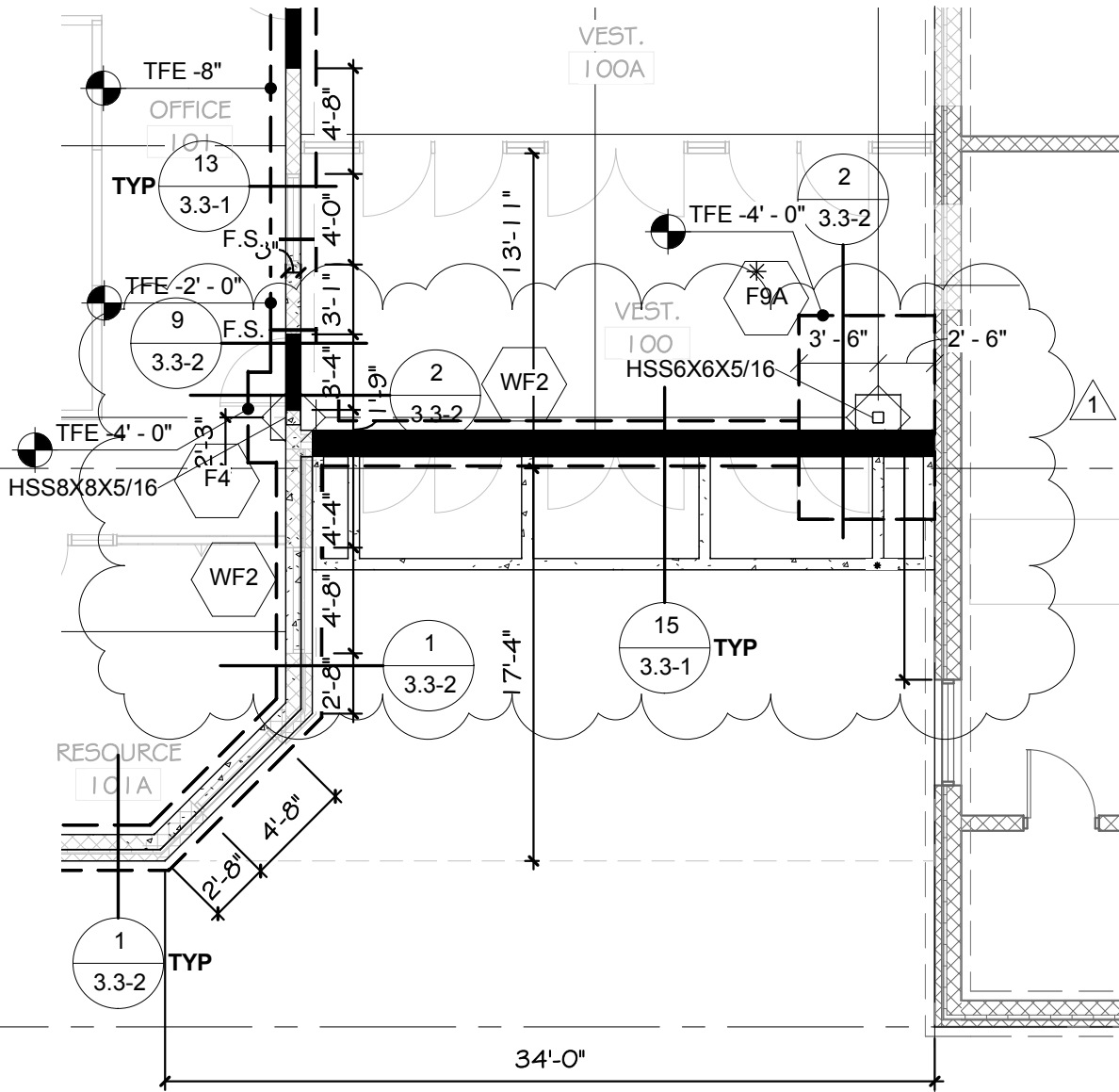


Architecture
Incorporated

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| PROJECT NAME | Brandon Valley Middle School Office Addition & Remodel |
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| DATE OF MEETING | February 23, 2017 4:00 p.m. | | |
|------------------------|-----------------------------|--|--|

| | NAME | COMPANY NAME & PROJ. ROLE | PHONE & CELL | E-MAIL |
|----|-------------------|-------------------------------|----------------------------------|--|
| | First Last | Company Name Project Role | P xxx.xxx.xxxx C xxx.xxx.xxxx | best.contact@company.com |
| 1 | Mitchell Aldinger | Architecture Incorporated | 605-339-1711 | mitchellaldinger@architectureinc.com |
| 2 | LEO Belgarde | Peska Construction | 605-334-0173 | 1. belgarde@peskaconstruction.com l.belgarde@peskaconstruction.com |
| 3 | BOB WEERHEIM | HORGENDORFS CONCS | 605-987-4319 | bweerheim@horgendorfconstruction.com |
| 4 | MARSHAL LEIFHEIT | GA JOHNSON CONSTRUCTION | 605-361-8800 | marshal@gajeci.com |
| 5 | Tom Senske | Golden Rule Co | 201-9212 | tom@grcsd.com |
| 6 | TROY SELLING | KUHL & BLAIR | 605-334-4000 | troy2@kuhlblair.com |
| 7 | CHRIS RANS | SUNKOTA CONST. | 338-9110 | CHRIS@SUNKOTA CONSTRUCTION |
| 8 | BEND SHARP | ACM | 335-3720 | B.SHARP@ACMNET.COM |
| 9 | Bryant Larson | WS Const | 275-9726 | bryant@wsconstructionmanagement.com |
| 10 | JACOB SMART | SMART COMMERCIAL CONST | 275-2964 | jacob@smartcommercialconstruction.com |
| 11 | Justin Heimel | Smart Commercial Construction | 605-366-9165 | justin@Smart Commercial Construction.com |
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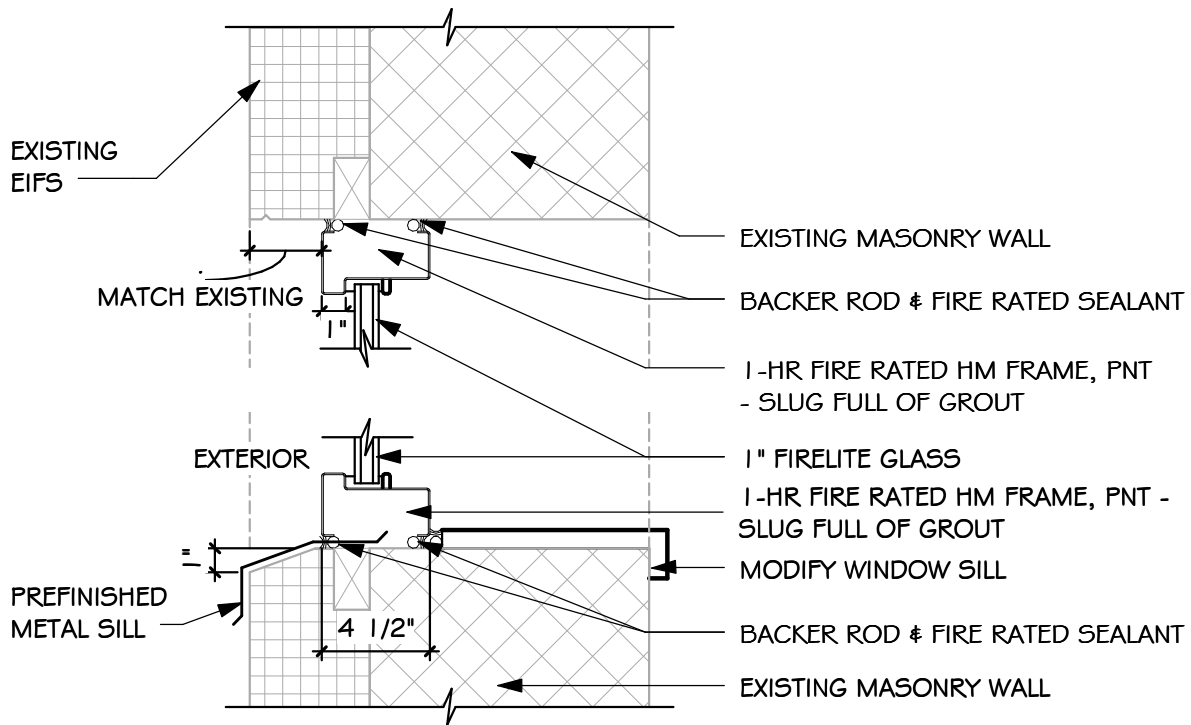
1 FOOTING AND FOUNDATION PLAN - AREA A
 SSD-1 1/8" = 1'-0"



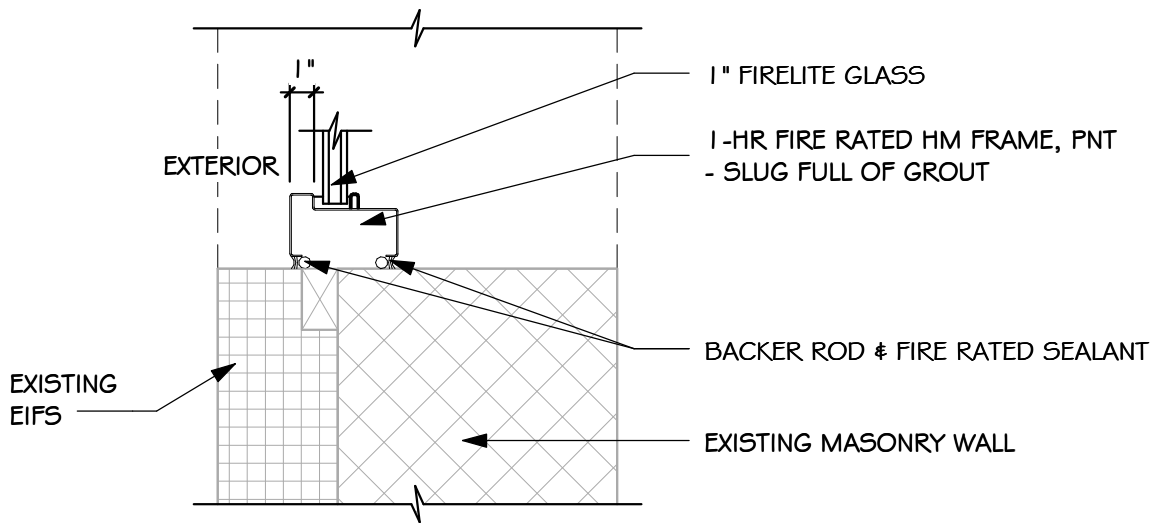
STRUCTURAL ENGINEERING ASSOCIATES

401 E. 8th St. • Suite #201 • Sioux Falls, SD 57103-7033
 P | 605-334-0188 • F | 605-334-1669

| | |
|---|--------------|
| Project BVMS OFFICE ADDITION & REMODEL | 3.1-1 |
| Job No. A1162300 | |
| Date 02/16/17 By RDM | SSD-1 |



1 HEAD/SILL DETAIL
SD-11 SCALE: 1 1/2" = 1'-0"



2 JAMB DETAIL
SD-11 SCALE: 1 1/2" = 1'-0"



project BVMS OFFICE ADDITION & REMODEL
 number 1019.2700.16 drawn HRS checked MAA
 date 2/24/17 revision _____

Architecture Incorporated
 sioux falls and rapid city, south dakota

DRAWING

SD-11