

November 5, 2018

ADDENDUM NO. 01

This addendum is issued as part of the specifications and contract documents for:

RFP Dated 11-01-18

ESA # 9508

Pooler, GA

- A. Safety & Security – All work is to be performed in compliance with OSHA regulations. Site is to be fully enclosed with 6' chain link and locked at night. GC is responsible for controlling access to the site during construction.
- B. Responsibility Matrix instead of the one in the plan set Sheets AT.06 and AT.07. Excel version also included with RFP.
- C. GC to include **all** taxes in the bid.
- D. All utility and building permit fees will be paid by ESA or reimbursed to the GC when paid. ESA will not reimburse Subcontractor permit fees or re-inspection fees.
- E. Special inspections & material testing will be Owner Provided.
- F. Millwork – GC to include Millwork Expressions in Bid. GC does not have to use Millwork Expressions for install but they will provide a price to you. Alternates may be accepted. Under-mount sinks will be included in Millwork quote.
- G. Windows – Exterior color of Vinyl windows to be Bronze (integral color). 84 Lumber
- H. Signs – ESA will provide and install the exterior signs on the building including monument signs at the road. ESA will provide interior Room, directional, and code compliant signage for installation by the GC. All electrical for signs to be by the GC. Bidder to include \$5,000.00 allowance for monument sign foundation and base.
- I. Impact Specialties is the supplier for corner guards, imagitect panels, walk off mats, and crash rails.
- J. Refer to ESA 2.0 Door, frame, & lock specification document which supercedes the project manual.
- K. ESA will be using Textura Payment Management to process draws and payments on this project. Our experience using this system on other projects has reduced the paperwork load on ESA and the GC's in addition to faster processing and payment since all the draws will be submitted and approved digitally. ESA will pay the main Textura fees for using the system but there are some fees that you should include in your bid. GC's should include \$2,500 plus \$100 for each subcontractor with a contract value over \$250,000. Subcontractors with contract amounts less than \$250,000 are not required to be paid through the Textura system. Please feel free to call me if you have any questions or review their website for more information.
<https://www.oracle.com/applications/primavera/products/textura-payment-management/benefits.html>
- L. Division 13 – Double check elevator specification. Do not include Schindler elevator, ensure your pricing includes ESA snap cab finishes and elevator is from approved vendor.
- M. Data Cabling: GC to include all cabling per plans, data racks, and patch panels. Owner's vendor make all final connections to IT equipment from GC supplied patch panel. Include Alternate for adding RG6/RG11 cable for all TV's.
- N. The project manual section 283111 – Fire Alarm System calls for a full-conduit Fire Alarm system in red conduit and boxes. Conduit for fire alarm wiring can be deleted from the scope. Install using approved cabling and installation methods approved by AHJ. **Include a Firelite 9600ULDS panel**. Carbon Monoxide detectors to be installed per the ESA CO Alarm SOP at a minimum. The Smoke detectors should be hardwired with a 9v battery backup. If code requires the smoke detectors to communicate with the fire panel then include it.
- O. Please note that Mechanical plans have changed from previous bids. Owner will provide the following for installation by the MC: PTAC's (including louvered grills, electrical cord, drain kit, and hard wired Verdant Thermostat); Domestic Booster pump, water pump, & Hot Water Mixing Stations. Owner's supplier will furnish and install the water softener.

- P. Fire Sprinkler piping also does not have to be 100% steel pipe, install using materials approved by AHJ. Also note that ESA requires that the sprinkler heads are “concealed”. See example picture below.



PLEASE ACKNOWLEDGE ALL ADDENDUMS ON YOUR BID FORM

Sincerely,

P. A. Lee

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