

## Addendum No. 2

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<b>Date</b>	May 30, 2025
<b>To</b>	Bidders
<b>From</b>	James G. Golias II, PE
<b>Subject</b>	City of Crossville 2024 SPEC Building (PO 16174)
<b>Project Number</b>	Verdantas No. 232137 / Agency Tracking No. 330001-00425

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Receipt of this addendum must be acknowledged and noted in accordance with the Contract Documents and Specifications. Failure of any bidder to receive any such addendum or interpretation shall not relieve such bidder from any obligation under his/her bid as submitted. All addenda so issued shall become part of the contract documents.

### Additional Bidder Questions and Responses:

1. It was mentioned during the Prebid that testing reports / Geotech reports from the original sitework for the project can be provided. Please distribute those documents at your earliest convenience.
  - a. **These were issued with Addendum 1.**
2. The specifications note that the contractor shall pay all permit fees. Please confirm that permits are required for the project since the owner on the project will be the city. If they are required, please provide the cost of permits to be included in the contractor's scope or an estimated allowance amount.
  - a. **City permit fees will be waived, but the contractor is responsible for other permit fees that may be required such as utility company fees.**
3. There seemed to be some conflicting information during the Prebid meeting regarding Prevailing Wage Rates. Please clarify if prevailing wage rates and certified payroll will be required for the project as noted in the specifications.
  - a. **Prevailing wage rates are not required.**
4. Please confirm that costs associated with special inspections will be paid by the owner.
  - a. **Special inspection costs will be paid by the owner.**
5. Please confirm the type of roof to be used (screw down vs standing seam).
  - a. **Included with Addendum 1 (standing seam).**
6. Please confirm if the stripe on the building can be field painted or if it is to be shop-finished.
  - a. **Either is acceptable.**
7. Please clarify how mass and trench rock are to be handled on the project. Should rock excavation be included in the base bid or should it be excluded and a rock removal rate be included?
  - a. **All costs shall be included in the base bid.**

8. Please confirm if the site is classified or unclassified.
  - a. **Unclassified.**
9. The drawings indicate for a vapor barrier to be installed at the building pad. Please confirm this is accurate.
  - a. **Correct.**
10. The civil drawings list the FFE to be 1797.75'. The structural drawings note that the T/Grade of the vapor barrier is shown on the civil drawings. Please clarify if the FFE of 1797.75' is the T/Grade shown on 1/S2.2.
  - a. **The top of aggregate base stone in the building will be 6-inches lower than final finished floor (i.e. 1975.25).**
11. Sheet A1.1 indicates that all interior columns are to have 12" recessed base plates. Typical interior column footing on sheet S2.1 seems to indicate that they should be recessed 6". Please clarify.
  - a. **Since the concrete building slab is NOT included with the scope of work, either 6" or 12" recessed base plates will be acceptable.**
12. Please confirm the intent for grading at the building pad. It does not appear that there is a specified depth for the gravel base. Based on the existing contours indicated on the grading plan, it appears that the pad was sloped in phase I and some cut and fill will be required to achieve the FFE indicated in the documents. Should we assume that cut material can be used at fill locations and that the balance of material should either be imported or wasted onsite? Is there an acceptable deviation for the finished elevation of the base (i.e. +/- 0.1')?
  - a. **It is anticipated that the cut material can be used as fill. Finished floor base material shall be 6-inches below final finished floor.**
13. Please provide a section for the gravel lined swales indicated on sheet C3.2. Does gravel mean riprap?
  - a. **Swales to have 3:1 side slopes. Swale shall be lined with 6" depth No. 1 aggregate stone.**
14. Follow up question from the addendum #1. Most engineered specs allow for equal or greater alternates or substitutes. Regarding the insulation, can an R-19 cavity & R-11 compressed continuous "sag & bag" insulation be used? It has the same R-value and is continuous.
  - a. **It is acceptable if it meets the R-Value requirements listed for IECC 2018.**
15. The door schedule on Sheet A1.0 lists two types of overhead doors: OH-S (Sectional) and OH-C (coiling), but on the chart it has OH-C listed twice. I assume the motorized one is the coiling door based on the specifications, but can you confirm?
  - a. **That is correct.**
16. Is the contract structure Stipulated Sum or GMP?
  - a. **Stipulated Sum**
17. Has a commencement date been identified? If not, is there a general idea of what month we would be expected to start?

20. I also noted that the wind speed of 115 MPH in the structural drawings could be a carry-over from an older building code. The seismic coefficients were updated in the Geotech report to the current code, and we could hence reduce our wind speed to 105 MPH for the current code.
  - a. **IBC 2018 refers to ASCE7-2016 (not 2010). The wind speed should be 105 MPH.**
21. Can the frame lines be manipulated for cost effectiveness, given that they do not interfere with the framed openings?
  - a. **Consideration will be given, however, the final configuration will need to be reviewed and approved by the city to determine if the proposed frame lines are acceptable.**
22. Clarification on where/how subgrade will be left regarding:
  - a. Pad
    - i. **The top 6-inches shall be compacted crushed aggregate, Type “A” Base, Grading “D”. The top of the 6-inches stone base shall be at 1797.25.**
  - b. Dock Area
    - i. **The top 6-inches shall be compacted crushed aggregate, Type “A” Base, Grading “D”. The proposed contours shown on Sheet C3.2 represent the elevations for the top of the 6-inches stone base.**

- c. Area adjacent to dock and other areas
    - i. **No aggregate base stone is required for the areas outside of the dock and building areas referenced above. Proper erosion control will need to be provided for all disturbed areas which will be dependent upon the exposed material (i.e. soil, aggregate, etc.)**
23. In addendum 01, section 11, question 2, inquires about the gravel/stone for the building future slab. To confirm, this is only for the building reflected on the drawings, correct?
- a. **Correct. This applies to the area within the 100,000 SF building being constructed as part of this project and NOT the area adjacent for the future building addition.**
24. The area to the South noted as “stockpile area for excavated fill” is only to be utilized for excess material, correct? We are not required to bring this to plan grade if an adequate quantity of excess is not generated.
- a. **Correct.**

END OF ADDENDUM NO. 2