



ADDENDUM NUMBER THREE JOHN MARTIN NATURE CENTER

Issued: 26 July 2024

Bid Date: 1 August 2024 at 10:00 AM

This Addendum forms part of the Contract Documents and modifies the original Bid Documents dated June 28, 2023. Acknowledge receipt by inserting its number on the Bid Proposal Form. Failure to do so may subject Bidder to disqualification. Drawings and Specifications for the above project are hereby amended as follows:

RESPONSES TO RFI'S

10. Ref.: Sheet F2.0 - There are two notes that say to 'See Civil Plans for Continuation', but there were not any civil plans provided in the bid set. Please elaborate on the extent of the scope required for this project.
 - THERE ARE NO CIVIL UTILITY DRAWINGS IN THE BID DOCUMENTS. NEW WATER AND SANITATION LINES TO BE PROVIDED BY THE CITY OF FAIRHOPE FROM THE STREET TO WITHIN 5 FEET OF THE BUILDING. THIS INCLUDES THE GRINDER PUMP.
11. Ref.: Sheet D1.2 & D2.1 - Are the two small windows above the storage (future office) restroom vanity to be removed? They are shown to stay on the demolition plan, but they appear to be infilled on the new elevations shown on Sheets A2.1 and A2.2?
 - DESIGN INTENT IS FOR THESE WINDOWS ARE TO REMAIN. THEY ARE NOT VISIBLE IN ELEVATION DUE TO THE EXTENSION OF NEW ROOF OVERHANG AT THAT LOCATION.
12. Does the existing doghouse and fence in the yard need to be demolished as part of this scope?
 - NO. THEY WILL BE REMOVED WITHIN THE SCOPE OF THE PARK PROJECT.
13. Ref.: Sheet S2.0 - Please provide dimensions (length & width) of the new entrance bridge.
 - 6' WIDE BY +/-12' LONG. INTENT IS TO PROVIDE ACCESS FROM THE NEW PARK PARKING LOT TO THE EXISTING PORCH, OVER THE SMALL SWALE. FINAL LENGTH WILL BE CONFIRMED IN COORDINATION WITH PARK PROJECT. REFER TO STRUCTURAL DETAILS.
14. Do the existing window screens, blinds, and shutters throughout the house remain or are they to be demolished?



- THE EXISTING INSECT SCREENS ARE TO BE REMOVED AND SALVAGED FOR REINSTALLATION. ALL OTHER EXISTING WINDOW OR DOOR APPURTENANCES SHALLBE REMOVED.
15. Ref.: Existing sunroom on the First Floor - There is a sloped ceiling in the existing sunroom/future restroom and hallway. It slopes up to 12' and the adjacent room that it is joining it is only 9'. Please confirm if this sloped ceiling is to remain or if we are to frame, drywall and paint a new ceiling in the sunroom to match the adjacent area at 9' AFF.
- THE FINISHES AT THE SLOPED CEILING SHALL BE REMOVED TO ALLOW ACCESS TO THE UNDERSIDE OF ROOF DECK FOR INSULATION. PROVIDE NEW FRAMING FOR A CEILING THAT IS FINISHED TO THE SAME 9' AFF AS THE ADJACENT SPACES. PROVDE A 2 PLY 2X12 BEAM TO SUPPORT WALL ABOVE. BOTTOM OF BEAM TO BE FLUSH WITH BOTTOM OF CEILING JOISTS, NOT VISIBLE AFTER CEILING IS FINISHED.
16. Ref.: Sheet D1.1 - Demolition Note 7 says 'Remove finish from existing living room, sunroom and second floor ceilings'. On Sheet A1.6 it says 'False Vaulted Ceiling' and 'stained tongue and groove ceiling'. These notes imply that all of the drywall and existing wood ceilings in these areas are to be removed and replaced with new drywall and T&G to accommodate the new insulation, electrical and fire protection. Please clarify scope.
- NOTE 7 IS INTENDED TO PROVIDE ACCESS TO ALL ROOF CONDITIONS ABOVE CEILINGS WITHOUT ATTIC ACCESS ABOVE FOR INSTALLATION OF INSULATION AND SPRINKLER SYSTEM. THIS WILL INCLUDE ANY CEILINGS IN THE LIVING ROOM AND SUNROOM THAT MEET THIS CRITERION AND ALL FINISHED SPACES ON THE SECOND FLOOR THAT WILL BE CONVERTED TO ATTIC. THE NOTES ON A1.6 SIMPLY PROVIDE REFERENCE TO SPECIFIC FINISHES TO BE REINSTALLED IN THE LIVING ROOM.
17. Ref.: Sheet A4.2 - Note 6 says that 'Interior walls separating meeting space, offices, and common spaces to be acoustically insulated'. This will require the sheetrock to be removed and replaced wherever this is required. Will you please mark up a plan denoting exactly which walls this note applies to
- NOTE 6 IS INTENDED TO REFER TO ALL NEW INTERIOR WALLS ASSOCIATED WITH RESTROOMS AND OFFICE SPACES. REMOVAL OF DRYWALL FROM EXISTING INTERIOR WALLS IS NOT PART OF SCOPE UNLESS OTHERWISE SPECIFICALLY NOTED
18. Will you also provide a count and location for Knox boxes and fire extinguisher cabinets?



- A SURFACE MOUNTED SECURE LOCK BOX SHALL BE PROVIDED NEAR THE MAIN ENTRY TO THE BUILDING. EXACT LOCATION TO BE DETERMINED IN FIELD BY OWNER.
 - PROVIDE 1 FIRE EXTINGUISHER PER FLOOR. LOCATIONS PROVIDED IN ATTACHED REVISED SHEET LS1.0 AND LS 1.1.
19. Is there a specification or brand for the security cameras?
- CAMERAS WILL BE PROVIDED AND INSTALLED BY OWNER. ALL CABLING FROM CAMERA LOCATIONS INDICATED ON DRAWINGS AND ROUTING BACK TO CENTRAL HUB IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
20. Is it acceptable to provide/install a fire alarm system that is not a proprietary system?
For example: Fire Lite, Silent Knight, Hochiki, or DMP.
- YES. NON-PROPRIETARY SYSTEM IS PREFERRED TO AVOID SINGLE SOURCE O&M AND PRODUCT SUPPORT, AS LONG AS THE SYSTEM PROPOSED MEETS THE DESIGN SPECIFICATIONS AND IS DEEMED EQUIVALENT.
21. Is there a backflow preventer at the street?
- BACKFLOW PREVENTER DETAIL IS PROVIDED ON SHEET F1.0. LOCATION TO BE ON WEST SIDE OF BUILDING.
22. Ref.: A1.0 - Can this page be updated to show this project's scope in bold, or have the scope that is not included in this bid removed from the drawing for clarity? For example is the screening/bird habitat in this project's scope? The legend also denotes existing trees to be removed with a dark tree but only one tree on the plan calls for removal.
- YES. SITE PLAN HAS BEEN UPDATED TO PROVIDE CLARITY TO PROJECT LIMITS AND SCOPE.
23. Ref.: A1.0 - is the new Bioswale included in this project's scope? If so, please provide layout, dimensions or specs for the bioswale.
- THE DRY CREEK BED/SWALE AT THE DRIP LINE OF THE PORCH IS PART OF THE SCOPE OF THIS PROJECT, AS IS GRADING ALONG THE PERIMETER OF ENTIRE BUILDING TO CREATE A MINIMUM SLOPE OF ½" PER 12" AWAY FROM THE BUILDING.
 - THE BIOSWALE TOWARDS THE CREEK IS NOT PART OF THIS SCOPE OF WORK.
24. Ref.: M1.0 - HVAC General Note 16 - Please confirm a test and balance report is indeed required for this project.
- TEST AND BALANCE IS REQUIRED.



25. Ref.: A1.2 - Building Envelope Note 4 - R21 unfaced insulation specified; it is 5 1/2" thick and will require a 6" stud. Please confirm there is enough space for this insulation where it is noted.
- THE EXISTING EXTERIOR WALLS EXPOSED BY SELECTIVE DEMOLITION ARE CONSTRUCTED WITH 2X6 WOOD STUDS. IF THE CONTRACTOR DISCOVERS A CONDITION DIFFERING FROM THIS, BRING IT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
26. Ref.: A1.2 - Building Envelope Note 7 - Please confirm who is responsible for hiring energy inspector
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
27. Ref.: A1.2 - Building Envelope Note 7 - Please confirm that Contractor is not required to meet specific target infiltration level for the blower door test - it may be difficult to achieve a specific rating since the majority of the windows and doors are existing
- TWO BLOWER DOOR TESTS ARE REQUIRED. THE FIRST IS TO IDENTIFY SIGNIFICANT AIR/MOISTURE LEAKS AND THE SECOND IS TO CONFIRM THAT THOSE LEAKS HAVE BEEN MITIGATED AND THE CONDITIONS HAVE IMPROVED. TARGET INFILTRATION LEVEL IS PROVIDED FOR REFERENCE ONLY.
28. Will the contractor be required to do additional demolition in order to provide strapping at roof and foundation.
- SEE CLARIFICATION FROM STRUCTURAL ENGINEER.

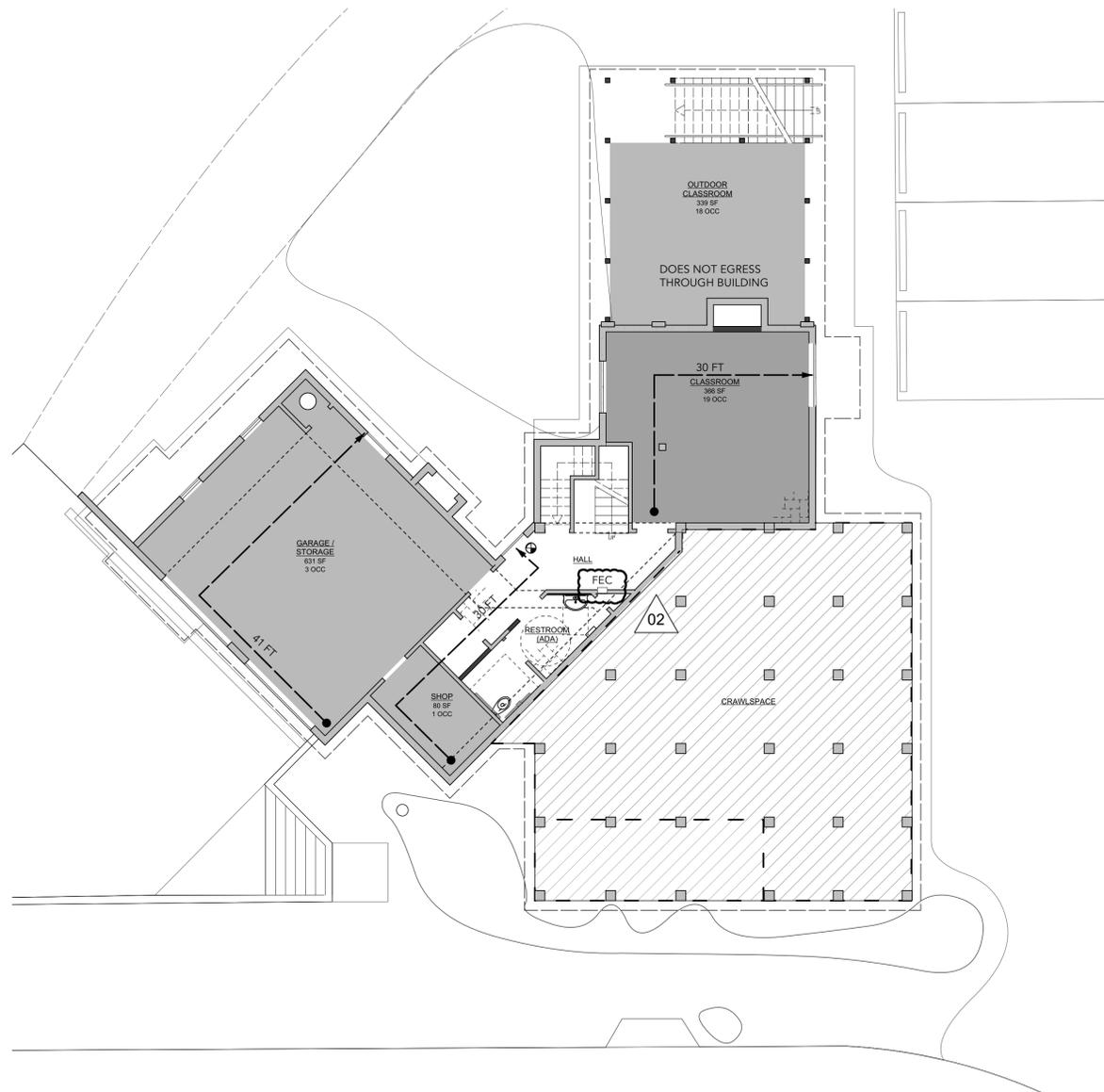
CLARIFICATIONS

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR TERMITE INSPECTION, TREATMENT, WOOD INFESTATION REPORTING, CERTIFICATION AND ACTIVATION OF A 1-YEAR TERMITE BOND (TO BE ASSUMED BY THE CITY OF FAIRHOPE) TO BE DELIVERED WITH THE CLOSEOUT DOCUMENTS. THE COST OF SUCH WORK SHALL BE A SUBSIDIARY OBLIGATION OF THE LUMP SUM BID COST.
2. BASIS OF DESIGN FOR LOCK BOX: KNOXBOX 3200 SURFACE MOUNT
3. BASIS OF DESIGN FOR FIRE EXTINGUISHERS AND CABINETS: 1 PER FLOOR
 - EXTINGUISHER: CLASS A 10 LB
 - CABINET: ROLLED EDGE SEMI-RECESSED, STAINLESS STEEL, FULL GLAZED DOOR, RED VERTICAL LETTERING



4. SEE ATTACHED FOR REVISED DRAWINGS TO SUPPORT RESPONSES TO RFIS ABOVE.
 - LS1.0 AND LS1.1:
 - i. SHOWING LOCATION OF FIRE EXTINGUISHER CABINETS ON LIFE SAFETY PLANS
 - A1.0:
 - i. REMOVED LANDSCAPE CONCEPT THAT IS NOT PART OF THE SCOPE OF THIS PROJECT FOR CLARITY.
 - ii. ADDED DIMENSIONS FOR BRIDGE EXTENTS.
 - iii. ADDED NOTES TO CLARIFY GRADING AWAY FROM BUILDING AND PARKING LOT
 - iv. REMOVED SWALE ON NORTH SIDE OF BUILDING

5. LETTER FROM STRUCTURAL ENGINEER DESCRIBING EXISTING CONDITIONS OF LOAD PATH ALONG WITH DESCRIPTION OF DESIGN FOR STRAPPING AND/OR ANCHORING AT ROOF AND FOUNDATION TO MEET CODE REQUIREMENTS.



1 GROUND FLOOR LIFE SAFETY PLAN
Scale: 1/8" = 1'-0"

CODE SUMMARY

NATURE CENTER		IBC 2018				
SECTION	DESCRIPTION	NOTES				
303.1.1	OCCUPANCY TYPE	PRIMARY: ASSEMBLY A-3 ACCESSORY: BUSINESS, STORAGE				
602	CONSTRUCTION TYPE	VB FULLY SPRINKLERED				
TABLE 601	FIRE RATINGS	STRUCTURAL FRAME	BEARING WALLS:	EXT.	INT.	FLOOR ROOF
		1 HR	1 HR	0 Hr	0 Hr	1 Hr 1 Hr
TABLE 602 / APPDX. D102.2.6	FIRE DISTRICT REQ	N/A				
508.4 / 707	FIRE SEPARATION	N/A				
508	MIXED USE	NO				
705.8 / 716.5	RATED OPENINGS	N/A				

WHOLE BUILDING REQUIREMENTS

SECTION	DESCRIPTION	REQUIRED	PROVIDED	NOTES
503 / 504.2	MAX BUILDING AREA	18,000 SF MAX	5,558 SF	UNDER ROOF
	MAX BUILDING HEIGHT	70 FEET MAX	26 FEET	
	MAX BUILDING STORIES	2 STORIES MAX	2 STORIES	UNOCCUPIED ATTIC
903.3.1.2	SPRINKLER	FULLY SPRINKLERED FOR VB	FULLY SPRINKLERED	FOR VB ONLY
1004.1.2	FLOOR AREA / OCC	ASSEMBLY MEETING (7 SF / OCC)	218 SF	32 OCCUPANTS
		ASSEMBLY EXHIBIT (30 SF / OCC)	296 SF	11 OCCUPANTS
		EDUCATION (20 SF / OCC)	366 SF	19 OCCUPANTS
		BUSINESS (150 SF / OCC)	521 SF	5 OCCUPANTS
	STORAGE/MECH (300 SF / OCC)	1,929 SF	7 OCCUPANTS	**SEE LIFE SAFETY PLANS FOR BREAKDOWN**
	OCCUPIED AREA (MINUS CIRCULATION)		4,014 SF	74 TOTAL OCCUPANTS

GROUND FLOOR REQUIREMENTS

		EDUCATION: 19 OCC, BUSINESS: 1 OCC, STORAGE: 4 OCC = TOTAL: 24 OCC		
SECTION	DESCRIPTION	REQUIRED	PROVIDED	NOTES
1021	NUMBER OF EXITS	1 (>49 occ, >75' CPT)	3	ALL TO GRADE / UPPER LEVELS DO NOT EGRESS THROUGH GROUND FLOOR
1005.3.2	EGRESS SIZING	0.15" per 24 occupants = 3.6"	36" egress doors	
1016.2	ALLOWABLE TRAVEL DIST.	200'	41' max	
1014.3	COMMON PATH OF TRAVEL	75'	41' max	
2902.1	WATER CLOSETS	1 PER 50	1 unisex	
	LAVATORIES	1 per 50	1 unisex	
	DRINKING FOUNTAINS	1 per 1,000		WATER PROVIDED BY STAFF
	OTHER	1 SERVICE SINK	1 PROVIDED	



WATER SHED

www.watershed.pro

302 Magnolia Avenue Fairhope, AL 36532, p. 251.929.0514

JOHN MARTIN NATURE CENTER
CITY OF FAIRHOPE

22430 MAIN STREET
FAIRHOPE, AL

NOT FOR CONSTRUCTION

Date Issued: JUNE 28, 2024
ISSUED FOR BID

DATE	NO.	DESCRIPTION
24.07.26	2	ADDENDUM 3

LS1.0

LIFE SAFETY AND CODE SUMMARY

FMS

ENGINEERING, LLC

June 25, 2024

City of Fairhope Building Dept.
555 South Section St.
Fairhope, AL 36533

RE: Flying Creek Nature Center
22430 Main St., Fairhope, AL
FMS Doc No. 24551D01

To Whom It May Concern:

We are submitting this letter to address the City of Fairhope's request to specify the uplift anchorage of the roof in response to the Level 3 designation assigned to the building. We conducted an inspection on July 17, 2024 to verify any existing connections. Mechanical hardware such as strapping and/or structural screws could not be found, which was expected due to the age of the structure. To ensure the ability of the roof to withstand design wind loads, the enclosed detail shows the recommended attachment of the rafters and studs.

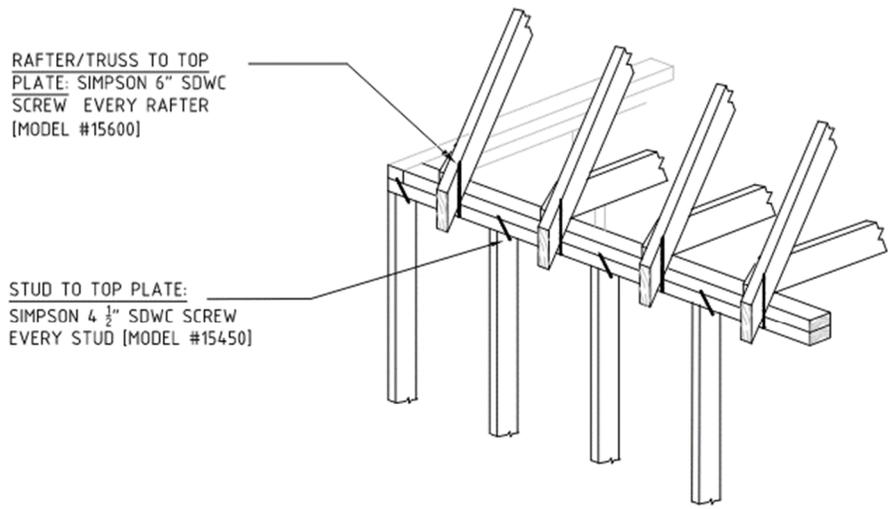
The inspection also revealed that there were embedded threaded bolts protruding from the sill plate at the basement level foundation, but no nuts or washers to complete the holddown capacity. We recommend adding standard nuts sized to fit the existing bolts along with 3x3x1/4" washers to all of the foundation bolts to provide a connection that is capable of resisting uplift.

Please contact me if there are any questions. I can be reached at 251-450-2377 or by email cfaircloth@fmsengineering.com.

With Best Regards,



Cristin Faircloth, P.E.
FMS Engineering, LLC



UPLIFT RESISTANCE DIAGRAM

SCALE: N.T.S.