

# Union County, Georgia

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## ADDENDUM # 1 January 6, 2023 Union County Elections Facility and Multi-Purpose Gym Project# UC-2022-04

This addendum is issued to change or clarify the proposal documents associated with the Union County Elections Facility and Multi-Purpose Gym  
Issued December 14, 2022

Note to Proposers: The multi-purpose gym is included in the RFP document for reference only. There are no drawings or specs for this facility at this time.

### Re-issued Drawings (see attached)

G0.00 Cover Sheet	A7.11 Interior Window Elevations
AS1.00 Architectural Site Plan	A7.20 Casework Details
A1.00 Floor Plan	S-1.10 Foundation Plan
A1.01 Dimension Plan	S-1.20 Roof Framing Plan
A1.30 Reflected Ceiling Plan	S-2.10 Foundation Details
A1.40 Roof Plan	S-3.10 Framing Sections and Details
A2.00 Building Elevations	S-3.20 Framing Sections and Details
A3.00 Wall Sections	M1-01 Floor Plan
A3.01 Porch Section	E0-02 One Line Diagram and Schedules
A4.20 Door Schedule and Elevations	E1-01 Floor Plan - Power
A5.00 Finish and Flooring Plans	E1-02 Floor Plan - Lighting
A6.00 Enlarged Restroom Plans and Elevations	P1-02 Floor Plan - Supply
A7.10 Casework Elevations	

### Specification Sections Issued by this Addendum (see attached)

08 8000 - Glazing  
10 7530 - Prefabricated Canopies

### Notice to Proposers:

See "NOTE" referring to "New Gym and Voting," indicated on attached Drawing AS1.00, entitled "Architectural Site Plan," dated December 23, 2022 and hereby issued as part of this Addendum.

**Questions Submitted by Proposers & Answers**

Q1. There is a specification section for the sprinkler system and sheet G0.00 indicates a sprinkler system is required but I don't see a fire main and vault on the site plan?

**-No Sprinkler System is required.**

Q2. Will the site grading be completed before the GC arrives on site?

**-Site grading is included in the scope of the work defined by the RFP.**

Q3. If site grading will be completed, will the storm drain or any utilities be installed?

**-- Storm drain and coordination of installation of all utilities is included in the scope of the work defined by the RFP.**

Q4. Will the GC be responsible for utility meter and tap fees or will Union County pay them?

**-To be paid by Owner**

Q5. Spread footing sections on sheet S-2.10 show reinforcing bars in the top and bottom of the footing but the footing schedule only indicates bars in the bottom of the footing. Can you please clarify if reinforcing is needed in both the top and bottom or just the bottom?

**-Provide reinforcing bars per the footing schedule.**

Q6. Detail 1 on sheet A3.00 indicates 3/4" exterior grade plywood but the Wall Sheathing Schedule on sheet S-1.10 shows 1/2" plywood. Can you please clarify which plywood is desired?

**-Exterior grade plywood shall be 3/4" as indicated on Detail 1, Sheet A3.00.**

Q7. Detail 1 on sheet A3.00 shows R-38 insulation in the top chord of the roof truss with one layer of 5/8" tongue and groove sheathing and one layer of 5/8" gypsum board under the bottom chord. Please confirm.

**- Change Roof Insulation as follows: Delete batt insulation at bottom chord of roof trusses and substitute spray foam insulation at top chord of roof trusses. Extend spray foam insulation at eave soffit to completely insulate attic. Provide 5/8" Type X gypsum board attached to bottom chord of trusses in lieu of top chord of trusses. (Framing of roof and exterior bearing walls per Structural Detail 5/S3.10, shall be unchanged.)**

**"Basis of Design" spray foam insulation product shall be Gaco Western 052N low-density open cell spray applied polyurethane foam installed to the plywood roof deck. ("Approved equal" products of other manufacturers may be substituted.) The Gaco 052N shall either be covered with DC315 of TPR2-Fireshell intumescent coatings in accordance with ICC ES ESR-2478, or be protected with an approved thermal barrier in accordance with local codes.**

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Q8. Detail 1 on sheet A3.00 also shows R-13 batt insulation in the exterior walls. Please confirm that R-13 is correct and not R-19.

**-Provide R-19 batt insulation in exterior walls.**

Q9. I don't see any information on the interior partitions. Are those intended to extend to the bottom of the roof trusses and be insulated from the floor to the bottom chord?

**--All interior partitions shall:**

- **Extend to the bottom of the roof trusses**
- **Be framed with 2" X 6" wood studs ... AND**
- **Be insulated from the floor to the bottom chord of the trusses**

**In addition, interior partitions surrounding the following spaces shall be 1-hour rated with 45-minute fire rated doors:**

- **Storage        111**
- **Janitor        112**
- **Safe Room    113**
- **Mechanical   123**
- **Electrical    124**

Q10. The door schedule on sheet A4.20 shows 8' tall doors but the elevations of the doors on the same sheet indicate 7' tall doors. Please clarify.

**-Door height of all doors shall be 7'-0".**

Q11. Will a finish schedule be made available?

**- For finish schedule, please refer to Drawing A5.00, entitled "Finish and Flooring Plans," dated January 6, 2023, hereby issued as part of this Addendum.**

Q12. I see the specifications for the toilet accessories and I see the mounting heights on sheet A6.00 but I don't see where they are marked on the plans?

**-The following is a schedule of Toilet Accessories:**

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<b>Room</b>	<b>Number</b>	<b>Accessory</b>	<b>Quantity</b>	<b>Model Number</b>
<b>Men</b>	<b>106</b>			
		Toilet Paper Dispenser	1	0264-1A
		Angled Mirrors	2	0600
		Soap Dispensers	2	0347
		Paper Towel Dispenser	1	0462-AD
		Toilet Seat Cover Dispenser	1	0477SM
		Grab Bars	Set of 2	0600
		Baby Changing Station	1	9013 (Recessed)
<b>Women</b>	<b>108</b>			
		Toilet Paper Dispenser	3	0264-1A
		Angled Mirrors	2	0600
		Soap Dispensers	2	0347
		Paper Towel Dispenser	1	0462-AD
		Toilet Seat Cover Dispenser	3	0477SM
		Grab Bars	Set of 2	0600
		Baby Changing Station	1	9013 (Recessed)
<b>Janitor</b>	<b>112</b>			
		Mop Holder	1	1308-3
<b>Emp. RR.</b>	<b>118</b>			
		Toilet Paper Dispenser	1	0264-1A
		Angled Mirror	1	0600
		Soap Dispenser	1	0347
		Paper Towel Dispenser	1	0462-AD
		Toilet Seat Cover Dispenser	1	0477SM
		Grab Bars	Set of 2	0600
<b>Break Room</b>	<b>120</b>			
		Paper Towel Dispenser	1	0462-AD

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Q13. I see specifications for fire extinguishers and cabinets but I don't see them marked on the plans? Can you please clarify locations for those?

**- Provide fire extinguishers in the following locations:**

- **Corridor 103 at northeast corner of space**
- **Early Voting 109 adjacent to Door 109B**
- **Break Room 120 adjacent to Door 120B**
- **Elections Room 121 adjacent to 121B**

Q14. Can you please give some clarification on what size the exterior windows are?

**- Dimensions of exterior windows: Width of 3'-0" X Height of 4'-6"**

Q15. The specifications give some information on building signage for both the interior and exterior of the building. The specification for the exterior of the building says "See Drawings for additional information" but I am not seeing additional information on the plans?

**-Signage shall be provided by the Owner.**

Q16. Section 084313 Section 1.12A Lists Basis of Design as Trulite 3200Resistor Hurricane Impact Storefront Thermally Broken but Section 2.01A Lists Basis of Design as KawneerTri-Fab 451 UT. Which system is Correct?

**-Kawneer Company Product: Tri-Fab 451UT shall be "Basis of Design" for Metal Framed Storefront and Doors.**

Q17. Section 084313 2.06 Refers to Section 08800 for Glass and Glazing Requirements. There is no Section 08800 in the Specifications.

**--Please see attached Specification Section 08 8000 – Glazing, dated January 4, 2023, which is hereby issued as part of this Addendum.**

Q18. Section 084313 2.07 Refers to Division 8 for Door Hardware. There is no Door Hardware Section included with the Specifications

**- Include in proposal a Material Allowance of \$1,500.00 per door leaf for Door Hardware.**

Q19. Electrical drawings indicate light fixtures C, J, S4, & S4E are to be determined. Will these be determined before the bid or will an allowance be given for these fixture

**- The above noted light fixtures shall be as follows:**

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<b>Callout</b>	<b>Description</b>	<b>Model</b>
▪ <b>Fixture C</b>	<b>LED Recessed Downlight (Same as Fixture D)</b>	<b>Lithonia LDN6-35/10-L04-3500K-80C- MVLТ-EZ10</b>
▪ <b>Fixture J</b>	<b>LED Cove Strip Light</b>	<b>Lighting Associates  QX-550-35K-1-010V-120/277-SV</b>
▪ <b>Fixture S4</b>	<b>4' LED Strip Pendant Fixture Suspended from Structure</b>	<b>LITHONIA ZL1N-L48- 5000LM FST-MVOLT-40K</b>
▪ <b>Fixture S4E</b>	<b>4' LED Strip Pendant Fixture Suspended from Structure  (with Battery Backup)</b>	<b>LITHONIA ZL1N-L48- 5000LM FST-MVOLT-40K-E10WLCP</b>

Q20. Can you please clarify what happens with the wall above truss bearing above the Vestibule and door 100A? The East Elevation on sheet A2.00 seems to show the gutter running through the timber frame canopy. Can you please clarify if the wall extends to the roof line with siding or exactly what is intended?

**-Please refer to Drawing 1, "Porch Section," Sheet A3.0, indicating that the exterior wall above the Vestibule and door 100A extends vertically with siding to the roof deck of the gable roof of the porch. The gutters shown on the East Elevation return and extends along both the south and the north eaves of the porch terminating at the east end gable.**

**This clarification is issued to change or clarify the proposal documents associated with the referenced project. A signed acknowledgement of this clarification must be added to your proposal.**

Proposer Name: \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_

Email: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name (Printed): \_\_\_\_\_ Title: \_\_\_\_\_