



**Waterstone at Baton Rouge Assisted Living & Memory Care  
Siegen Lane, Baton Rouge, LA 70810**

**Addendum 1 – 4/15/2016**

- Bid forms for each package including the desired scope are part of this addendum. Bids should be submitted on the bid forms. As mentioned on the bid form, please cross out any items that you have not included in your bid and add any items that you consider additional to the scope. If you do not cross out any items are add any items you acknowledge that you have the scope listed included in your bid. Items not specifically listed on the bid scope are considered incidental and should be included in your bids. Please review this document carefully as it will help define the scope of work you should be bidding on as well as alternates and unit prices to bid.
- Addendum 1 information from Pi architects dated 4/14/2016 is part of this addendum.
- Lockard Construction is the pre-awarded general contractor for this project.
- Construction is scheduled to start around June 1<sup>st</sup> pending government approvals. Construction duration is estimated at 13 months.
- A subcontractor qualification statement is included as part of this addendum. It is not required to submit this form with your bid. However, if you are the selected contractor for the job, you will be required to fill this out prior to receiving a contract.
- For anyone who is having trouble viewing the plans a link is provided below where you can access the plans and other project information in the alternate way.

<https://lockard.box.com/s/6xx5wehg34fw1citynhzgd1pta2thdua>

- All subcontractors shall give an alternate for a performance and payment bond if they are able to provide this.
- **REMINDER:** All questions must be received in writing before Tuesday, April 19th at 2:00 pm. Questions should be directed to Sam Brandt by email or fax and

answers will be addressed in addendum form. Sam's email is sbrandt@lockardonline.com, Lockard Construction's fax number is (319) 277-8080.

- **REMINDER:** There will be a pre-bid meeting in the Tiger's Den conference room at the Courtyard Baton Rouge Siegen Lane Hotel located at 10307 N. Mall Dr, Baton Rouge, LA70809. This hotel is located very close to the project site. Representatives from Lockard Construction will go to the site after the pre-bid meeting for anyone who wants to view the site and has questions.
- A file with a graphic finish schedule is included as part of this addendum.
- There are two sets of landscaping plans for this project. The landscaping to be done around the exterior of the building is part of the civil drawings. There are separate landscape drawings for the interior courtyards. Both of these areas are including in the landscaping package.
- The civil contractor shall provide an alternate option to remove the moisture conditioning of the building pad per the geotechnical report if it is not needed.
- The civil contractor shall provide an alternate for lime stabilization in the parking fields per the civil plans. The base bid shall include pavement preparation per the geotechnical report.
- An alternate shall be given to remove the street frontage fence along Siegen lane.
- Any anchor bolts needed for wood or light gauge framing that are embedded into the concrete at the time of concrete pouring need to be supplied by the concrete contractor. Any anchor bolts or fasteners that are to be installed into concrete after the concrete is poured will need to be by the respective framing contractors. Anchor bolts for structural steel columns will be supplied by the steel contractor and installed by the concrete contractor.
- Drywall contractor shall include wrapping columns and beams in a double layer of drywall for fire rating.
- Stucco is to be colored by the Stucco contractor and not painted.
- All doors, standing and running trim and casework shall be pre-finished.
- There is a building insulation package for this project which includes batt insulation for both the steel and wood portion of the project. Because of this, the metal framing and drywall contractor will not install insulation within the building walls. This will be done by the building insulation contractor.
- Mechanical wells shall all be TPO roofing and not built up roofing.
- Any contractor who penetrates a fire wall shall install the proper fire safing for that penetration. Fire safing that runs parallel with walls shall be done by the drywall contractor.
- Mechanical, electrical and plumbing contractors will need to review food service plans for any equipment that needs to be hard wired, plumbed or vented in their scope of work. The following is further information on scope between the kitchen equipment supplier and MEP contractors:

Specifically with the exhaust system, we have found it to be most cost effective to have the materials in the KEC package, and ship to the on-site HVAC for installation & fabrication of the ductwork.

So the KEC would supply the hoods, fans, MUA, roof curbs and electrical system

The KEC would also provide the fire suppression permit, supply & install fire suppression system, (except for interwiring / final connections), and provide the trip test. The HVAC contractor would file for permits, receive materials, install materials, provide & install ductwork, provide fire wrap if required, provide start-up and air balance and provide net room air demand.

The EC would provide shunt trip, interwiring & final connections, supply & install handy box & conduit to 6" above ceiling for fire pull stations.

Does this process work or is there a need to revise or discuss?

The rest of the equipment we would typically expect the KEC to verify all actual site conditions vs drawings, coordinate with other trades, order equipment, consolidate order and deliver per the project schedule, off load equipment, set in place, assemble loose parts, level equipment, provide punch list work, provide O&M's, provide Owner training thru factory reps, provide 1 year parts & labor warranty.

Not included would be any plumbing or electrical connections or interconnections.

The KEC should have the walk-in refrigeration in his scope and the walk-in condensate drain lines, as well as start-up, test & 1 year service contract. Final electrical connections, installation & wiring of lights and required disconnects should be in the EC scope I suggest.

- The food service contractor will supply the exhaust hood in the kitchen but will be installed by the HVAC contractor.
- Contractors bringing utility lines inside the building footprint shall include trench plugs per the geotechnical report.
- The plumber shall include running a water line to the storage shed with a freeze proof hydrant.
- Any equipment pads needed for mechanical, plumbing or electrical equipment will be by the contractor who is installed said equipment.
- The plumbing package shall include hooking up a temporary water source for the project. Lockard will pay for the water meter and the water usage.
- The electrical package bid shall include temporary power for construction purposes as well as temporary lighting for the project.
- The generator for the project shall have fuel storage sufficient for a 72 hour run time.
- An alternate shall be given for a 175 KW generator in lieu of a 200 KW generator.

- The nurse call system will be procured by the owner directly. All other low voltage items are to be included in the electrical bid.
- Electrical contractor shall provide an alternate to remove light type NL from the project.
- Blue star power systems is an approved generator supplier. Information is included as part of this addendum.