

DATE: January 23, 2019

SUBJECT: **Addendum No. 1**
The Barbeque Center
Dining Addition

FROM: Ramsay Burgin Smith Architects, Inc.
225 North Main Street - Suite 501
Salisbury, NC 28144

General: Information contained in this Addendum and changes directed in Drawings and/or Project Manual supersede said Documents and become part of the Contract. Receipt of this addendum must be acknowledged on the bid "Form of Proposal".

The bid date is Tuesday, January 29, 2019 at 3pm. Drop bids off on or before 3pm at the restaurant located at 900 North Main Street, Lexington NC 27292.

The Meeting Minutes resulting from the Pre-Bid Conference held on JANUARY 16, 2019 are attached. Information contained within shall be considered part of this addendum.

All Contractors, General and subcontractors should review all Addenda Items for work that pertains to or affects their trade.

BIDDING REQUIREMENTS:

ITEM #01: Reference Invitation to Bid; Bid Form of Proposal; Specification Section 01030 – Alternates:

A Performance and Payment Bond will not be required for this project as part of the base bid. All references to Alternate #1 shall indicate ADDING Performance and Payment Bonds to the cost of the project if the Owner takes the Alternate. NO MBE documents are required. Provide a 5% bid bond with GC Form of Proposal.

ARCHITECTURAL SPECIFICATIONS:

ITEM #02: Reference Specification Section 08410 – Aluminum Entrances and Storefronts:

In addition to those already listed, and **subject to compliance with specified requirements**, aluminum storefront systems by the following may be used for this project:

Tubelite, Inc.

ARCHITECTURAL DRAWINGS:

ITEM #03: Reference Drawing Sheet 1/A1.1 DEMO FLOOR PLAN.

In the existing toilet area, including a lavatory area and two WC Closets, there exists 3 (not 1) floor drains and their sewer piping and vertical vents that that must be removed and capped off prior to pouring the floor at the new higher finish floor. All remnants of the old piping and vent line must be sealed off. See also Plumbing Addenda Item that addresses this same issue. Note that the existing toilets cannot be disabled until the new toilets are complete and accepted.

ITEM #04: Reference Drawing Sheets A1.2 –NEW FLOOR PLAN & ROOM FINISH SCHEDULE

In Dining Rooms 102 and 104, a wainscot chair rail consisting of a painted 1 x6 finish trim board and an overlaid and centered 1 x2 finish trim board will be installed on all four sides of each Dining room. Building Section 2/A3.1 shows this on the walls. Note that blocking will be required in the metal wall framing to receive the chair rail. The height of the chair rail will be determined in the field in consultation with the Owner to keep tables and chairs from beating up the wall.

ITEM #05: Reference Drawing Sheet A1.2 – New Floor Plan 1/A1.2.

The existing concrete HC ramp that extends out from the existing exterior kitchen door requires an HC railing on both sides of the ramp. The inner side railing against the Freezer/Cooler has to be interrupted for the new

construction. Extend the inner railing to a point 1'-0" past the ramp end with new single pipe railing mounted to the new brick wall.

ITEM #06: Reference 1/A3.1 – EXISTING/NEW ROOF PLAN:

- A. The existing metal canopy roof that remains after one bay is removed will be coated with a "Henry" acrylic white elastomeric roof coating. See specs for the product that will be applied per the Henry product manufacturer's instructions.
- B. The existing center gutter running down the center of the canopy will be lined with adhered TPO roofing membrane to waterproof that vessel.
- C. The notes at the two Emergency Scuppers indicate that they are located 2" above the roof surface. Revise this note to read 8" above the roof surface such that the water overflow exits over top of the shingled roof overhang for full maintenance view should the primary piped scupper be blocked.
- D. Along the new roof edge where the new toilet construction meets the Freezer/Cooler unit, the drawings show 2 circles in the low roof parapet wall that is noted as Ex. PVC piping extended thru the new wall. Eliminate this note. The PVC vent pipes are revised to be horizontally extended out the new foundation wall rather than be extended up thru the new wall to the roof. See also Item #8.

ITEM #07: Reference Drawing sheet A1.3 – Roofing Notes.

TPO Roofing note shall be revised to read **60 mil** reinforced white TPO.

ITEM #08: Reference Drawing Sheet 2/A.1 Left Side Elevation 2/A2.1

The noted "Existing Air Vents" shall be connected together and extended under the new construction foundation, venting to daylight terminating out the exterior wall by the ramp rather than extending upward thru the new wall. The existing bollard on the ramp is also removed.

ITEM #09: Reference Drawing Sheet A2.2 – Rear Elevation.

Note the approximate location of the Freezer/Cooler PVC vent termination in the foundation of the left side of the new construction brick wall (small circle symbol under the note about New HC Rail)

ITEM #10: Reference Drawing Sheets A2.2 – DOOR SCHEDULE:

The Door Schedule entry for Door 103 is incorrect. Revise as follows:

103 Airlock 3'-0" x 6'-8" x 1-3/4" Dr. Type ALU-2 Frame type Alum. Stft Head & Jamb Det. 10/A4.1 with Panic Exit Device.

ITEM #11: Reference Drawing Sheets A4.1:

Reference Wall Section 1/A4.1: "Circle" Symbols on the doors are labeled with an "X" should call out door numbers. The left Aluminum **Storefront door is Door #103**. The right door into the **Private Dining Room is Door #104A**.

Reference 8/A4.1 ALUMINUM STOREFRONT Elevations: The middle storefront elevation is shown with the wrong door number label. That is **Door Number 103**

ITEM #12: Reference Drawing sheet A4.2 – 6/A4.2 Electric Cabinet Elevation..

Cabinet Clarification: The cabinet shown in this ramp section is actually only about 8" wide. The drawings show storage doors in the cabinet, however no doors will be required due to the minimal use that an 8" wide cabinet will allow. Cabinet will be constructed of a painted finish cabinet grade plywood face for the HC rail to attach to and be capped with a 1 x finish board top that matches and aligns with the half wall shown on the right side of the drawing. The tile cove base will be installed over the cabinet base.

The 84" roller shade located above the electrical panels has been omitted. If we decide to cover the electrical panels during construction we will ask for a quote at that time.

STRUCTURAL DRAWINGS:

ITEM #13: Reference Sheet S1: - Under General Notes: Light Gage Steel: Design Loads.

ADD the following Note under the Live Loads:

Roof Ponding loads:

New light gauge roof joists adjacent to parapets shall be designed to resist a maximum water ponding live load of 40 pounds per square foot, tapering up the roof slope to a minimum of 20 pounds per square foot.

Note that sealed NC licenced Engineering shop drawings are required for structural light gage metal framing indicating member sizes and connections.

PLUMBING DRAWINGS:

ITEM #14: Reference Drawing Sheet P1.1:

- A. See plumbing existing floor plan in Office Room 105. The plumbing plans show the demolition of a lavatory sink, one floor drain, and two water closets and demolishing and capping their existing water and sewer piping. Note that there is also existing floor drains to be demolished in each existing water closet room, as well as the one shown in front of the lavatory sink. It is imperative to remove and cap all plumbing piping in the floors, walls, and roof to ensure that no old toilet room smells remain when that area is turned into Cecil Conrad's office.
- B. See the Note #25 associated with raising the existing water heater to the new finish floor elevation. The Health inspector in Davidson County is requiring that the existing Water Heater be raised on a steel support stand high enough for the floor to be cleaned under the water heater.
- C. The Inspector is also requiring the interior hose bibs to have backflow preventors. Please provide hose bibs with that feature.

ATTACHMENTS:

Pre-bid Conference Meeting Minutes (3 pages) (available for download on RBSA website)

Addendum = 3 pages

END OF ADDENDUM No. 1

PRE-BID CONFERENCE MINUTES

THE BARBEQUE CENTER, Lexington N.C.

January 16, 2019

Introduction:

Attending:

Design Team: Donna Smith AIA, Liz Zeibel, PE, David Smith, PE

Owner: Cecil Conrad

Contractors: Rickey Crotts, Triangle Construction, Lexington
Paul Watson, Dreambuilt Construction, Clemmons
Kevin May, SALCOA, Salisbury, NC
Terry Clendenin, Southern Services of Lexington, NC
Wayne Johnson, Johnson Electric, Lexington, NC

Project Description:

This project started with the need to update the existing restrooms and evolved also into a dining room addition. This project adds 1,244 s.f. and renovates 237 s.f. The construction is fairly simple, but the hard part of this project is keeping The BBQ Center in business during renovation. The existing restrooms have to stay functioning until the new ones are ready, the AC condenser units require a temporary new location, the water supply and commercial water heater must be maintained within the building pad, the carbonated drink machine and system has to be moved and maintained. There will be a tour after this session to show you these things. The good news is that Cecil's kitchen and Pits are not in the cross hairs of renovations, so if you keep him in gas, water, and power, he is good to operate. Think a "little bit of Sunday work" to make that happen in the beginning and end phases of the project. Normal hours of operation for the restaurant are 6AM to 9 PM Mon – Sat. Someone is there by 5AM.

The new construction is located on the take out canopy side of the building and at the rear of the restaurant. The first bay of the canopy will be sacrificed for the new dining room areas. Its floor level will be 1'-6 ½" lower than the main floor such that a Handicap ramp system can allow accessible passage into the building. The rear addition will be built at the same level as the rest of the restaurant and will contain the new restrooms and fountain drink system room. After the new restrooms are completed, the old restrooms will be reconverted into Cecil's office.

The metal canopy, when a bay is removed, will still tuck under the new roof overhang and the top of the remaining canopy roof deck will have a new Henry roof coating installed on it. It is Cecil's intent to have all the storm water downspouts off the new building piped underground over to the grassed area to eliminate freezing water at the building parking lots and entrances.

Since there isn't any space on the site for equipment and material storage, and the parking situation is already bad at peak lunch and dinner times, The BBQ Center owns an adjacent lot across Old Greensboro Road that materials can be stored.

Project Duration: 6 Months – Owner would definitely like it completed sooner if possible.

Bid date: Drop bids off at the restaurant on January 29th before 3PM. Your bids will be opened privately. We will let you know the results. Plans and specs are on our website www.rbsarch.com If you have questions about the work, please don't hesitate to call or email the office for clarification. 704-633-3121 or donna@rbsarch.com or liz@rbsarch.com . We will send out minutes of this meeting and issue any addenda necessary to clarify the work before the bid date.

Bids need to be accompanied with a bid bond or check for 5% of the base bid amount. The checks will be returned uncashed to bidders after the award and signing of the contract. Bids must be good for 45 days.
No MBE Documentation req'd.

Alternates: One Alternate requested for the cost of adding a Performance and Payment Bond to the cost of the work. This may be left blank if bonding isn't obtainable.

Allowances to be included in the Base Bid Quote: See spec Section 01020 for \$22,000 plus the cost of 20 cubic yards of undercut and fill dirt quoted at G.C.'s unit price cost.

The Owner is handling some portions of the work himself: What you do not need to price is the installation of the security camera system; the fountain drink room and carbonation system; the Data/Internet/TV cabling though there are some preparations for those in the electrical work; and the asphalt paving repair necessitated by the opening of the footprint of the building or utility line and storm line trenches. GC's must compact the trench soils up to the stone base level, then Cecil will have Everhart Paving make the asphalt patching and repairs.

Requirements that need to be priced into the work:

Taxes, Permits, Fees, utility relocation costs associated with the work.

An underground utility locator service to mark buried utilities in the back of the building.

Schedule and work with a soil testing agency. (testing costs to be paid from the testing allowance)

Coordinate the relocation of above and below ground utilities with subcontractors and City of Lexington Utilities. Provide temporary utility routing (gas and water) if necessary to keep the restaurant operating

Keep any outside openings that are created totally protected temporarily from the weather, wind, moisture, heat or cooling escape. This includes exposed attic areas when the roof overhang is removed.

Have the supplier/installer of the Structural metal stud supplier provide NC licensed Engineer to seal the metal stud design and connections and provide shop drawings.

Keep all exits open for evacuation if ever needed.

Keep the existing toilets in full time working operation.

Identify the electrical circuits with their powered component throughout the existing building and cleaning up/re-label/ rearrange all the panels of abandoned electrical work. Paint the panels and panel wall that are left in the ramp corridor.

Find/Match the existing red textured brick. The existing is a Cunningham brick and they are out of business.

Find Matching the roof shingles.

Delay making construction openings into the restaurant as long as possible or practical. Work with Cecil Conrad to maintain building security.

Know that the framing of the men's toilet exterior wall that goes up against the existing outdoor cooler wall will have to be put up as a sheathed and insulated panel due to only 3-4" of clearance between the freezer panel and the exterior of the new wall. Think Amish barn style building.

Need a good plan to raise the existing water heater up to its new floor level so the new floor can be poured underneath it and tile can be installed under the water heater...all while keeping it in operations.

Explained the plans: Floor plans of the existing building and the new plan layout were discussed.

Answer to Contractor Questions:

Architect will submit plans for approval to the Lexington Inspection Dept. and the County Health Dept. on Thursday.

Contractors may suggest a Testing firm they have worked with. The architect has had good working relationship with Kessel Engineering out of Mooresville headed up by Ron Anderson. Testing Agency usage will be paid in the contract with the Testing Allowance of \$4,000.

There are no firewalls, sprinklers, or fire alarm systems in the work.

Gave a tour of the interior and exterior of existing building components that are affected.

Showed the contractors the water heater that must be raised. Explained that the ducts seen over the water heater have been abandoned and won't be in the way of raising the unit. The associated drains will be raised to flush with the new floor level.

Noted the roof overhangs and metal canopy bay to be removed to allow for the new construction.

Discussed the PVC piping under the freezer/cooler unit that must be extended to the exterior of the building and concrete ramp.

Noted the existing gas meters and piping, HVAC condensing units, drink dispensing system, that must be relocated prior to construction.

Owner's Comments:

Cecil Conrad's Cell Phone number is 336-239-5194 in case you need him to open any locked areas of the restaurant. Morning hours are better for him.

Cecil would like G.C.'s to contact as many local subcontractors as possible. He suggested E.E. Wilson Floorcovering (Patrick Allred) on Highway 8, Triad Masonry (David Troutman) on Talbert Blvd. Also The Glass Shop, (Danny Collins) on Bowers Rd. They can access our plans online 24/7. www.rbsarch.com .

Cecil said that it may be possible with notice to close the restaurant for a few hours in the mornings on occasion. He will not be running the normal curb service out the canopy door when construction is in full swing.

Recent new shingle roofing was by Padon Roofing in Lexington.

Meeting Adjourned.

NOTE: These minutes are incorporated into the contract documents of the project.

