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addendum 01

Project Name: **WCU – H.F. Robinson Administration Building – Suite 420 Renovation**
Location: Cullowhee, North Carolina
Status: Solicitation of Bids

SCO No.: 21-23076-01A
Project No.: 020227.01

The specifications and drawings for the project noted above are amended as noted in this Addendum No. 1. The following clarifications, amendments, additions, deletions, revisions, and/or modifications are hereby made a part of the Contract Documents and change the original documents only in the manner and to the extent stated below. Receipt of this addendum shall be acknowledged by inserting its number and date in the space provided in the Form of Proposal.

General:

Item No.		Description
G1	-	See attached Prebid attendance Sheet
G2	-	See attached Prebid meeting minutes

Specifications:

Item No.	Section No.	Description
S1	09 91 23	Section 2.3, paragraph A, section 2: Revised EcoSpec Interior Latex Primer N372 to Ultra Spec Waterborne Interior Primer Sealer N534. Section 2.4, paragraph A, section 2: Revised Ironclad Latex Low Luster Enamel – C363 to Ultra Spec Acrylic Metal Primer HP04 Section 2.5, paragraph A, section 2: Revised EcoSpec WB Interior Latex Flat – N373 to Ultra Spec Interior Low Sheen Eggshell T537. Section 2.5, paragraph B, section 2: Revised EcoSpec WB Interior Latex Eggshell – N374 to Ultra Spec Interior Eggshell T538. Section 2.5, paragraph C, section 2: Revised Impervex Latex High Semi gloss Enamel- 309 to Ultra Spec HP29 DTM Acrylic semi-gloss enamel. Section 2.6, Paragraph A. Add section 2: Benjamin Moore: Latex Dry Fall – Flat 395. Section 2.6, Paragraph B. Add section 2: Benjamin Moore: Advanced interior Water Reducible Alkyd Semi-gloss (793)

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Construction Drawings:

Item No.	Sheet No.	Description
A1	G111	Lounge-426 revised to Workroom-426.
A2	A110	Lounge-426 revised to Workroom-426.
		Workstation Counters Added to Workroom-426.
		Keynote 3 removed from Workroom-426 West wall.
		Keynote 7 added to Workroom-426 West wall.
A3	A700	Elevation A1: Removed blocking for Markerboards, added blocking for Screen. Added Workstation Counter.
		Elevation A2: Added Workstation Counter
		Elevation A4: Added Workstation Counter
		Elevation A5: Added Workstation Counter
E1	E-102	Change the name of Lounge 426 to Workroom 426. Add a duplex receptacle and a 2 port data jack at 66" AFF on the plan west wall for a monitor, circuited to P-5. Keyed note 8 should also be referenced there.
E2	E-103	Change the name of Shared Workspace 426 to Workroom 426. Provide equipment similar to the plan south wall of this room also on the west wall as a part of Alternate 1. Reference detail elevation D/E-103.
		All references to detail elevation drawings on this sheet shall be to E-103, not E-102.

End of Narrative.

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Western Carolina University | Division of Administration and Finance

Project: HFR 420 Renovation

SCO ID#: 21-23076-01A

Date: September 22, 2022

Meeting: Pre-Bid Meeting – Sign-in Sheet

ATTENDEES:

Name	Company	Phone # / E-mail
Javier Torres	WCU	jtorres@mchamy 828.332.8707
Jonathan Watkins	Frank L. Blum Construction	jonathan.watkins@flblum.com 828-378-4165
THAD RHODEN	MPS Architecture	trhoden@mcmillanpazdansmith.com 828-699-2004
NATE WOOD	MPS ARCH.	nwood@mcmillanpazdansmith.com 828.398.5016

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pre-bid meeting

Meeting: **Pre-Bid Meeting #1**
Project Name: **H.F. Robinson Administration Building – Suite 420 Renovation**
Location: Western Carolina University

Date of Meeting: September 22, 2022; 1:30 p.m.

AGENDA

1. Attendance sheets
2. The current issue of signed and sealed contract documents are dated September 6, 2022.
    a. No addenda have been issued.
3. Sealed bids will be received by Javier Torres up to 3:00 p.m.; October 6, 2022 and immediately thereafter publicly opened and read aloud.
4. Review overall project scope of work including plans and details
    a. Alternates
    b. Allowances
5. Form of Proposal: Please be sure to indicate receipt of all addendum.
    a. All forms can be found at the end of the specifications
        i. Form of Proposal
        ii. MBE Form 1, Affidavits A-D
        iii. Form of Performance Bond
        iv. Form of Payment Bond
    b. Bidder questions shall be issued in writing to Ethan Ward, at eward@mcmillanpazdansmith.com no later than close of business on September 28, 2022.
    c. Final Addendum shall be issued no later than close of business on September 29, 2022.
6. Schedule and Time of Completion:
    a. Construction Duration: 180 calendar days
    b. Liquidated Damages: $300/day
7. WCU specific requirements can be found in specification section: OWNER REQUIREMENTS 01 10 00
8. Site Visit

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o. 828 398 5016

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9. Discussion Items

    a. The question was asked if there was an option to deliver materials through the exterior windows of the fourth floor. Refer to Sheet A010 for clarification.

SECTION 09 91 23 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. surface preparation and the field application of paint systems on interior substrates.

B. Related Requirements:

1. Section 07 81 00: Applied Fire Protection

1.2 DEFINITIONS

A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.

B. Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

C. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

D. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.

E. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.

F. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.

G. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product. Include preparation requirements and application instructions.

B. Samples: For each type of paint system and in each color and gloss of topcoat.

C. Product List: For each product indicated. Include printout of current "MPI Approved Products List" for each product category specified in Part 2, with the proposed product highlighted.

1.4 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials from the same product run that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Paint: 2 gallon of each material and color applied.

1.5 QUALITY ASSURANCE

A. Mockups: Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Architect will select one surface to represent surfaces and conditions for application of each paint system specified in Part 3.
    a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft. (9 sq. m).
    b. Other Items: Architect will designate items or areas required.
2. Final approval of color selections will be based on mockups.

a. If preliminary color selections are not approved, apply additional mockups of additional colors selected by Architect at no added cost to Owner.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F.

1. Maintain containers in clean condition, free of foreign materials and residue.
2. Remove rags and waste from storage areas daily.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to:

1. Basis of Design: The Sherwin Williams Company
2. Benjamin Moore & Co.
3. PPG Architectural Finishes

2.2 PAINT, GENERAL

A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."

B. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

C. VOC Content: Products shall comply with VOC limits of authorities having jurisdiction and, for interior paints and coatings applied at Project site, the following VOC limits, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

1. Flat Paints and Coatings: 50 g/L.
2. Nonflat Paints and Coatings: 150 g/L.
3. Primers, Sealers, and Undercoaters: 200 g/L.

D. Low-Emitting Materials: Interior paints and coatings shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

E. Colors: As selected by Architect from manufacturer's full range

2.3 PRIMERS/SEALERS

A. Primer Sealer, Latex, Interior: MPI #50

1. Sherwin Williams: ProMar 200 Zero VOC Latex Primer
2. Benjamin Moore: Ultra Spec Waterborne Interior Primer Sealer – N534
3. PPG Architectural: PVA Wall Interior Primer Sealer

2.4 METAL PRIMERS

A. Primer, Galvanized, Water Based: MPI #134 (Confirm compatibility with spray-applied fireproofing)
   1. Sherwin Williams: Pro Industrial Pro-Cryl Universal Primer
   2. Benjamin Moore: Ultra Spec Acrylic Metal Primer HP04
   3. PPG Architectural: CorroStop Ultra Metal Primer

2.5 WATER-BASED PAINTS

A. Latex, Interior, (Gloss Level 2): MPI #44, Flat, Ceilings
   1. Sherwin Williams: ProMar 200 Zero VOC Latex Flat
   2. Benjamin Moore: Ultra Spec Interior Low Sheen Eggshell T537
   3. PPG Architectural: Diamond 450 No VOC Interior Premium

B. Latex, Interior, (Gloss Level 3): MPI #52, Egg Shell, Walls
   1. Sherwin Williams: ProMar 200 Zero VOC Latex Egg-Shell
   2. Benjamin Moore: Ultra Spec Interior Eggshell T538
   3. PPG Architectural: Diamond 450 No VOC Interior Premium

C. Latex, Interior, Gloss, (Gloss Level 5): MPI #141, Semi-Gloss, Hollow Metal Frames
   1. Sherwin Williams: Pro Industrial Zero VOC Acrylic Semi-Gloss Coating
   2. Benjamin Moore: Ultra Spec HP29 DTM Acrylic Semi-Gloss Enamel.
   3. PPG Architectural: DevFlex QuickDry Waterborne Semi-Gloss – 4208QD

2.6 METAL

A. Latex, Interior, Exposed Structural Steel, Suspended Pipe Grid (Confirm compatibility with spray-applied fireproofing)
   1. S-W Pro Industrial Waterborne Acrylic Dryfall Flat, B42 Series
   2. Benjamin Moore: Latex Dry Fall – Flat 395

B. Latex, Interior, Doors and Frames
   1. S-W Pro Industrial Waterbased Alkyd Urethane Semi-Gloss, B53-115- Series.
   2. Benjamin Moore: Advanced Interior Water Reducible Alkyd Semi-Gloss (793)

2.7 ACCESSORY MATERIALS

A. Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required to achieve the finishes specified whether specifically indicated or not; commercial quality.

B. Patching Material: Latex Filler.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
   1. Gypsum Board: 12 percent.

2. Masonry (Clay and CMU): 12 percent

C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

1. Gypsum Board: Verify that finishing compound is sanded smooth.

D. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated.

B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.

C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."

B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.

C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.4 CLEANING AND PROTECTION

A. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

B. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.5 INTERIOR PAINTING SCHEDULE

A. Metal Substrates - Unprimed (Aluminum, Steel):

1. Latex over Waterborne Primer System:

a. Prime Coat: Primer, galvanized, water based MPI #134.

b. Intermediate Coat: Latex, interior, matching topcoat.

c. Topcoat: Latex, interior, gloss, (Gloss Level 5)

B. Clay - Masonry Substrates:

1. Latex System:
    a. Prime Coat: Primer sealer, latex, interior**,** MPI #50, matching topcoat.
    b. Intermediate Coat: Latex, interior, matching topcoat.
    c. Topcoat: Latex, interior, (Gloss Level 3), MPI #52

C. Gypsum Board Substrates:
1. Latex System (Walls):
    a. Prime Coat: Primer sealer, latex, interior**,** MPI #50.
    b. Intermediate Coat: Latex, interior, matching topcoat.
    c. Topcoat: Latex, interior, (Gloss Level 3), MPI #52
2. Latex System (Ceilings):
    a. Prime Coat: Primer sealer, latex, interior**,** MPI #50.
    b. Intermediate Coat: Latex, interior, matching topcoat.
    c. Topcoat: Latex, interior, (Gloss Level 2), MPI #44

END OF SECTION 09 91 23

1 G111 **SUITE 420 - LIFE SAFETY PLAN - ALTERNATE 01**

3/16" = 1'-0"

LIFE SAFETY NOTES

FIRE RATING AND FIRE PROOFING NOTES:

1. SEE FLOOR PLAN(S) AND WALL TYPE SCHEDULE FOR WALL ASSEMBLY TYPES AND CONSTRUCTION
2. FIRE CAULK AROUND ALL ELECTRICAL CONDUIT PASSING THROUGH WALLS.
3. SEE MECHANICAL AND PLUMBING DRAWINGS FOR SPECIAL DETAILS WHERE DUCTWORK AND PIPING PASS THROUGH WALLS.
4. REFER TO SHEET G010 FOR GENERAL FLOOR, ROOF, AND STRUCTURAL RATING REQUIREMENTS AND RELEVANT PROPOSED PROTECTION SYSTEMS.
5. PER 2018 NCSBC, TABLE 1006.2.1: A NON-SPRINKLERED BUILDING WITH BUSINESS OCCUPANCY AND AN OCCUPANT LOAD LESS THAN OR EQUAL TO 30 ALLOWS FOR A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 100 FEET.
6. PER 2018 NCSBC, TABLE 1017.2: A NON-SPRINKLERED BUILDING WITH BUSINESS OCCUPANCY ALLOWS FOR A MAXIMUM TRAVEL DISTANCE OF 200 FEET TO EXIT ACCESS.
7. FIRESTOP ALL EXISTING WALL PENETRATIONS, FLOOR PENETRATIONS, AND HEAD OF WALL CONDITIONS AT EXISTING RATED PARTITIONS.

LIFE SAFETY LEGEND

- EXIT
- 1 HOUR FIRE BARRIER
- FP = FIRE PARTITION
  FB = FIRE BARRIER
- 1 FP — NEW
- EXISTING
- 2 FB — NEW
- EXISTING
- MAX TRAVEL DISTANCE
- 100' — EGRESS PATH OF TRAVEL
- COMMON PATH OF TRAVEL
- 200 | 36 | 240 — DOOR EXIT OCCUPANT LOAD / DOOR EXIT OCCUPANT CAPACITY / DOOR CLEAR EXIT WIDTH (IN INCHES)
- FEC #1 — FIRE EXTINGUISHER CABINET
- FEC #1 — EXISTING FIRE EXTINGUISHER CABINET
- CEILING MOUNTED EXIT SIGN (ARROWS WHEN INDICATED)
- WALL MOUNTED EXIT SIGN (ARROWS WHEN INDICATED)

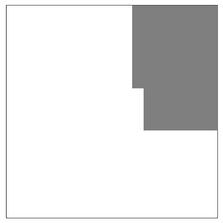
OCCUPANCY LEGEND

- BUSINESS
- BUSINESS (ADJACENT SUITE)
- BUSINESS (NOT IN SCOPE)

OCCUPANT LOAD MATRIX

FUNCTION OF SPACE	OCC. LOAD FACTOR	AREA	OCCUPANT LOAD	REQ. MEANS OF EGRESS
BUSINESS	100	2841 SF	28.41	5.68
BUSINESS (ADJACENT SUITE)	100	2762 SF	27.62	5.52
BUSINESS (NOT IN SCOPE)	100	6594 SF	65.94	13.19

KEY PLAN



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JAMESEY SABO RHODE SEAL 011731 REGISTERED PROFESSIONAL ARCHITECT NORTH CAROLINA 09.29.22 ASHEVILLE, NORTH CAROLINA

WESTERN CAROLINA UNIVERSITY

H.F. ROBINSON ADMINISTRATION BUILDING
SUITE 420 RENOVATION

CULLOWHEE, NC 28723

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
0	09.06.2022	BID DOCUMENTS	MPS
1	09.29.2022	ADDENDUM 1	MPS

PRINCIPAL IN CHARGE: TR
PROJECT ARCHITECT: EW
DRAWN BY: EW

SHEET TITLE:

LIFE SAFETY PLAN - ALTERNATE 1

SHEET NO.

G111

PROJ. NO. 020227.01

SCO # 21-23076-01A

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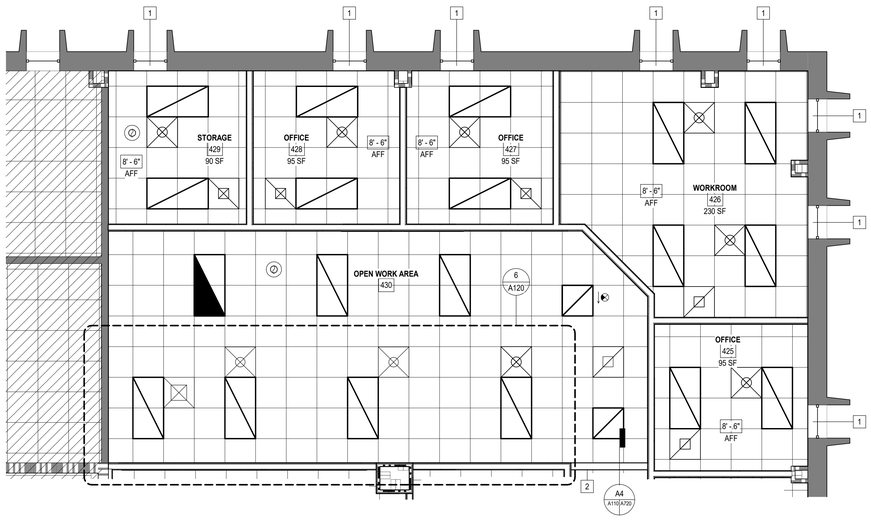
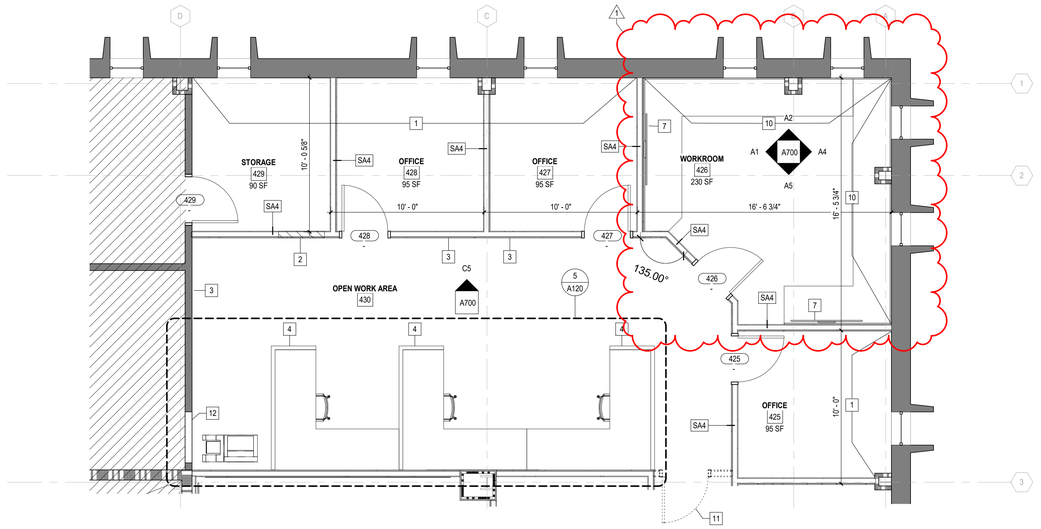


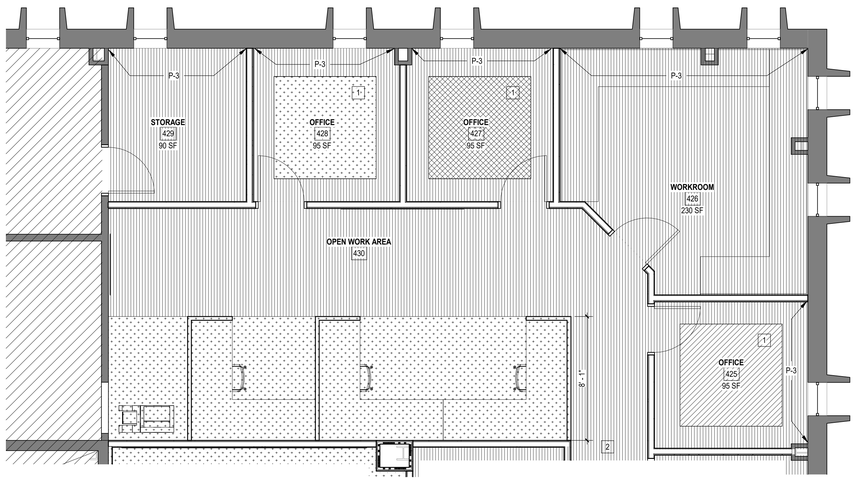
A2 A110 **ALTERNATE 1 - SHELL SPACE RCP**

1/4" = 1'-0"



A1 A110 **ALTERNATE 1 - SHELL SPACE FLOOR PLAN**

1/4" = 1'-0"



A3 A110 **ALTERNATE 1 - SHELL SPACE FINISH PLAN**

1/4" = 1'-0"

PLAN KEYNOTES

1. REPAIR AND PATCH EXISTING DRYWALL AS NECESSARY AT EXTERIOR WALL
2. PROVIDE FRAMING INSIDE THE WALL FOR FUTURE 3'-0" X 7'-0" DOOR
3. PROVIDE FRT BLOCKING FOR FUTURE 4'X6' MARKERBOARDS
4. MODULAR WORKSTATIONS, NOT IN CONTRACT
5. BASE BID: NEW WINDOW SILLS THROUGHOUT. SEE FINISH SCHEDULE
6. NOT USED
7. WALL MOUNTED FLAT SCREEN, NOT IN CONTRACT. PROVIDE FRT BLOCKING AS REQUIRED. REFERENCE ELECTRICAL FOR BACKBOX LOCATIONS.
8. NOT USED
9. NOT USED
10. PROVIDE NEW LAYER OF DRYWALL AT EXTERIOR WALL
11. PROVIDE CEILING BULKHEAD IN LIEU OF DOOR 435A AND CORRIDOR WALL
12. REMOVE EXISTING DOOR 435B AND INFILL WALL OPENING

RCP KEYNOTES

1. MANAUL ROLL-DOWN WINDOW SHADES. SEE DETAIL D5/A720
2. PROVIDE CEILING BULKHEAD IN LIEU OF DOOR 435A AND CORRIDOR WALL

FINISH KEYNOTES

1. (16) 20" X 20" CARPET SQUARES OVER LVT, CENTERED IN ROOM
2. CONTINUE LVT FLOORING FROM QUEUING 420

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JAMESSEY SABO RHODES REGISTERED ARCHITECT 11731 09.29.22 NORTH CAROLINA ASHEVILLE, NORTH CAROLINA

WESTERN CAROLINA UNIVERSITY

H.F. ROBINSON ADMINISTRATION BUILDING
SUITE 420 RENOVATION

CULLOWHEE, NC 28723

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
0	09.06.2022	BID DOCUMENTS	MPS
1	09.29.2022	ADDENDUM 1	MPS

PRINCIPAL IN CHARGE: TR
PROJECT ARCHITECT: EW
DRAWN BY: EW

SHEET TITLE:

SHELL SPACE - ALTERNATE 1

SHEET NO.

A110

PROJ. NO. 020227.01

SCO # 21-23076-01A

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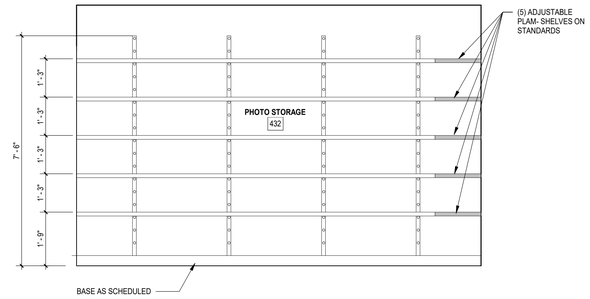
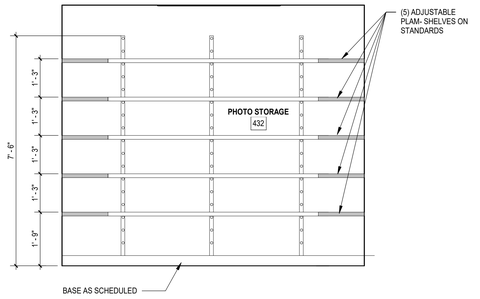
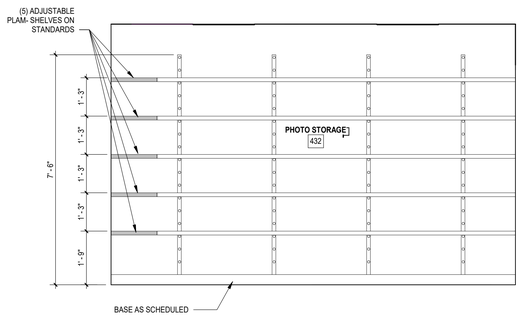


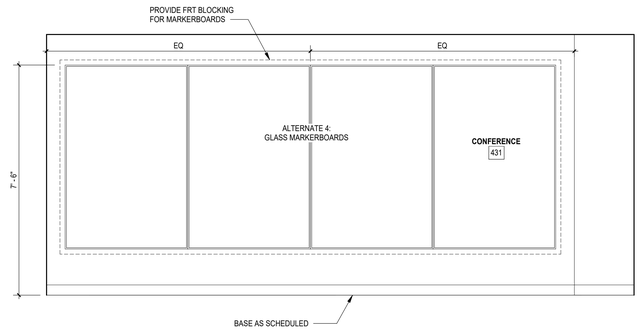
D3 / A700 **PHOTO STORAGE ELEVATION 1**
1/2" = 1'-0"



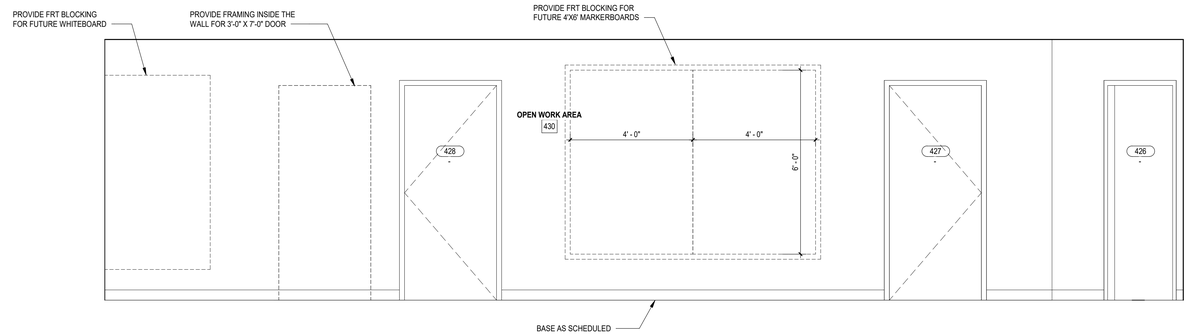
D4 / A700 **PHOTO STORAGE ELEVATION 2**
1/2" = 1'-0"



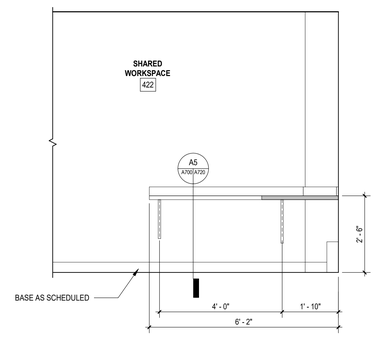
D5 / A700 **PHOTO STORAGE ELEVATION 3**
1/2" = 1'-0"



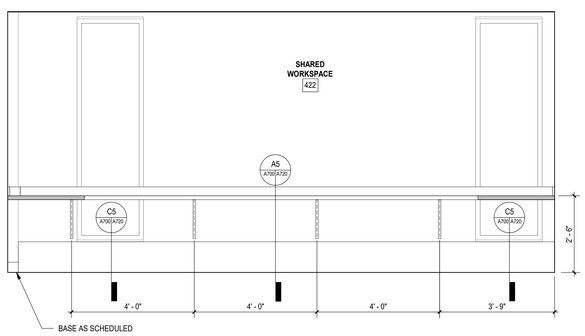
C3 / A700 **CONFERENCE ROOM**
1/2" = 1'-0"



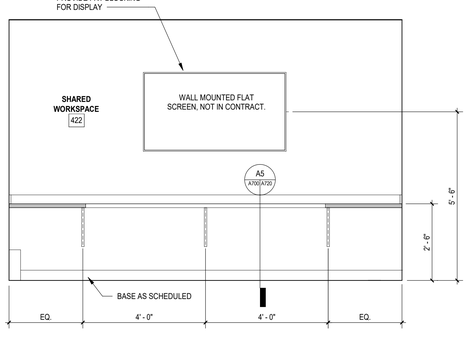
C5 / A700 **OPEN WORK AREA - ALTERNATE 1**
1/2" = 1'-0"



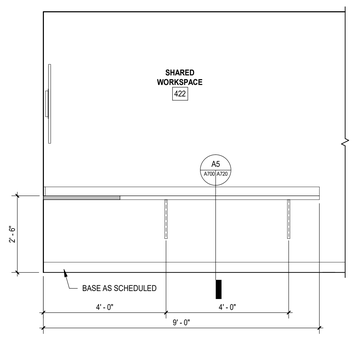
B1 / A700 **WORKSPACE 422 ELEVATION 1**
1/2" = 1'-0"



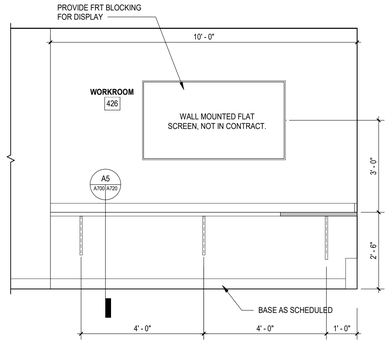
B2 / A700 **WORKSPACE 422 ELEVATION 2**
1/2" = 1'-0"



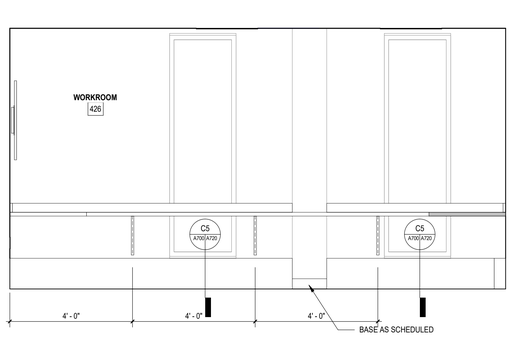
B4 / A700 **WORKSPACE 422 ELEVATION 3**
1/2" = 1'-0"



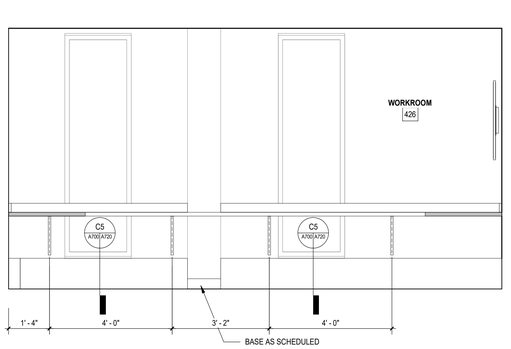
B5 / A700 **WORKSPACE 422 ELEVATION 4**
1/2" = 1'-0"



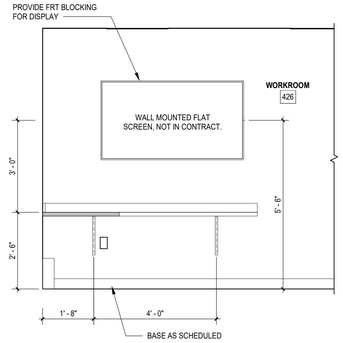
A1 / A700 **LOUNGE 426 ELEVATION 1 - ALTERNATE 1**
1/2" = 1'-0"



A2 / A700 **LOUNGE 426 ELEVATION 2 - ALTERNATE 1**
1/2" = 1'-0"



A4 / A700 **LOUNGE 426 ELEVATION 3 - ALTERNATE 1**
1/2" = 1'-0"



A5 / A700 **LOUNGE 426 ELEVATION 4 - ALTERNATE 1**
1/2" = 1'-0"

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

MCMILLAN PAZDAN SMITH, P.A.C. ARCHITECTURE CORPORATE SEAL NORTH CAROLINA — CERT. NO. 52413 — ASHEVILLE, NORTH CAROLINA

JAMESSEY SABO RHODES — REGISTERED ARCHITECT SEAL NORTH CAROLINA — 11731 — 09.29.22 — ASHEVILLE, NORTH CAROLINA

WESTERN CAROLINA UNIVERSITY

H.F. ROBINSON ADMINISTRATION BUILDING
SUITE 420 RENOVATION

CULLOWHEE, NC 28723

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
0	09.06.2022	BID DOCUMENTS	MPS
1	09.29.2022	ADDENDUM 1	MPS

PRINCIPAL IN CHARGE: TR
PROJECT ARCHITECT: EW
DRAWN BY: EW

SHEET TITLE:
INTERIOR ELEVATIONS

SHEET NO.
A700

PROJ. NO.
020227.01

SCO #
21-23076-01A