

ADDENDUM #4

**Transylvania County Community Services Building HVAC Upfit Project,
Brevard, North Carolina**

Addendum #4

July 11, 2019

This addendum supersedes all other addenda and forms a part of the bid documents, modifies the original project manual and drawings dated May 30, 2019.

Item #1: Project Manual INVITATION TO BID Section #000010-1 revise the following:

1. Revise **Mandatory Pre-Bid Date** to **July 18th, 2019 at 10 AM.**
2. Revise the date **Questions** are to be submitted by, to **July 25th at 5:00 PM.**
3. Revise the **Bid Date** to **Aug. 6th, 2019 at 3 PM.**

Item #2: Project Manual SUMMARY Section #000010 page 011000-1:

Replace paragraph 1.2.D to read as follows:

1. **The Work of Project: Project consist of demolition of existing acoustical ceiling system, HVAC ductwork and abandon electrical equipment/materials, removal and re-installation of existing florescent lighting fixtures, new acoustical ceiling system, new mini-split HVAC heating/cooling system including any plumbing and electrical work associated with the system installation, patching and repairing existing construction components and systems that are damaged during the demolition and construction process as well as providing closure of opening in existing corridor partitions. It is important to note that this work is to be performed without closing or adversely affecting any County offices within the construction areas. The Contractor will need to develop a plan with the County to determine construction delivery system with respect to scheduling.**

Replace paragraph 1.6 to read as follows:

- A. **Nonsmoking Building: Smoking is not permitted within the building or within 50 feet of entrances, operable windows, or outdoor air intakes.**

Item #3: Project Manual Section #095113 page 095113-3:

Paragraph 2.3.A.1 revised Armstrong Fissured #815 to read #705.

Item #4: Addendum #3 Item #13 to be revised to read as follows:

Rebate forms and paperwork will be submitted by Trane/Mitsubishi once a successful bidder is selected. Contractor and/or Sub-contractors will be required to assist Trane/Mitsubishi as necessary to provide information required for successful submittal of rebate forms and paperwork.

Item #5: Clarification: Individual thermostats for AHU's shall be flush mounted to a concealed 2-gang electrical box recessed in partition walls with conduit terminating above ceiling unless otherwise noted. Thermostat locations shown on plans are for reference only and locations may be adjusted to allow for flush mounting in adjacent walls when approved by Owner. "Cut-in" style 2-gang electrical boxes are acceptable.

Item #6: Drawing Sheet TS - Revise General Note #6 to read:

The project will require phased construction. Since the Owner intends to move personnel out of work areas during agreed upon construction phases, the project will not required work on weekends, evening and/or nights. The Contractor is to coordinate with the County, a schedule that will allow for a systematic and well organized relocation of County Department Personnel for a reasonable time period allowing such completed areas to be re-occupied by personnel once construction in those areas is complete.

Should Contractors, for any reason, request to work weekends, evening and/or nights such requests must be approved and coordinated with the Owner and will not result in additional cost to this Project.

Item #7: Drawing Sheets M1 & M2 – Replace the "HVAC Demolition & Sequence of Installation Notes" with the following:

- 1. DEMOLITION & INSTALLATION WILL BE PERFORMED IN PHASES TO BE DEFINED BY OWNER. EMPLOYEES WILL BE RELOCATED FROM THE AREA OF WORK TO ALLOW FULL CONTRACTOR ACCESS IN ACCORDANCE WITH OWNER DEFINED PHASES.**
- 2. ANY AREAS WHICH REMAIN IN USE DURING REGULAR OFFICE HOURS WILL REQUIRE CONDITIONING AT ALL TIMES, SEE NOTE 3 BELOW FOR SEQUENCE OF WORK IN AREAS THAT REMAIN PARTIALLY OCCUPIED.**
- 3. SEQUENCE OF DEMOLITION/INSTALLATION FOR PARTIALLY OCCUPIED AREAS OF WORK (TO MINIMIZE EMPLOYEE DISRUPTION):**

- A. CEILING GRID TO BE REMOVED IN THE CURRENT ZONE OF WORK ONLY, OCCUPIED AREAS TO REMAIN. WORK AREAS SHALL BE DEFINED BY THE ZONES SHOWN ABOVE AND ZONES LABELED 'A' MUST BE COMPLETED BEFORE ZONES LABELED 'B' DUE TO SYSTEM START-UP CONSTRAINTS.
 - B. EXISTING SUPPLY AND RETURN GRILLES TO BE REMOVED IN THE CURRENT ZONE OF WORK, OCCUPIED AREAS TO REMAIN. SEE ORIGINAL MECHANICAL PLANS ATTACHED AS SHEETS M10 & M11 FOR REFERENCE ONLY. HEAVY FIELD VERIFICATION IS REQUIRED.
 - C. ALL RUN-OUTS AND BRANCH DUCTS TO BE REMOVED IN THE CURRENT ZONE OF WORK, OCCUPIED AREAS TO REMAIN.
 - D. EXISTING SUPPLY AND RETURN TRUNK DUCTS THAT ARE SHARED BETWEEN OCCUPIED AREAS AND ZONE OF WORK TO REMAIN TO PROVIDE CONDITIONING TO THE OCCUPIED AREAS.
 - E. NEW CU & DUCTLESS AHU's TO BE INSTALLED IN THE CURRENT ZONE OF WORK AS SHOWN ABOVE
 - F. EXISTING AHU AND DUCTWORK SERVING THE CURRENT ZONE OF WORK TO BE REMOVED ONCE NEW SYSTEM IS READY FOR PARTIAL START-UP
 - G. NEW SYSTEM SERVING THE CURRENT ZONE OF WORK TO BE STARTED UP AND OPERATING BEFORE MOVING TO NEXT ZONE OF WORK.
4. REFER TO PROJECT MANUAL FOR ADDITION DEMOLITION REQUIREMENTS AND THE ARCHITECTURAL DRAWINGS FOR ADDITION INFORMATION REGARDING PHASING OF THIS PROJECT.