THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3883

ADDENDUM NO. 1

MARTIN LUTHER KING JR. COMMUNITY CENTER ROOF REPAIR / ITB 17-010

This addendum is issued as supplemental information to the bid package for clarification of certain matters of both a general and a technical nature. The referenced Invitation to Bid (ITB) package is hereby amended in accordance with the following items:

Below Number 1-4 are questions submitted in writing from a potential bidder with **responses in bold** as well as amended drawing sheets S-1, S-2 & P-1.

Dr. Martin Luther King Jr. Memorial Community Center – Roof renovation

Date: 10/17/16

Pre-Bid Request for Information:

1) In the "Artibus Design" Structural Evaluation report it discusses concrete repairs at different location throughout the building. Some photos in the report show photos in cracks in the parapets, cracks in cast-in-place concrete beams at grade level interior spaces, concrete and spalling of columns at grade level. The report "Conclusion and Recommendations" state "*Concrete spalling in the parapet masonry and rake beam shall be repaired per* **engineered details**"

Response: These ground level repairs are not part of the project scope.

a) The drawings do not address any repairs for the cracks in cast-in-place concrete beams at grade level interior spaces, concrete and spalling of columns at grade level. Are these repairs part of this contract? If yes, please provide details on how to repair and with what products?

Response: These ground level repairs are not part of the project scope.

b) The drawings do not have any "***engineered details"*** on how to repairs Concrete spalling in the parapet masonry and rake beams. Please provide if this part of this RFP.

Response: The parapet shall be replaced as shown and described on sheet S-2 of the construction drawings.

2) On sheet A-1 in the right-hand side of the page near symbol for section 2/A-2 it states: "*Repair any cracks in the parapet and rake beams as defined by the structural engineer.*" Please provide direction on the quantities of cracks that need some repairs. We cannot quantify the amount of repairs needed and therefore cannot price the repairs without details of the repairs, location and quantities. Please provide details and quantities so all parties bidding this project bids the same scope of work.

Response: The extent of parapet repair will not be known prior to bid award as much of it will be discovered when the parapet coping is removed. The contractor is to provide a unit price per linear foot for the parapet wall replacement in case damage is discovered to exceed the allotted approximate 40 linear feet.

3) On page 87 of the RFP under paragraph H. ADD/ALT item 1 it states to "Provide shop drawings by a Florida Registered Engineer, signed and sealed." Since the Solar Heating System has already been designed and adding another engineer to the design would just complicate the liability for the system. Is this requirement necessary?

Response: Shop drawings that are signed and sealed by Florida Registered Engineer are required for the Solar Heating System.

4) At the pre-bid meeting, it was observed that the existing parapet wall that will be demolished was 12" wide and new replacement wall is 8" wide according to drawings S-2. Please verify if this new all will still be built 8" wide? This will affect the roofer and the coping ect.

Response: The new parapet wall is to be the same width as the existing 12" wall. The contractor shall field verify CMU block sizes upon the demolition of parapet coping and roofing membrane and match existing if different from 12" wide block.

General Requirements:

1. Prior starting any work the Contractor shall review these plans and site conditions and notify the Engineer if any discrepancies are discovered.
2. The Engineer is not responsible for the supervision of the Contractor nor his employees during the construction. It is Contractor's responsibility to provide means and establish methods of the construction to meet requirements of all applicable codes, industry standards and requirements of these plans.
3. Quality of the work shall meet or exceed industry standard practices.
4. Any deviations from these plans shall be reviewed and approved by the Engineer.

Design Data:

1. Applicable Building Code: FBC Existing Building 5th Edition (2014)
2. Applicable Design Loads: per ASCI/SEI 7–10
   - Floor Live Load: N/A
   - Roof Live Load: 20 psf (300 lb conc.)
   - Basic Wind Speed: 180 MPH
   - Exposure: D
   - Structural Category: II

All pressures shown are based on ASD Design,
with a Load Factor of 0.6

Concrete

1. Applicable Code ACI 318 latest edition and ACI 301.
2. All concrete elements shall have a min. compressive strength of 4000 psi unless otherwise is shown on the plans. Water Cement ratio shall not exceed W/C=0.40.
3. All cast–in–place concrete shall be cured and protected from overdrying per ACI 305R–10 "Hot Weather Concreting".
4. All exposed edges shall have 1/2" chamfers.
5. No cold joints are allowed unless otherwise approved by the Engineer.
6. TESTING: All Field and Laboratory Testing shall be performed by the independent specialized company.
The contractor is responsible for all scheduling, coordination and cost of testing company.
Three (3) samples shall be taken and tested each time.
Minimum Sampling Frequency:
a) Each day of concreting for every concrete mix;
b) Every 50 cubic yards;
c) Every 2000 sq.ft. of slab area.

All testing shall be per latest ACI and ASTM requirements.
Laboratory shall supply three (3) original signed&sealed report results to the Engineer.

7. Cast–in–place and precast members erection tolerances shall be as specified in the table 8.2.2 or in section 8.3 of "PCI design handbook/sixth edition".

Reinforcement

1. All rebar shall be deformed carbon–steel ASTM A615/A615M–13 Grade 60 unless otherwise specified on the plans.
~~* ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 Grade 100 (MMFX2) as corrosion resistant alternative for all reinforcement.~~
2. All requirements for placement, cover, tolerances, etc. Shall be per ACI 318–11.
3. All hooks and bends shall be factory made unless field bends are approved by the Engineer.
4. Only PLASTIC CHAIRS and CENTRALIZERS shall be used for rebar support.

Concrete repairs:

1. Remove all loose and unsound concrete.
2. Expose all corroded rebar from all sides (1.5" around).
3. Clean all exposed rebar by mechanical means to near–white condition.
4. Pressure wash all concrete and reinforcement with potable water.
5. Prime existing reinforcement w/ "sika armatec 110 epocem" or approved equal. follow manufacturer instructions for surface preparation, application and curing.
6. All rebar with loss of section over 10% shall be duplicated with new rebar of equal size.
7. Minimum concrete cover shall be 2.0" unless otherwise is approved by the engineer.
8. Install sacrificial anodes "sika galvashield xp" (or approved equal) as shown on the diagrams.

9. For small patch repairs (depth up to 4", area up to 10 ft2) use "sikarepair 22" repair mortar. strictly follow manufacturer instructions for surface preparation, application and curing.

9A. For large repairs (full depth slab, beam or column repair/replacement) use 4000 psi concrete mix with w/c ratio 0.4 max. with high range plastesizer and rust inhibiting admixtures.

! Moist curing for minimum of 4 days is required. follow hot weather concreting guidelines.

11. The contractor is responsible for any shoring/reshoring and temporary supports of all structural elements during the repair and through the concrete curing period.

Structural Lumber

1. All wood members shall meet or exceed requirements specified in "ANSI/AF&PA National Design Specification (NDS) for Wood Construction" and all referenced standards.
2. All wood members shall be Souther Pine No2 or Greater kiln dried as specified in the Standards, unless otherwise specified.
3. All wood members exposed to exterior, in direct contact with concrete or steel shall be Pressure–Treated (PT) UC3B grade per AWPA Standards.
4. All field cuts in pt lumber shall treated on site.
5. Nailing shall be in accordance with FBC 2014. Nails and other fasteners for PT wood shall be Stainless Steel or ACQ Approved treated.
6. Sheathing shall be 19/32" CDX Plywood Sheathing Grade, unless otherwise is specified on the plans. Use 10d ring–shank nails with spacing of 4" o.c. on all edges and 6" o.c. in the field.

Hardware

1. Hardware shall be 316 Stainless Steel or better or HDG galvanized for non exposed Simpson products, unless otherwise specified.
2. All connectors shall have stainless steel screws and fasteners or ACQ Approved treated (for not exposed locations).

Reinforced Masonry (CMU)

1. All Masonry shall be reinforced concrete masonry unit in accordance with the latest eddition of ACI 530/ASCE 5/TMS 402.
2. Install all blocks in running bond.
3. Minimum masonry block (ASTM C90) strength shall (F'm) be 2000 psi.
4. Type "S" mortar (ASTM C270) shall be used using 3/8" full bedding reinforced w/ 9 gage galvanized ladder wire every 2nd row.
5. Filled cells shall be reinforced with #5 rebar @ 24" o.c. (unless otherwise is specified on the plans).
6. Grout shall be pea rock pump mix (ASTM C476) with a minimum compressive strength of 4000 psi (28 day) (ASTM C1019). Targeted slump shall be 8"–11".
7. Each grouted cell shall have cleanout openings at the bottom. There shall be no loose mortar or other debris in the bottom of the cell. Use blast pressure washing for surface preparation.

STRUCTURAL STEEL

1. Structural steel components shall be as described in "Specifications for Structural Steel Buildings" AISC 2005 or later eddition.
2. HSS shapes (structural tubing) shall be ASTM A500 (Fy=46 ksi).
3. Steel plates, flanges and miscelenious elements shall be ASTM A36 (Fy=36 ksi) unless noted otherwise on the plans.
4. W–shapes, C–shapes and other formed steel shall be ASTM A992 (Fy=50 ksi).
5. All welding shall be in conformance with the latest specifications AWS D1.1/D1.1M:2010, Structural Welding Code – Steel.
6. Bolts: Hot Dip Galvanized. A325N, A563DH hex nuts, F436 washers.
7. Anchor bolts: Hot Dip Galvanized. A307 grade A, A563DH hex nuts, F844 washers.

STRUCTURAL STEEL COATING:

1. All surfaces shall be abrasive blast cleaned to near–white metal (per SSPC–SP10)

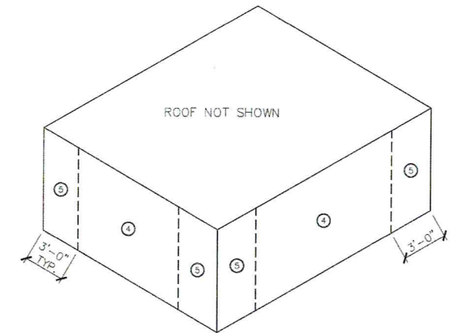
Exposed Steel:

2. All elements shall be galvanized after manufacturing (all cutting, drilling and welding). Galvanization shall be in accordance with ASTM A123 with coating grade of 75 or better.

ALUMINUM COMPONENTS

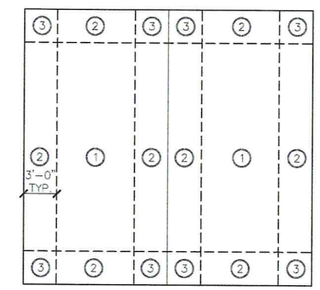
1. Type 6061–T6 aluminum.
2. MIG welded all joints w/ continuous 1/8" weld. Use 5356 filler wire alloy.
3. All aluminum in contact with concrete, pt wood, dissimilar metals and other corrosive materials shall coated with coal–tar epoxy or protected by other Engineer approved method.

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER
OCT 13 2016



WALLS WIND PRESSURES DIAGRAM

SCALE: NTS



ROOF WIND PRESSURES DIAGRAM

SCALE: NTS

Enclosed – Building					
Wind Pressure on Components and Cladding (Ch 30 Part 1)					
Description	Width, ft	Span, ft	Area, ft2	Max P, PSF	Min P, PSF
Zone 1	1	1	1	+22.4	–55.0
Zone 2	1	1	1	+22.4	–92.2
Zone 3	1	1	1	+22.4	–138.8
Zone 4	1	1	1	N/A	N/A
Zone 5	1	1	1	N/A	N/A
Solar Heater	4.0	10.5	42	+19.5	–52.1

All pressures shown are based on ASD Design,
with a Load Factor of 0.6

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

Artibus Design
3706 N. Roosevelt Blvd
Suite I-208
Key West, FL 33040
(305) 304-5012
www.ArtibusDesign.com
CA # 30835

MLK ROOF
304 CATHERINE ST.
KEY WEST, FL.

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE

DATE

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE
06-29-2016 50% SET
07-29-2016 HARC
08-11-2016 100% SET
08-17-2016 BID SET
10-15-2016 ADDENDUM #1

REVISIONS

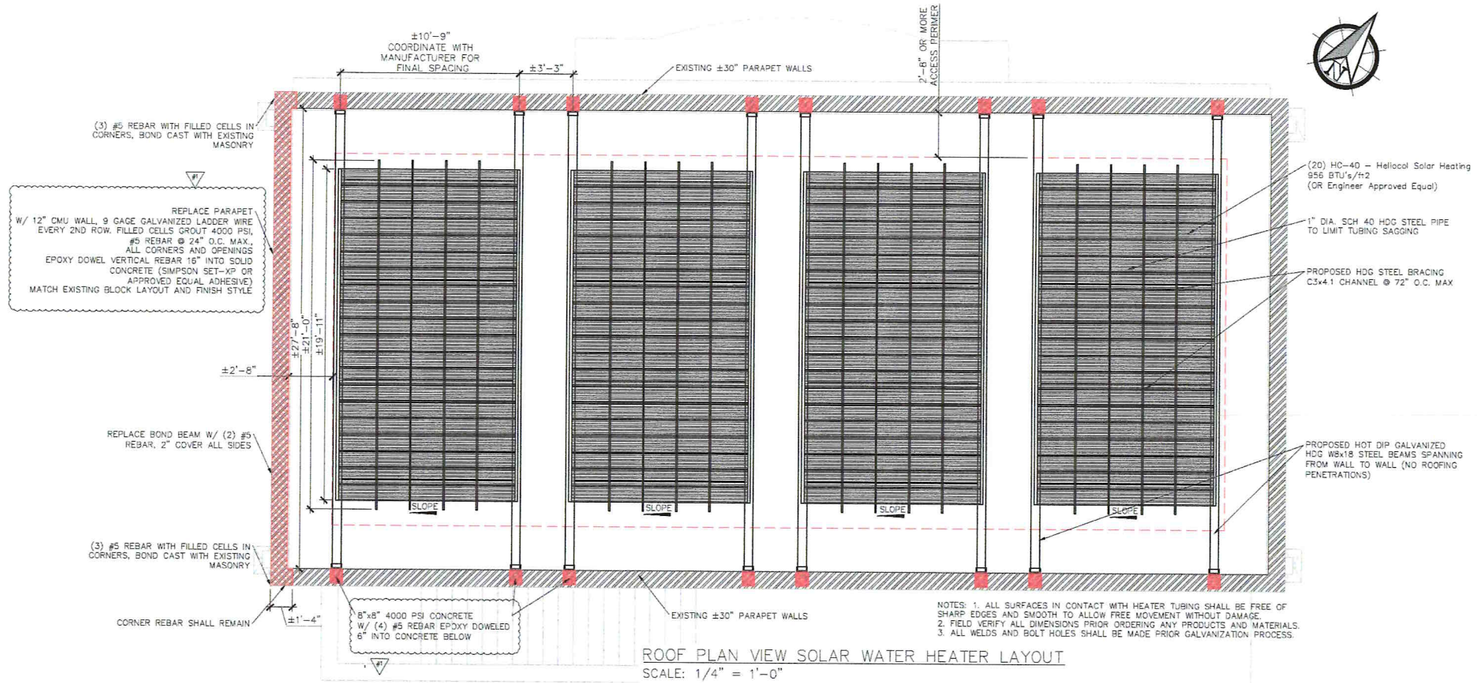
DRAWN BY
SAM

PROJECT NUMBER
1601

S-1

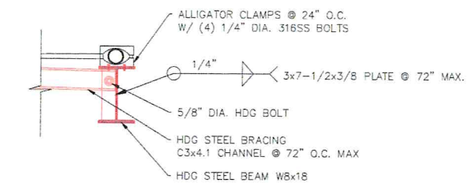
DR. MARTIN LUTHER KING JR. MEMORIAL COMMUNITY CENTER - ROOF RENOVATION

304 CATHERINE STREET
KEY WEST, FLORIDA

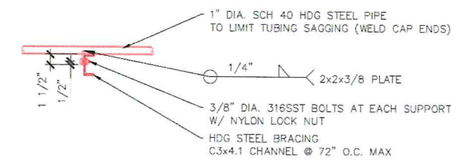


NOTES: 1. ALL SURFACES IN CONTACT WITH HEATER TUBING SHALL BE FREE OF SHARP EDGES AND SMOOTH TO ALLOW FREE MOVEMENT WITHOUT DAMAGE.
2. FIELD VERIFY ALL DIMENSIONS PRIOR ORDERING ANY PRODUCTS AND MATERIALS.
3. ALL WELDS AND BOLT HOLES SHALL BE MADE PRIOR GALVANIZATION PROCESS.

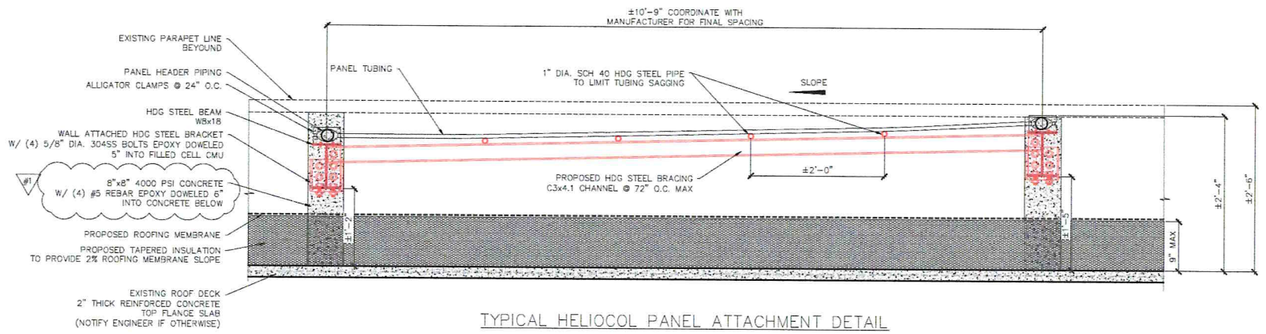
ROOF PLAN VIEW SOLAR WATER HEATER LAYOUT
SCALE: 1/4" = 1'-0"



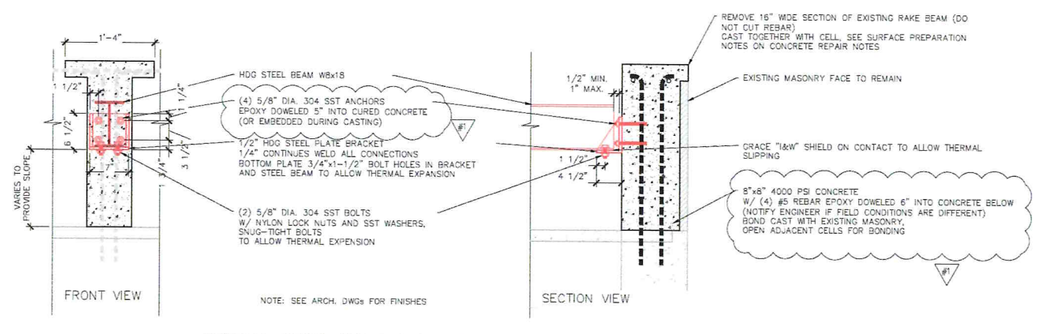
TYPICAL BRACING CONNECTION DETAIL
SCALE: NTS



TYPICAL SUPPORT PIPE TO BRACE CONNECTION
SCALE: NTS



TYPICAL HELIOCOL PANEL ATTACHMENT DETAIL
SCALE: 1" = 1'-0"



TYPICAL STEEL BEAM SUPPORT DETAIL
SCALE: 1" = 1'-0"

WILLIAM P. HORN ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

Artibus Design
3706 N. Roosevelt Blvd
Suite I-206
Key West, FL 33040
(305) 304-5512
www.ArtibusDesign.com
CA # 30835

MLK ROOF
304 CATHERINE ST.
KEY WEST, FL.

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE
DATE
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE
06-29-2016 50% SET
07-29-2016 HARC
08-11-2016 100% SET
08-17-2016 BID SET
10-15-2016 ADDENDUM #1

REVISIONS

DRAWN BY
SAM

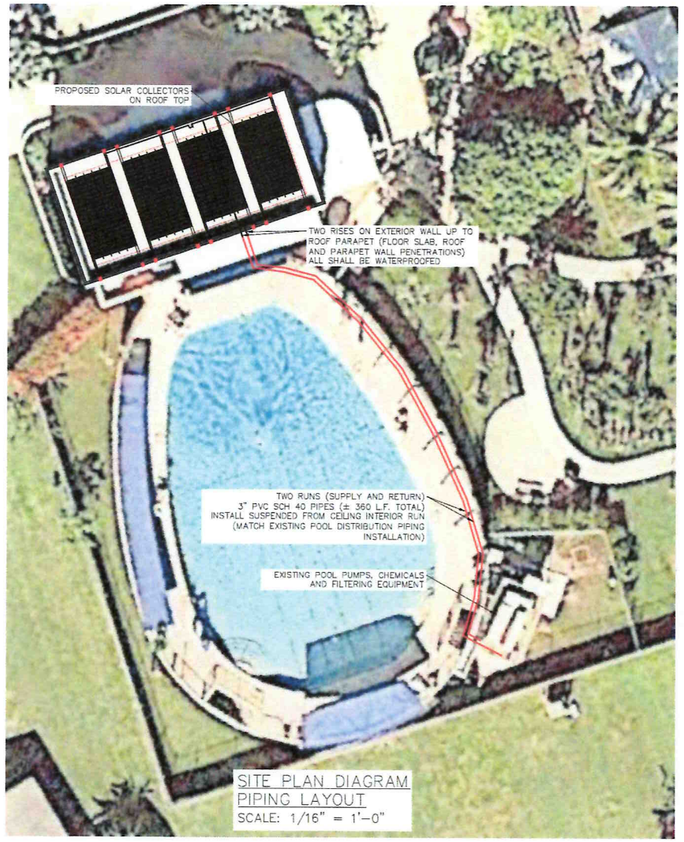
PROJECT NUMBER
1601

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER
OCT 11 2016

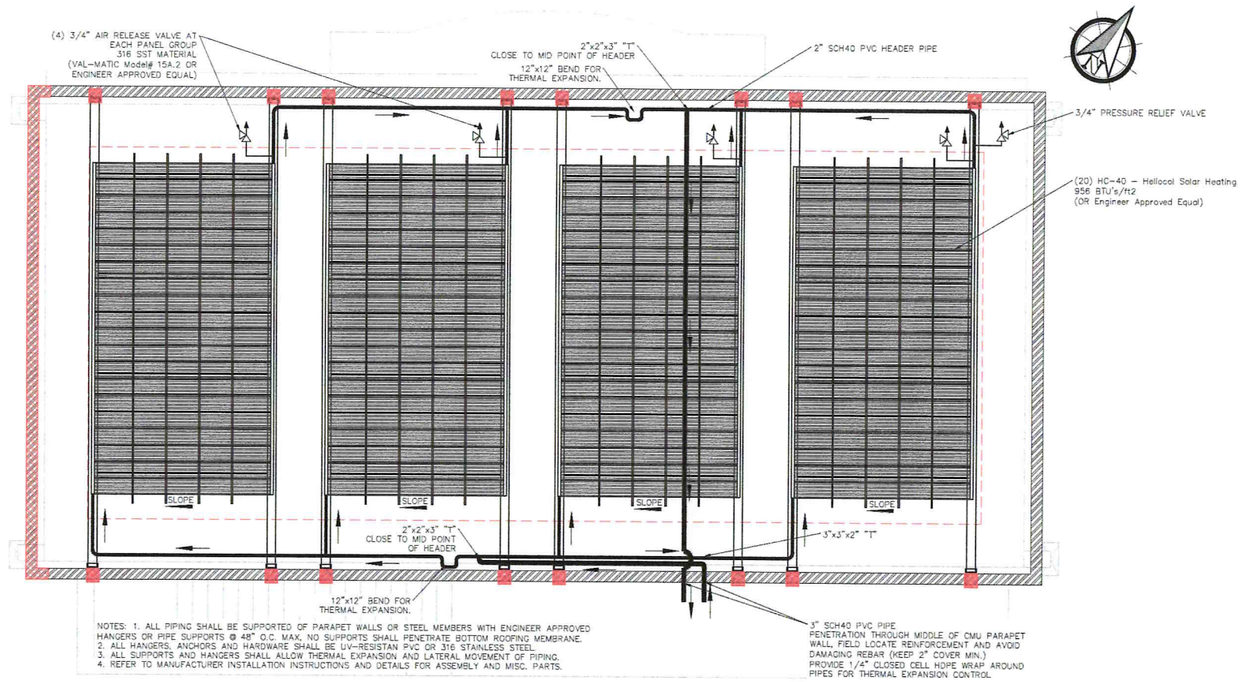
S-2

DR. MARTIN LUTHER KING JR. MEMORIAL COMMUNITY CENTER - ROOF RENOVATION

304 CATHERINE STREET
KEY WEST, FLORIDA



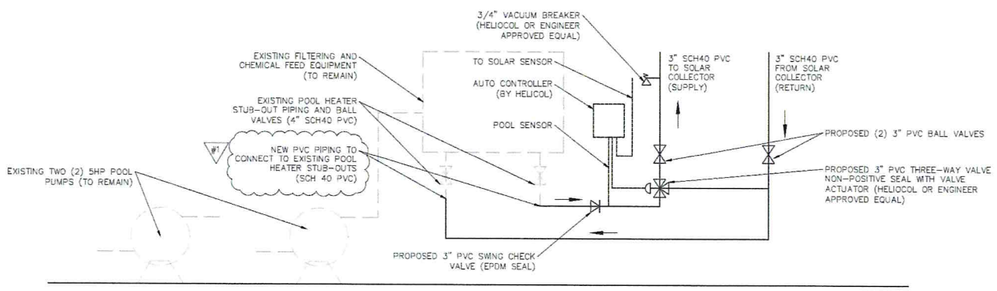
SITE PLAN DIAGRAM
PIPING LAYOUT
SCALE: 1/16" = 1'-0"



NOTES: 1. ALL PIPING SHALL BE SUPPORTED OF PARAPET WALLS OR STEEL MEMBERS WITH ENGINEER APPROVED HANGERS OR PIPE SUPPORTS @ 48" O.C. MAX. NO SUPPORTS SHALL PENETRATE BOTTOM ROOFING MEMBRANE.
2. ALL HANGERS, ANCHORS AND HARDWARE SHALL BE UV-RESISTAN PVC OR 316 STAINLESS STEEL.
3. ALL SUPPORTS AND HANGERS SHALL ALLOW THERMAL EXPANSION AND LATERAL MOVEMENT OF PIPING.
4. REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS AND DETAILS FOR ASSEMBLY AND MISC. PARTS.

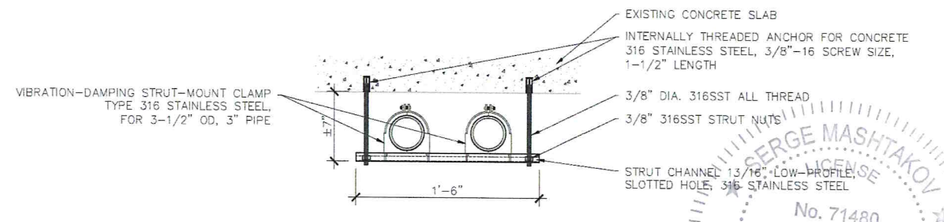
ROOF PLAN VIEW – PIPING LAYOUT
SCALE: 1/4" = 1'-0"

SOLAR PIPING NOTES:
1. ALL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH FBC 5TH EDITION (2014) PLUMBING AND LOCAL STANDARDS.
2. ALL PIPING SHALL BE SCH 40 PVC.
3. CONTRACTORS SCOPE OF WORK INCLUDES ALL MATERIALS, VALVES, FITTINGS, VENTS ETC. REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. SYSTEM STARTUP, TESTING AND BALANCING SHALL BE INCLUDED IN THE SCOPE.
4. ALL FIXTURES SHALL BE APPROVED BY OWNER PRIOR PURCHASING AND INSTALLATION.
5. WATER HEATER SHALL BE INSTALLED WITH ALL NECESSARY VACUUM BREAKERS AND PRESSURE RELIEVE VALVES AS RECOMMENDED BY THE MANUFACTURER.
6. INSTALLATION DETAILS AND HARDWARE SHALL BE COORDINATED WITH THE FINAL APPROVED SHOP DRAWINGS OF THE COLLECTOR PANEL.
7. INSTALLATION OF THE SYSTEM SHALL BE BY THE QUALIFIED LICENSED SOLAR CONTRACTOR EXPERIENCED IN INSTALLATION OF SIMILAR SYSTEMS.
8. INSTALLED SYSTEM SHALL BE TESTED TO 50 PSI FOR 2 HOURS AFTER 15 MIN. STABILIZATION WITH NO ALLOWABLE LOSS OF PRESSURE AND LEAKS.



NOTE: ALL PIPING IS SHOWN DIAGRAMMATICALLY. THE CONTRACTOR IS RESPONSIBLE FOR ON SITE VERIFICATION OF ALL EXISTING CONDITIONS BEFORE BID.

PIPING RISER DIAGRAM
SCALE: NTS



NOTES: 1. HANGER SPACING SHALL NOT EXCEED 6FT AND SHALL BE INSTALLED ON ALL CHANGES OF DIRECTIONS.

TYPICAL PIPE HANGER DETAIL
SCALE: NTS

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

Artibus Design
3706 N. Roosevelt Blvd
Suite I-208
Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30835

MLK ROOF
304 CATHERINE ST.
KEY WEST, FL.

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE

DATE

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE
06-29-2016 50% SET
07-29-2016 HARC
08-11-2016 100% SET
08-17-2016 BID SET
10-15-2016 ADDENDUM #1

REVISIONS

DRAWN BY
SAM

PROJECT NUMBER
1601

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER
OCTOBER 2016

P-1

DR. MARTIN LUTHER KING JR. MEMORIAL COMMUNITY CENTER - ROOF RENOVATION

304 CATHERINE STREET
KEY WEST, FLORIDA

All Bidders shall acknowledge receipt and acceptance of this Addendum No. 1 with Attachment by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.

_____ _____

Signature Name of Business