

## Addendum No. Two

Pioneer Manor Skilled Nursing Facility  
December 5, 2013

The Construction Document set dated October 31, 2013 issued to Ascent Construction, the General Contractor for the project, is amended with this Addendum No.2, more specifically described as follows:

### DRAWING ITEMS

The following list and general description is for the revised drawings that are a part of this Addendum. Specification and clarification items follow.

- 1. Sheet A-220:** Plan revisions to eliminate several centrally located closets and a work counter at the Rehabilitation Gym; to be replaced with the closet arrangement shown.
- 2. Sheet A-221.3:** Same as item 1 above.
- 3. Sheet A-239:** Added elevation tags and wall in Theater.
- 4. Sheet A-240:** Added detail, dimensions and annotations to the Entry Vestibule.
- 5. Sheet A-311.3:** Revised fins at ceiling element over bistro and added lights. Revised ceiling design in theater.
- 6. Sheet A-321.3:** Revisions to ceiling design.
- 7. Sheet A-504:** Revised Building Sections at edge of roof, and edge detail.
- 8. Sheet A-505:** Added detail 4.
- 9. Sheet A-507:** Revised detail 2.
- 10. Sheet A-508:** Added details, dimensions, and annotation to Porte-Cochere drawing.
- 11. Sheet A-516:** Updated to show more detail at Entry Vestibule.
- 12. Sheet A-805:** Added Theater 104 East elevation, modified Great Room Fireplace, Modified Country Store North and West Walls and elevations.



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- 13. Sheet A-806:** Added two sections to Bistro: “Ceiling Fin Over Bistro” and “Base Cabinet w/Multi Level Countertop”.
- 14. Sheet A-807:** Changed section number in “Hair Salon 114 Cabinetry North”, removed “Therapy 202 North”, added “Reception South” elevation and “Game Room West” elevation.
- 15. Sheet A-850:** Revised interior sections.
- 16. Sheet A-851:** Changed detail 18 from “Typical Base Cabinet” to “Typical Base Cabinet at Bistro”; Modified “Base Cabinet w/Rotating Liquor Storage, Typ.” section; Modified “Great Room Railing” detail.
- 17. Sheet A-852:** Added elevations “Typical Base Cabinet”, “Screen Wall Section”, “Base Cabinet w/Multi Level Countertop”, and “Ceiling Fin Over Bistro”.  
  
Added Working notes #75 and #76 to all Interior Elevation sheets.
- 18. Sheet M-101:** Revised ERV Schedule.
- 19. Sheet M-102:** Added CO detectors for RTU’s.
- 20. Sheet M-504:** Added sheet to show ERV details and notes.
- 21. Sheet P-100:** Corrected SH-1 on Plumbing Fixture Schedule to Best Bath Model P6337A1FTB, disregard LDS6032E1B notation.
- 22. Sheet P-202:** Updated gas piping shown.
- 23. Sheet P-203:** Updated gas piping shown.
- 24. Sheet P-205:** Updated gas piping shown.
- 25. Sheet P-206:** Updated gas piping shown.
- 26. Sheet P-207:** Updated gas piping shown.
- 27. Sheet P-208:** Updated gas piping shown.
- 28. Sheet P-210:** Updated gas piping shown.
- 29. Sheet P-211:** Updated gas piping shown.



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- 30. Sheet P-212:** Updated gas piping shown.
- 31. Sheet P-213:** Updated gas piping shown.
- 32. Sheet P-215:** Updated gas piping shown.
- 33. Sheet P-216:** Updated gas piping shown.
- 34. Sheet E-0.2:** Minor revisions as noted and clouded.
- 35. Sheet E-0.6:** Feeder Changes as noted and clouded.
- 36. Sheet E-0.7:** Feeder Changes as noted and clouded.
- 37. Sheet E-2.1Z1:** Minor revisions as noted and clouded.
- 38. Sheet E-2.1Z3:** Minor revisions as noted and clouded.
- 39. Sheet E-2.1Z5:** Minor revisions as noted and clouded.
- 40. Sheet E-2.2Z1:** Minor revisions as noted and clouded.
- 41. Sheet E-2.2Z3:** Minor revisions as noted and clouded.
- 42. Sheet E-2.2Z4:** Minor revisions as noted and clouded.
- 43. Sheet E-2.3Z5:** Minor revisions as noted and clouded.
- 44. Sheet E-3.0Z3:** Minor revisions as noted and clouded.
- 45. Sheet E-3.0Z4:** Minor revisions as noted and clouded.
- 46. Sheet E-3.1Z3:** Minor revisions as noted and clouded.
- 47. Sheet E-3.1Z4:** Minor revisions as noted and clouded.
- 48. Sheet E-3.1Z5:** Minor revisions as noted and clouded.
- 49. Sheet E-3.2Z1:** Minor revisions as noted and clouded.
- 50. Sheet E-3.2Z2:** Minor revisions as noted and clouded.
- 51. Sheet E-3.2Z3:** Minor revisions as noted and clouded.
- 52. Sheet E-3.2Z4:** Minor revisions as noted and clouded.



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- 53. **Sheet E-3.2Z5:** Minor revisions as noted and clouded.
- 54. **Sheet E-3.3:** Power roof top. Minor revisions as noted and clouded.
- 55. **Sheet E-4.1Z1:** Minor revisions as noted and clouded.
- 56. **Sheet E-4.1Z5:** Minor revisions as noted and clouded.
- 57. **Sheet E-4.2Z1:** Minor revisions as noted and clouded.
- 58. **Sheet E-4.2Z2:** Minor revisions as noted and clouded.
- 59. **Sheet E-4.2Z5:** Minor revisions as noted and clouded.
- 60. **Sheet E-5.1:**Unit Plans: Minor revisions as noted and clouded.
- 61. **Sheet E-5.2:**Unit Plans: Minor revisions as noted and clouded.

#### SPECIFICATION AND OR CLARIFICATION ITEMS

##### Site Items:

62. The following questions were asked regarding certain site paving details and are addressed as follows:

.1. Per detail on site plan C-1.0, it specifies that aggregate base extend 12" past curb gutter for the access roads. Is this the case for the parking lots as well? **Yes.**

And is the aggregate under the curb gutter a part of the asphalt bid package? **Yes, it should be with the rest of the base material.**

.2. Per detail on site plan C-1.0, it specifies a pavement thickness of 4" for the access road. Per geotechnical reports, it calls for a 5" pavement section. From what we gather, it would be a 4" pavement section for the roadways and cul-de-sac, and 5" pavement section for the parking lots. Could you confirm this? **Driveways and parking lots should be paved with either 4"AC on 6"AB, or 5"AC on 4"AB.**

**Based on the assumption of 2 semi trucks per week on the delivery drive, either 5"AC on 6"AB, or 6"PCC on sub-grade prep as shown in the report shall be provided.**

.3. Is the refuse pick up area located on the west side of the service drive an asphalt section? **Provide concrete paving per Soils Report.**

.4. Does Civil have paving quantities that we would be able to check our numbers against? **No overall quantities to be provided.**



**Architectural Items:**

**63.** The following clarifies several RFI's regarding Section 08 5313 Vinyl Windows:

2.02 B Performance Requirements specifies an STC of 32.

**The corresponding OITC to be 27.**

**Disregard reference to ASTM E1886 Windborne Debris.**

2.04 Insulating Glass

1. and 2. Specify tempered glass. **Tempered glass only required at locations to meet applicable circumstances and codes. With the exception of the interior glazing at the Rehabilitation Gym that overlooks the entry area, there is not a design requirement for more.**

**64.** Clarification in response to the following questions: Reference Plan Sheet A800; Toilet Accessories "C", plan sheet refers to provide mirrors as specified in Section 08800 Glazing; however, no mention of mirrors are in this specification. Section 102800, 2.02, E. refers to mirrors. What mirrors are to be provided by Section 08800?**Disregard reference to Section 08800. The intent is to have mirrors provided as shown on the interior elevations.**

**65.** Clarification in response to the following questions: Reference Plan Sheet 1/A805, 15/A851 and A221.3: Plans refer to glazing at railing at Great Room 102; North Elevation. What specification section is the glazing to be provided by? **Use tempered glazing section of 08800.**

What is the glazing requirement; ¼", ½", etc? **See detail provided on A-800 series sheets as part of this addendum. If not otherwise specified use ½" tempered glass.**

Is glazing required at the E. and W. elevations? **Yes, to the minimal extent there is railings open to the Living Room below. Refer to the Floor Plans.**

**66.** 1) Clarification in response to the following questions: Reference Plan Sheet A900 Door Schedule:

a. Verify if opening 145 requires to be UL Rated. **Yes.**

b. Verify if opening 130 should be Door Type "A" in lieu of Type "B": **Type A.**



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2) Reference Plan Sheet A901 Door Schedule:

a. Verify if opening 273 required to be UL Rated. **Yes.**

b. Verify if Door Type "A" consists of three (3) lites; two (2) at the top and one (1) at the bottom. **One lite with applied muntins is acceptable.**

c. Door Type "E" refers to Full Glass Door; however, specifications refer to a 350 Heavy Wall door system to be utilized. Details 1, 2, and 3 on Sheet A905 show a similar design as specified. Our interpretation is all of the doors are to be as specified; 350 Heavy Wall. **Correct, 350 Heavy Wall.**

3) Reference Plan Sheet A221.3

a. Verify what opening is in frame type "S23". **Type E, for Door 210.**

b. N. Elevation between grid lines 8 & 8.5 refer to two (2) curtain wall frame type S25's. Should one (1) of these actually be "S24"? **Yes.**

**67.** Clarification in response to the following questions: ACM Panels are required to be provided by the Glazing contractor. Please provide specifications for these panels. **The intent of the design is that there be a high quality oilcan free metal panel system where shown on the documents and that the system integrate fully with the tall store front system where this occurs. General Contractor has the option of having separate contractors do the store front system and the ACM panels, or a single contractor do the entire installation. In any case, by this addendum, specification section 07 4213 is hereby added to serve as a basis of design. Products from different yet equal manufacturers will be considered.**

### **Interior Items:**

**68.** Clarification to Resident Unit showers: As noted in Item 21 above, the required shower base in the resident room showers is to be the fully ADA compliant Best Bath model P6337A1FTB with an integral trench drain. The walls of the shower remain a mix of several sizes of porcelain tile as shown on the interior elevations on Sheet A-800. Bidders are to continue to use the material allowances noted in the Specifications Section 012100 until such time as the specific tiles and colors are selected.



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**69.** Clarification in response to the following questions: Sheet A-230, enlarged plans 12-13, at the vanity counter top there is a keynote marker # 30 that calls for a under mount sink. At the plumbing sheets LAV-1 is an American Standard drop in sink. Please confirm what is correct. **Under mount type.**

**70.** Clarification in response to the following questions: Sheet A-800, elevations 2 at the typical resident vanity and elevation 7 at room 029 shows Manufactured Residential Casework. **Manufactured Residential Casework.**

Section 12 3530 hardwood cabinets and the pipe skirt ADA panel detailed on 9 and 8/A-850 calls out plastic laminate. Is this correct? **Yes.**

**71.** Sheet A-800, Interior elevation key note #10, Pre-manufactured Cabinetry, RE: Specifications for door style, finish. Please confirm this note refers to 12 3530 Manufactured Residential Casework. **Confirmed, it does.**

How do we know what is plastic laminate casework? **Back of House is typically plastic laminate. Public spaces and Resident Rooms to be as shown in the Interior Elevations and details.**

**72.** At the entry to the Store from the Bistro area, provide a concealed ceiling mounted retail drop-down security screen/gate similar to the RapidGrille AP security grille system by Overhead Door Company.

**73.** Clarification in response to the following questions: Interior window sills to be stained wood at Public spaces. At Resident rooms, sills to be cultured marble. Refer to window details.

**74.** To Specification Section 10 3100 Manufactured Fireplaces, add the following for the Living Room fireplace: Living Room to have two (2) Dimplex Model BLF74 electric fireplaces. Refer to revised interior elevations for the Living Room.

**75.** Clarification in response to the following questions: Do you think that the Architect will have any Sign Designs and Message Schedule for this project? Specification Section 10 1400 refers to signs being scheduled and detailed on the drawings. However, nothing

shows pertaining to any schedule or details for Interior Signs. Also, on June 4, 2013, Bid Clarification #2 with Questions and Answers listed an allowance for these signs. **Until specified in more detail, General Contractor to continue to carry an allowance for the Signage.**



**Food Service and or Kitchen items:**

76. The following for the Food Service Equipment (Section 114000) are clarified:

**Main Kitchen:**

Item #7 shows a quantity of 11 on the floor plan (FS-1) however the specifications are asking us to provide 12 units, which is the correct quantity? - **Should be 11.**

Item #8 shows a quantity of 10 on the floor plan however the specifications are asking us to provide 11 units, which is the correct quantity? - **Should be 10.**

Item #9 shows a quantity of 19 on the floor plan however the specifications are asking us to provide 18 units, which is the correct quantity? - **Should be 19.**

Item #16 shows a quantity of 1 on the print/equipment schedule however the specifications are asking us to provide 2, which is the correct quantity? – **Provide 2, they are 6'long each.**

Item #22 is showing a mop sink on the floor plan, but is a spare number in the specifications, do we provide something for this? - **22 is by Plumbing Contractor.**

Item #26 is showing as wire shelving on the floor plan, but is a spare number in the specifications, do we provide something for this? - **Yes 2 unites 1 @ 18x48 and 1 @ 18 x 36 4 shelves' each.**

Item #29 shows a quantity of 1 on the print/equipment schedule however the specifications are asking us to provide 2, which is the correct quantity? - **Provide 2, each is 6'.**

Item #32 shows a quantity of 2 on the print/equipment schedule however the specifications are asking us to provide 3, which is the correct quantity? - **Quantity of 2 is correct.**

Item #37 is showing a work table on the print, but is a spare number in the specifications, do we provide something for this? - **Yes Eagle # T3060se-BS length to be 54".**

Item #39 shows a quantity of 2 on the print/equipment schedule however the specifications are asking us to provide 1, which is the correct quantity? - **Quantity 2, they are 6' each.**





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Item #44 is a spare number on the print/schedule however the specifications are asking us to provide heated dish dispensers, do we provide these? - **No this was deleted**

#### **Serving Areas – 1st Floor:**

Items #7, 34 and 47 do not indicate these are “by others” on the equipment schedule – I just want to make sure we are not to provide the air pots. - **Air pot's are included under item #17 and # 43 as an accessory.**

#### **Serving Areas – 2nd Floor:**

Item #224 shows a quantity of 8 on the floor plan however the specifications are asking us to provide 7 units, which is the correct quantity? - **8 is correct.**

Item #234 does not indicate these are “by others” on the equipment schedule – I just want to make sure we are not to provide the airpots. - **Air pot's are included as an accessory under #217.**

77. Clarification in response to the following questions: Who is responsible for providing the kitchen and dishwasher hoods, curbs, fans and the MUA unit. Also is the grease duct to be by mechanical?

Is aluminum approved for the dishwasher duct?

**The cook line hood is by KEC; Fans, make air and curbs to be by Mechanical. There is no hood for the dish machine, it is a ventless type.**

**The Mechanical plans show the grease exhaust fan, grease duct, make-up air unit, and make-up ducts. The Mechanical Contractor is responsible for all of these items.**

**The General Contractor must coordinate the hood and associated equipment selections together with the Mechanical and Kitchen Equipment contractors.**

**Note the kitchen hood control detail on M-500 and insure the noted items are addressed in the bidding. Also note the remote MAU discharge temperature adjustment which is shown in the detail.**

#### **Mechanical and or Plumbing items:**

78. Clarification in response to submitted questions: **The controls spec section governs the instances where the plans call for a specific kind of control. The specific control intent is laid out in the plans on the M-500 series and this is what they need to follow. In summary to the various specific RFI's:**



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**A TC contractor will have to provide BAS type controls for the boiler plant only as noted on M-501.**

**The RTU's and furnaces shall run standalone via programmable thermostats provided by the manufacturer. Bypass VAV RTU's shall be controlled per the details on M-500.**

**The resident room controllers must have only one thermostat per room, enable baseboard heating as the first stage of heat (no aux contactor from the VRV controller will be accepted for example), and signal the VRV fan coil for cooling calls. The central VRV control system should read each room as to whether there is a cooling call to the VRV fan coil and the room temperature.**

**Control valves can be chosen by the TC contractor as they are all just two position models. We just want an operating pressure drop less than 7 ft of head, which is very easy to achieve.**

**The energy recovery ventilator control diagram was missing from the plans. The controller is completely integrated with the Greenheck ERV specified so any equal**

**equipment must have it included – no external controls are needed. The control diagram will be included in the 12-5-13 addendum. Additionally, the schedule will**

**be clarified to ensure that digital scroll compressors and 4:1 turndown gas heating options are included for the ERV to properly modulate the discharge air temperature. The model number on the plans included those features so any 'equal' would have been required to meet them anyway.**

END OF ADDENDUM TWO

