

Addendum Number One

To the Drawings and Specifications for:
GENESIS, OVERLAND PARK

Issued: Wednesday, May 23rd, 2018

HANNEY & ASSOCIATES ARCHITECTS

1726 South Hillside, Wichita, Kansas

NOTICE TO BIDDERS

You are hereby instructed to include in your bids the following changes, clarification and/or corrections to the Drawings and Specifications for **Genesis, Overland Park**.

The additions and/or corrections shall be considered as a part of the Contract Documents as if incorporated therein. Where the following corrections and/or additions vary from the conditions of the Drawings and Specifications, such following changes or additions shall govern.

I. GENERAL CLARIFICATIONS:

- 1.1 Please check our website, haarchitects.com for a downloadable addendum information including any addendum-issued drawings and documents.
- 1.2 The bid date will be extended to Thursday, May 31. The time and location remain unchanged.
- 1.3 The General Contractors can submit original Bid Bonds to the Architect ahead of the bid date. This will allow the bidders to fax or email their bids on the Bid Date.
- 1.4 Electrical Drawings.
There have been a couple of instances reported where the text on the electrical drawing is reading as “wing-dings”. A set of the original electrical drawings will be posted to our dropbox web site. These appear to be reading properly. Please notify this office immediately if you are still having problems with the text.
- 1.5 A landscape irrigation system is not part of this project.
- 1.6 Wall type “E” is “existing”.
- 1.7 A list of the companies attending the Pre-Bid meeting is issued with this addendum. A PDF copy can be downloaded from our web site at www.haarchitects.com, then click on the link to the “Plan Room”.
- 1.8 Will there be a finish plan issued?
The floor finish plans were originally issued on Sheets A8.8 through A8.11.
- 1.9 Genesis will purchase all the flooring.
 - a. The Owner will provide the ceramic tile and the GC will be responsible for the installation (walls, floor, and ceiling).
 - b. The Owner will provide and install the carpet and rubber flooring.
 - c. The Owner will provide and install the running track surface.

- d. The Owner will provide and install the wood flooring (basketball, Studio “A”, and Yoga).
 - e. Transitions, nosings, metal trim and accessories are general called out in the Finish Schedule, and will be the responsibility of the General Contractors sub-contractors to provide and install.
 - f. The General Contractor shall assist the Owner with calculation of materials to be ordered (carpet, rubber, and tile).
- 1.10 How many phases should we account for?
The design and implementation of the Phasing is determined by the General Contractor, keeping in mind the club must remain open during the construction. The General Contractor phasing plan must be approved by the Owner.
- 1.11 Kitchen Equipment.
The Kitchen Equipment is existing. This project relocates the existing bar/kitchen to a new location. All the existing equipment will be re-used. Please refer to Sheet A6.12. The General Contractor will be responsible for disconnecting and resetting the existing equipment.
- 1.12 Basketball wall pads
The specified Sport Graphics wall mats have been discontinued. The Owner will purchase the wall pads and the General Contractor will install.
- 1.13 Who provides and installs the childcare cubbies?
The millwork shown on pages A7.1 through A7.3 are provided and installed by the General Contractor (included in the Base Bid). This includes the Childcare Cubbies and Yoga storage unit.
- 1.14 New Bar.
Additional information will be prepared and issued with Addendum 2.

II. CHANGES TO SPECIFICATIONS:

- 2.1 Section 00100
 - 2.1.1 Paragraph 2.3; change ‘Kansas Construction News Report’ to KCNR, LLC.
- 2.2 Section 00300
 - 2.2.1 Paragraph 10 – Separate Contracts
In addition to the list shown the Owner will provide:
 - a. Ceramic tile package to the General Contractor for installation. This shall include all ceramic tile (floor, walls, and ceiling). The GC shall provide the grout, setting bed, mastic, waterproofing, trim and accessories.
 - b. Lighting package (fixture and lamps) that the Electrical Contractor will install.

- c. The basketball goals, carriages, wall pads are purchased by the Owner and installed by the General Contractor.
- d. Pool, to clarify the pool design and construction (the pool, pool equipment and pool deck) will be by the Owner. The General Contractor will coordinate with the Owner's pool contractor. Utility connections will be as noted in the drawings.
- e. Lockers.
The lockers are provided by the Owner. The General Contractor shall unload the truck when the lockers are delivered and find storage on site for the lockers. Ideally the lockers should be delivered on or near the date for installation (GC to coordinate with the Owner). Refer to Sheet A6.8 for general installation information. The General Contractor will install the lockers, closure trim, and crown molding that come with the lockers.

Photos of a completed Genesis Locker room have been posted on our web site: www.haarchitects.com, then click the shortcut to the "Plan Room".

- 2.2.2 Paragraph 33 – Temporary Lighting & Power shall be corrected to omit the portion requiring the GC to make application and pay for the electrical service. The service is existing and the Owner will continue paying for that service.

2.3 Soils Report

- 2.3.1 The soils report indicates drilled piers for a parking garage addition. Does this information apply to this project?

A garage addition was part of the original Scope of Work on this project, which is why it was included in the soils report. However, the garage addition was later removed from the project, so only the information referring to the new addition now apply.

- 2.3.2 It is unclear since we are removing portions of drilled piers to accommodate the new addition. Does the new addition require drilled piers?

At the new addition the soils report allows for shallow foundations to be used because the encountered limestone was much shallower on this portion of the site than the west portion of the garage addition area

2.4 Section 04200 – Masonry

This specification section will be issued with addendum 2.

The structural drawings have the size and required reinforcement can be found in the structural sections in both areas on sheets S3.2, S3.3, and S3.4. Additional information can be located on the Structural General Notes on Sheet S0.0 in the masonry sections.

2.5 Section 07240 - EIFS

There is no EIFS on this project and this section shall be deleted.

- 2.6 Section 07510 – Firestone Ultraply TPO Roofing
 - 2.6.1 Carlisle Syntec, Sure-Weld TPO roofing is considered an equal to the product originally specified.
- 2.7 Section 8200 – Wood Doors.

“All doors to be stained to match existing doors at Rock Road Facility.” The intent is for the stain on the wood doors to match the Owner provided wood lockers. A sample of the locker finish will be provided to the General Contractor to match. In the mean time photos of a completed Genesis Locker room have been posted on our web site, “Plan Room”.
- 2.8 Section 08360 – Sectional Doors
 - 2.8.1 The Sectional Overhead Door specified in this section shall be bid as an alternate to the hydraulic, Overhead Folding door detailed for the Cycling Room opening. Changing this door to the Sectional Door will be Alternate 3.
 - 2.8.2 The size of the door shall be corrected to be 10’ tall x 12’ wide.
- 2.9 Pool Specification.

There is not a pool specification. The Owner provides the design and construction of the pool. Please note the comments in the General Clarification portion of this addendum.

III. CHANGES TO DRAWINGS:

- 3.1 Sheet A1.5
 - 3.1.1 Floor Plan “A”
 - a. The stainless steel handrail on both sides of the ramp in Hall 106, shall be 1-1/2” o.d. and have vertical supports at 5’-0” maximum spacing. The Genesis cable guardrail is not necessary at this location.
 - b. Spa area, the single user toilet room 156; the door is miss labeled and shall be corrected to be 156a.
- 3.2 Drawings A2.1 & A2.2
 - 3.2.1 Which ones are new?

Sheet A2.1 shows the existing along with some demolition.
Sheet A2.2 – the new drains are on the new addition.
Please refer to the Plumbing drawings for additional information.
 - 3.2.2 Do the new ones need angle frame supports under them?

Yes, refer to the structural notes and details.
- 3.3 Sheet A3.1
 - 3.3.1 Door 110a is an existing opening with a hollow metal door and frame. This project will replace the hollow metal door and frame with a new wood door, new hollow metal frame and new hardware. The opening shall have a 60-minute label.

Door 142b shall be corrected to be Aluminum, A1 door.

Opening 147a shall be corrected to be a Wood door W1, in a new hollow metal frame 1F.

Opening 150a shall be corrected to be an Aluminum door A1, in an Aluminum frame AG.

Opening 151a shall be corrected to be a Wood door W1, in a hollow metal frame 4F.

Opening 162a shall be corrected to be an Aluminum frame similar to "C".

Opening 162b shall be corrected to be an Aluminum frame, which is a combination of AG and the curtainwall system above, which ties directly into the door, per elevation "C" on Sheet A4.2. The glass shall be frosted to obscure vision.

Opening 185a shall be corrected to be Aluminum A1 door with an Aluminum AG frame since this is in the pool area. The glazing shall be frosted to obscure vision.

Opening 190a and 190b shall be corrected to be Aluminum A2 doors with an Aluminum frame similar to the 9F hollow metal frame. Opening 190b shall be thermally broken frame with insulating glass (similar in appearance to 9F). Opening 190a does not need to be thermally broken and shall have 1/4" glass (similar to 9F). The glazing in both 190a and 190b shall be tempered as required by the building code.

Opening 223a shall be corrected to be a Wood W1 door in a Hollow Metal 1F frame.

Opening 224a shall be corrected to be a Wood W1 door in a Hollow Metal 4F frame.

Opening 209a is an existing opening into Stair -3 and shall be equal to opening 157a (that also opens into Stair-3). The General Contractor shall verify the size of the door and adjust accordingly.

Opening 228b is a hydraulically operated Overhead Folding Door as manufactured by Crown Inc. and supplied by Western Fireproofing. The door shall be model SST-II.

3.4 Sheet A4.2

3.4.1 Elevation C, the door exiting from the new pool is shown as 162a. This shall be corrected to be 162b.

3.5 Sheet A8.2

3.5.1 Room 169

a. The floor slab is to be removed and replaced at a lower elevation so the new "F9" floor tile (similar to the steam rooms) will align with the existing pool deck.

b. The base shall be a 1x4 White Aspen around the perimeter of the Dry Sauna.

- 3.6 Sheet A8.8
- 3.6.1 A note located between the existing lap pool and the existing hot tub requiring a pool lift to be compliant with the ADA. The lift will be by the Owner and installed by the Owner's pool contractor. This note also references sheet A6.18 – there is not a sheet A6.18, this reference shall be deleted.
- 3.7 Sheet S2.1
- 3.7.1 Between grid lines 0.1A-0.2A & 0.2-3.1: Where is the roof framing plan for this area?
The roof in this area is to be the existing metal building of roof. The area you are referencing is actually the existing janitor storage that is within the Tennis-West building. The framing between 0.2A to 0.5A is actual within the existing Tennis-West building.
- 3.7.2 Approximately 8'-6" west of grid line 0.9A & between 3.1-3.9: there is a W 24 x 117 beam spanning North and South. The South end frames into a W18 x 35. What supports the north end of this beam?
The north end frames into the W21x44 that aligns with grid line 2. The 5'-6 1/4" dimension obscured the end of the W24x117 and made that difficult to see.
- 3.8 Sheet A6.7 will be issued with Addendum 2.
- 3.9 Drawing S2.1 & S2.2: Elevator shows 4 squares in the walls that are not identified. Detail 05/S4.7 & 3/S4.6 cut through the elevator does not show what these are. What do these squares represent?
These are columns for the elevator rail and hoist beam support. Refer to sheet S2.2 for column tags.
- 3.10 Sheet S4.1
- 3.10.1 Detail 4, this is labeled as a typical detail. Where would this apply on the plans?
Referring to detail 04, which can be found on sheet S2.2 near the intersection of gridlines 1 and 0.9A.
- 3.11 Sheet S4.7
- 3.11.1 Detail 10 shows the new structural steel framing to the existing metal building. What size is this metal building member?
Sizes of the existing metal building frame will need to be field verified by the General Contractor.

IV. CHANGES TO MECHANICAL:

- 4.1 No items.

V. CHANGES TO ELECTRICAL:

- 5.1 Please refer to item 1.4 in this addendum.

END OF ADDENDUM