

# ADDENDUM NO. 1

**DATE:** October 5, 2011  
**TO:** All Plan Holders  
**FROM:** John R. Sawyer  
**PROJECT:** **JACKSONVILLE CITY HALL: EXTERIOR ENVELOPE  
BUILDING RENOVATION**  
Jacksonville, NC

**John  
Sawyer  
Architects**

JOHN R. SAWYER  
PHILIP G. HUMPHREY  
DOUGLAS K. SHERWOOD

- 
1. The bid date, place and time remain unchanged.

## **SPECIFICATION ITEMS**

1. Bid Form: Section 00410 – the bid form on Page 12 delete the text at the top of this page stating “Attach to Bid”. Submittal of this Affidavit is not required with the bid.
2. Supplementary Conditions: Section 00810 – Attachment 1: City of Jacksonville Guidelines for Recruitment and Selection of Minority Businesses for Participation in City Construction Contracts, Section 2, Item 11: the database referred to in this item is the State of NC database of Minority Businesses.
3. Section 084113 – Aluminum Framed Entrances and Storefronts: Part 1.5 – Warranty, Item B: change the warranty period to: “Two Years (2 years)” from the date of Substantial Completion.
4. Section 088000 – Glazing, Part 2: Products: Add the following:
  - 2.8 SPANDREL GLASS
    - A. Ceramic-Coated Spandrel Glass: ASTM C 1048, Condition B, Type I, Quality-Q3, and complying with other requirements specified.
      1. Glass: Heat strengthened float glass.
      2. Thickness: 6.0mm.
      3. Coating Location: Second surface.
      4. Ceramic Coating Color: As selected by Architect from manufacturer's full range. Submit one set of glass samples for color selection.
    - B. Manufacturer's Special Warranty for Coated-Glass Products: Manufacturer's standard form in which coated-glass manufacturer agrees to replace coated-glass units that deteriorate within specified warranty period. Deterioration of coated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning coated glass contrary to manufacturer's written instructions. Defects include peeling, cracking, and other indications of deterioration in coating.
      1. Warranty Period: 10 years from date of Substantial Completion.

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## **DRAWING ITEMS**

1. A-1.0 – First Floor Plan:
  - a. The existing curb and gutter along the north walkway is noted as follows:  
“Remove existing curb, maintain existing gutter, provide new 4” high curb”. This note is changed to read as follows:  

“Remove existing curb and gutter, provide new curb and gutter with a 4” (inch) high curb face. Use the existing gutter elevations as shown to maintain the existing drainage along this gutter”.
  - b. A new landscape plant bed is shown on this plan and noted as “Landscaping by Owner”. A slab edge detail is AB-1, which will apply at all new cast-in-place concrete walkways bordering this landscaped area.
  - c. Revised drawing AB-2 is enclosed adding 2 manholes and storm drainage piping indicating changes in the connection of drainage to the existing storm drain system.
  - d. Mold Remediation: Note: the scope of work limit is 48” (inches) above the floor slab. Mold Remediation required beyond this point will be outside of the scope of the construction contract and will require a contract modification.
2. Sheet A-1.1: Mold Remediation: Note: the scope of work limit is 48” (inches) above the floor slab. Mold Remediation required beyond this point will be outside of the scope of the construction contract and will require a contract modification.
3. Sheet A-2.0 through A-2.4: Building Elevation Drawings: the existing metal clad insulated panels installed in the glazing frames have been found to be delaminating and are to be demolished. These panels are NOT to be salvaged and reused. Spandrel glass is to be provided in these locations. Opaque insulated wall conditions occur behind these spandrel glass locations so this glazing will be a single glaze application.
4. Sheet A-4.1:
  - a. Detail 2: The head flashing has been revised; drawing AB-3 is attached.
  - b. Detail 2 and Detail 5: the filler strip indicated at the jambs and head is gypsum drywall, which is to be finished and painted.
5. Sheet A-5.0: Delete window frame elevation W-4.1, W-14 and W-16.

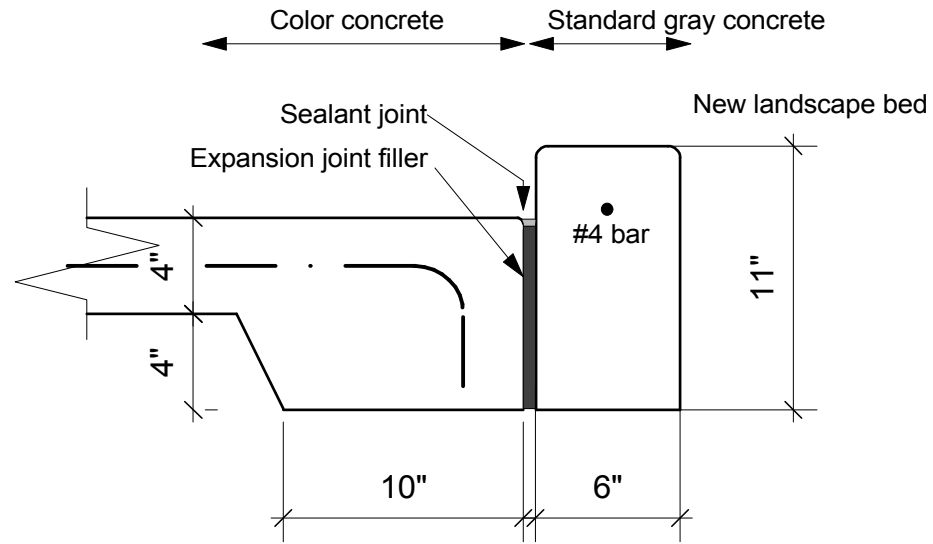
## **PRE-BID CONFERENCE REPORT**

Pre-bid conference report is attached to this addendum.

## **BIDDERS LIST**

A current bidders list may be obtained from our website: [www.johnsawyerarchitects.com](http://www.johnsawyerarchitects.com), click under “Current Projects”, or by calling our office and providing a fax number.

## **END OF ADDENDA ONE**

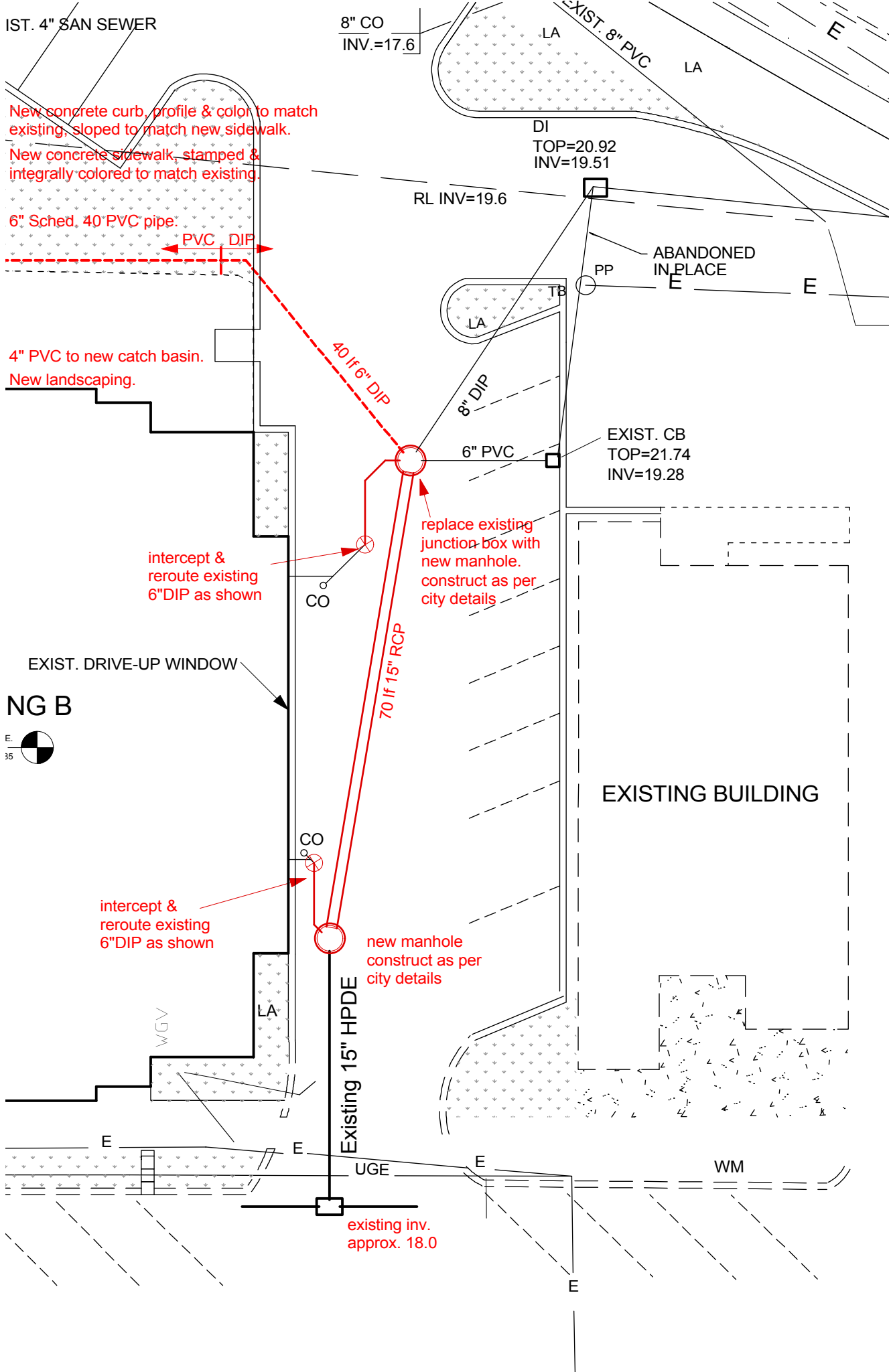


Provide expansion control joints in landscape curb edge  
to align with walkway joints

Jacksonville  
City Hall  
Exterior  
Envelope  
Renovation

Addendum #1

Revisions:  
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**John Sawyer Architects**

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Jacksonville City Hall  
Exterior Envelope  
Renovation

Addendum #1

Revisions:


**AB-2**  
of  
1 Sheets

**Jacksonville City Hall Exterior Envelope Renovation**

**Addendum #1**

Revisions:


Existing masonry to remain.

New damp proofing.

Provide composite wood 5/4 x 3 furring - Cope back side for existing lintels. Furring to run vertically, space 16" O.C.

New 1/2" cementitious fiber-mat reinforced backer board.

New copper laminated flashing set in saw-cut reglet.

Existing EIFS to be removed and replaced.

New cavity drainage material for venting new cavity.

Provide new shop fabricated 0.032" aluminum flashing.

Provide backing rod & sealant joint.

Kawneer Encore frame section

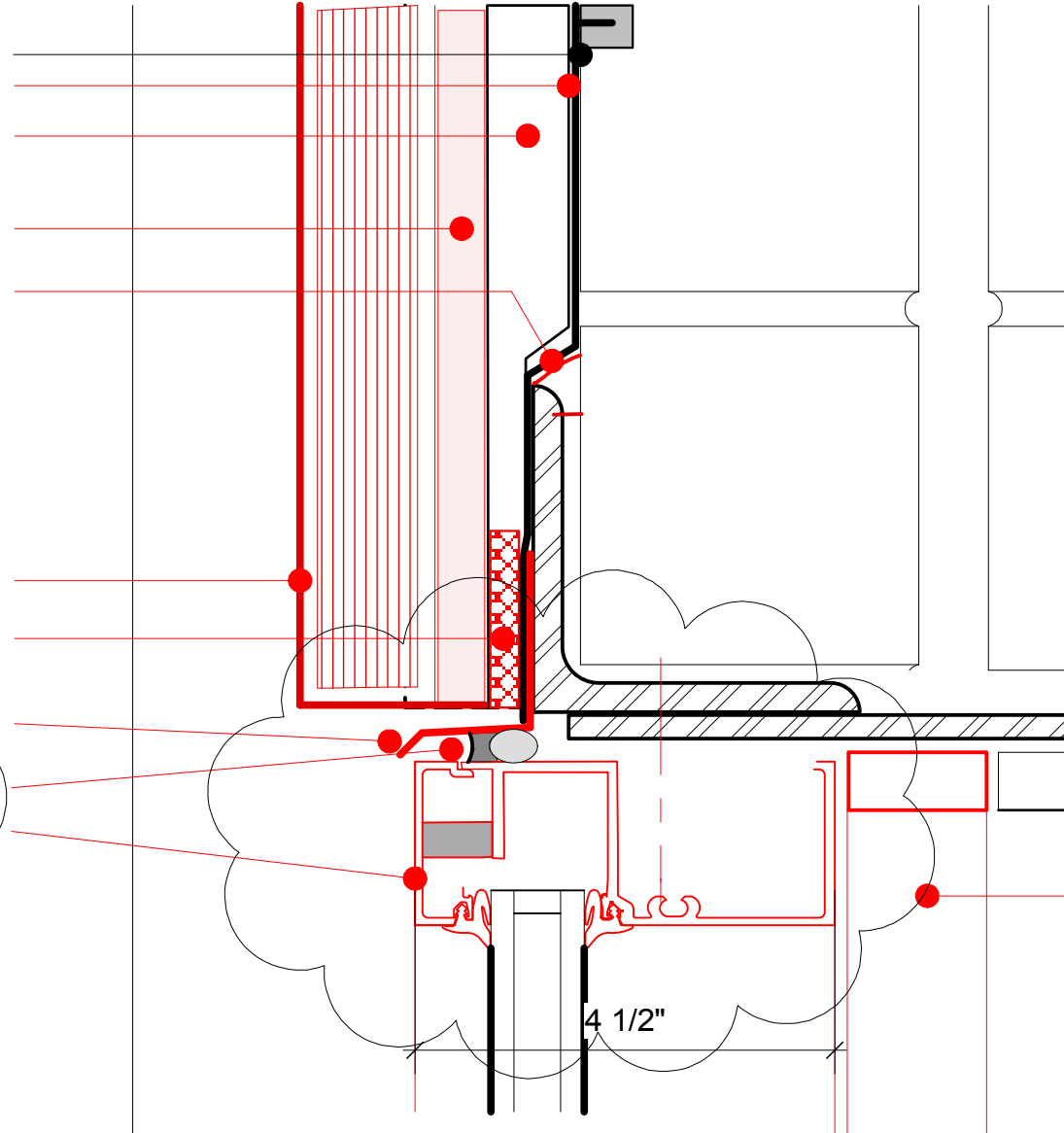
**Window Demolition Note:**

Salvage existing glass & insulated panels for reuse. Demolish storefront framing, all flashings and fasteners at all existing window openings, U.N.O. and recycle demolished materials as specified. Clean, store and protect existing glass & insulated panels for reuse. Catalog any damaged panels prior to placing materials in storage.

Measure glass & insulated panels, label glazing & panels' with location & orientation to allow for reinstallation into new storefront framing.

**New Window Note:**

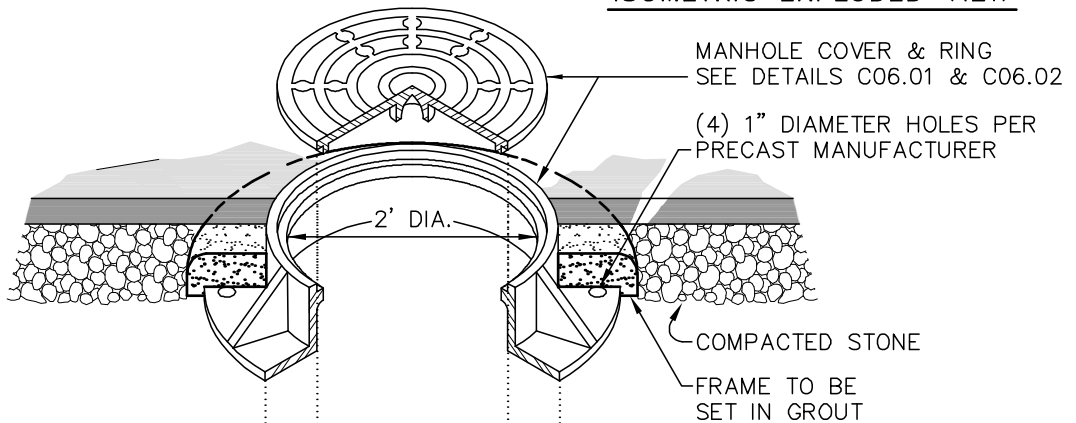
Size new storefront framing to fit measurements of glass and insulated panels. Prior to installing new precast window sills, coordinate rough openings to accommodate windows and new flashing.



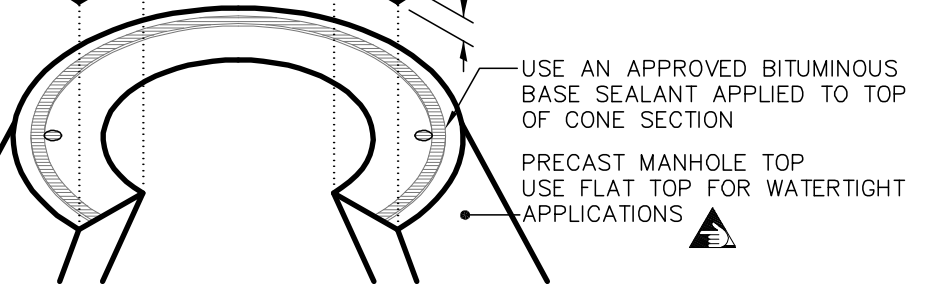
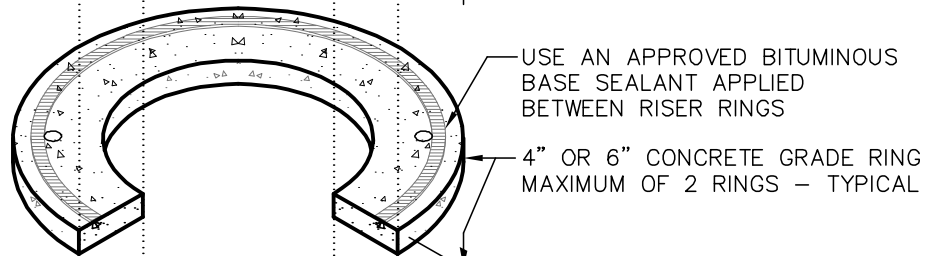
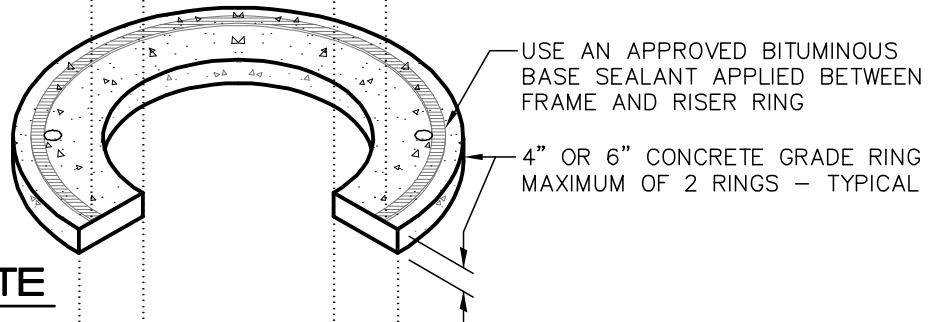
# PAVEMENT APPLICATION

SEE FLAT TOP FOR NON-PAVED APPLICATION

## ISOMETRIC EXPLODED VIEW



## PRECAST CONCRETE GRADE RINGS



### NOTE:

1. Place 1/2" parge coat on interior of manhole from half depth of iron casting to a depth of 2" below the top of cone section



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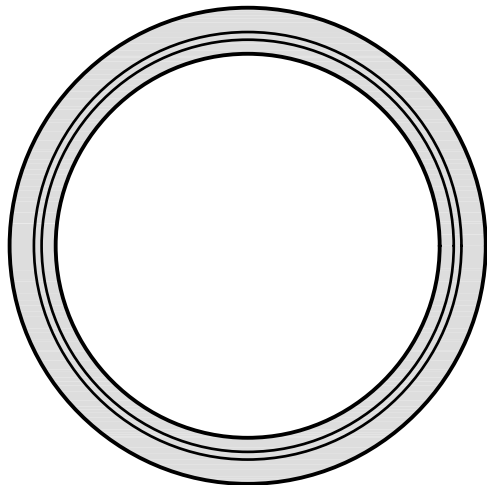
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USE WITH THE JACKSONVILLE STANDARD SPECIFICATIONS ONLY

# STANDARD MANHOLE RING AND COVER GRADE ADJUSTMENT

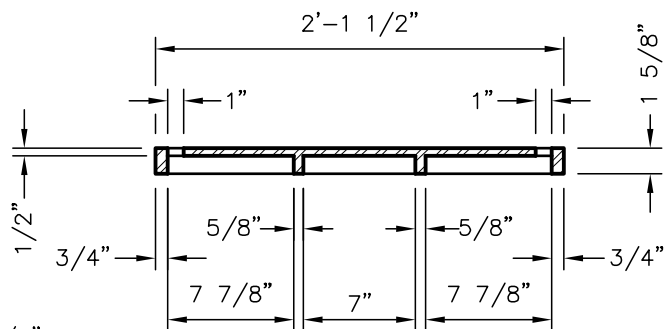
SCALE: Not To Scale	DETAIL # 2 C06.03
REVISION DATE June, 2006	SHEET #: 1 of 2



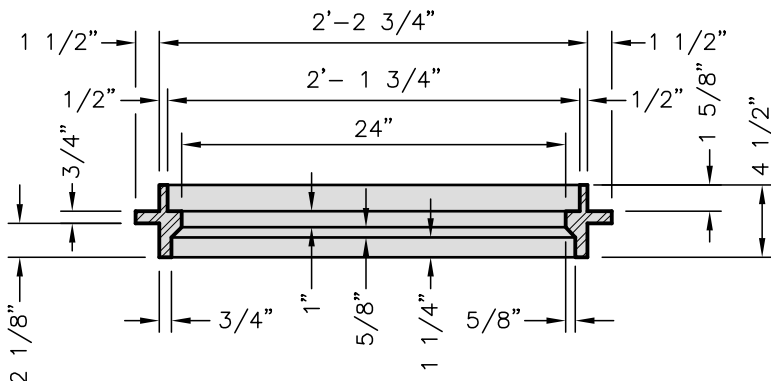
FRAME TOP VIEW



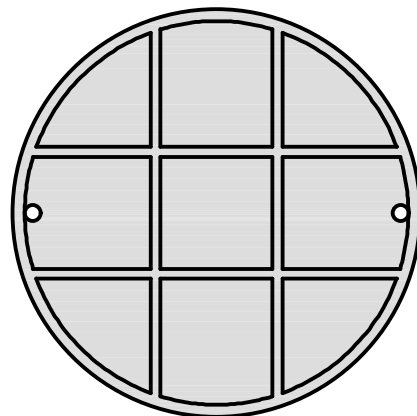
COVER FACE



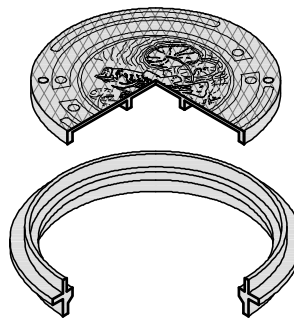
COVER SECTION



FRAME SECTION



COVER BACK



ISOMETRIC

(SEE DETAIL 633.03)

APPROVED MODELS	VULCAN V-1890
COVER WEIGHT	120 Lbs.
FRAME WEIGHT	112 Lbs.
LOAD RATING	HEAVY DUTY
MATERIAL	ASTM A 48 CLASS 35B
FINISH	UNCOATED



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**STANDARD STORM DRAIN  
CAST-IN-PLACE COVER & RING**

SCALE: Not To Scale	DETAIL # 2 C06.05
REVISION DATE: June, 2006	SHEET #: 1 of 1

USE AN APPROVED BUTYL RUBBER (MASTIC) SEALANT APPLIED TO TOP OF CONE SECTION

2' THRU 4' ECCENTRIC CONE AS REQUIRED (DO NOT USE FOR WATERTIGHT APPLICATIONS)

1' THRU 4' RISER SECTION(S) AS REQUIRED

SLOPE OF CHANNEL THRU MANHOLE = 0.04' FALL FOR 0° TO 45° CHANGE IN HORIZONTAL ALIGNMENT AND 0.08' FOR GREATER THAN 45° ANGLES UNLESS SHOWN OTHERWISE ON PLANS

6" MINIMUM EXTENDED BASE

2' THRU 4' BASE SECTION

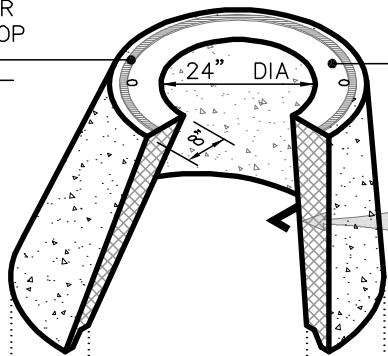
6" MINIMUM

SET MANHOLE IN 8" TO 12" No. 67 STONE.

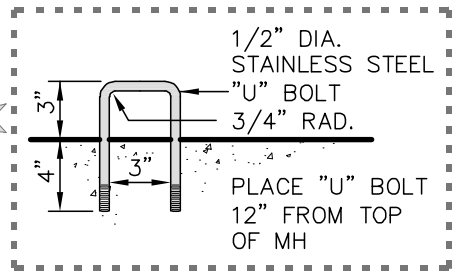
FLEXIBLE RUBBER BOOT ASTM C923 W/STAINLESS STEEL COMPRESSION BAND AND CLAMPS

PLACE COMPACTED No. 67 STONE AROUND ALL BOOTS

EXTENDED BASE ON ALL MANHOLES

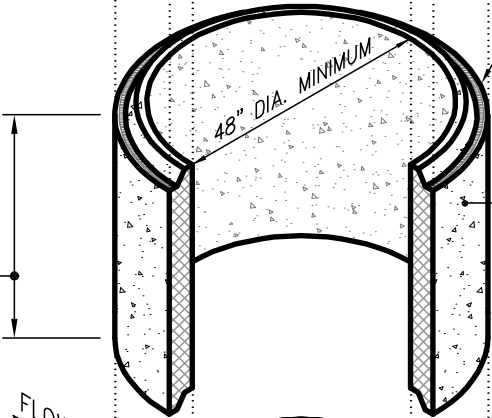


SEE DETAIL C06.01, C06.02, & C06.03 FOR GRADE RINGS, COVER AND FRAME INSTALLATION



ALL JOINTS TO BE T & G W/PREFORMED BUTYL RUBBER (MASTIC) GASKET MEETING AASHTO M-198, ASTM. C-990, FED SPEC SS-S-00210 (210A)

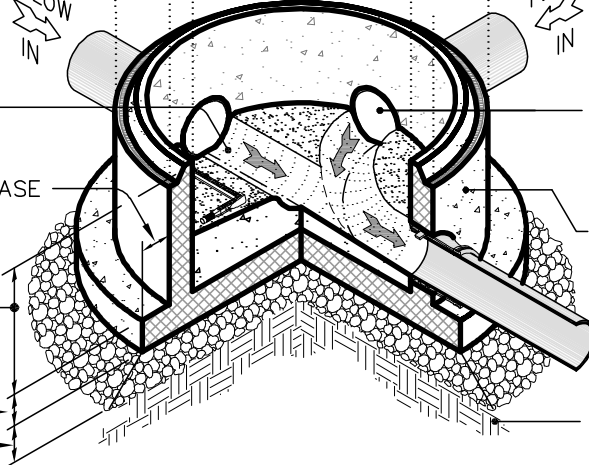
PRECAST MANHOLE TO MEET REQUIREMENTS OF ASTM. C478, AASHTO M-199



PRECAST OPENING REQUIRED FOR ALL PIPES. ALL PIPES. SEE PLANS FOR PIPE SIZES

REINFORCING PER PRECAST MANUFACTURER TO MEET ASTM C-478

SEE SPECS FOR FOUNDATION IMPROVEMENT WHEN NEEDED



PLACE GROUT AROUND ALL OPENINGS

1/2" / FT SLOPE

MOORBASE NOT PERMITTED



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# STANDARD ECCENTRIC TOP PRECAST MANHOLE DETAIL

SCALE: Not To Scale	DETAIL # 2 532.01
REVISION DATE: June, 2006	SHEET #: 1 of 2

October 4, 2011

**TO:** All Bidders

**FROM:** John R. Sawyer  
John Sawyer Architects PC

**John  
Sawyer  
Architects**

JOHN R. SAWYER  
PHILIP G. HUMPHREY  
DOUGLAS K. SHERWOOD

**DATE OF  
CONFERENCE:** September 29, 2011 at 10:00am

**RE:** **Jacksonville City Hall Exterior Envelope Bldg.  
Renovations  
PRE-BID CONFERENCE**

**PRESENT:** Please see list of attendees

**GENERAL:**

1. Attendance at this pre-bid conference was mandatory. All General Contractors were accounted for. Attendance list is attached.
2. Bid sets have been distributed to all pre-qualified General Contractors and Plan Rooms.
3. The bid date, time and place remain unchanged. The bids will be received in the same room we are using for this pre-bid conference.
4. The City clarified the Minority Participation bid submittal requirements stating that the bidders were to submit with the bid proposal either Affidavit A; or if the bidder is self-performing all work – Affidavit B. Following the receipt of bids, the apparent low bidder will have 72 hours to provide Affidavit C and / or Affidavit D, if the 10% participation goal is not being met.
5. Questions from the bidders and the Architect's responses are as follows:
  - a. Bidder requested that the MBE Affidavit forms C & D be corrected to remove the notation at the top of these pages requiring that these forms be submitted with the bid.  
**A correction will be issued by Addendum.**

- b. Bidder asked for clarification as to the extent of the mold remediation. The Architect clarified that the drawings do show removing interior gypsum drywall to a 48" (inch) height. The floor plans also indicate the areas as to where this is to occur. The mold remediation specification will be reviewed and clarifications, if needed, will be issued by Addendum. Architect also noted that the specifications include a mold remediation quantity allowance, which also defines the extent.
- c. Notes on Sheet A1.0 regarding maintaining the existing concrete gutter and replacing curb. The note will be corrected by Addendum. The intent is that the existing concrete curb and gutter in the area, be replaced with new concrete curb and gutter. Constructed using the same gutter elevations shown on the plans; the new curb and gutter will have a curb face height of 4" (inches).
- d. A landscaping clarification was made. The landscaping provided by the Owner only applies in the new plant bed shown on the North side of the building. The landscaping specification applies to areas where the General Contractor must remove and replace landscaping in order to complete the access to exterior walls below grade.
- e. Bidder questioned the condition of the existing metal faced panels installed in the fixed glass framing. Upon further inspection, these panels were found to be delaminating. All of these panels will be replaced with spandrel glass. This clarification and the specification for the spandrel glass will be issued by Addendum.
- f. Detail 2 and 5 on Sheet A4.1: the filler strip shown in these details is clarified to be gypsum drywall.
- g. The contractor's scope of work related to personal belongings and movable furniture in the existing office spaces and its movement in order to access the construction area was discussed. Personal belongings will be moved by the office occupants. Moving furniture and protecting existing furniture will be responsibility of the Contractor. Disconnecting computers data networks will be by the City.
- h. The roof plan notes that Baker Roofing will be involved in verifying that the warranty on the roof work has not been affected. This puts Baker Roofing in the position of being assured the project and could result in a non-competitive bid condition. Decision was made for the Owner to contact Baker roofing and receive a proposal from Baker Roofing to provide the single-ply roofing work required by the project and that proposal will be passed through to each bidder for inclusion in their bid.

- i. The charges for building permits was clarified.  
**The Contractors must make application and pay for building permits.**
6. The meeting attendees, Architect and Owner walked the perimeter of the building and also toured the lobby space, one of the mechanical rooms that backs up to an exterior wall and typical 2<sup>nd</sup> floor office spaces also along the exterior wall.
7. The access to the building for additional inspections during the bid period can be scheduled with Deanna Young. **24 hour's notice** is requested. Her business card was distributed to each general contractor bidding the project.

## **END OF PRE-BID CONFERENCE REPORT**

PRE-BID ATTENDANCE LISTING PROJECT: JACKSONVILLE CITY HALL EXTR ENVLP BLDG RENOV.

DATE: Thur., Sept. 29, 2011 @ 10:00am LOCATION: 815 New Bridge St., Meeting Rm A, Jacksonville, NC

PLEASE PRINT

Company Name	Representative's Name	Tel #	Email
Daniels & Daniels Const.	Josh Peice	(919) 778-4525	josh.p@dandd.cc.com
AB BLAKE ELEC.	THOMAS WOODARD	910-790-0245	TPW002APROD1127@YAHOO.COM
D.S. SIMMONS	BILL LANGSTON	919-934-4000 919-921-6585 910-340-1807	bill.Langston@dssimmons.com
D.S. SIMMONS Progressive Contracting Company, Inc.	CHRIS LANIER		
	TODD SNYDER	919-718-5454 x202	tsnyder@progressivecci.com
MONTETH CONSTRUCTION CORP.	ROB NIPPER	910-791-8101	rnipper@montethco.com
COJ	Wally Hanson	910-958-5249	wahansen@ci.jacksonville.nc.us
CLANCY FITEYS CONSTRUCTION	PALE MCGEE	910-392-5220	d.mcgee@ctwinnington.com
COJ	Deanna Young	910-938-6500	dyoung@ci.jacksonville.nc.us
USA	JOHN ZANNER	910-762-0572	JOHN@JOHN.ZANNER.ARCHITECTS.COM