

LETTER OF TRANSMITTAL

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FROM: Philip R. Schofield, P.E., Senior Project Manager

DATE: June 12, 2024

PROJ. NO.: G23010

SUBJECT: Addendum No. 5
City of Fort Oglethorpe
Municipal Maintenance Facility Improvements

PAGES: 3 pages to follow

PLEASE RESPOND → → → →	TO CONFIRM RECEIPT OF THIS ADDENDUM NO. 5 PLEASE SIGN AND EMAIL TO CTI vvisco@ctiengr.com
	Company _____ Signature _____
	Title _____
	Date _____

ID 828276

ADDENDUM NO. 5

MUNICIPAL MAINTENANCE FACILITY IMPROVEMENTS

CITY OF FORT OGLETHORPE
FORT OGLETHORPE, GA
CTI PROJECT NO. G23010

The following changes shall be made to the Contract Documents, Specifications, Clarification, and Drawings:

I. CONTRACT DOCUMENTS

A. **Section 00 11 00, Advertisement for Bids.** Page 00 11 00-1

1. In the first paragraph, line 4, DELETE the words "Thursday, June 13, 2024" and SUBSTITUTE therefore the words "Thursday, June 27, 2024". The bid time remains the same.

II. CLARIFICATIONS OF QUESTIONS

- Q1. Who will be locating existing underground utilities? There are no as-builts in the plans.
- A1. It will be the contractor's responsibility to submit an 811 ticket before any site work is started.**
- Q2. The existing maintenance building has damaged siding where we will be tying into. do we repair this? It's not on drawings to be repaired.
- A2. The siding tie-in locations should be repaired during the renovation. All repairs are to be completed in place.**
- Q3. Does the existing main gas line meet code being under new stairs?
- A3. IFGC does not prohibit gas piping being located under stairs.**
- Q4. Need to confirm that the underground trench in our work area has buried air line, (per Steve) and not Electrical.
- A4. It has been confirmed that the underground conduit from the main building to the maintenance building only contains an air hose.**
- Q5. There has been discussion to demo the existing small building during site walk, will this be added to the scope?
- A5. The demolition of building no. 3, office building, has been added to the project. All insurance repairs listed in Schedule V - Miscellaneous Repairs to Five Maintenance Buildings – Building 3 have been removed from the Bid Schedule.**
- Q6. Can we get confirmation on exact details on what is to be repaired? During site walks there seems to be a lot of confusing on repair work, regarding what is and is not approved.
- A6. The repairs are listed in Schedule V - Miscellaneous Repairs to Five Maintenance Buildings. Refer to Question No. 2.**
- Q7. Would it be possible to reopen drive around new office building that is blocked at the present with concrete boulders during construction? this would help us with no employee interference during construction.

- A7. The concrete blocks demarcate the parking area. The City has placed them for safety concerns and the blocks are to remain in place.**
- Q8. Will the new offices 2nd floor be redrawn due to the conflict with the new fire escape stairs?
- A8. The revised office layout drawings are included in Addendum No. 5.**
- Q9. Can we get Details on the firewall for the second story as well?
- A9. This detail has been added to A101.**
- Q10. When the 2nd story wall becomes a 2hr firewall, will we replace or maintain the current windows?
- A10. The window will be modified to accommodate the new door for stair access. Refer to drawing S104 for the proposed window modification.**
- Q11. Are there plans to move the main electrical lines that run from the building to the pole? If yes, who will be responsible for the movement of the electrical line?
- A11. The emergency exit route requires 10-foot clearance from the electrical lines. At this time, the electrical line appears to have the required clearance. If the electrical line needs to be relocated, the contractor will coordinate the relocation with the utility.**
- Q12. If demo of the small existing build does get included into the plans, will there be plans of the grading that is desired so we can accurately take care of the catch basin?
- A12. The demolition of building no. 3, office building, has been added to the project. The revised site plan layout has been included in sheets C-202.01 and C-203.01. Site grading will end at the retaining wall to the north of building no. 3.**
- Q13. How should the downspouts on the new building terminate? The building we are connecting to runs into the ground and they have been unable to tell us where those are running.
- A13. The downspouts shall terminate 6-inches from grade and include a splash pad.**
- Q14. If we are to mirror that rather than use splash blocks, who will locate the current drainage lines for the existing maintenance building? Or should we just over excavate to find and tie in?
- A14. The proposed downspouts will not be tied into the existing infrastructure.**
- Q15. There is a hose station on the end of the existing building, where the new building will be attached. Will this hose be relocated to what will be the new corner? (see attachment 2)
- A15. The hose station shall be relocated to the south side of the building near the current location.**
- Q16. If the hose station is to remain, should it be turned outward along the wall?
- A16. Yes. Refer to Question No. 15.**
- Q17. Can we get a detail on the concrete ramp that will run between the existing building and the new building?
- A17. The revised structural drawings that include the ramp details are included in sheets S-203, S-205 and S-206.**
- Q18. The breaker box at the pole barn, the electrical was ripped out when the tornado damaged that end. The box looks okay, but based on the damage to the wires it would be best to assume the breakers within were damaged. Should we replace the breaker and the conduit to the first light at bay 2?
- A18. The breaker and wiring will be replaced with this project.**
- Q19. Bay one of the pole barn is currently insulated. Should we insulate it when we replace the ceiling and walls? (they said no in the field)
- A19. The insulation will not be replaced with this project.**

- Q20. For the Pre-finished metal roof, Are you wanting standing seam or exposed fastener? I don't see where it specifically called out in the plans but the specs have mention of exposed fasteners.
- A20. Please refer to the specifications for the connection type.**
- Q21. Please confirm you would like specialty break metal or some type of trim finishes on new walls in Parker Bldg. meeting mullions per note on A101.
- A21. Yes, wrap drywall end that is against the glass mullions with a channel shape approximately 4.75" wide with ¾" turn backs.**
- Q22. Are we to assume flooring is to remain as is at the office areas (concrete?)
- A22. The flooring finishing has been reviewed and will be sealed before the office construction takes place. The concrete sealant will be an Interior Exposed-Silicate Blend Sealant.**
- Q23. Please confirm mechanical room interior and door are as is at Parker Building.
- A23. Yes, these are as is.**
- Q24. Please confirm interior partition walls at x3 offices are to go to approx. 10' and brace to ceiling deck, open. Or will they go all the way to the ceiling deck and finish at outside wall facing open warehouse space. If so, how high is this wall and presume it does not need to be fire rated. (elevation note of 11'-10" exists on A101--is this to the ceiling deck or bar joist above?)
- A24. The project architect recommends extending the walls go to clg deck for privacy/ dust, etc.**
- Q25. Please confirm unit placement in mechanical room will permit serviceability per note 12 on M000.
- A25. The service area for the gas furnaces is to the front. There should be ample space for service requirements.**
- Q26. Please confirm spill drain is existing at mechanical room on M101.
- A26. The spill drain is existing in the floor of the mechanical room.**
- Q27. Please confirm man-doors are welded frame per 08 11 13-3, 2.4.A.1 and NOT knock-down style. I do not believe plans specify.
- A27. To be built according to the specifications.**
- Q28. Please confirm no fire protection work at any of the building scope locations.
- A28. Fire protection is not included in this project.**
- Q29. Please confirm no fire alarm work at any of the building scope locations.
- A29. No fire alarm modifications or installation is included with this project.**
- Q30. Will the new gas pipe require painting?
- A30. Brush, prime and paint gas piping gray.**
- Q31. What is the expectation for repairing exterior building finishes where patches are made? Is the entire wall to be painted? What SF should we provide to prevent color mismatch / shade differential?
- A31. Patch with matching wall panels. One option is to paint the inserts black to simulate windows still there. Verify with the manufacturer what paint works on their panels. The manufacturer should have standard details they use in situations like this.**

Date: June 12, 2024

CTI Engineers, Inc.
/s/ Philip Schofield, P.E.
Senior Project Manager