

Addendum 1

1. Notes F5/F6 on Foundation Plan S0.0 calls out for the building pad to be excavated 8' in depth. Geotech option for the soil calls out 4' of select fill. Please clarify the depth of the pad.

From the Structural Engineer: We requested an addendum from the geotechnical engineer for 1" PVR. Based on the recommendations in the addendum, the fill depth needs to be **8 feet**.

2. Note F6 on the Foundation Plan, S0.0 calls for a 3' overbuild. Architectural calls out for the pad prep to extend out to back of the curb or edge of flatwork areas. This would be 5' on the plan north, east and west sides of the building. The south side of the building has much more concrete flatwork. Please clarify.

The north side of the building should be excavated 8' deep to 5' wide overbuild, or to the edge of the concrete flatwork.

The east and west sides of the building should be excavated 8' deep to 3' wide overbuild, since there is no flatwork adjacent to the building.

The south side of the building has much more flatwork and should be excavated 8' deep to 3' wide overbuild then 6' deep to the back of the parking curbs. The Architect would prefer at least 6' of excavation and fill depth here to prevent extensive heaving or cracking of the flatwork concrete in the long term.

3. Note F9 on Foundation Plan S0.0 calls for fiberboard void forms

This note was a leftover from a previous draft and should be ignored. (ALSO see #13)

4. The Specification Section 08400 calls for 1 pair of storefront doors and 7 single storefront doors. The south elevation shows 9 single doors. Please clarify.

Please include pricing for the doors as described in the Specifications Section 08400. Doors may be changed and or moved later, when we get the storefront submittal for review, based on available tenant information.

5. Please provide CAD files.

Civil and Architectural CAD files have been provided

Please email estimating@workmancommercial to get these files

6. Should the gas line and or sleeves be included in our proposals?

No, the Gas company will provide

7. Please provide the Low e specification for the exterior storefront glass.

As specified: STOREFRONT GLASS: 1" INSULATED PANEL TYPE 1 TRANSPARENT FLAT, CLASS 1, LOW E, SHGC (SOLAR HEAT GAIN COEFFICIENT) 0.57. (MAXIMUM). I have always approved Solar Ban 60 clear+clear in the past for this type of use.

8. Are there any other approved or preferred subcontractors besides Lowden Excavating and the list of masonry subcontractors?

G.C.'s may take numbers from any reputable site work subcontractors that they feel will perform to a high standard.

The list of Preferred Masons is just that, Preferred. It is highly recommended that one of these masons be engaged. There are many masons around that do not have the experience or are not capable of high quality work. Any other masonry sub will need to be vetted by the Architect and Owners and will likely be rejected. The current list of masons is a result of over 40 years of experience with retail shell buildings.

9. Is dampproofing to be applied to the cavity wall?

No dampproofing is required on the tilt walls.

10. Are storefront shop drawings required to be stamped by engineer?

Storefront shop drawings do not require an Engineer's seal. However, each section of storefront should be submitted as a separate drawing so I can make edits to door locations, etc per tenant requirements.

11. Does the gas main exist?

Gas Main does not currently exist. Gas company will bring gas service to our designated stub up location.

12. Have utility services been applied for?

No utilities have been applied for, according to the Owner. However, the water and wastewater should be permitted through the Site Development Permit.

13. It appears that foundation recommendation B is the basis of design for the foundation. The recommendation does schedule void boxes below grade beams. As designed, would the wall panel trench below the panel receive the void boxes indicated in the recommendation B? Please clarify.

Still waiting on this answer from the Geotech Engineers. Our Structural Engineer has stated that he does not think void boxes will be necessary.

14. What is the Low E value that is required for the glazing?

SHGC .58 MAXIMUM

15. Please confirm that no telecommunications work is to be provided for the initial shell building - but rather preparation for it to be installed at a later finish-out.

THIS QUESTION MAY HAVE BEEN ANSWERED IN OUR MEETING. (See question 31)

16. There are multiple mentions of a Concrete Privacy Fence to be provided by Owner. Is this fence intended to be the full responsibility of the Owner - or rather to be within the General Contractors scope? Please advise.

THE CONCRETE FENCE IS TO BE INCLUDED IN THE GENERAL CONTRACT, AFTERALL. THE ALLOWANCE TO BE USED IS \$22,000.00

17. Within the Tilt-Up Concrete Panel section on sheet S0.0: it is noted that vapor barriers shall be suitably placed and lapped. Please advise if there is a certain vapor barrier that is required or any preferred means and methods.

VAPOR BARRIER BELOW THE FLOOR SLAB SHOULD BE 10 MIL POLY

18. On sheet A5.0, the dumpster is marked as brick #5, which is the super emperor brick. However, on S3.0/7 it indicates 8" CMU. Could you please clarify whether the dumpster enclosure should be the 8x8x16 block instead of the #5 brick, or vice versa?

BRICK #6 SHOULD BE USED ON THE TRASH ENCLOSURE WALLS. IT IS AN 8"x8"x16" STRUCTURAL CLAY PRODUCT. REINFORCE AND FILL CELLS PER STRUCTURAL. THERE IS NO CMU USED ON THIS JOB.

19. Regarding the 3" stone cap, just to clarify, please confirm whether this is intended to be two caps that lay in-line with the gates, or if it is supposed to be a cap around the entire enclosure wall.

CAP ON TOP, AROUND ENTIRE ENCLOSURE WALL

20. What is the wall type (stud sizing, drywall, etc.) that is enclosing the fire riser room?

3-5/8" , 20 GA STUDS AT 16" O.C. WITH ONE LAYER OF 5/8" TYPE X GYP BD ON EA SIDE. TAPE, FLOAT, PAINT. EXTEND TO DECK.

21. Please advise whether we as the GC are to provide pricing to supply and install the grease trap - or if that is an Owner provided item that we are to install only.

YES, GREASE TRAPS ARE TO BE INCLUDED IN THE GENERAL CONTRACT AS DRAWN AND SPECIFIED.

22. Please confirm that whether or not this building is intended to have a fire sprinkler system. On A1.0 it says the building should have an automatic sprinkler system, however, on Page 1 of the Civils - it says "Sprinkler System: NO."

YES, THIS BUILDING IS TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM. SHOP DRAWINGS WILL NEED TO BE SUBMITTED TO THE APPROPRIATE FIRE MARSHALS AS SOON AS POSSIBLE.

23. Electrical: BEC underground design. Please provide or advise.

BEC TO BRING PRIMARY SERVICE TO THE TRANSFORMER. SECONDARY WORK BY G.C.

24. Dumpster Enclosure: ECI to utilize Structural for foundation and walls and Architectural for wall cap. Please confirm or clarify

CORRECT. BRICK #6 IS A 8"x8"x16" CLAY PRODUCT. IT CAN BE TREATED THE SAME AS A CMU WALL. REIN FORCE AND FILL CELLS PER STRUCT.

25. Dumpster Enclosure Wall Cap, please advise specification for 3" thick stone cap

THESE CAPS CAN BE CUT OR CAST SMOOTH LIMESTONE 3" TALL x 8 WIDE x 16" LONG.

26. Dumpster Enclosure wall Brick #5 specification differs from A5.0 (8x8x16) to AS-1 (4x8x16). ECI to utilize same product specification on AS-1 with size 8x8x16 from A5.0. Please confirm or clarify to utilize Brick #6 per note regarding mortar.

BRICK #6 IS THE CORRECT UNIT FOR THE TRASH ENCLOSURE. 8"x8"x16" UNIT REINFORCE AND FILL CELLS PER STRUCTURAL . MORTAR SHOULD BE TYPE 'S'. COLOR TBD BY ARCHITECT.

27. Mock up Masonry sample is stand alone or may be done in place on structure Please advise.

MASONRY MOCK SHOULD BE STAND ALONE TYPE.

28. Landscape sheet L2 seems to have not saved properly. Please provide sheet with all specifications and requirements clearly legible.

PLEASE REQUEST THE L2 SHEET FROM NATHAN MITCHELL, P.E., OUR CIVIL ENGINEER. (See item 32)

29. Electrical: Plan sheet E1.02 shows eight (8) “B” light fixtures and plan sheet E2.01 shows six (6), please clarify.

I WILL FORWARD THIS TO OUR ELECTRICAL ENGINEER.

30. Electrical: Please advise if primary is excluded, per note 2 on plan sheet E1.01.

PRIMARY IS EXCLUDED.

31. Electrical: Please advise if data conduit is excluded per note 4 & 5 on plan sheet E1.01.

I WILL FORWARD THIS TO OUR ELECTRICAL ENGINEER.

32. Is it possible to get a reprint of the civil plan set? There are a few sections of the plans that are missing letters, making it difficult to interpret. The same issue is also present on both L1 and L2.

PLEASE REQUEST DIRECTLY FROM NATHAN MITCHELL, P.E. OUR CIVIL ENGINEER

Workman has reached out to Civil engineer. Plans are still under review with the city. As soon as there are approved drawings, a new set will be provided.