

Addendum Number Three

To The Drawings and Specifications for
Genesis - Southridge

HANNEY & ASSOCIATES ARCHITECTS

1726 South Hillside, Wichita, Kansas

NOTICE TO BIDDERS

You are hereby instructed to include in your bids the following changes and/or corrections to the Drawings and Specifications for the **Genesis – Southridge Mall**, former Sears Department Store remodel, Des Moines, Iowa.

The additions and/or corrections shall be considered as a part of the Contract Documents as if incorporated therein. Where the following corrections and/or additions vary from the conditions of the Drawings and Specifications, such following changes or additions shall govern.

I. GENERAL CLARIFICATIONS:

- 1.1 The Bid Date will remain May 11, 2022 and the Bid Time will remain unchanged.
- 1.2 The individual sheets issued with this addendum can be downloaded from our web site www.haarchitects.com, then click “Shortcut to Plan Room”.
- 1.3 A new combined architectural PDF has been created and posted in the google drive and can be downloaded for review. This PDF contains all the Architectural drawings.
https://drive.google.com/drive/folders/13mr999d_L5qj4EPaY-Eq6lrShe0nADO6?usp=sharing
- 1.4 Approved Equals:
Products or manufactures approved, as “Equals” shall meet all requirements of the plans, specification, standards of performance and construction as established by the product or manufacture originally specified.
- 1.5 Basketball Area
 1. The new wood sports flooring shall be built on top of the existing concrete slab. The flooring is approximately 2-1/2” thick. The area around the basketball court shall have a concrete topping in a thickness that matches the new wood sports flooring.
 2. The concrete topping shall be a sand, 4,000 psi, concrete mix, with a latex additive to increase bond to the existing slab.
 3. This work necessitates replacing existing concrete and/or placing new concrete at the four exterior exits that serve the basketball area. These areas are B100, B127 and B130.
 4. A new interior ramp shall be constructed in Storage Room B128 to transition the new sports floor elevation down to the existing slab. Existing concrete in the area of the new ramp shall be removed and replaced so the topping is not tapering to a knife-edge, but will have a minimum 4” thickness.

5. Two new interior ramps shall be constructed to transition between the new sports flooring level down to the existing slab. Similar to the ramp in note 1.5 (4) above, the existing concrete shall be removed beneath the new ramps so the minimum thickness is never less than 4”.
6. Refer to Sheet A1.1, that is being reissued with this addendum.

II. CHANGES TO THE SPECIFICATIONS

2.1 Section 7540 – Fully Adhered TPO Roofing System

1. Versico is an approved roofing system manufacture.
2. Paragraph 10.2 Insulation Materials
 - a. Item 10.2.1 Polyisocyanurate;
The minimum R value shall be 30, typically this is two layers of 2-inch thick boards, but may vary depending on the insulation manufacturer. The roofing contractor shall provide sufficient thickness in two layers to achieve the R30.
 - b. Item 10.2.2 Cover Board shall be changed to be 10.2.2 Tapered Insulation.
This item shall include the following:

10.2.2 Tapered Insulation:

- A. Tapered Roof insulation shall be supplied as a complete system of compatible materials which when installed, will provide a finished surface with a uniform slope. The system shall be applicable to the roof areas indicated on the project drawings and shall be compatible with the membrane roof specified.
- B. Shop drawings shall be submitted by the supplier of the taper insulation to the Architect for approval. Such drawings to be based on actual field measurements to insure accuracy. Materials shall not be shipped until approved drawings are received by supplier.
- C. Tapered Expanded Polystyrene (EPS) insulation shall be factory cut with a finished surface that will provide a minimum installed slope of not less than 1/4" per foot unless where noted differently on the plans. Minimum thickness of taper insulation shall be 1/4". All pieces shall be numbered in correspondence with approved shop drawings.
- D. Install crickets where required to divert storm water flow from equipment or direct water to drains and/or scuppers. Installation shall be in accordance with Manufacturer's Standard Cricket Detail.
- E. Material shall conform to federal specification HH-1-524C, with a density of not less than 1.25 pound per cubic foot for the 102 FR areas.

2.2 Section 11500 – Sports Equipment

1. The owner will provide and install the sports equipment. A new bid form will be prepared for the sports equipment venders to fill out and submit to Genesis Health Clubs.
2. The General Contractor shall include in their base bid any and all costs to coordinate and schedule the work of the sports equipment contractors.

3. The Sports Equipment Contractor will provide the floor sleeves to the General Contractor for the General Contractor to install those sleeves in the concrete sub-floor below the new wood flooring.
4. Companies approved, please refer to item 1.4 in this addendum.
 - a. Fair-Play is an approved manufacturer for the Scoreboards.
 - b. Sturdisteel is an approved manufacture for the Aluminum Benches/Bleachers.
 - c. Draper is an approved manufacture for the Gym Equipment.

III. CHANGES TO THE DRAWINGS

- 3.1 Index sheet is being issued with this addendum to identify the sheets issued by addendum.
- 3.2 Sheet AS1.2
This sheet is being reissued with this addendum to clarify the scope of work, remove information that was specifically for the City of Des Moines, Site Plan Submission (not necessary for construction), and to correct the ADA parking area.
- 3.3 Sheet AS1.3
This sheet is being reissued with this addendum to clarify the scope of work, remove information that was specifically for the City of Des Moines, Site Plan Submission (not necessary for construction), and to correct the ADA parking area.
- 3.4 Sheet AS1.4
This sheet is being reissued with this addendum to clarify the scope of work, remove information that was specifically for the City of Des Moines, Site Plan Submission (not necessary for construction), and to correct the ADA parking area.
- 3.5 Sheet AS1.5
This sheet is being reissued with this addendum to clarify the scope of work, remove information that was specifically for the City of Des Moines, Site Plan Submission (not necessary for construction), and to correct the ADA parking area.
- 3.6 Sheet A1.1
This sheet is being reissued with this addendum. A yellow hatch and notes have been added to help clarify the concrete topping specified for the support area of the new basketball area. Notes identifying the transition ramp locations have also been added.
- 3.7 Sheet A1.10
The plan detail indicator for the column at grids “K” –“13” shall be corrected to be detail 1 on sheet A1.7
- 3.8 Sheet A1.11
This sheet is being reissued to correct the size of the text on detail 5. Notes identifying responsibilities have been corrected.
- 3.9 Sheet A2.3
The shower area in the Family Rest Room / Family Locker Room 124 shall be corrected to have a gypsum wall board soffit over the shower. The suspended acoustical ceiling shown shall remain for the balance of the space.

- 3.10 Sheet A6.4
 - a. Detail 10
 - 1. The spring point for the vaulted ceiling shall be clarified to be 8'-0" above the finished floor.
 - b. Detail 11
 - 1. The spring point for the vaulted ceiling shall be clarified to be 8'-0" above the finished floor.
 - 2. The apex of the vaulted ceiling shall be clarified to be 9'-0" above the finished floor.
- 3.11 Sheet A6.11
 - Elevation 5, the accent tile is shown in a stepped format, this shall be changed to be random
- 3.12 Sheet A6.12
 - Elevation 5, the accent tile is shown in a stepped format, this shall be changed to be random.
- 3.13 Sheet A6.19
 - This sheet is being reissued to correct elevation 2 that shows the west exit mullions that will remain, but will be covered by a new g.w.b. wall.
- 3.14 Sheet A7.1
 - This sheet is being reissued to add the granite edge details and correct the back counter (removing the curved ends).
- 3.15 Sheet A7.2
 - This sheet is being reissued to correct the back counter (removing the curved ends), remove the detail plan that is a repeat the information on A7.1.
- 3.16 Sheet A7.6
 - 1. Detail E
 - a. The half-high wall cap shall be detail "E" on Sheet A7.7
 - 2. Detail F
 - a. The gate door number shall be corrected to be 121b.
 - b. The note for child gate, the word "plywood" shall be removed. The gate shall be a solid core door slab.
 - 3. Detail 3
 - a. The cap on top of the half wall shall be similar to be detail E on sheet A7.7
 - 4. Detail 5
 - a. The cap shall be corrected to be detail E on sheet A7.7

5. Detail 6
 - a. The gate door number shall be corrected to be opening 121b.
 - b. The note for the gate hinge shall be corrected to be a Roton hinge in lieu of a piano hinge.
 - c. The reference to the gate/door being plywood shall be removed; the gate shall be a solid core door slab.
 - d. There is no cap on the gate.

3.9 Sheet A7.7

This sheet is reissued to correct information on Details G and N.

1. Detail G
 - a. The two granite edge details shall have their own distinct identification. The top (half round edge) shall be detail "G1". The lower details shall be "G2"
2. Detail N
 - a. The cap material shall be corrected to be high-density particleboard in lieu of plywood.
 - b. The cap shall be finished with a plastic laminate that resembles stainless steel.
 - c. The cap shall be slightly larger than the curved wall with finishes. This allows the finishes to terminate into the cap.

END OF ADDENDUM