



ADDENDUM 01 – QUESTIONS/RFI

Wolf Creek Library
3100 Enon Road SW
Atlanta GA 30331
12/06/12

ADDENDUM 01:

RFI Questions generated at and from the Pre-Bid Conference on 12/3/12.

Note: Revised Drawings are released with this addendum; ensure you are in receipt of the latest drawings.

Revised drawings include:

1. AE112
2. AE501
3. AE502
4. AE506
5. AE507
6. EK602

1. *Q: What is the project number for Fulton County?*

A: L008. Also indicated the project name "Wolf Creek" on all sealed envelope bids.

2. *Q: What is the threshold for the second tier?*

A: Threshold (Insurance coverage/limits) is disclosed in the OCIP Manual. Second Tier contractors have the same insurance threshold as that of the CM at Risk with the exception of Excess/Umbrella Liability. Tier subcontractors are required to provide limits of \$1M (per occurrence/aggregate).

3. *Q: Is there any general liability provided by the county for the third party?*

A: General Liability Coverage is provided under the OCIP for the activities of enrolled contractors, within the scope of their work, at the construction project/site.

4. *Q: Is there an insurance requirement for any fabrication of offsite work?*

A: Contractors are to maintain insurance coverage for any offsite work that is related to Wolf Creek Library. The Fulton County OCIP only covers work that is conducted on the physical jobsite, located at 3100 Enon Road SW.

5. *Q: Can you start work before enrolling in the insurance program?*

A: No.

6. *Q: Do contractors need to enroll in the insurance program before bidding?*

A: No.

7. *Q: What does wrap up insurance cover?*

A: The Fulton County OCIP provides General Liability and Excess/Umbrella Liability Insurance.

8. *Q: Is there any blasting for this project?*

A: No.



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9. *Q: Will pollution and builder's risk be provided by owner?*
A: Yes. Coverage will be provided by the Owner separate from the OCIP.
10. *Q: Please explain the workers comp form 2.2.*
A: This form will be eliminated. Updated forms will be included in the final version of the OCIP Manual.
11. *Q: What payroll information needs to be tracked by the contractors?*
A: If the contractor's General Liability and /or Umbrella Liability policies are based on payroll, they will need to track the amount of labor by GL classification code expended on this project. Total payroll by code will need to be reported to RRM/Willis (OCIP Administrator) when the contractor completes their work.
12. *Q: What impact will increase in payroll have on insurance premiums?*
A: Contractor's General Liability and/or Umbrella Liability OCIP insurance cost (premiums) will increase accordingly if the contractor's own practice policies has a Payroll exposure basis. If their practice policy premiums are based on anything other than Payroll (contract value, gross sales, etc.) their premium would not be affected by the increase in payroll (unless increase in payroll resulted from an increase in contract value).
13. *Q: Does change order impact premiums?*
A: If the Contractor's General Liability and/or Umbrella Liability practice policy premiums are based on contract value, gross sales, etc., a change order would affect the contractor's OCIP premium.
14. *Q: What are the hours of operation when it comes to all trades? Example, Concrete finishing.*
A: All work at the construction site shall be performed during regular business hours of the Fulton County government, except upon the County's or Program Manager's prior written consent to other work hours. It is further understood that the CM's construction schedule is based on a normal 40 hours, five day work week, less Fulton County-recognized holidays. CM work schedule shall not violate Fulton County Noise Ordinance by working hours inconsistent with the Fulton County Noise Ordinance. The County's current noise ordinance or other applicable ordinance shall govern.
15. *Q: Is there any safety guidance that will be provided by Hogan?*
A: Yes – Hogan has a Safety Program that all successful subcontractors will participate in.
16. *Q: Where are the water services when it relates to plumbing?*
A: All utilities will be tapped from Enon Road
17. *Q: Where do you find the scope of work for each trade?*
A: Scope of Work is defined by the Bid Documents: Drawings, Specs and Bid Packages.
18. *Q: When will Hogan begin reviewing the scope of work for each trade?*
A: Review will begin as soon as bids are received.
19. *Q: What is the GMP pricing?*
A: N/A – this is for the General Contractor.



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20. Q: *Is Hogan intending to have a no re-bid for any of the trades?*
A: **No.**
21. Q: *Do contractors turn in bids to Fulton County?*
A: **Yes.**
22. Q: *Is there any intention on having material changes after drawings are complete?*
A: **No.**
23. Q: *What is the duration of the project?*
A: **10 month construction schedule.**
24. Q: *Are there any methods in place for delay in schedule due to subcontractors' unavailability?*
A: **No – successful subcontractors will agree to provide the necessary labor to meet the Master Schedule.**
25. Q: *When will Hogan start the permit process?*
A: **Permit process is already underway.**
26. Q: *Does each trade need their own permit?*
A: **Yes – as needed.**
27. Q: *Who will be involved with testing and special material assessment?*
A: **The County has retained geotechnical, materials testing and special inspections under a separate contract.**
28. Q: *How has the project been funded?*
A: **The project is fully funded under a County bond program passed by voters in 2008.**
29. Q: *Will commissioning be handled by the County?*
A: **Commissioning is being handled by the architect, Leo A. Daly, with assistance by the appropriate contractors.**
30. Q: *As far as plumbing, is the sanitary line dropped inside or outside?*
A: **Inside the structure.**
31. Q: *For the foundation and slab, is reinforcement steel or wire mesh?*
A: **Wire Mesh only.**
32. Q: *Can lighting vendors participate separately in the bid or have access to electricians who are bidding the job?*
A: **Yes.**
33. Q: *What is First Source?*
A: **The First Source program is a way to locate a pool of employable persons who are residents of Fulton County that may be utilized to fill job openings that have been created as a result of winning a bid with Fulton County.**

34. Q: Do union contractor go through the union first or First Source?
A: If there is a Union agreement in place, we suggest going to the Union first.
35. Q: What are the thresholds for bonding?
A: Contracts in excess will be bonded. If bonding is not an option, joint-checking contractors and third parties may be an option.
36. Q: Is there a bid required for bonding?
A: No – however, please provide a bonding rate.
37. Q: Do the bidding schedules change if there are any addenda?
A: No.
38. Q: Can any trades use First Source?
A: Yes, any trade can utilize First Source to fill job openings.
39. Q: What are the fixture types for the cove lighting in the restrooms?
A: Please review updated schedule with the type M4 and M12 now shown EK602. (named for the respective sizes).
- Q: The retention pond that is shown on Sheet CD106 (Sd3-A) is in the way of the Sanitary Sewer as well as the UG retention pond. We believe that this pond is to remain active until the UG retention pond is fully operational - this would be impossible to achieve. Can this retention pond Sd3-A be moved?*
Recommendation: Move the retention pond Sd3-A to the south side of the proposed UG retention pond. This would clear the construction area for both the UG retention pond as well as the sanitary service.
A: The Sd3 location was selected as pre-excavation for the detention pipes. It is south of the proposed sanitary sewer. If the contractor would like to sequence this in a different manner, this is acceptable to us.
40. Q: Can you specify what reinforcing is needed in the Slab on Grade? There are references to rebar, wire mesh as well as fiber.
A: Use one layer of 6/6-w2.9xw2.9, fiber mesh is not required.
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Recommendation: Move the retention pond Sd3-A to the south side of the proposed UG retention pond. This would clear the construction area for both the UG retention pond as well as the sanitary service.
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42. Q: On sheet AE101, there are many walls that designated as type OF. This is a one-sided partition. Please verify that this is the type of partition you would like to have installed. Fore example, please review the walls that create room104-conference Room B as well as conf A-114, Storage-135, Storytime-124.

A: All walls will have gypsum on both sides except for wall furring along the CMU walls, column details and wall chases.

43. Q: 72" HDPE is not a product that exists- that is larger than what is currently manufactured.
A: CMP to be Aluminized Type 2 and be watertight, including joints (bands).
44. Q: The site doesn't balance on the latest revision- There is an approximate haul-off of 3000 CYDS. Can this material be wasted on site?
A: Flatten slopes, spread excess on site. Contractor to submit proposed waste areas and depths for review.
45. Q: In looking at the overall Limits of Disturbance (LOD), it does not appear we have enough room to excavate the required layback area to install the retaining wall in the service area. That wall is 15' in some areas, but the LOD only extends 8' from that wall.
A: Revise LOD to accommodate enough area to layback 20' for wall installation.
46. Q: Column sizes missing RB/R12, RB/R5, R10 & R11/line north of RA
A: Please review revised documents.
47. Q: W12-16 between column lines R11/R12 and RD/RB- is this an error or is the beam required
A: Please review revised documents.
48. Q: Heavy line which could be a beam-between lines R12/R13 & RD/RB and R1/R2 & RA/RB.
A: Please review revised documents.
49. Q: Are contractors to pick up the gutter? If so what type of material is it made out of?
A: Custom fabricated continuous roll formed gutter, galvanized steel coated Kynar paint finish
50. Q: Are there any supports required for the moveable partition?
A: Yes, the moveable partition will be supported from the ceiling. Steel channel support to be provided attached to structural steel angles anchored to the structure above.
51. Q: There is a cut 2/AS102 shown on AE102. That pace doesn't exist as far as I can tell.
A: Section cut will be deleted
52. Q: Are toilet partitions supports required?
A: Toilet partitions are braced to the ceiling. Refer to detail 1/AE112.
53. Q: Please clarify vanity supports and countertop supports
A: Steel supports under vanity and countertops. See attached revised millwork sheets AE506 & AE504. It will be officially submitted with the 95% documents.
54. Q: Angle shows up on details 7, 11, 12 & 14/AE501 & 9/E502 for the storefront support. Please clarify.
A: Revised sheet AE501 & AE502 attached. IT will be officially submitted with the 95% documents.

ADDENDUM #1 for Wolf Creek has been released. It is now available for your review/download. In addition, Bid Packages, Drawings and Specs will be available at the following locations:

1. Reprographic Centers: LDI, Action Blue
2. Online: Fulton County Bid Board, iSqFt, Blue Book
3. Planrooms: Reed Construction Data, McGraw/Hill – Dodge, AGC

The bid documents are on Hogan Constructions' FTP Site. Please follow the attached instructions to download these files.

In addition, listed below is the information to logon to our FTP site:

Website: <ftp://184.168.55.1>

USER: wolfcreeplib

PASSWORD: K2LVujYF *←Password is CASE SENSITIVE*

Please note the following Bid Submission dates:

1. **Bids due** on Monday, 12/**10**/12 @ 2PM: SITEWORK, STEEL, PLUMBING
2. **Bids due** on Tuesday, 12/**11**/12 @ 2PM: HVAC, ELECTRICAL

Please review the Bid Package for explicit instructions as to what is required to be submitted as well as instructions on how/where to submit your bids.