

Jaime Kovar

Waller County Procurement Director July 23, 2025 TO: All Prospective Bidders RE: Addendum No. 1 – Waller County Bid 25-002 – Construction of Justice Center Vehicle Maintenance Garage Addendum 1: Attached is addendum 1 provided by design firm that vendors are to utilize while preparing their solicitation response. Revisions include drawing sheets, clarifications, and Q&A #1. Vendor must sign and return Addendum 1 with bid submittal. Company Name Signature of person receiving addendum Date

If you have any questions, please contact Jaime Kovar at: j.kovar@wallercounty.us

Sincerely,

Jaime Kovar

Spine Krvm/

Waller County Procurement Director



**ADDENDUM #1** July 18, 2025

To the plans and specifications for:

Waller County – Vehicle Maintenance Garage
200 Sheriff R Glenn Smith Dr.

Hempstead, TX 77445

THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES THE CONTRACT DOCUMENTS AS FOLLOWS. BIDDERS SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THEIR BID FORM.

### **Clarifications:**

The following are clarification items for the above-referenced project.

### 1. Civil Drawing Sheets:

- 1. Sheet C0.3 is not used.
- 2. Sheet C7.3 is now provided.

### 2. City of Hempstead Plan Review 1 Comments and responses:

# 1. G-002 Replace NFPA 101 with 2021 IFC or add IFC 2021 along with the NFPA 1010.

RESPONSE: Replaced NFPA 101 with 2021 IFC. See revised sheets G-001 & G-002.

### 2. Provide TDLR #.

RESPONSE: The TDLR # is TABS2025016542. See sheet G-001.

### Continued



### 3. Provide oil/grease interceptor calculations.

RESPONSE: See revised sheet P-101. Please know the sheet was revised for the following comment 4.

## 4. P-101 calls for both tank type and tankless water heater please clarify.

RESPONSE: See revised sheet P-101 for the updated water heat calculations for compliance.

### 5. Please provide the intended use of the mezzanine.

RESPONSE: See revised sheet G-002 detail 1 for the intended use of the mezzanine.

### 6. Please provide backflow device and location for main water supply.

RESPONSE: See revised sheet C2.0 for the added Existing Meter and Backflow Note.

### 3. Architectural Clarifications:

- 1. An internal chain link fence with manual sliding gate has been added. See revised sheets A-001, A-002, & A-101.
- 2. The west car lift will be installed at a later date. All infrastructure is still to be provided. See revised sheet A-101.
- 3. Floor and wall finishes have been revised. See revised sheets A-421 & A-811.

### 4. Specifications: No Revisions

### Continued



### 5. Drawings:

### 1. Sheet G-001 Cover:

- a. Deleted sheet C0.3 is noted as "Not Used".
- b. Revised sheets, and new sheet C7.3, indicated by a Delta "1".
- c. Applicable Codes clarified per City of Hempstead comment.

### 2. Sheet G-002 Code Analysis:

- a. Applicable Codes clarified per City of Hempstead comment.
- b. The Roof Insulation value clarified to match the drawings and specifications.
- c. The Mezzanine's intended use is clarified per City of Hempstead comment.

### 3. Sheet C2.0 Utility Plan:

a. Added Existing Meter and Backflow Note per City of Hempstead comment.

### 4. Sheet C7.3 Construction Details (4 of 4):

a. Missing sheet now provided.

### 5. Sheet A-001 Overall Site Plan:

a. An internal chain link fence with manual sliding gate has been added.

### 6. Sheet A-002 Architectural Site Plan:

a. An internal chain link fence with manual sliding gate has been added.

### 7. Sheet A-101 Level 1 Floor Plan:

- a. An internal chain link fence with manual sliding gate has been added.
- b. The west car lift will be installed at a later date. All infrastructure is still to be provided.

### Continued



### 8. Sheet A-421 Interior Elevations:

a. Wall finishes have been revised.

### 9. Sheet A-811 Finish Plans & Schedule:

a. Floor and wall finishes have been revised.

### 10. Sheet P-101 Plumbing Floor Plans:

a. Updated the water heat calculations for per City of Hempstead comment.

### **END OF ADDENDUM**

Sincerely,

Jack Duran, AIA Vice President

**End of Addendum 1** 

# **VEHICLE MAINTENANCE**



SYMBOL LEGEND (TOT) DOOR TAG

APPLICABLE CODES TABS2025016542

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COVER

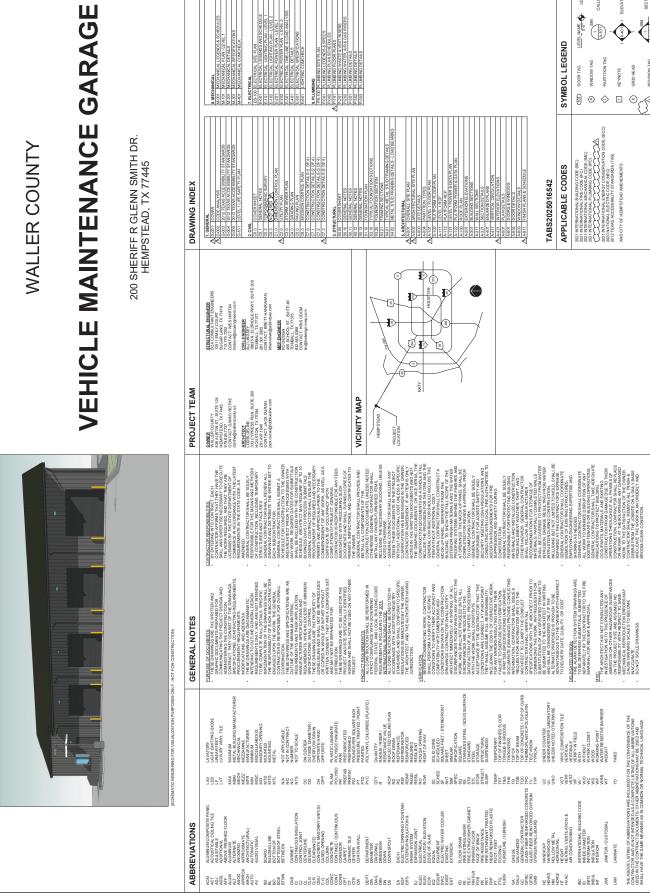
G-001



# **GARAGE**

# DRAWING INDEX

200 SHERIFF R GLENN SMITH DR. HEMPSTEAD, TX 77445



ENERGY CODE REVIEW CHAPTER 3 - GENERAL REQUIREMENTS CLIMATE ZONE: 2A S USE GROUP CHAPTER8 - INTERIOR WALL & CEILING FINISHES

CHAPTER 4 - OPAQUE THERMAL ENVELOPE INSULATION MINIMUM REQUIREMENTS (R-VALUE)
BUILDING ELEMENT
ROOF CLASSB CLASSB INTERIOR EXIT STAIRWAYS, RAMPS, & EXIT PASSAGEWAYS

CORRIDORS & ENCLOSURES FOR EXIT ACCESS STAIRWAYS & EXIT ACCESS RAMPS

PROVIDED

ROOMS & ENCLOSED SPACES FROM TABLE 803.13 AUTOMATIC SPRINKLER STANDP IPE SYSTEM: PORTABLE PIRE EXTING CHAPTER 9 - FIRE PRO

"ADDITIONAL REQUIREMENTS OF PORTNBLE FIRE EXTINGUISHERS FOR REPAIR GARAGES IN THE INTERNATIONAL FIRE CODE. "IF C SECTION 2311 & PLACEMENTS NOT TO EXCEED "15 FT FROM PUMP S, DISPENSERS, OR S TORAGE TANK FILL-TYPE OPENINGS)

REFER TO LIFE SAFETY PLANS: SHEET G-101 FOR OCCUPANT LOAD TABULATION CHAPTER 10 - OCCUPANT LOAD

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### 200 SHERIFF R GLENN SMITH DR. HEMPSTEAD, TX 77445 **GARAGE VEHICLE MAINTENANCE**

WALLER COUNTY



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BUILDING CODE REVIEW: AREA KEY PLANS

USE GROUP S, NON-SPRINKLERED: 100 FT MAXIMUM (TABLE 1006.2.1)

CHAPTER 10 - EXIT ACCESS TRAVEL DISTANCE

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PROVIDED

CHAPTER 10 - COMMON PATH OF EGRESS TRAVEL

PARTITIONS, & HORIZONTAL AS SEMBLIES

	CHAPTER 7 - FIRE WALLS, BARRIERS, P REQUIRED FIRE-RESISTANCE RATINGS	BUILDING ELEMENT	FIRE WALLS	HORIZONTAL ASSEMBLIES	SHAFT ENCLOSURES	INTERIOR EXIT STAIRWAY
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PROJECT INFORMATION
PROJECT NUMBER:
PROJECT NAME:
ADDRESS:

PROVIDED

CONSTRUCTION TYPE = CLASS C (SECTION 1505.1)

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CHAPTER 15 - ROOF AS SEMBLIES

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DRINKING FOUNTAINS SERVICE SINKS

ASSEMBLY RATING

CHAPTER 7 - OPENING PROTECTIVES REQUIRED FIRE-RESISTANCE RATINGS

WATER CLOSETS
MALE
FEMALE
LAVATORIES
MALE
FEMALE BUILDING ELEMENT

CHAPTER 3. USE & OCCUPANCY CLASSIFICATIONS 6. 14 CONTRACTE ALZADO STORACE	CHAPTER 4 - TYPE OF CONSTRUCTION TYPE II-B, NON-SPRBING, ERED
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56 FEET	BUILDING USE & CONSTRUCTION TYPE	ALLOWABLE BUILDING HEIGHT*	ALLOWABLE NUMBER OF STORIES**
	S-1;TYPEIIB	55 FEET	2 S TORIES

ALL VALUES IN HOURS
VISION PANEL SIZE = 100 SQ IN MAX
\*VISION PANEL SIZE = MAXIMUM TESTED

S-1;TYPE IIB	55 FEET	2 S TORIES
*FROM TABLE 504.3		
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S-1; TYPE IIB	17,500 SF	
*FROMTABLE 506.2		
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NONBEARING WALLS & PARTITIONS INTERIOR	0	0
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ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0	0
FROM TABLE 601, ALL VALUES IN HOURS		

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I NOT REQUIRED	(SECTION 905)	MASS MASS	X	X
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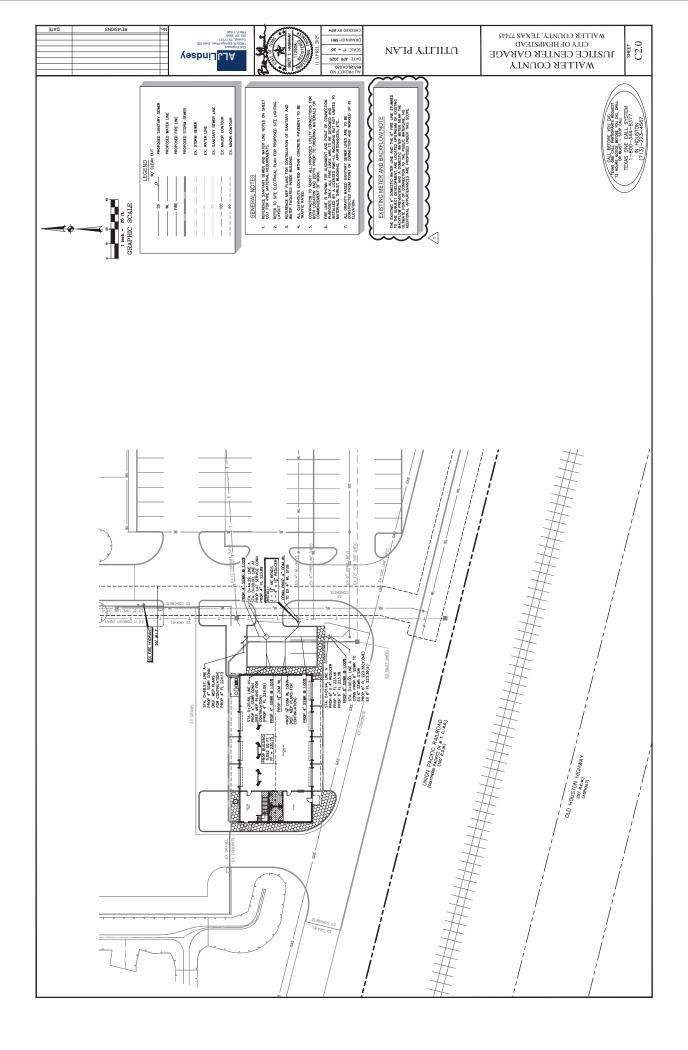
BUILDING ELEMENT	REGI	REQUIRED	PROV	PROVIDED
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SHGC: PF < 0.25	×	×	N/A	N/A
SHGC: 0.25 S PF < 0.5	×	×	N/A	N/A
SHGC: PF ≥ 0.5	×	×	ΝA	A/A
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DETAILS (4 OF 4)
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SECTION C-C TYPES OF FILTER DAMS

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BARREL STORAGE AREA BEN

PENCE ON 3 SIDES

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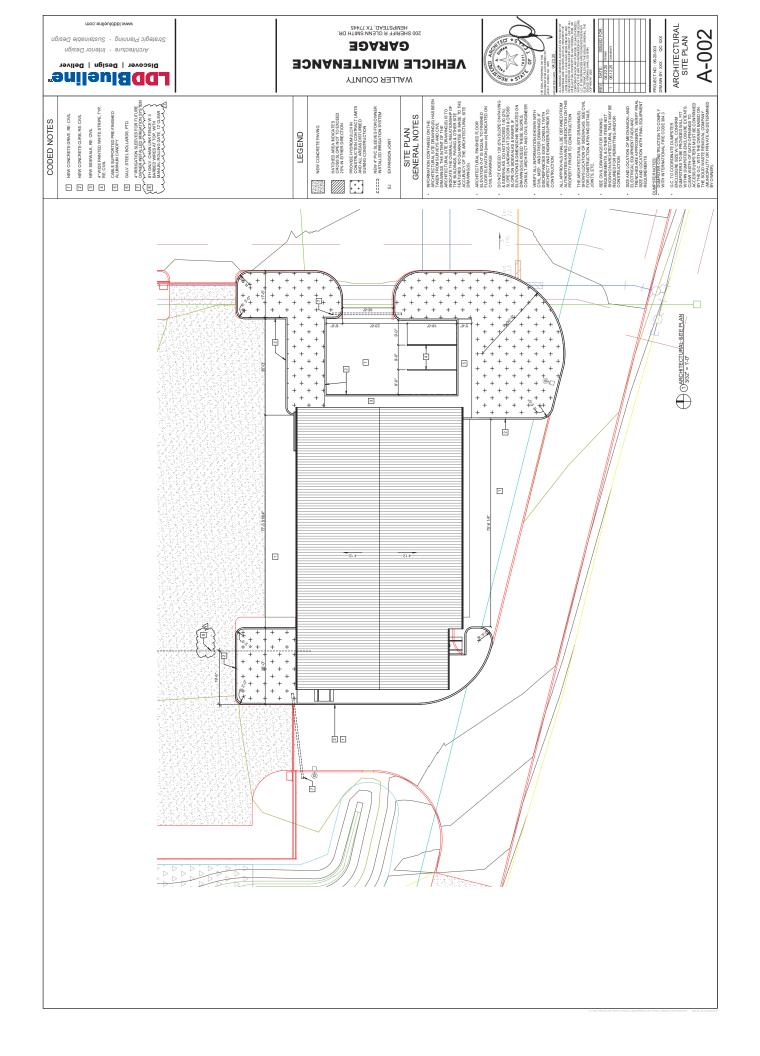
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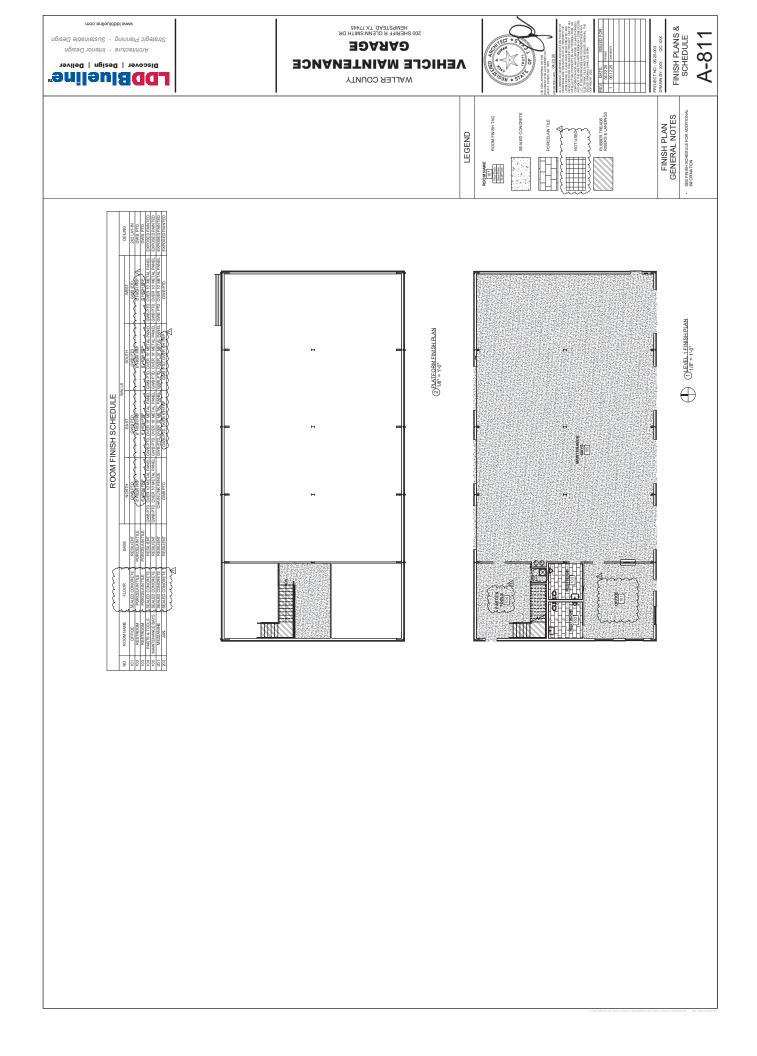
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WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED. IF CONSTRUC	CHEDULED TO RESUME WITHIN 21 DAYS FROM THE CESSATION OF CONSTRUCTION ACTIVITY	EROSION AND STABILIZATION MEASURES ARE NOT REQUIRED FOR THAT PORTION OF THE SITE.	<ul> <li>e)STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT</li> </ul>	MATERIAL SHOULD BE COMMENCED AS SOON AS PRACTICABLE AFTER SITE GRADING IS	ID FINAL.	CLOSE THE POST OFFICE THE PROPERTY CONTRACT CONTRACT OF THE POST OFFICE OF THE POST OFFI OFFI OFFI OFFI OFFI OFFI OFFI OFF
WITHIN 14 DAYS IN PORTION	ACTIVITY IS SCHEDULED TO	EROSION AND STABILIZATION	e)STABILIZATION PROCE	MATERIAL SHOULD BE COMM	COMPLETE AND FINAL.	CLIGITO CHINO LOG PLE (G



moo.enileuldbbl.www LEVEL 1 FLOOR PLAN 200 SHERIFF R GLENN SMITH DR. HEMPSTEAD, TX 77445 A-101 Strategic Planning · Sustainable Design **GARAGE** Architecture · Interior Design **VEHICLE MAINTENANCE** Discover | Design | Deliver "enileuladd. WALLER COUNTY ALL EXPOSED STEEL TO BE PARNTED, LINO.
ASSEMELY SEATING IS SHOWN FOR
REFERENCE & CAMMITTY PURPOSE ONLY
PROVIDE BRICK CONTICAL LOWIN AT IN SIGNE
CORNERS AND AS INDICATED ON DAMMINGS REFER TO ENLARGED PLANS & DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS INTERIOR DIMENSIONS ARE TO FACE OF STUDAND TO CENTERLINE OF COLUMNS, U.N.O. PARTITION TAG; SEE SHEET A-003 DASHED LINE INDICATES 10' HIGH
METAL PANEL, GWB ABOVE FLOOR PLAN GENERAL NOTES DOOR TAG; SEE SHEET A-801 WINDOW TAG; SEE SHEET A-801 CODED NOTS ⓐ ⊗ ♦ (1) LEVEL 1 FLOOR PLAN 1/8" = 1'-0" MAINTENANCE BAYS 105 - (100 d) OFFICE 101



# **JAIL GARAGE**





PLUMBING FLOOR PLANS P-101



WALLER COUNTY

# Strategic Planning · Sustainable Design Discover | Design | Deliver

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REFER TO ARCHITECTURAL/CONL DRAWINGS FOR BUILDING FINISHED FLOOR ELEMITION.

10 (11 /12 /13 mm-

FIELD VERMY EACH LOCATION, SIZE, DEPTH, DRECTION OF FLOW WAIRT AND SAINDAY WESTERN STEED EACH SIZE TO SEE THE WAIRT AND SAINDAY WESTER PRING PROPER TO BECOME WAS CONSTRUCTION TO BESIZE THAT BOSED THAT OF SECURITIES ON AND EXTENSION OF SUCH UTILIES OWN BE MADE.

INVERT ELENTIONS LISTED ARE APPROXIANTE, PRIOR TO CONSTRUCTION, COORDINANTE FINAL UNIVER ELENCINOS OF BILLIONS ASMINARY OUTFALLS AND SITE PPHNA WITH SITE LUTITY CONTRACTOR, MAKE ADJUSTABLES A REQUIRED TO BISURE PROPER CONNECTIONS TO SITE UTILLIES. PRIOR TO BECHNING CONSTRUCTION, COORDINATE PLUMBING BACKELOW PREVENTION REQUIREMENTS WITH THE LOCAL CODE AUTHORITY AND PROVIDE AS DIRECTED.

PLUMBING GENERAL NOTES, REPR 10 CAL DRAWNS FOR COMPINATION OF DOMESTIC WATER AND SANTARY WASTE UTILLIES. REFER TO CANL DRAWINGS FOR SIZE AND LOCATION OF DOMESTIC WATER METER ON SITE.

CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW SLAB WITH COLLUAN FOOTINGS, CRADE BEAMS, UNDERGROUND PLUMBING AND ELECTRICAL UTILITIES, AND OTHER SUB-SURFACE BUILDING ELEMENTS.

£ -M-113

INSULATE ALL PEX PIPING LOCATED IN EXTERIOR WALLS, AND AS REQUIRED BY LOCAL CODE REQUIREMENTS.

4" SANITARY WASTE LINE WITH 2—WAY EXTERIOR CLEANOUT. (80.5 DFU's) MINIMUM STARTING LE. = 5"—6" B.F.G.. REFER TO DETAIL #1 ON SHEET PS—001 FOR CONTRIUMATION.

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PLUMBING KEYED NOTES.

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- - DRINKING FOUNTAIN EDE-1. COORDINATE OWNER/ARCHITECT PRIOR TO ROUGH-IN. 20

S RESPONSIBLE FOR COORDINATING WITH THE EQUIPMENT SUPPLER //OWNER FOR FINAL LOCATIONS, SIZING AND ANY ADDITIONAL EQUIPMEN & PIENG TO ENSURE THERE IS A COMPLETE WORKING SYSTEM.	NOTES TO CONTRACTOR.		ROUTE DOMESTIC WATER LINES ABOVE CONCEALED	CELLING SPACES WHEREVER POSSIBLE. IN EXPOSE	CELLING SPACES CONTRACTOR SPACE COORDINATE	DISCIDING OWNED DOND TO CONSTRUCTION	DISCHEDISCO ONNER FINON TO CONSTRUCTION.
IS RESPO /OWNER I & PIPING		Total Drainage Fixture	units Per Fixture	80	2	4	9'0
		cture Units	nre				

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37/18

		Plumbing	Plumbing Calculations		
		Water Fixture units	Drainage/Vent Fixture units	Total Water Fixture Units	Total Drainage Fixt
Foctore	duanity	(WRU's per type of fixture)	(DPUs per type of fixture)	Per Fixture	units Per Fixtur
later Closet	2	10	4	20	8
Urinal	-	40	2	10	2
Lavatory	7	2	-	80	47
ning Fountain	-	0.25	0.5	0.25	9'0
Roor Drain	2		9		12
Mbp Sink	-	60	9	69	9
n SaniOil System	0		10		90
8b / Wall Hydrant	10	2.5 for fist & 1.0 for rest		7.5	
Fixture Units				43.75	112.50



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865-52 865-51 470-1

865-S2 865-S1 470-1

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REPARENCE 1/6" = 1'-0"
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ETC. 33/4*
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VIER IGN IOR WALL SOUTIONS WITONS OWNER. ROUTE
TANKLESS GAS WATER HEATER BILL) MOUNTED TO INTERIOR. UFFACTUREEYS RECOMMENDATION VITE FINAL LOCATION WITH OWNIN TRE FETURN CONNECTIONS. RO HES DOWN EXTERIOR GRADE W
WATER D TO IN VENT A VENT A VION W VION W VION W
GAS WATEF INTED TO 1 ANS VENT / A'S RECOM LOCATION V CONNECT
AR, (AR, COMING
IDE TANKI (000 BTU) SUPPLY / MANUFAC EDINATE FI WATER RE
PROMDE T (150,000 GAS, SUPF WITH MAN, COORDINATE HOT WATE DRAIN LINE
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3 APPROXIME LOCATION OF NEW SWIPING WELL SWELL CORRONNE ENACT LOCATION WITH BULLING OWNER AND ARCHITECT. REFER TO BETHL \$2 ON SHEET P-302 FOR MORE INFORMATION.

2 APPROXIMATE LOCATION OF HEW SAND/OLL INTERCEPTOR, CODEDINATE DATE LOCATION WITH BUILDING OWNER, AND ARCHITGG. RETER TO DEFINE, if ON SHEET P-502 FOR MORE INFORMATION.

4 + SWINGER WISCELE WITH 2-MAY EXTENDED CLEANOUT. (25.5 DOTS)
MANUAL STRETTING LE. = 4-0" BFG... RETER TO DETAIL #1 ON SPEET
PS-001 FOR COMMUNITAR.

5 PROVIE BANCH WE TALPECE AT EXCURE FOR HANC CONDENSAL LINE LONRY ROUGH-IN HEISHT ACCORDINGS. COORDINATE WITH MECHANICAL CONTRACTOR.

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AND DEIML SPEELS. MOUNI ON 6 CONCRETE PAGE	PROVIDE 3/4" AIR SUPPLY TO OVERHEAD HOSE RED. COORDINA LOCATION, PAIR OWERTRIN REQUESTION WITHOUT WHICH WAS REDURED. WHE CONSCIPING AS REQUIRED. WARE ADMINISTED AS REQUIRED. WARE CONNECTION FOR DESCRIPING. WANTACTURED'S RECOUNTED. TO PROVIDE IN ACCORDINATE WANTACTURED'S RECOUNTED. TO PROVI.	
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PROVIDE CELLING MOUNTED HE COORDINATE DAKET SELECTION PRIOR TO ANY WORK BEING I	PROVIDE CELLING MOUNTED HOSE RHEEL WITH RETRACTABLE H COORDIANTE EXACT SELECTION, LOCATION AND MOUNTING WITH PRIOR TO ANY WORK BEING DONE.	PROVIDE REMOTE WATER CHILLER ON MEZZANINE ABOVE FOR
- 8		

COORDINATE FINAL LICATION AND POINT OF GAS CONNECTION WITH PLUMBING CONTRACTOR. PROVIDE SHUT-OFF VALVE. REFER TO NATURAL GAS RISER DIAGRAM ON SHEET P-201 DETAIL #3 FOR MORE INFORMATION 9 PROVIDE PLUMBING FIXTHRE WITH THERMOSTATIC MIXING VALVE TIM-1 TEMPER HOT WATER TO 110°F.

80

NATURAL GAS SERVICE LINE TO METER BY LOCAL UTILITY PROVIDER.

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THE PAN SCALE: 1/6" = 1'-0" SCALE: 1/6" = 1'-0

NEW NATURAL GAS SERVICE, METER, AND REGULATOR SET.
COORDINATIE METER LOCATION AND INSTALLATION IN ADJUNCTE
WITH LOCAL, GAS PROVIDER, MAKE ADJUSTIANENTS AS REQUIRED.
TOTIAL CONNECTED LOAD: (1,000,000 BTU/H) AT 2—PSI OUTLET

PROVIDE NEW CAS RECULATOR NORGAS #NGRO4. (OR APPROVED EQUAL) COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.

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WATER HEATER CALC'S

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470-1 865-52 865-S1

3.7 4.7

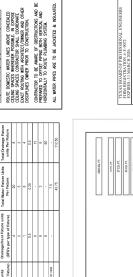
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PROVIDE 1-1/2" DOMESTIC WATER SERVICE (43.75 WTD), ESTIMATED FOR A 4460 OPAL MARIAM WATER PRESSIVE REQUIREMENT. OF PSY RECOURT, WE RECOULD, MY PRAY FLOW M.7 5-0" WARK PROVIDED WITH STATEMENT OF PSY A 5-0" PSY CONTINUATION.

7 DONESTIC WATER ENTRY WITH SHUT-OFF WAVE IN VALVE BOX. REFER TO DETAL \$1 ON SHEET P-301 FOR MORE INFORMATION.











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# Bid 25-002 Construction of Justice Center Vehicle Maintenance Garage O&A #1

Question 1: Who is responsible for Testing Lab?

Answer: Per the Specification Manual, the Owner is responsible for payment to the Testing Lab. The General Contractor's (GC) responsibility for testing is outlined in specification 01400 Quality Requirements section 1.4.

Question 2: The work included #7 and work excluded #18 both say landscaping – please clarify responsibility.

Answer: Regarding landscaping, Work Included is hydromulch, irrigation sleeves, and re-work of existing site irrigation [sprinkler lines]. Work Excluded is any future landscaping and the existing meter, tap, and backflow preventer.

Question 3: Furniture by owner – but unloading is by contractor. Assembly of said furniture B.O. or Contractor or it arrives re-assembled?

Answer: There is no furniture, as noted in specification 01100 Summary section 1.4D Work Excluded #16. Furniture is by Owner. General Contractor (GC) will not need to be involved.

Question 4: Fifty-gallon tank that is owner provided – contractor installed is already secured?

Answer: Clarification: This is a used tank that is 350-gallon, and the Owner has not secured it yet but will secure the tank during construction. Owner provided, contractor installed.

Question 5: There are no flooring specs found in the document.

Answer: To clarify, tile is only in the restrooms, and the remainder of building floor finish is sealed concrete. The following flooring specs are currently provided in the Specification Manual: 09310 Porcelain Tile, 09651 Resilient Floor Tile [for wall base, accessories, and stairs]. Resilient Floor Tile Specification is limited to wall base and stair accessories (only). The VCT floor tiles and Carpet Tile products have been deleted from this project. Standard concrete sealer is the balance of the project's floor finish as currently provided in specification 03300 Cast In Place Concrete. See Addendum #1 for additional clarifications regarding floor finishes to be provided.

Question 6: Who is responsible for garage equipment? I.E. Vehicle lifts by owner or contractor?

Answer: General Contractor (GC) to provide and install the following vehicle lift: Challenger LE12 ALI Heavy—Duty Symmetric 2 Post Lift 12,000. Total of two (2) lifts (this phase) with infrastructure for one (1) additional lift (in the future) per drawings.

Question 7: Pages C0.3 and C7.3 are missing from the plans. Please advise.

*Answer: Sheet C0.3 is deleted and C7.3 is provided in Addendum #1.*