

**October 18, 2017**  
**BOARD OF COUNTY COMMISSIONERS**  
**ORANGE COUNTY, FLORIDA**  
**Y18-706-TA / ADDENDUM # 4**  
**ORANGE COUNTY CONVENTION CENTER**  
**WEST BUILDING CURTAIN WALL REPLACEMENT**

**Bid Opening Date: ~~October 24, 2017~~ October 26, 2017**

This addendum is hereby incorporated into the bid documents of the project referenced above. The following items are clarifications, corrections, additions, deletions and/or revisions to and shall take precedence over the original documents. Underlining indicates additions, deletions are indicated by ~~strikethrough~~.

A. The Bid Opening Date is changed from ~~October 24, 2017~~ to October 26, 2017 at 2:00 P.M.

B. Part H, Technical Specifications, Section 08911, Item 1.3 is modified as follows:

**1.3 SYSTEM DESCRIPTION**

A. Nominal 2 ½" x 8 ½" and 2 ½" x 6" frames sizes (See Schedule on Sheet G01 in the plans for more specific information by location) ~~hurricane resistant~~ aluminum curtainwall window systems which includes tubular aluminum sections, shop fabricated, factory finished, vision glass, related flashings and with anchorage and attachment devices.

1. A separate stainless steel sill pan flashing system is to be provided and installed in compliance with the project details by the roof flashing installer under specification section 07620.

C. Part D, ITEM 1 AND 2 AND DRAFT CONTRACT, Article VI, TIME OF COMMENCEMENT, Substantial and Final Completion is modified as follows:

Substantial completion of the Work shall be achieved not later than ~~452~~270 consecutive calendar days from date of Official Notice to Proceed

Final Completion of the Work shall be achieved not later than ~~482~~300 consecutive calendar days from date of Official Notice to Proceed.

D. The following are questions/responses/clarifications:

1. **Question:** What is the existing curtain wall system including the dimensions of the aluminum? Please provide a cut sheet.

**Response:** See the Physical Characteristics Schedule on Sheet G01. For each existing window system's overall dimensions, see Sheets D04 and D05. All other

needed information can be found in the field by request of the bidding contractors.

2. **Question:** What is the glazing system? This is important to know from a demo stand point. If it is two layers of glass that will be double the amount of work.

**Response:** See response to question #1. We have provided overall dimensions on Sheets D04 and D05, and more information on Sheet G01. Photos are also provided in Section 02010 from our field investigation.

3. **Question:** What are the 3<sup>rd</sup> shift hours we can work?

**Response:** Working hours will be only from 8:00P.M. to 6:00 A.M.

4. **Question:** Are there any days we cannot work due to events?

**Response:** There are no non-working days.

5. **Question:** What type of visual barrier do you want?

**Response:** This is addressed in the attached revised Spec Section 00850, 1.7 PROTECTION OF EXISTING BUILDING, C.

6. **Question:** Please be very specific on the type of temp dry in you want. Is it just plywood in the openings until we get the glass?

**Response:** This is addressed in the attached revised Spec Section 00850, 1.7 PROTECTION OF EXISTING BUILDING, C.

7. **Question:** If we have deliveries that don't impact the front of the building can we receive those any time?

**Response:** Yes, coordinate with OCCC Project Manager to ensure operations are not affected.

8. **Question:** Please verify a 3<sup>rd</sup> party will be inspecting all work for this project and we don't need to include two superintendents one for the 3<sup>rd</sup> shift work and a second superintendent for the day time inspections.

**Response:** OCCC will engage a 3<sup>rd</sup> party to provide inspection services through another contract. Work to be coordinated with General Contractor.

9. **Question:** At the Non-Mandatory Pre-Bid Meeting on October 5<sup>th</sup>, it was stated the hours were 8:00PM to 6:00AM

**Response:** Working hours are only from 8:00PM to 6:00AM.

10. **Question:** If we put materials on the roof during the night could we install them during the day.

**Response:** No. Refer to responses to Questions #3 and #9.

11. **Question:** Hurricane Resistance – Specification 08911, section 1.3 indicates “hurricane resistant aluminum curtain wall window systems”, but section 2.1.A indicates systems that are not hurricane resistant. Please advise.

**Response:** Refer to Item B of this Addendum. The language referencing hurricane resistance in Section 1.3 is hereby deleted. This building is not in a region that requires the system to be hurricane resistant. The specified products in Specification 08911, Section 2.1, A, are appropriate for this region, and are the basis of design. They meet all of the wind pressures and structural requirements according to the current Florida Building Code.

12. **Question:** Window Length @ 4.1 – Drawing D04, window system 4.1C/D02 indicates a length of 24'-8", but scales to 25'-0" in length. Please advise.

**Response:** The Contractor is to field verify their own dimensions. This is noted in the drawings. This information is given to assist prospective bidders to establish the basic scope of work for the project.

13. **Question:** Window Length @ 5.3 – Drawing A05, window system 5.3Q/A03 indicates a length of 40'-3", but scales to 41'-2" in length. Please advise.

**Response:** See response to question #12. The Contractor is to field verify their own dimensions. This is noted in the drawings. This information is given to assist prospective bidders to establish the basic scope of work for the project.

14. **Question:** Counterflashing – Drawing A08, detail note 22 indicates “two-piece surface applied counterflashing”. Please confirm counterflashing is by others.

**Response:** Counterflashing is by others.

15. **Question:** Sill Pan – Drawing A08, detail note H indicates “sill pan for curtain wall system”. Please confirm this sill pan is not by others.

**Response:** Sill pan is not by others, this is included in the scope of work.

16. **Question:** This project does not appear to be in the hurricane prone region and does not seem to require Wind Borne Debris Resistance. Kindly clarify if glass and framing needs to be Impact Resistant or not.

Section 08800 1.3A.2 calls for Large and Small Missile Wind Borne Debris products.

Section 08800 2.3.J calls for laminated glass

Section 08800 3.8.A calls for laminated Impact Glass

**Response:** See response to question #12 above.

17. **Question:** Is this hurricane impact glazing or not? Spec call for impact but glass make-up specified is NOT hurricane impact.

**Response:** See response to question #11 above.

18. **Question:** From inception and preparation of shop drawings, structural calculations, submittals, approvals, material procurement, field measuring, glass procurement – you won't see product for roughly 6 months from inception. That being said the 5 month project duration is unrealistic. Please advise.

**Response:** Refer to Item C of this Addendum.

19. **Question:** A metal fabricator has looked at the corner closure detail and states that they cannot form the piece as shown. May we make changes to suit the fabricator's equipment assuring that the change is very similar to the one shown on the drawings?

**Response:** No. The detail shown has been successfully fabricated and installed on previous projects. The contractor is required to provide assemblies as detailed in the bid documents.

20. **Question:** It does not appear that this project location requires Wind Borne Debris Resistance. Please clarify if the glass AND framing need to be Impact Resistant.

**Response:** See response to question #11 above.

21. Procurement and delivery of the specified materials in Division 8 is going to take up the vast majority of time allotted. This leaves very little time for installations especially if there are any days in which work can not take place on the roof or from the building interiors. Please consider extending the 152 day substantial completion duration for this project.

**Response:** Refer to Item C of this Addendum.

22. **Question:** There is not a specification for new wall insulation, please indicate thermal requirements and material for wall insulation required in the new exterior walls.

**Response:** Fiberglass Batt insulation, 6 to 6 ¼" thick with an R-Value of 19.

23. **Question:** Please confirm there are no requirements for any fire retardant spray/intumescent at the new structural steel installations.

**Response:** We will not require protection for the steel.

24. **Question:** Please verify if the glazing installation company requires a minimum of 5 years documented experience.

**Response:** Yes, the glazing installation company needs to provide documentation of 5 years of experience.

25. **Question:** Are demolition debris chutes acceptable is staged on one end of the building? And if so, can the dumpster remain in place during all operational and nonoperational hours?

**Response:** No, debris chutes are not acceptable. Debris will need to be removed from the roof nightly via hoist / crane.

26. **Question:** Are there any known dates where access on the interior would be restricted, even during night time hours? Are there any known dates where work above would be restricted during the night time hours?

**Response:** At this time, there are no known dates for restricted access for night time activities.

27. **Question:** The schedule and drawing notes indicate that the knee wall and curtainwall installations need to take place before the adjacent and concurrent roof replacement will take place. The roof replacement is not part of this project. However, detail drawings show the roof membrane running up the new plywood sheathing to act as the final part of the installation to flash and dry in the wall. Since the roofing membrane running up the wall is "by others", in a separate contract, one cannot assume that this membrane will be installed at the same time and delivery of the curtainwall replacement.

As a result, please indicate the protocol for temporarily drying in this wall and the roof assembly until the new roof (by others) is flashed and installed at each sector.

In addition, please indicate if substantial completion for this project will be recognized if the wall is only temporarily dried in, as implied above.

**Response:** After the knee wall is constructed and sheathed as shown in the details provided, it will need to be temporarily dried-in.

For the installation of the new knee wall over roof areas consisting of existing modified bitumen and single-ply materials, fasten one ply of TPO or PVC single ply as a temporary dry-in. Membrane is to be 60 mils minimum and polyester reinforced. Fasten to knee wall face with an aluminum termination bar up to the bottom of the new sill pan, running a continuous bead of sealant along the top termination, sealing against the metal of the sill pan. No adhesives are to be applied to the exterior face of the new plywood sheathing of the knee wall that would interfere with the roofing from the separate roofing project. The membrane is to be flashed to the existing roof systems below using cold applied sealing methods. Laps in the flashing are to be heat welded. This roofing will be removed by others. Contractor is responsible for waterproofing until temporary roofing is removed.

The project would be considered substantially complete when all other work is complete and it has been temporarily dried in.

28. **Question:** For the periods where the openings are removed and waiting on new glazing installations, please verify that temporary protection is needed only as a weather barrier to keep the interiors dry and there are no requirements for air machines, blowers, fans, etc. as part of the temporary protection.

Also, confirm there is no expectation for daylight through these openings during construction.

**Response:** Yes, temporary protection is only needed as a weather barrier to keep the interior spaces and structure dry. Air machines, blowers, or fans will only be needed if leaks result from failed weatherproofing. There is no expectation for daylight through these windows as they are replaced.

E. ATTACHMENTS:

1. **Revised Specification Section 00850 SPECIAL CONDITIONS.**

F. All other term and conditions of the IFB remain the same.

G. The Proposer shall acknowledge receipt of this addendum by completing the applicable section in the solicitation or by completion of the acknowledgement information on the addendum. Either form of acknowledgement must be completed and returned not later than the date and time for receipt of the proposal.

**Receipt acknowledged by:**

\_\_\_\_\_  
**Authorized Signature**

\_\_\_\_\_  
**Date Signed**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Name of Firm**

PART I GENERAL

1.1 RELATED SECTIONS

- A. Section 01010 – Summary of Work.
- B. Section 01040 – Project Management and Coordination

1.2 SUMMARY

- A. This section defines additional Owner requirements for the performance of the Work of this Contract for the **OCCC West Building Curtain Wall Replacement, at 9800 International Drive, Orlando, Florida 32819** as defined elsewhere in these documents and includes the following:
  - 1. Contractor use of the site.
  - 2. Coordination of work schedule.
  - 3. On-site traffic patterns.
  - 4. Building emergency egress.
  - 5. Protection of existing building.
  - 6. Protection of existing roof systems.
  - 7. Loading of the existing structure.
  - 8. Hurricane and storm preparedness.
- B. The Owner will full occupy the site and building during the entire Repair / Replacement period and normal operations of the facility will continue. Cooperate with the Owner during Repair / Replacement operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations.

1.3 CONTRACTOR USE OF SITE

- A. General: Contractor shall have limited use of facility and grounds for construction operations as indicated on Drawings and/or Specifications by contract limits.
- B. Contractor is to confine all activities associated with this contract to the work areas defined within the documents and/or coordinated with the Owner.
- C. Contractor is to provide an adequate barrier to enclose and confine personnel, equipment and materials to the staging areas defined by these documents and agreed upon with the Owner. If the staging area is visible to the public, provide both a physical and visual barrier to enclose this area.
- D. The Prime Contractor is ultimately responsible for adherence to these requirements by all trades and subcontractors involved with the project, this responsibility shall not be delegated to individual trades or subcontractors.

1.4 COORDINATION OF WORK SCHEDULE

- A. The primary purpose of this facility is to host shows and conventions on a leased

basis, any disturbance of these shows and/or conventions can have a significant financial impact for the Owner, therefore coordination of all work with the show and convention schedule as defined by the Owner is required. *Work hours are 8 pm to 6 am seven days per week*

- B. The Owner will provide a schedule of the shows / conventions, the specific areas within the building involved, and the activities for each day; the contractor will coordinate with the Owner what construction activities will be permitted each day, and in which locations on a weekly basis. The Owner may update the schedule and re-coordinate work as necessary to accommodate the shows and/or conventions.
- C. Disruptions to the shows and/or conventions would include noise, dust, debris, and any hindrance to their presentation and/or operations.
- D. The Prime Contractor is ultimately responsible for adherence to these scheduling requirements by all trades and subcontractors involved with the project, this responsibility shall not be delegated to individual trades or subcontractors.

#### 1.5 ON-SITE TRAFFIC PATTERNS

- A. The facility and site is to be considered open to the public at all times, unless otherwise directed by and coordinated with the Owner.
- B. All traffic lanes intended for public or commercial use are to be maintained open to traffic at all times, this includes the traffic lanes dedicated to personally operated vehicles (POV), bus lanes, and truck delivery lanes.

#### 1.6 BUILDING EMERGENCY EGRESS

- A. The facility and site is to be considered open to the public at all times, unless otherwise directed by and coordinated with the Owner, therefore all paths of emergency egress shall be maintained open and protected in compliance with all safety codes and regulations.
- B. If a path of egress falls within or under an area of work, adequate overhead protection of that path of egress to comply with all safety regulations is to be provided by the Contractor, unless already adequately protected by an existing overhead structure.
- C. Means and methods for maintenance of emergency paths of egress solely the responsibility of the Contractor, and is to be addressed and defined within the Contractor's Safety Plan for this project.



1.7 PROTECTION OF EXISTING BUILDING

- A. The facility and site is to be considered open to the public at all times, therefore the building interior and exterior are to be maintained in a “show-ready” condition at all times unless otherwise directed by and coordinated with the Owner.
- B. The Contractor is responsible to control all dust and debris within the interior of the building to the satisfaction of the Owner using whatever means and methods the Contractor deems appropriate.
- C. The Contractor is responsible to protect the interior of the building against damage from the materials and/or work methods being used to perform the repair work. Where curtain walls are to be replaced, ~~temporary stud walls with 5/8” plywood sheathing facing the area of work, and 1/2” drywall facing the interior spaces will need to be erected. Walls shall be installed on the interior sills and provide enough room to install the new curtain walls as detailed. Temporary walls may be removed after new curtain walls are installed so that interior finishes can be repaired and finished~~ **pipe and drape will need to be erected on the interior side. The drape is to be either black or gray in color. This pipe and drape is to be of sufficient height and width to hide the rough opening during show activity below, and obscure the work being done. This pipe and drape may be removed during allowed working hours. If the windows are removed and open for more than one working day, plywood sheathing is to be installed to block the opening temporarily until work resumes. The opening is to be covered by an impervious water proofing material on the exterior to prevent moisture from entering the building while work is not in progress.**
- D. All landscaping and/or exterior surfaces of the site and building are to be protected from damage or defacement due to the work of this contract to the satisfaction of the Owner using whatever means and methods the Contractor deems appropriate. Any damaged landscape materials are to be replaced with the same species of plant, of equal size or larger, as reviewed and accepted by the Owner.
- E. The Prime Contractor is ultimately responsible for adherence to these requirements by all trades and subcontractors involved with the project, this responsibility shall not be delegated to individual trades or subcontractors. The Prime Contractor will be responsible for any damage to the existing landscaping, site and/or building.

1.8 PROTECTION OF EXISTING ROOF SYSTEMS

- A. The Contractor shall have limited use of roof areas of the facility for construction operations, all existing roof areas not included within the area of work are to be adequately protected from damage and/or traffic.
- B. Contractor is to define roof areas needed to access the areas of work, storage of equipment and/or materials, and staging of work for the Owners review and acceptance at or prior to the Pre-construction meeting.

- C. All areas of the roof to be used by the Contractor are to be protected from damage due to traffic by a continuous layer of rigid foam insulation, (1½" minimum thickness) laid over the existing roof membrane system, followed by two layers of 5/8" (minimum thickness) CDX plywood. The plywood is to be laid in a staggered pattern to offset all joints, then mechanically fastened together to adequately resist the loads and stresses anticipated at that location.

No anchorage to the existing roof system or structure is permitted, provide adequate ballast to resist movement and wind uplift. Design and location of the traffic protection is to be reviewed and accepted by the Owner prior to construction.

- D. All areas of the roof not need for use by the Contractor are to be protected from traffic by a continuous physical barrier with a minimum height of 42 inches. This barrier is to no openings with a minimum opening dimension larger than 12 inches, and shall be properly braced to resist lateral wind loads. Design and location of the barriers are to be reviewed and accepted by the Owner prior to construction.
- E. The Prime Contractor is ultimately responsible for adherence to these protection requirements by all trades and subcontractors involved with the project, this responsibility shall not be delegated to individual trades or subcontractors. The Prime Contractor will be responsible for any damage to the existing roof system.

#### 1.9 LOADING OF THE EXISTING STRUCTURE

- A. Loading materials on the roof deck will require analysis by a structural engineer retained by the Contractor.
- B. Contractor is to confine all activities associated with this contract to the work areas defined within the documents and/or coordinated with the Owner.
- C. The Prime Contractor is ultimately responsible for adherence to these requirements by all trades and subcontractors involved with the project, this responsibility shall not be delegated to individual trades or subcontractors.

#### 1.10 HURRICANES AND WEATHER RELATED CONCERNS

- A. Because of the buildings' locations and their exposure during the Florida Hurricane season, the Contractor shall be responsible for the tracking, charting and following all information relating to storms.
- B. The Contractor shall make all preparations in anticipation of hurricanes, tropical storms and other types of storms.
- C. The Contractor shall make personnel available to discuss and coordinate all necessary activities affecting preparations for hurricanes and other weather related issues.

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- D. The Contractor shall be responsible for providing all necessary means and methods for securing materials, equipment, temporary facilities, tools and all other associated items being used for the construction of this project. Any and all preparations must begin immediately after issuance of a hurricane watch by the National Hurricane Center.
- E. County will not reimburse the Contractor for costs associated with hurricane preparations and other weather related events.

PART 2      PRODUCTS      Not Used

PART 3      EXECUTION      Not Used

END OF SECTION 00850