# Project #: 0521-470 West Campus HS Baseball/Softball Field Improvements ADDENDUM NO. 2

## **BIDDER QUESTIONS:**

Q1: Can you please provide lighting fixture or schedule? It is not in the plans.

A1: DSA approved plans include schedule.

Q2: Please confirm ductile iron fittings required at all mainline piping 3 inches and larger.

**A2**:

# Project #: 0521-470 West Campus HS Baseball/Softball Field Improvements ADDENDUM NO. 2

with realistic timelines, we request 250 days from Start of construction to Substantial Completion. Please advise.

A11: Bidders shall bid the schedule provided in ADD #1.

Q12: What size is the existing water main at the new domestic water point of connection?

A12: Existing information is unknown. Contractor shall verify per L5.1-3

PRIOR 3406914057438410C4FLAND (4THUS) AND CONNECTIONS AND EXISTING UTILITY BY POTHOLING. IN ADDITION, ALL DOWNSTREAM CONNECTIONS TO EXISTING STRUCTURES SHALL BE THE START OF THESE OP

ADDENDUM 02 TECHNICAL SPECIFICATIONS 04/29/2024

- Stage 1 pallets shall include structural components such as block, frames, vents, beams, connectors, trusses, etc.
- Stage 2 pallets shall include second stage structural components such as filler wall material, windows, skylights, roofing, etc.
- 3. Stage 3 pallets shall include structural finish components such as siding material, tile, doors etc.
- 4. Stage 4 pallets shall include plumbing and electrical fixtures and other finish materials such as toilets, sinks, drinking fountains, electrical fixtures, accessories, etc.
- C. Romtec shall coordinate the delivery with the receiving entity (owner, building installer, and/or contractor) as appropriate.

#### 1.5 WARRANTY

- A. The building package and all associated components provided by *Romtec* shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from the date of acceptance. Acceptance is the date of delivery of the building package, or, if delivery is delayed for any reason beyond *Romtec's* control, the date that the building and all its associated components were ready to deliver.
- B. *Romtec* shall pass through to owner all relevant manufacturers warranties for individual products and components of the building package.

#### SECTION 2: BUILDING PACKAGE PRODUCTS

## 2.1 APPROVED BUILDING SUPPLIER OR EQUAL

A. Romtec, Inc.,

18240 North Bank Road, Roseburg, OR 97470

Tel: 541-496-3541; Fax: 541-496-0803; Email: Risales@romtec.com

Web: www.Romtec.com

### 2.2 BUILDING DESCRIPTION

- Refer to plans for quantities, dimensions, locations, and installation methods for the materials and items described in this section.
- B. Building dimensions shall match what is indicated on drawings.
- C. Romtec will supply the building package products to owner.
- D. Owner will supply the Romtec building package products to building installer and/or contractor.

## 2.3 PLUMBING FIXTURES & ACCESSORIES

- A. Toilet shall be wall mount, top supply, stainless steel fixtures.
  - 1. Flush valve shall be a chrome, manual lever with ADA compliant metal oscillating non-hold-open handle.
- B. Lavatory shall be stainless steel, wall hung fixtures.
  - 1. Faucets shall be deck mounted single hole single supply metering, sink faucet.
- C. Grab bars shall be stainless steel.
- ). Freestanding waste receptacle shall be fabricated of heavy gauge stainless steel with exposed surfaces in satA3.7733 23.3937 -1.08

- Interior and exterior light fixtures
  - 1. Exterior lights to be LED downlights with cast-aluminum housing with corrosion-resistant paint in dark bronze. Polycarbonate lens.
  - Exterior lights controlled by photocell.
  - 3. Interior restroom lights to be LED up & downlight with cast-aluminum housing with corrosion-resistant paint in dark bronze. Polycarbonate lens.

  - Interior surface mount, 48" LED light fixtures.
     Restroom lights controlled by motion sensor.
     Mech room lights controlled by switch (switches by installer).
- LavAdvantage tankless electric water heater, SPEX95T ML.
- Mechanical exhaust package with TD-100 inline fans.
- Wall mount, ThinAir TA-SB brushed stainless steel hand dryers.
- Main breaker panel.
  - 1. Breaker Panel shall be 200 Amp, single-phase.

Note: Breaker panel shall be sized to accept only the loads of the Romtec electrical fixture package. Romtec should modify the main breaker panel as needed to be most efficient based on any design changes.

## 2.5 STRUCTURE

- Concrete Masonry Units (CMU).
  - 1. Walls shall be constructed of 8"W x 16"L x 8"H split-face mortar joint concrete masonry units (concrete
  - Blocks shall be manufactured to ASTM C90 designation for load bearing concrete masonry units.
  - Block color to be *Gray*.
- Sanitary tile cove base on interior restroom walls.
- Wire weave gable vents for natural ventilation locaTjLconcrete

#### 3.1 CONSTRUCTION SUBMITTALS

If required by *owner* and/or reviewing authority, *building installer* shall submit product data sheets and relevant information about the specified building installer supplied products below for review and approval.

#### 3.2 WARRANTY

- Building installer's work shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from the date of acceptance. Acceptance is the date that installation work for the building package is completed, including any relevant final punch list. If final acceptance of the completed building is delayed for reasons beyond *building installer's* control, the warranty shall be one (1) year from the completion of building installer's installation work and demobilization.
- Building installer shall pass through to owner all relevant manufacturers warranties for individual products and components supplied by *building installer*.

#### 3.3 STRUCTURE

- Masonry (concrete) grout shall be supplied and installed by *building installer*.

  1. Grout shall have a minimum compressive strength of 2,500 psi at 28 days, 9+/-1" slump, with max ½" aggregate, or as required in final approved plans.
  - Fine or coarse grout may be used in accordance with 2009 UBC.
     All CMU block must be fully grouted and may not be wetted.

#### 3.6 PLUMBING

- A. Plumbing rough-in, installation and trim within 10' of the building footprint shall be provided by *building installer*.
  - 1. All underground water service and sewer drain(s) from building to be as specified in final approved site plan.
  - 2. Building water shutoff valve, drain, and all rough piping shall be as shown on final building plans. Final installation location to be determined onsite.
  - 3. Install the building package plumbing fixtures per the final approved plans.
  - 4. Piping shall be installed per the final approved plans with minimum pipe sizing per 2009 Uniform Plumbing Code Section 610.
- B. Floor drains in the building shall be supplied and installed by *building installer*.
  - 1. All floor drains shall be as shown on final approved plans.

## 3.7 OTHER MATERIALS & EQUIPMENT

- A. Unless otherwise specified, the following products and materials are supplied by *building installer* (if applicable).
  - 1. Building package installation
  - 2. Cast-in-place concrete foundations, footings, interior slabs
  - 3. Concrete slab sealer
  - 4. Mortar
  - 5. Concrete grout
  - 6. Rebar
  - 7. Latex epoxy paint
  - 8. Caulk for siding
  - 9. Plumbing rough in, installation and trim
  - 10. Electrical rough in, installation and trim
  - 11. Switches & outlets
  - 12. Typical fasteners; for example: roofing nails, staples, etc.
  - 13. Fasteners not included in product packaging
  - 14. Wood sealant for all decking, glulam beams, posts, and extensions
  - 15. All other items within the building footprint indicated on final plans or required by building codes to complete installation of the building package which are not specifically stated as supplied by *owner* or *contractor*.

## 3.8 DELIVERY, STORAGE, AND HANDLING

- A. The *building installer* will coordinate with *owner* and/or *Romtec* to receive delivery of the building package onsite. This includes all equipment and labor required for off-loading of the delivered building package.
- B. The *building installer* will assume responsibility for adequate protection and maintenance of delivered building package materials from weather, damage, and pilferage during installation work. Any failure to adequately protect building package materials that affects the warranty of those materials will be at *building installer's* expense.
- C. Building installer shall collect and maintain for final delivery to owner any operation & maintenance manuals included by individual product manufacturers with their respective product packaging. Any failure to collect, maintain, and/or deliver these O&M manuals to the owner that results in fees from Romtec for additional copies shall be at building installer's expense.

## SECTION 4: CONTRACTOR SCOPE ITEMS

The items in this section may be provided by the same *building installer* as defined in Section 3 above (typically when a single entity is acting as both the *building installer* and *contractor*), or the items in this section may be provided by a separate entity such as a general contractor or site contractor, hereafter designated as *contractor* (typically when the *building installer* is a separate subcontractor). *Contractor* work will generally include site preparation and grading, excavations for structures, backfill and/or structural backfill, and any site or utility work outside the building package footprint.

Item's in this section are generally to be completed prior to *building installer* beginning its installation work described in Section 3 above.

## 4.1 CONSTRUCTION SUBMITTALS

A. If required by *owner* and/or reviewing authority, *contractor* shall submit product data sheets and relevant information about the specified *contractor* supplied products below for review and approval.

#### 4.2 WARRANTY

C. Building installer's work shall be warranted against defects in materials and workmanship for a period odxc@00.3(t)-2.1( results in fees

- delayed for reasons beyond *building installer's* control, the warranty shall be one (1) year from the completion of *building installer's* installation work and demobilization.
- Building installer shall pass through to owner all relevant manufacturers warranties for individual products and components supplied by building installer.

#### 4.3 ELECTRICAL

- Incoming electrical utility lines to within approximately 10' of the building shall be provided by *contractor*.

  1. All underground and/or overhead service to building shall be as specified in the final site plan.

  - Electric meter base and all rough wiring, switches, plugs and circuit breakers shall be as shown on final
  - Contractor supplies and installs the meter base and meter. 3.

## 4.4 CAST IN-PLACE CONCRETE FOR BUILDING EXTERI

ADDENDUM 02 TECHNICAL SPECIFICATIONS 04/29/2024