

NOTICE TO ALL CONTRACTORS & BIDDERS
October 20, 2020

Stonepost Lofts
At Washington; Hays, KS
Project No. 19-3009

ADDENDUM NO. 1

YOU ARE INSTRUCTED TO READ AND TO NOTE THE FOLLOWING DESCRIBED CHANGES, CORRECTIONS, CLARIFICATIONS, OMISSIONS, DELETIONS, ADDITIONS, APPROVALS AND STATEMENTS PERTINENT TO THE CONTRACT BID AND CONSTRUCTION DOCUMENTS.

THIS ADDENDUM IS A PART OF THE CONTRACT BID AND CONSTRUCTION DOCUMENTS AND SHALL GOVERN IN THE PERFORMANCE OF THE WORK.

GENERAL

1. *Reference attached 1) City Review and Response letter, 2) Revised drawings, 3) Documents, etc., Contractor shall note, provide and install any or all items as indicated, suggested implied or required to satisfy City suggestions, issues and concerns.*

Jeff Gillam

Charles Renz

Mark Regier

Maggie Gillam

Chris Gillam

Architectural

1. Sheet A2.0:
 - a. General notes #13, 2012 IBC should be 2015 IBC.
 - b. Sections at mailboxes and in-house mail slots.
2. Sheet A2.1:
 - a. General notes #13, 2012 IBC should be 2015 IBC.
 - b. Mail Center to be located in Hall 114.
 - c. Per Section 1107.7.1 only first floor units are required to be Type A & Type B. Units 104 & 110 are Type A and Units 101, 102, 103, 105, 107, 108, 109 & 111 are Type B.
3. Sheet A2.2:
 - a. General notes #13, 2012 IBC should be 2015 IBC
 - b.
4. Sheet A2.3:
 - a. Unit 104 is a Type A and Units 101, 102, & 103 are Type B.
5. Sheet A2.4:
 - a. Mail Center to be located in Hall 114.
 - b. Unit 110 is Type A and Units 105, 107, 108, 109 & 111 are Type B.
6. Sheet A6.1: Interior elevations C & B modified for Mail Center.
7. Sheet A10.1, Door Schedule: install door closure at unit entry doors 101, 104, 108, 112, 113, 116, 122, 123, 129, 131, 133, 201, 202, 203, 206, 208, 209, & 211. Doors 122, 123, 129, 131 & 133 shall also be installed with smoke seals.

Mechanical

1. ME1.4: Revised several exhaust duct termination locations.
2. M1.1: Revised exhaust duct routing in units 101,103, and 104
3. M1.2: Revised exhaust duct routing in units 204 and 205. Revised note 12.
4. M4.1-M4.4: Revised hot water distribution piping. Added notes 11 and 12.
5. M6.2: Revised FDC note on detail 1, revised plumbing fixture schedule to add flow rates and reference 2012 Green Plumbing Standard. Revised water heater detail and added manifold details.



This Addendum must be referenced on the Bid Form.
END OF ADDENDUM NO. 1

Attachments:
City Response letter
Permit Set dated 10-20-2020 (24x36 electronic copy)

October 21, 2020

Curtis W. Deines
Planning, Inspection, & Enforcement
Superintendent

Regarding:
Building Permit Review & Comments, 305 Main Stonepost Lofts, Hays, KS

Curtis,
Thanks again for your list of comments, and overall support of this project. Please find the following responses, comments, changes and clarifications for your consideration and approval. Architect and Engineers Comments or Responses are in RED, added to each item below;

Jeff Gillam
Charles Renz
Mark Regier
Maggie Gillam
Chris Gillam

1. What is the location of the FDC? This may affect current Knox box location.
ENGINEERS RESPONSE: Final location of FDC is noted on fire suppression riser diagram to be verified with AHJ, (Authority Having Jurisdiction), typically the fire marshal. It is our recommendation that the FDC be located on the exterior wall of the new fire sprinkler closet, see sheet M1.5, adjacent to Vestibule 112. This side of the building faces 3rd street at the newer building addition and due to historic issues of the building, locating the FDC at the front of the building would present major pipe routing difficulties. In addition, the existing Knox Box is located at this same location opposite side of Vestibule 112.
2. FDC will be located at the front of the building.
ENGINEERS RESPONSE: Please see above
3. FDC connection will be 2.5"
ENGINEERS RESPONSE: This Note has been added to fire sprinkler riser diagram on sheet M6.2.
4. Apartment & hallway fire extinguisher sizes need indicated
ARCHITECTS RESPONSE: Fire extinguisher type and sizes are located in Specification Section 10522, and shall be MP5, Multi-Purpose 5lb ABC type Fire Extinguishers.
5. A2.0, A2.1, A2.2 show IBC 2012 not IBC 2015 when referencing fire extinguishers. These needs corrected.
ARCHITECTS RESPONSE: Corrected, please see revised and attached sheets A2.0, A2.1 & A2.2.
6. Will there be shower valves/ washer boxes in rated walls?
ENGINEERS RESPONSE: All shower valves and washer boxes are installed in new, non-rated and furred out walls, not fire the walls.
7. Will the doors for each unit be self-closing?
ARCHITECTS RESPONSE: All unit entry doors will be self-closing, with closure hardware and smoke seals installed. See attached revised sheet A10.1, Door Schedule.



730 N. Ninth (67401)
P.O. Box 2928
Salina, KS 67402-2928
(785) 827-0386
Fax (785) 827-0392

8. E6.1 – Feeder Schedule, are all the wire sizes KCMIL below 500?
ENGINEERS RESPONSE: Feeder from transformer to meter center is 3 sets of 600 KCMIL, this wire size and quantity is compatible with utility company requirements.
9. Please label which units are Type A, Type B.
ARCHITECTS RESPONSE: Although Type A units are not required with less than 20 units, Type A units are provided, First Floor only; 104 & 110. All other First Floor Units 101, 102, 103, 105, 107, 108, 109 & 111 are Type B. IBC 1107.7.1, Structures without elevator service only require the accessible levels to have Type A & Type B units. Please see revised and attached sheet A2.1, labeling these units.
10. Hays has adopted the 2012 Green Plumbing and Mechanical Code Supp (with amendments)
- Water conservation see attached plumbing requirements
ENGINEERS RESPONSE: Flow rates and reference to 2012 Green Standard has been added to plumbing fixture schedule on sheet M6.2
 - Recirc line recommended with fixtures within 12 ft approximately for hot water
ENGINEERS RESPONSE: See below
 - Can resize waterlines to 1/2" so no more than 64 oz from water heater to fixture outlet.
ENGINEERS RESPONSE: Hot water systems have been redesigned to feed all fixtures with dedicated 1/2" pex piping. No lines exceed 50'. See revised sheets M4.1-M4.4, and details sheet M6.2.
11. Mechanical room open to hallway, What is the hallway rated? Would the mechanical room wall need to be rated?
ARCHITECTS RESPONSE: per the Code Footprint, sheet CFP, each side of the hall shall be 1/2hr rated with 20-minute openings, however per previous correspondence, the Hallway Historical glazed doors and windows are to be retained, restored and reused, IEBC 2015 section 1203.4, allows the transoms to remain, and section 1203.8 allows historic glazing in a 1hr, with a sprinkler system. In addition existing walls with historical lath & plaster, to be retained and reused, IEBC section 1203.5 and 1203.7, 1-Hour construction, need not be provided with existing wood or metal lath and plaster.
12. Will exhaust fans go through floor/ceiling assemblies? Shaft or dampered?
ENGINEERS RESPONSE: Exhaust ductwork is routed vertically through horizontal rated assembly. Dampers and shafts not required per exceptions to IBC 717.6.1. (26 gage duct, opens into only one dwelling, and duct does not exceed 4")
13. Do dryer ducts go through floor/ceiling assemblies? Rated Shaft?
ENGINEERS RESPONSE: Note 12 on M1.1 calls for fire sealing around duct penetrations of fire rated assemblies and shall be constructed per requirements of IMC 504.2 and 603.4.
14. Are all exhaust fan and dryer termination going out the roof?
- If 1st floor dryers are going to the roof, what is the vertical length? Enough CFM?
ENGINEERS RESPONSE: Dryer exhaust duct routing has been modified in units 101, 103, 104, 204, and 205. New routing reduced number of bends to comply with manufacturer's recommended maximum duct lengths [36 feet + (3) 90 deg elbows].

ARCHITECTS SHEET REVISIONS:
A2.0, A2.1, A2.2, A.3, A2.4, A6.1 & A10.1

ENGINEERS SHEET REVISIONS:
ME1.4, M1.1, M1.2, M4.1-M4.4 & M6.2