

This Addendum is hereby made a part of the Contract Documents on the subject work as though originally included therein. The following clarifications, amendments, additions, deletions and/or modifications to the Specifications and Drawings change the original documents only in the manner and the extent stated.

PART I - PERTAINING TO THE DRAWINGS

- IA. A202 – Overall Floor Plan Level 2
1. Contractor to include in base bid refinishing of nominal 8” high band of cementitious parge coated foundation wall along grade line and below existing EIFS wall finish with new cementitious parge coat finish and painted to match paint color selection for existing exposed CMU exterior wall surfaces to be repainted. The existing band of cementitious parge coated foundation wall extends from the Northeast corner of the existing gymnasium enclosure to the west of primary facility entrance number one and extends around the primary entrance area and extends across the North and East elevations of the administration wing to the radiused building corner at the Southeast corner of the administrative wing. **Reference revised Specification Section 02 5000 – Building Remediation for additional information regarding this work scope.**
- IB. A110 – Existing Elevations
1. **New drawing sheet depicting areas of existing building structural cross bracing. Highlighted areas to be referenced in combination with structural remediation work scopes for similar areas of existing building structure that may require supplemental structural remediation work as defined in bid documents to that of previous structural remediation work completed per Part IV; Item 32 below. Reference attachment to Specification Section 05 4000 – Cold-Formed Metal Framing for previous structural remediation work scope completed.**
- IC. A410 – Section Details
1. **Revised details to clarify scope of work related to tie-in of existing roofing system with perimeter parapet walls to allow for replacement of existing parapet wall metal coping in combination with siding replacement work scope.**
- ID. A800 – Balcony Details
1. **Revised details to clarify scope of work related to tie-in of existing roofing system with perimeter parapet walls to allow for replacement of existing parapet wall metal coping in combination with siding replacement work scope.**
- IE. S201 – Section Layout Plan
1. **Added references for areas of existing building structural bracing related to new structural remediation work scopes.**
- IF. S400 – Sections and Details
1. **Revised details to clarify structural remediation work scopes anticipated. Structural remediation work scopes as identified are anticipated to be applicable to areas of existing building structural bracing identified in Drawing Sheets S201 and A110.**
- IG. S401 – Sections and Details
1. **Revised details to clarify structural remediation work scopes anticipated. Structural remediation work scopes as identified are anticipated to be applicable to areas of existing building structural bracing identified in Drawing Sheets S201 and A110.**
- IH. S800 – Structural Notes and Schedules
1. Design Criteria Note 1 – General Building Code – Revised to state The Construction Documents are Based on the Requirements of the 2018 IBC Building Code with Adopted Amendments of the State of Georgia.

PART II - PERTAINING TO THE SPECIFICATIONS

- IIA. Specification Section 00 0010 – Table of Contents reissued to reflect addition of new and/or

- revised Specification Sections as outlined below.
- IIB. ***Specification Section 01 1000 – Summary:***
1. ***Revised Part 1 – General; Subsection 1.03 – Work Covered by Contract Documents to clarify the list of various work scopes included within the Contract Documents.***
- IIC. ***Specification Section 02 5000 – Building Remediation***
1. ***Revised Specification to include additional information regarding cementitious parge coat remediation work scope referenced in Part 1A – Item 1 above.***
- IID. Specification Section 07 9513 – Expansion Joint Cover Assemblies:
1. New Specification Section added to project specification manual.
- IID. Specification Section 09 2116 – Gypsum Board Assemblies:
1. New Specification Section added to project specification manual.
- IIE. Specification Section 01 3100 – Project Management and Coordination
1. Contractors, Subcontractors and Vendors/Suppliers performing project work scope services beyond normal material delivery will be subject to and must maintain compliance with Augusta University policy for Contractor Badging and must display issued badging while working onsite. Bidders to reference AU Supplier-Employee Background Check Policy and Augusta University Contractor Badge Request Form for additional information and requirements. The referenced forms are available through Augusta University website link as follows:
<https://www.augusta.edu/police/resources/forms.php>
 2. General Contractor will be subject to and must maintain compliance with Augusta University requirements for Pre-Construction Risk Assessment and daily ongoing risk assessment inspections (form attached). Reference form for identification of items to be covered under periodic inspection efforts.
- IIF. Specification Section 01 4500 – Special Inspections
1. Specification Section added to Table of Contents. Previously included in Project Manual.
- IIG. Specification Section 01 5000 – Temporary Facilities and Controls.
1. Part 2 – Products, Section 2.02 – Temporary Facilities, Item A – Field Offices, General – Bidders to reference attached document “CFH DRAFT Staging Plan R1 102023” for guidance on site locations of temporary construction trailer and material staging and construction staff parking proposed for contractor use.
- IIH. ***Specification Section 03 3100 – Bid Proposal Form.***
1. ***Revised Bid Proposal Form to redefine the listing of deductive bid alternates and request for Unit Price values for selective Work scope items.***
- IIJ. Revised Design-Bid-Build Construction Contract Between Contractor and Owner – last revised 7/01/11 (attached) is provided as reference attachment to Specification Section 00 5100 – Agreement Form. Summary of agreement
1. Revisions include changes to Items 4 and Item 5 and changes to Owner’s Representative and Using Agency under Item 6.
- IIK. General Conditions – Revised General Conditions of the Construction Contract - last revised 7/01/11 (attached) is provided as reference attachment to Specification Section 00 7100 – General Conditions. Summary of general conditions revisions include changes to the following:
1. Section 1 – General, Part 1 – General Provisions, Section 1.1.1 – General Matters, Subsection 1.1.1.3 – Project Team – deleted reference to “Program Manager.”
 2. Section 1 – General, Part 1 – General Provisions, Section 1.1.1 – General Matters, Subsection 1.1.1.3.1 – Relationship of Parties – deleted reference to Program Manager.
 3. Section 1 – General, Part 1 – General Provisions, Section 1.1.1 – General Matters, Subsection 1.1.1.3.3 – Program Manager – assigned role of “Program Manager.”
 4. Section 1 – General, Part 1 – General Provisions, Section 1.1.1 – General Matters, Subsection 1.1.1.3.4 – Owner’s Representative – deleted references to “Program Manager.”

5. Section 1 – General, Part 1 – General Provisions, Section 1.1.1 – General Matters, Subsection 1.1.1.3.5 – Using Agency, Using Agency’s Representative – deleted reference to “Program Manager.”
6. Section 1 – General, Part 1 – General Provisions, Section 1.1.2 – Project Team, Cooperation, Partnering, Subsection 1.1.2.1 – Concept – deleted reference to “Program Manager.”
7. Section 1 – General, Part 1 – General Provisions, Section 1.1.2 – Project Team, Cooperation, Partnering, Subsection 1.1.2.2 – Conference – deleted reference to “Program Manager.”
8. Section 1 – General, Part 1 – General Provisions, Section 1.1.6 – Liquidated Damages, Subsection 1.1.6.2 – Liquidated Damages – deleted application of liquidated damages to this contract.
9. Section 1 – General, Part 7 – Miscellaneous Provisions, Section 1.7.5 – Office for Contract Compliance (CCS) – deleted application of Office for Contract Compliance Specialist (CCS) to this project.
10. Section 4 – Compensation, Part 1 – General, Section 4.1.2 – Application for Payments, Subsection 4.1.2.4 – Retainage – revised reference to retainage amount from 10 percent to 5 percent.
11. ***Section 7 – Forms – Five Year Bond on Roofs and Walls – this bond requirement has been deleted from project scope of work requirements and will effectively be replaced with Contractors standard material and workmanship warranty for applicable work scopes completed.***

PART III - PERTAINING TO THE BIDDING DOCUMENTS

III.A. Bid Form:

1. ***Revised Bid Proposal Form to redefine the listing of deductive bid alternates and request for Unit Price values for selective Work scope items.***
2. ***Revised the Bid Proposal Form to add request for Preliminary Project milestone schedule to be submitted by bidder with bid documents. Reference Bid Proposal form for additional information.***

PART IV – PERTAINING TO BIDDER QUESTIONS (RFI)

IVA. Bidder RFI questions received to date including responses are provided below.

1. The Table of Contents includes a Spec Section 07 9513 Expansion Joint Cover Assemblies, but the section contents are not provided. Please clarify.
 - ***New specification section 07 9513 – Expansion Joint Cover Assemblies added by Addendum One and attached.***
2. Spec Section 01 4500 Special Inspections is not listed on the Table of Contents. Please clarify.
 - ***Revised Table of Contents to reflect inclusion of Spec Section 01 4500 Special Inspections and attached.***
3. Drawing S201 has a title discrepancy between the Table of Contents and the Drawing Title. Please clarify.
 - ***Revised Table of Contents drawing list attached to reflect correction of Drawing Sheet S201 title.***
4. Drawing S800 is missing from the Table of Contents. Please clarify.
 - ***Revised Table of Contents drawing list attached to reflect the addition of Drawing Sheet S800 to list of drawing sheets.***
5. Please confirm it will be acceptable to provide a bid bond stating the amount is equivalent of 5% of the base bid rather than a firm dollar figure?
 - ***This is acceptable to Augusta University.***

6. Please clarify the per day liquidated damages amount.
 - **General Conditions of the Construction Contract, Section 1 – General, Part 1 – General Provisions, Subsection 1.1.6 – Liquidated Damages, will not be applicable for this project. Reference revised General Conditions of the Construction Contract (attached) for additional information.**
7. Please clarify whether submission of Time Dependent Overhead Costs (sample contract, page 1, item 5) is required with bid submission and, if so, whether the bid form will be updated to include.
 - **Any and all Time Dependent Overhead Costs should be included in Supplier’s base bid. Thus, Line-Item number 5 in the “contract” should be zero. No adjustments to Bid Form required.**
8. If Time Dependent Overhead Costs are required to be submitted with the bid, please clarify what should be included in these costs and when they should apply.
 - **Reference response to Item 7 above for additional information.**
9. Please confirm the required envelope bond will only cover the walls and not the roof.
 - **The requirement for a Five-Year Bond on Roofs and Walls has been deleted for this project and will effectively be replaced with Contractors standard material and workmanship warranty as outlined elsewhere in Project Manual.**
10. Section 4.1.2.4.1 of the contract states retainage will be 10%. Section 01 2900 Payment Procedures states retainage will be 5%. It is our understanding that GA law was recently updated to limit retainage to 5%. Please confirm retainage will be 5%.
 - **Retainage for this project will be 5 percent and reflected in revised General Conditions document attached to this Addendum One.**
11. Will individual entrances and exits be able to be closed completely when work is being completed in the area?
 - **Individual entrances and exits access must be maintained during duration of work scope completion. Limited access to secondary entrances and exits may be able to be accommodated with prior coordination with Augusta University and must be opened and accessible at end of each day and during special facility events. Designated emergency exits must be maintained at all times.**
12. If entrances and exits aren’t able to be closed temporarily, will overhead protection be required?
 - **Temporary overhead protection at individual entrances and exits will be required during period of work scope completion in the associated area. Reference Item 11 above for additional guidance.**
13. Will lighting be required inside the temporary overhead protection, if required?
 - **Supplemental lighting is not anticipated inside temporary overhead protection unless overhead protection configuration becomes extensive to meet access and exiting requirements.**
14. Sheet S800 Design Criteria Notes, Note 1, indicates the documents are based on a New York building code. Please confirm this is accurate.
 - **Design Criteria Note 1 on Drawing Sheet S800 revised to indicate the documents are based on the State of Georgia adopted building codes.**
15. S-800, Existing Conditions, Note 7: Please clarify whether the engineering required should be included in the contractor’s price proposal or whether the owner will provide?
 - **Engineering required for shoring, bracing and protection of existing construction to be included in the General Contractor’s base bid price.**
16. S-800, Cold-formed metal framing notes, Note 13: Please clarify whether the engineering required should be included in the contractor’s price proposal or whether the owner will provide?
 - **Engineering required for structural remediation framing design to be included in the General Contractor’s base bid price.**

17. Please clarify if concrete testing will be provided by the contractor or others.
 - **Concrete testing will be provided by Owner testing agency where required.**
18. S-800, Foundations, Note 5: Please confirm if the 4-foot requirement applies to the footings for the canopy.
 - **Note 5 on Drawing Sheet S-800 does not apply to the footings for the new vendor provided canopy structure. Canopy vendor to indicate required canopy column footing depth in shop drawing submittal package.**
19. Please confirm if the existing single ply membrane is TPO or PVC?
 - **Existing roofing system is Single-Ply PVC as manufactured by Sarnafil. The existing roofing system was installed in 2005, with a 20-year warranty that expires in 2025. Roofing system warranty number (292020105-017306.1)**
20. Please confirm if there is a specific roofing contractor that must be used for work related to coping.
 - **The existing roofing system installer was Lambert Roofing. If the bidder prefers to use a different contractor for the new metal wall coping work scope, then provisions are to be made for coordination with Lambert Roofing or roofing system manufacturer in order to maintain the existing roofing system warranty until expiration.**
21. Please confirm there is no scope included in this project related to window replacement or window gasketing.
 - **Correct. New work scope under this project for existing windows is limited to replacement of existing operable window unit screens.**
22. The daily amount of liquidated damages on the provided contract page 1 (RFP PDF page 25) is blank. Could you please clarify if there will be liquidated damages assessed for this project and if so, what is the daily rate? Or will this be determined/negotiated after contract award?
 - **Please reference response to Item 6 above for additional information.**
23. Should the bid bond be made payable to the Board of Regents of the University System of Georgia, to Augusta University, or to the Board of Regents of the University System of Georgia in Care of Augusta University?
 - **Bid Bond to be made payable to: The Board of Regents of the University System of Georgia on behalf of Augusta University.**
24. Should any allowances be included for unforeseen conditions discovered during construction?
 - **No allowances are to be included for unforeseen conditions. Unforeseen conditions will be addressed on an individual basis if and/or when uncovered.**
25. Will Overtime/Weekend/Holiday labor be required for HVAC work if HVAC unit shutdown is required to complete work?
 - **Weekend work may be required. Shutdowns must be coordinated with Augusta University so as not to adversely affect facility operations or event schedules.**
26. Have the existing isolation valves been recently tested and proven to hold?
 - **The existing isolation valves held the last time they were operated and are assumed to hold. If existing isolation valves are found to not operate properly during construction, then modification will be determined at that time.**
27. Will temporary HVAC be required for spaces affected by HVAC unit shutdown if required?
 - **Existing large volume spaces are not conducive for temporary HVAC service. If a scheduled shutdown affects classrooms, office areas, or locker room areas, then the potential for temporary HVAC service may be required. However, best practice will be to schedule equipment shutdowns on a weekend when support spaces are not being used or around special events hours.**
28. Should an allowance be included for potential HVAC equipment repairs discovered while

- completing HVAC Controls work?
- *No allowances are to be included for potential HVAC equipment repairs. Unforeseen conditions will be addressed on an individual basis if and/or when uncovered.*
29. Is the HVAC Contractor required to have a separate jobsite trailer?
- *HVAC Contractor is not required to provide a separate jobsite trailer. The HVAC Contractor may find it beneficial to provide a separate jobsite trailer and site accommodation will be arranged if needed/desired.*
30. What are the sizes and gauges of the existing wall studs?
- *The size of existing exterior wall framing is believed to be nominal 6-inch studs, gauge unknown. Contractor to reference Item 32 below for additional information related to existing wall stud remediation work scope.*
31. Will the existing wall studs remain in place?
- *It is assumed that existing wall studs will remain in place where feasible and removed/replaced where required to allow for proper supplemental wall framing reinforcement as needed. Contractor to reference Item 32 below for additional information related to existing wall stud remediation work scope.*
32. Please provide a detail of the retrofitting of the 14 ga. CFMF tube assembly.
- *Contractor to reference (Appendix A) documents supplemental to Specification Section 05 4000 Cold-Formed Metal Framing (2KM Architects Assessment Report dated September 12, 2013) for existing framing retrofitting repairs anticipated for remediation of existing exterior wall CFMF framing assemblies. New repairs are anticipated to be the same and/or similar to that depicted in assessment report for remainder of existing building exterior framed wall areas. Reference structural drawing sheets for additional information.*
33. Regarding S401, Section 2 detail note below, “Replace/Add New Anchorage, Top & Bottom”; what items are to be added/replaced?
- *Detail S401 depicts a similar condition to areas adjacent to Section cut 5/S401 indicated on Sheet S201-Section Layout Plan. This detail is intended to show wall construction remediation associated with removal of (4) existing large exterior wall louvers and infill with new CFMF metal stud construction to infill exterior wall openings. The new CFMF metal stud construction will run from the supporting floor slab to the bottom of existing metal stud framed header construction above existing louver opening. The existing supplemental wood framing anchorage associated with existing louver installation to be removed. New CFMF base and head track to be provided with new CFMF stud framing and anchored to existing construction. Reference drawing sheet A103, Demolition Key Note 3 for locations of existing louvers to be removed. Resurface wall opening left by HVAC fan removal with new gypsum board material to complete coverage of wall opening from interior. Gypsum board joints to be taped, mudded and prepped wall surface to be repainted to match adjacent existing wall finish.*

ATTACHMENTS:

Specification Section 00 0010 – Table of Contents – Included in Project Manual
Specification Section 00 0011 – List of Drawings – Included in Project Manual
Specification Section 00 5100 – Agreement Form - Included in Project Manual
Specification Section 00 7100 – General Conditions - Included in Project Manual
Specification Section 07 9513 – Expansion Joint Cover Assemblies – Included in Project Manual
CFH DRAFT Staging Plan R1 102023 – Proposed site construction use area
AU Preconstruction Risk Assessment Form
END OF ADDENDUM ONE REVISED

Christenberry Field House Exterior Project DRAFT Contractor Staging Plan Oct. 20,2023



Enlarged View

Safety/Infection Control/ILSM - Daily and Weekly Inspection Checklist (TO BE POSTED AT JOBSITE)

| | | |
|---|-----------------------------------|---|
| Project Number: 0 | Project Name: 0 | Week of: _____ |
| Project Entity: (circle one) Augusta University AU Medical Center | | |
| Project Description: 0 | | |
| ICRA Risk Level: _____ | IC Class: _____ | IC Measures in Place? Yes No ISLM Measures in Place? Yes No |
| Project Coordinator: 0 | Contractor (CM/Superintendent): 0 | |

| | General Contractor Daily Inspection <small>(PERFORMED AT BEGINNING OR END OF EVERY SHIFT)</small> | | | | | | | | | | | | | | AU/AUMC Weekly "Spot" Inspection <small>(PERFORMED AT LEAST ONCE WEEKLY)</small> | | | |
|--|--|------|---------|------|-----------|------|----------|------|--------|------|----------|------|--------|------|---|------|----------|--|
| | Monday | | Tuesday | | Wednesday | | Thursday | | Friday | | Saturday | | Sunday | | Project Coordinator | | Comments | |
| | Pass | Fail | Pass | Fail | Pass | Fail | Pass | Fail | Pass | Fail | Pass | Fail | Pass | Fail | Pass | Fail | | |

General Safety Requirements

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|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| AU/AUMC Issued ID Badge Visible Above Waist | | | | | | | | | | | | | | | | | |
| Appropriate Signage Posted in Visible Location | | | | | | | | | | | | | | | | | |
| AU/AUMC Construction Safety Requirements Posted and Complied With | | | | | | | | | | | | | | | | | |
| Material Safety Data Sheets (MSDS) available for products on site | | | | | | | | | | | | | | | | | |
| Fire Extinguishers Inspected and Dates Current | | | | | | | | | | | | | | | | | |
| Personal Protective Equipment Worn/Used, as Required | | | | | | | | | | | | | | | | | |
| Proper Storage of Materials - Chemicals, Paints, etc. | | | | | | | | | | | | | | | | | |
| Limited Combustible Loading | | | | | | | | | | | | | | | | | |
| Daily Hot Work Permit Issued for Cutting, Welding, Burning, etc. | | | | | | | | | | | | | | | | | |
| Lock-Out/Tag-Out Complied With | | | | | | | | | | | | | | | | | |
| Excessive Noise Impacting Surroundings | | | | | | | | | | | | | | | | | |
| Ensure Clear, Safe Egress | | | | | | | | | | | | | | | | | |
| Temporary Fire Detection/Suppression System Provided, as Required | | | | | | | | | | | | | | | | | |
| All Work Conducted in a Safe Manner and Regulatory Compliant | | | | | | | | | | | | | | | | | |
| No Tobacco & Smoking on Site | | | | | | | | | | | | | | | | | |

Construction Barriers & Infection Control Precautions

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|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Barriers Sealed - No Penetrations | | | | | | | | | | | | | | | | | |
| Sticky mats in place and clean | | | | | | | | | | | | | | | | | |
| Area Clean - No Dust Tracked from Job Site | | | | | | | | | | | | | | | | | |
| Isolate HVAC System in Area to Prevent Contamination of Duct System | | | | | | | | | | | | | | | | | |
| Negative Pressure Monitor at Entrance | | | | | | | | | | | | | | | | | |
| HEPA Units Operational and Running | | | | | | | | | | | | | | | | | |
| HEPA Unit Filters Clean and Hose(s) Intact | | | | | | | | | | | | | | | | | |
| Trash Carts are Covered and Clean | | | | | | | | | | | | | | | | | |
| Initials of Person Performing Inspection | | | | | | | | | | | | | | | | | |

AU/AUMC "Spot" Inspection Comments **Additional Comment Inspector & Date**

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| Interim Life Safety Measures | | | |
|---|----------------------------|-------------------------------------|--|
| Ensure Clear, Safe Egress | Inspected by Safety Weekly | | |
| Temporary Fire Detection/Suppression System Provided, as Required | | | |
| Additional Fire Fighting Equipment In Place | | | |
| Increase Surveillance | | | |
| Train Personnel on Firefighting Equipment | | | |
| Conduct Additional Fire Drill per Shift per Quarter | | | |
| Train all Personnel on Deficiencies, Hazards, Fires | | | |
| Train Personnel on Compartmental Fire Safety | | | |
| Post Signage for Alternate Exits, Educate | | | |
| Notify Emergency Forces | | | |
| Conduct Fire Watch | | | |
| Name of Person Performing Inspection | | | |
| AU/AUMC "Spot" Inspection Comments | | Additional Comment Inspector & Date | |
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