

**MMXVII LAND COMPANY, LLC**  
1500 East 27<sup>th</sup> Terrace  
Pittsburg, Kansas 66762

NEW RETAIL SALES & STORAGE FACILITY  
8421 Williamsport Pike  
Falling Waters, West Virginia 26726

**ADDENDUM NO. 1**  
November 17, 2017

**DISTRIBUTION:** Owner, All Prime Bidders, Design Team Engineers

The following are clarifications and minor revisions resultant from inquiries from prime bidders to the Architect. This correspondence shall hereby become a part of the Contract Documents and designated as ADDENDUM NO. 1.

Contractors submitting bids shall verify receipt of this document on the Bid Proposal Form. Failure to do so may subject bidder to disqualification.

**\*\*\*\*\*PLEASE NOTE REVISED DUE DATE & TIME\*\*\*\*\***  
**BID DUE DATE & TIME: Wednesday, November 29, 2017 @ 11:00 A.M.**

**SITE WORK:**

1. Drains at dock are to be as shown on site drawing 3 of 5 – Site Plan. Disregard trench drain shown on S1.0 and S2.1
2. Water Service - BERKELEY COUNTY PUBLIC SERVICE WATER DISTRICT, 251 Caperton Boulevard, Martinsburg, WV 25403 (Telephone 304-267-4600).
3. All other SITE WORK questions – Please see responses from P.C. DiMagno attached.

**INSTRUCTIONS TO BIDDERS:**

1. Reference: Request for procedure for “Substitution” of material specified. Please refer to ‘INSTRUCTIONS TO BIDDERS’ Page B-2 Paragraph noted “SUBSTITUTIONS”
2. Contractor shall provide all Energy Code calculations as required for permitting upon their final Owner accepted proposal defining insulation, HVAC, and electrical.
3. KNOX Box will be required and will be located as directed by local Fire Department and/or Fire Marshal.

**MASONRY:**

1. CMU foundation - Exterior surface to receive one application of gray THOROSEAL foundation coating.
2. CMU Foundation Design – Delete double CMU design shown on detail 3-A3 and refer to structural Detail A-S2.1 which shows 8” CMU. Install 2” perimeter insulation vertical and horizontal similar to Detail 1-A3

### METALS:

1. Pipe Rail – 1-1/2” steel two line 42” high with posts at maximum 5’-0” o.c. Sets posts in concrete wall with Quickset cement. Railings to be shop primed with rust inhibitive primer and field painted.

### CARPENTRY & FRAMING:

1. Ceiling/Deck Construction over office 02, Women 04, Men 05, and Sprinkler 03. Ref. Specification upper right drawing A1.1.
2. Electrical panel backboard – 3/4” plywood painted.

### DOORS & WINDOWS:

1. Detail 1 on A3.1 is an 8’ x 8’ Overhead Door
2. OVERHEAD DOORS – CHI - 3216 or equal:  
Exterior skin 26 gauge galvanized prefinished  
Interior skin 27 gauge galvanized white primer  
Thickness 2” insulated R15 minimum  
Track 2”  
Security Grilles to be provided on exterior of O1A and O1B as shown on plan and elevation  
Operation – Chain Hoist  
Plated steel slide lock – No cylinder
3. ROLL-UP DOORS – CHI - Series 6000 or equal  
Curtain slate 22 gauge insulated  
Hood 24 gauge  
Prefinished baked-on polyester finish coat  
Operation – Chain Hoist  
Plated steel slide lock – No cylinder
4. 4x8 roll-up doors west wall Only – Disregard 4’x8’ Vertical Lift. NOTE: On 1.A3.1 and change to read 8x8 Vertical Lift Overhead Door
5. Aluminum storefront Design – 4-1/2” center glazing with 1” clear insulating Low E glass.  
Manufacturer – KAWNEER Tri-Fab VG451  
Finish – Clear Anodized
6. Interior doors – Solid particle core factory finished birch veneer
7. Aluminum Sliding Entrance:  
Manufacturer – STANLEY Access Technologies, LLC – Design B Parting Narrow Stile  
Finish – Clear Anodized  
Glazing – 5/8” Insulating  
Emergency Break Out - Both doors
8. Hardware – See hardware set schedule A1.1
9. Security Grille at 01A and 01B to be concealed head mount.

### FINISHES:

1. Painting - PPG or Equal

SPECIALTIES:

1. Bath accessories – See bath accessory key – Drawing A0.1
2. Add toilet entry signage per code
3. Provide Sprinkler Room signage and Fire Department signage as required.

EQUIPMENT:

1. Checkout Units and Racking Not In Contract (NIC) Coordination by General Contractor

SPECIAL CONSTRUCTION – PRE-ENGINEERED METAL BUILDING:

1. Metal Siding – reference American Buildings :  
Type 1 – Long Span III      Color #1  
Type 2 – “V” Rib              Color #2  
Finish for Both KYNAR 500, Submit Sample and Color Chips
2. Pre-engineered Metal Building framing is to be factory prime painted only – Color Gray
3. Framing at Entry 01A:  
Design Intent – Structural framing by Pre-Engineered Metal Building supplier including columns within Pre-engineered Metal Building framing - Addendum Item 0W-5.  
Ceiling/Soffit framing to receive flat prefinished metal soffit facade.
4. Insulation above recessed Entry to be by Pre-engineering Metal Building supplier and will match “R” value for walls – R-19.
5. Pre-engineered Metal Building roof insulation – Compliance with 2009 International Energy Conservation Code for Climate Zone 4. Find copy of Building Envelope Requirements Table 502.2 (1) herewith. Contractors may offer specific IECC Compliance solution unique to their Pre-engineered Metal Building system.

PLUMBING:

1. Drawing P-2 Plumbing Note 1 – Delete Washington County and add Berkeley County, West Virginia.
- 2.

SPRINKLER:

1. Water Service Data provided by BERKELEY COUNTY PUBLIC SERVICE WATER DISTRICT:  
Location - Hydrant 86’ south of property  
Pressure - 100 P.S.I  
Flow - 1,060 G.P.M.  
Residual Pressure - 40 P.S.I.

ELECTRICAL:

1. There are no site pole lights – All Exterior Lighting is Building Mounted
2. Electrical Service will be Underground per Power Company Design
3. Electric Panels in Warehouse 06 – East Wall to be Mounted on Painted ¾” Plywood Panel per National Electric Code.

CONTRACTOR'S OPTION:

Contractors with unresolved issues may define their bid scope in writing on an attachment to their bid for Owner/Architect's consideration.

**- END OF ADDENDUM NO. 1 -**