



COMPLEX PROJECTS
REQUIRE RESOLVE
THRASHER'S GOT IT

**MIDLAND PUBLIC SERVICE DISTRICT
RANDOLPH COUNTY, WEST VIRGINIA**

MIDLAND PUBLIC SERVICE DISTRICT OFFICE AND SHOP BUILDING PROJECT

ADDENDUM #1

February 7, 2023

THRASHER PROJECT #T10-11058

TO WHOM IT MAY CONCERN:

A Pre-Bid Conference was held on Tuesday, January 31, 2023, on the above-referenced project, a copy of the sign in sheet is included in this Addendum. The following are clarifications and responses to questions posed by contractors for the above reference project.

A. SPECIFICATIONS

The following specifications have been removed:

- Section 074113 – Standing-Seam Metal Roof Panels
- Section 083323 – Overhead Coiling Doors
- Section 462516 – API Oil-Water Separators

B. QUESTIONS AND RESPONSES

1. QUESTION

The specs call for a 2:12 roof pitch and the drawings call for a 1:12 roof pitch. Which is correct?

RESPONSE

1:12.

2. QUESTION

Are galvanized purlins and girts required or can they be primed?

RESPONSE

Use standard primer on girts and purlins.

3. QUESTION

What is gauge of wall sheeting? Specs call for 26 gauge, drawings call out 24 gauge.

RESPONSE

Wall Panels are to be 26 ga. Disregard notes for 24 ga.

4. QUESTION

What spec are we to follow for standing seam roof panels 074113 or 133419?

RESPONSE

Specification Section 133419 – Pre-Engineered Metal Building because the roofing is to be included in the metal building package.

5. QUESTION

Will Factory Mutual be required for the roof panels? If yes, what class will it need to be?

RESPONSE

UL-90 is preferred. FM & ASTM are acceptable if UL is not available.

6. QUESTION

Do dealer and installer certifications need submitted one week prior to bid date? Listed in Specification Section 133419-5 - Pre-Engineered Metal Building.

RESPONSE

Submittal of certifications are not required before bidding but will be enforced during the submittal stage.

7. QUESTION

What building code are we to use 133419-2 says IBC 2018, 133419-6 calls out IBC 2006?

RESPONSE

IBC 2018.

8. QUESTION

What is the budget on this project?

RESPONSE

\$900,000.

9. QUESTION

Please provide basis of design part number for generator quick connect. Please include generator quick connect on electrical riser diagram.

RESPONSE

Install a manual transfer switch, Square D Model #9007C62B2 Limit Switch, 2P-400A, 120/240V, 1 phase, 3 wire, heavy duty, NEMA 3R, double throw switch, and a 3" Conduit for wiring to Panel DP. Also Install an Appleton Model ADR 400A, 4 prong standard service receptacle connected with three (3) 350 MCM cables in a 3" conduit.

10. QUESTION

Please clarify if there is to be a fire alarm system installed as part of this project.

RESPONSE

There is no fire alarm required.

11. QUESTION

On M1.01 it shows 3 exhaust fans in the garage area. There are no circuits labeled for these in the panel schedules. Also, there is a breaker to feed panel B out of both the DP and panel A. which is correct? Also, what size conduit is required from the telephone board to the pole?

RESPONSE

Exhaust fans EF-2 are to be wired to Panel A, Spare Circuits A-13, A-15, & A-17. Feed Panel B from Panel A (Not from Panel DP). Provide and install 1" conduit from the telephone board to the pole.

12. QUESTION

Please provide a boiler manufacturer for the under floor heating.

RESPONSE

Gas Boiler B-1: Velocity Phantom Model PHTM2136C Combi Space / DHW Gas Water Heater.

13. QUESTION

Section 083323: there doesn't appear to be any overhead coiling doors on the door schedule & all details are for sectional doors. Please confirm if coiling doors are required?

RESPONSE

Disregard Section 083323 – Overhead Coiling Doors. There are no overhead coiling doors.

14. QUESTION

Section 083613: Approve Amarr as an acceptable manufacturer.

RESPONSE

Amarr is an approved equal for sectional doors specified in Section 083613 – Sectional Doors, so long as the final submittal meets or exceeds the specifications.

15. QUESTION

Can Chief Industries be approved as a qualified manufacturer for the Pre-Engineered Metal Building?

RESPONSE

Chief Industries is an acceptable manufacturer for the Pre-Engineered Metal Building so long as the required certification documents are submitted, and all specifications are met or exceeded.

16. QUESTION

Is the 35psf snow load a ground snow load or roof snow load?

RESPONSE

The added 35psf for the metal building is for the minimum roof snow load.

17. QUESTION

There will have to be vertical columns at the endwalls of these (2) buildings that will carry the wall girts and will require a foundation and pier with anchor bolts, just like the sidewall columns. Can an endwall column layout be provided?

RESPONSE

The Pre-Engineered Building Manufacturer will have to submit a layout for approval of locations that don't block doors or windows or interfere with electrical service panels. The General Contractor will be responsible for pier, footings, and anchor bolts similar to P1 and F3.4. Allow for three (3) at each end of the warehouse/shop and two (2) at the ends of the office area.

18. QUESTION

The specs call for a PVDF finish for the roof panels and the drawings call for a Galvalume (nonpainted) finish. Which is correct?

RESPONSE

Galvalume is to be used for the roof finish.

19. QUESTION

Drawing A5.01 calls for 1/4" plate steel at jambs and head. Are we to mount 1/4" plate steel to light gauge metal building framing? Does this steel get painted?

RESPONSE

Delete the 1/4" steel plate and install the Pre-Engineered Metal Building standard head and jamb return trim to match siding.

20. QUESTION

Any specs on finished flooring?

RESPONSE

- LVT Flooring shall be Bosk Pro by Shaw or Armstrong LVT, wood grain finish, with 4" x 36" x 0125" thickness, 20mil wear layer, direct glued, 10-year warranty, minimum 10 wood look color choices. (Color to be selected by Owner)
- Concrete in finished floor office areas is to receive clear, waterborne, membrane – forming curing compound; ASTM C 309, Type 1, Class B, non-dissipating and certified by Manufacturer not to interfere with bonding of adhered floor coverings.
- Concrete in shop and utility areas exposed to view shall be trowel finished and receive clear, waterbourne, membrane-forming curing and sealing compound: ASTM C 1315, Type 1, Class A.
- Disregard other interior curing and sealing compounds listed in Specification Section 033000 – Cast-in-Place Concrete.

21. QUESTION

Are there any allowances to be included in the bid?

RESPONSE

There are no allowances to be included in the bid.

22. QUESTION

Please clarify if the 8" cmu is to be grouted.

RESPONSE

The 8" cmu does not require grouting. All 8" cmu walls do require horizontal wire truss joint reinforcing and continuous reinforced concrete filled bond beams at the top course of the wall. Door and window jambs are also to be grouted solid.

23. QUESTION

Please clarify if the wall between the maintenance shop and the office building is to be 8" block to deck, or 6" metal stud (Wall Type 2) to deck. The floor plan shows wall type 2, and the sections show a block wall.

RESPONSE

The wall separating the office from the shop must be 2 hour rated. The 8" cmu in the Type 3 Wall provides the 2 hour rating up to the 8' height to match the cmu in the rest of the shop. The 6" studs with 2 layers of 5/8" type x gypsum board on each side in the Type 2 Wall provides the 2 hour separation to the roof deck. The 2 layers of gypsum board on the shop side must extend up to the underside of the shop roof. The Type 3 Wall includes furring and 1 layer of gypsum board on the office side to conceal water lines and plumbing vents.

24. QUESTION

What material testing is required for the project and is the Contractor responsible to pay for it?

RESPONSE

The Contractor is responsible for concrete testing as specified in Section 033000 – Cast-in-Place Concrete.

25. QUESTION

Is it specified that conduit and fixture boxes called out in the CMU block areas be installed in the interior of the block or exterior?

RESPONSE

All wiring for switches and receptacles and similar electrical devices in the shop area are to be in surface mounted galvanized metal conduit and boxes. All wiring in the office area is to be code approved wiring and conduit concealed in partitions or above ceilings.

26. QUESTION

For the garage doors, on the color it says manufacturer's full range. Is that their standard colors? They have a powder coat any color option, but it is very expensive.

RESPONSE

The paint finish for overhead doors is to be the manufacturer's standard with not less than 4 color options and not less than a 10-year warranty.

27. QUESTION

For the garage doors, on the operator it says medium duty but on down it says exterior, dusty, wet, humid. Medium duty is only made for inside standard use. not sure why it is saying about exterior.

RESPONSE

Provide medium duty operators for standard interior installation.

28. QUESTION

For the garage doors, are the Audible and visual signals required? Usually this is for fire depts.

RESPONSE

Audio and visual signals are not required.

29. QUESTION

For the garage doors, is the window section a full view aluminum section or just a row of 24x12 windows?

RESPONSE

The window section should be a row of 24" x 12" windows with insulation plexiglass panels.

30. QUESTION

Request approval of Corle Building Systems as a PEMB supplier.

RESPONSE

Corle Building Systems is an acceptable manufacturer for the Pre-Engineered Metal Building so long as the required certification documents are submitted, and all specifications are met or exceeded.

31. QUESTION

Are there any DDC controls for the HVAC systems or are they stand alone?

RESPONSE

They are stand alone, thermostat control.

32. QUESTION

We request the bid date be extended to allow vendors and subcontractors sufficient time to examine the bid documents and request/receive pricing. Please consider extending the bid date a minimum of one week.

RESPONSE

Bid date will not be extended.

33. QUESTION

The specs show a roof exhaust fan on page M1-03. Is there a roof fan? The drawings show 3 wall fans.

RESPONSE

There is no roof fan.

34. QUESTION

Is thermal brake tape required for the R-19 wall insulation system?

RESPONSE

No thermal break tape is required.

C. CLARIFICATIONS

1. Disregard part 1.3 C 1 of Specification Section 033000 – Cast-in-Place Concrete. AIS certifications are not required for this project.
2. 1” thermal blocks are to be used for roofing separation in lieu of 2” noted on drawings.
3. Snow guards are not required for this project.
4. Midland PSD will supply and install the water meter, meter setter, and meter box as indicated in Plan Sheet #3.
5. Oil & Grit Separator is to be installed as shown on Plan Sheet #3 and according to the detail shown on Plan Sheet #P3.01.
6. The metal building columns for the office area are called out to be straight. Manufacturer’s standard tapered columns are also acceptable.
7. All under slab vapor barriers are to be 10-mil thickness.

If you have any questions or comments, please feel free to contact me at your earliest convenience. As a reminder, bids will be received until 2:00 p.m. on Tuesday, February 14, 2023, at Midland Public Service District, 127 Savory Street, Randolph County, Elkins, WV 26241. Good luck to everyone and thank you for your interest in the project.

Sincerely,

THE THRASHER GROUP, INC.



DANIEL E. FERRELL, P.E.
Project Manager



LEE GUSTAFSON
Architect

Enclosures: Pre-Bid Sign-In Sheet
Index



DANIEL E. FERRELL
REGISTERED
13462
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

[Handwritten signature and date 2/7/2023]

**MIDLAND PUBLIC SERVICE DISTRICT
RANDOLPH COUNTY, WEST VIRGINIA
MIDLAND PUBLIC SERVICE DISTRICT OFFICE AND SHOP BUILDING PROJECT**

**PRE-BID CONFERENCE
Tuesday, January 31, 2023**

Thrasher Project #T10-11058

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**MIDLAND PUBLIC SERVICE DISTRICT
RANDOLPH COUNTY, WEST VIRGINIA
PROPOSED
MIDLAND PUBLIC SERVICE DISTRICT OFFICE AND SHOP BUILDING PROJECT**

- I N D E X -

BIDDING DOCUMENTS

Advertisement for Bids	AFB
Instructions to Bidders	C-200
Bid Opening Requirements	BOR
Bid Forms	C-410

CONDITIONS OF WORK

Notice of Award	C-510
Agreement	C-520
Performance Bond	C-610
Payment Bond	C-615
Notice to Proceed	C-550
Contractor's Application for Payment	C-620
Change Order	C-941
Memorandum of Negotiation	M-1
Field Order	C-942
Work Change Directive	C-940
Certificate of Substantial Completion	C-625
Notice of Acceptability	C-626
DBE Forms	DBE
General Conditions	C-700

Supplementary General Conditions	C-800
Additional Supplementary General Conditions	ASGC
TECHNICAL SPECIFICATIONS	
Summary	011000
Price and Payment Procedures	012000
Substitution Procedures	012500
Project Management and Coordination	013100
Submittal Procedures	013300
Quality Requirements	014000
References	014200
Temporary Facilities and Controls	015000
Execution and Closeout Requirements	017000
Construction Waste Management and Disposal	017419
Operation and Maintenance Data	017823
Project Record Documents	017839
Cast-In-Place Concrete	033000
Unit Masonry	042000
Cold-Formed Metal Framing	054000
Miscellaneous Rough Carpentry	061053
Bituminous Dampproofing	071113
Thermal Insulation	072100
Weather Barriers	072500
Roof Specialties	077100
Snow Guards	077253

Revised per Addendum #1
February 7, 2023

Joint Firestopping	078443
Joint Sealants	079200
Hollow Metal Doors and Frames	081113
Flush Wood Doors	081416
Sectional Doors	083613
Aluminum-Framed Entrances and Storefronts	084113
Aluminum Windows	085113
Door Hardware	087100
Glazing	088000
Gypsum Board	092900
Acoustical Ceilings	097000
Panel Signage	101423
Toilet, Bath, and Laundry Accessories	102800
Fire Extinguisher Cabinets	104413
Fire Extinguishers	104416
Pre-Engineered Metal Building	133419
Soils For Earthwork	310513
Aggregates For Earthwork	310516
Clearing, Grubbing, and Restoration	311100
Excavation	312316
Trenching	312316.13
Dewatering	312319
Erosion and Sedimentation Controls	312500
Stone Surfacing Material	321217

Revised per Addendum #1
February 7, 2023

Concrete Paving	321313
Landscaping	329119
Seeding and Mulching Table	329119.01
Utility Identification	330526
Water Distribution Piping	331113
Water Utility Distribution Valves	331216
Disinfecting of Water Utility Distribution	331300
Public Sanitary Sewerage Gravity Piping	333111
Public Storm Utility Drainage Piping and Structures	334113