

**Washington County New Agricultural Museum
Phase II**

Addendum No. 1

October 6, 2011

BMGM Project # 2009 - 09

ADDENDUM NO. 1:

TO: All prime Contractors and all others to whom Drawings and Specifications have been issued.

Acknowledge receipt of this addendum by inserting its number and date in the Proposal Form. Failure to do so may subject bidder to disqualification. This addendum forms a part of the Contract Documents as it supplements and/or modifies as follows:

CLARIFICATIONS

- Item 1-1 See the attached Pre-Bid Meeting Minutes included with this addendum per attachment #1, dated 10/6/2011.
- Item 1-2 Wage scale is not anticipated as cost should be below the \$500,000 requirement.
- Item 1-3 Concrete pads at exit doors and apron at overhead doors as well as the concrete walkway to the parking shall be provided.
- Item 1-4 All Mechanical and Electrical data is shown on the plans.

SPECIFICATIONS

- Item 1-5 Section 00 41 13 Standard Form of Proposal – Revise the Bid Date to read October 19, 2011 in lieu of the 12th. Bid are due by 2 pm on October 19, 2011.
- Item 1-6 Section 07 21 16 Batt Insulation, revise the following articles
 - A. Article 2.1.A.1. –Indicate Certainteed - Product PSK – (white vinyl scrim faced)
 - B. Note: installed insulation must meet combustibility requirement, facing cannot be combustible, as the facing will be exposed to the building interior.
- Item 1-7 Section 08 33 23 Overhead Coiling Doors – Article 2.1.B.2. Revise the slat profile to read F2651. The overhead door shall be insulated. It is not required to be fire rated.

DRAWINGS

- Item 1-8 Sheet A1.01 Plan, Sections and Schedules - Delete this sheet in its entirety and insert the Revised sheet A1.01 per this addendum, dated 10/7/2011, as Attachment #2. Note the following changes: 3” standing seam roof panel, 1 1/2 per 12 slope for bottom chord of truss, truss spacing at 32” o.c., delete gypsum board on interior side of wall section, insulation to be draped over top chord truss purlins and wall girts, overhang to be noted at 2’0”, revise the window dimension to 4’0”.

BMGM ARCHITECTS p.c.

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Addendum #1

010/6/2011

Page 2

- Item 1-9 Sheet S1 – Plans / Structural Notes / Details – Revise as Noted:
- A. Revise General Note #3 to indicate IBC 2009.
 - B. Revise General Note #7 to read 40 psf
 - C. At all references to 6 x 6 PSL columns revise to read 7 x 7 PSL columns (6x6 can be used but it is our understanding the 6 x 6 are not being manufactured).
 Another alternative is Perma Column provided that the design of the column and connection plates, etc... are sized for this application.
- Item 1-10 Sheet S2 – Plans / Structural Notes / Details - Revise unbalanced snow loads as per sketch SK-S-2-3 per attachment No 3, dated 10/5/201 included with this addendum.

END OF ADDENDUM

B M G M A R C H I T E C T S p.c.

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**Washington County New Agricultural Museum
Phase II
Pre-Bid Meeting Minutes**

Date: 09 / 28 / 11

BMGM Project # 2009 - 09

Prepared by: Michael Gehr

Attendees:	Company	Telephone #	Fax #	Email
Karen Luther	WC Purchasing	240.313.2330	240.313.2331	kluther@washco-md.net
Jim Sterling	WC Parks, Facilities	240.313.2418	240.313.2401	jsterling@washco-md.net
Scott Hobbs	WC DPW EC	240.313.2420	240.313.2401	shobbs@washco-md.net
Andrew Eshleman	WC DPW EC	240.313.2403	240.313.2401	aeshleman@washco-md.net
Erin Overdorff	WC Parks, Facilities	240.313.2750	240.791.3343	eoverdorff@washco-md.net
Dan Rinehart	Building Systems, Inc	301.582.0100	301.582.1010	estimating@bsi-md.com
Alex Wiedel	Callas Contractors	301.739.8400	301.739.7065	awiedel@callascontractors.com
Leo Schill	Lone Star Builders	301.582.4662	301.582.4614	lonestarbuilders@verizon.net
Erick Wenger	United Enterprise Co	240.313.4703	301.739.6292	elwenger@AFO.net
Don Miller	Minghini's GC, Inc.	304.263.9988	304.263.0109	dmiller@minghinis.com
Terry Aikens	W. Harley Miller	304.267.8959	304.267.3847	taikens@whmcontractors.com
Michael Gehr	BMGM Architects	301.797.9520	301.797.9521	mgehr@bmgmarchitects.com

Discussion

1. K. Luther, Purchasing Department, opened the meeting and introductions were made.
2. M. Gehr provided brief overview of the new Ag Museum Building which will be similar to the existing building on site.
3. The County building permit has been received. Permit applied for under the 2006 code. However the plans have been updated with some 2009 code data. The trades will need to obtain their individual permits.
4. It was noted that Bidder's should review and be aware of the requirements of Section 00 04 00 – Permits & Approvals; this section includes copies of permits and approvals obtained by the County. All other permits and fees shall be the responsibility of the successful Contractor.
5. The site is being prepared and shall be ready when the contractor is awarded the project. Need to due final grading and stone pave the parking lot.
6. Bid Security, Bonds and Insurances are required for the projects and are noted in the document in division 0. Please note liquidated damages are \$500 per calendar days. The Contract time allotted is 120 days.
7. There are no wage scales associated with the project due to the projected cost; less than \$500 thousand.
8. It was noted the Proposal Form had an incorrect bid date and should state October 19, 2011.
9. Questions taken at the site:
 - a. Pitch for the underside of the scissor truss shall be 1 ½ in 12.
 - b. Will verify the snow load requirements, 2009 code requires more than 2006
 - c. Two different dimensions for overhang on building, which is anticipated - 24" overhang.
 - d. What is window width? 4 foot or 3'6"? Windows to be 4 foot wide.
 - e. The roof truss spacing shall be 32" on center.
 - f. Ceiling liner panels are an alternate. Base bid condition is vinyl scrim faced insulation.

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- g. Insulation roof and wall insulation location to be reviewed, same for thickness, energy code requirements.
 - h. Roof standing seam shall be 3" high rib.
 - i. Gyp board to be eliminated on the walls.
10. Any questions must be submitted in writing by faxing to the Washington County Purchasing Department at 240-313-2331. Do not email or phone questions to the Purchasing Department or any other County agency or the Consultants. Questions must be received no later than 4:00 p.m. Friday, October 7, 2011.
 11. Bids must be received in the County Purchasing Department, Room # 320 by 2:00 p.m. local time, October 19, 2011 and stamped in. Shortly thereafter they will be brought to Room #325 and opened and read aloud. Please note no bid packets will be accepted in Room #325 prior to opening. If bids are received late they will be returned unopened. It is the Bidder's responsibility to ensure their bid arrives before the 2:00 p.m. cut off time at the proper location.
 12. Final approval is contingent upon Board of Commissioners approval and award which should occur two Tuesday's following the bid opening.

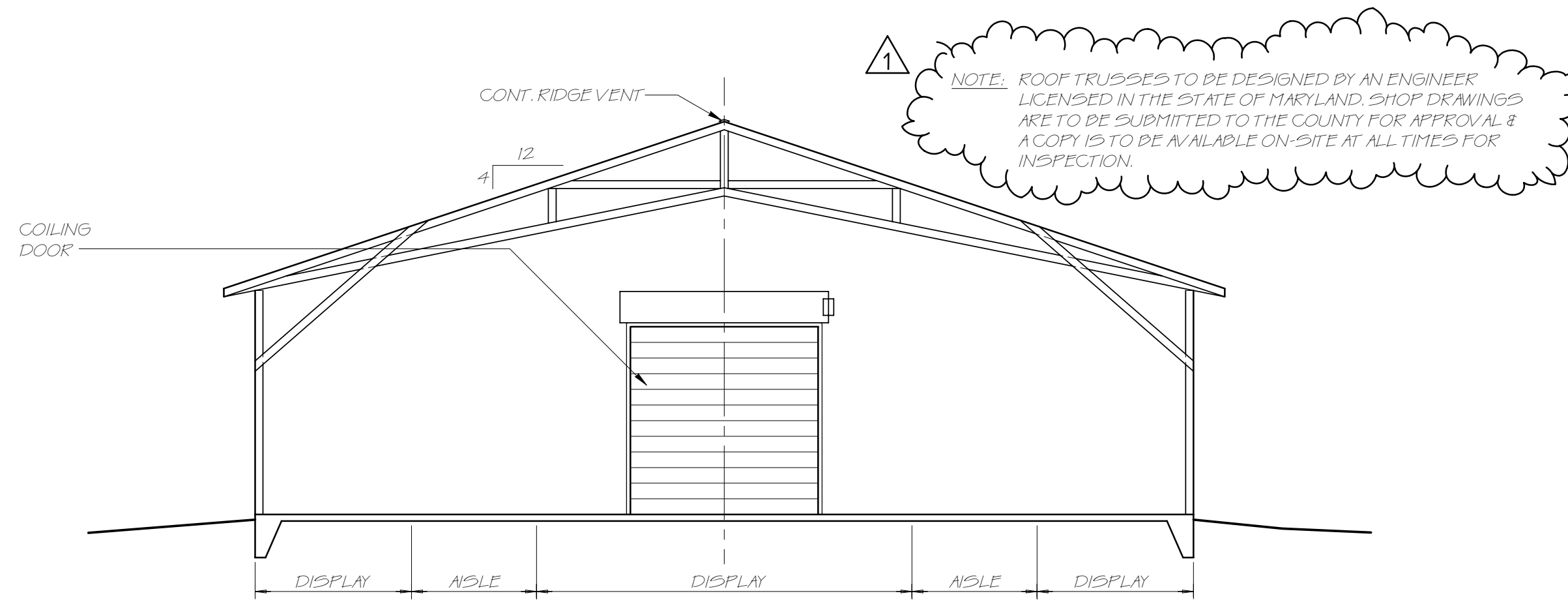
These minutes are understood to be accurate and complete unless advised or corrected within ten (10) days of issue.

BMGM Architects p.c.

Michael L. Gehr

Michael L. Gehr
Principal

mg



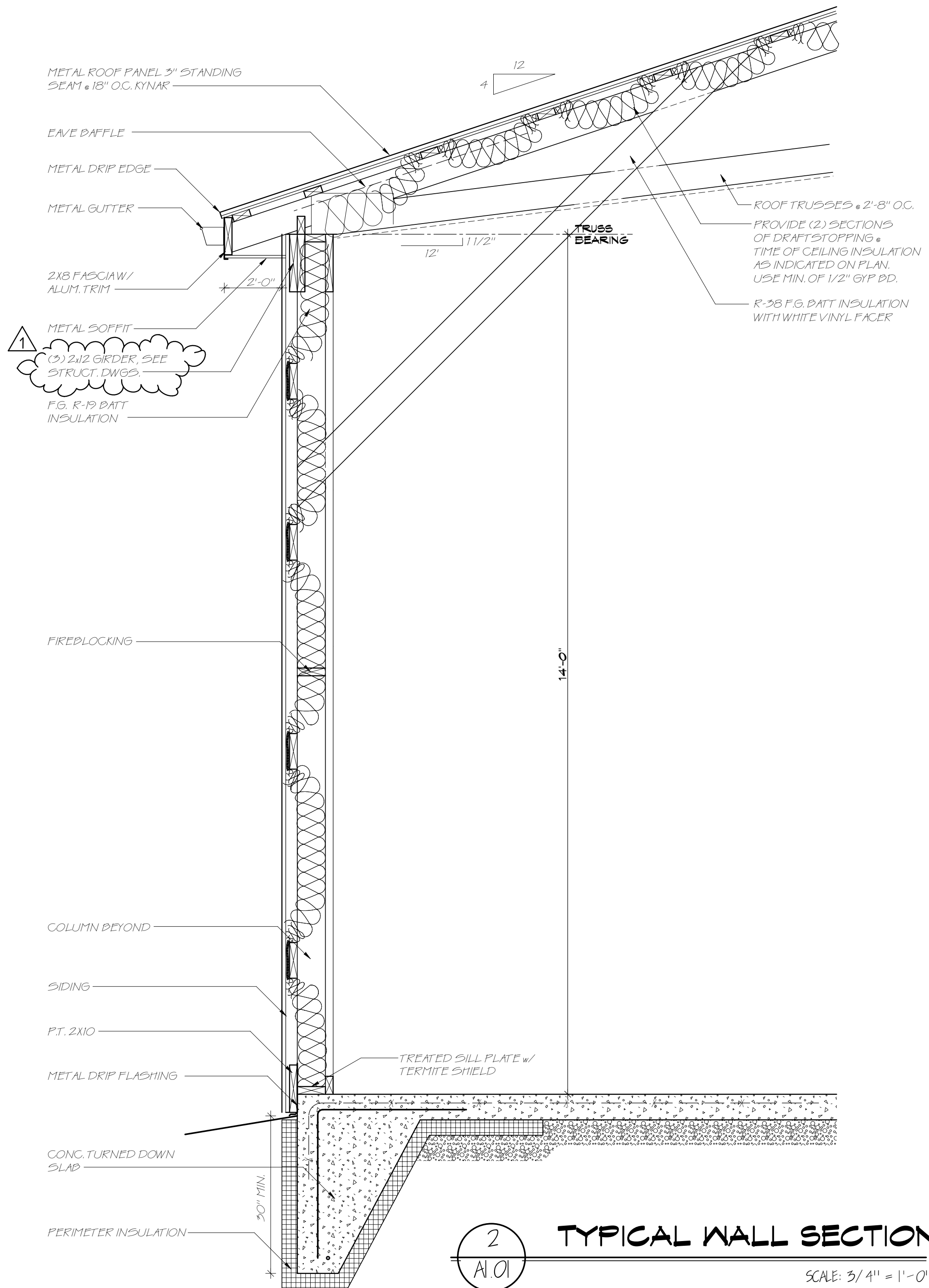
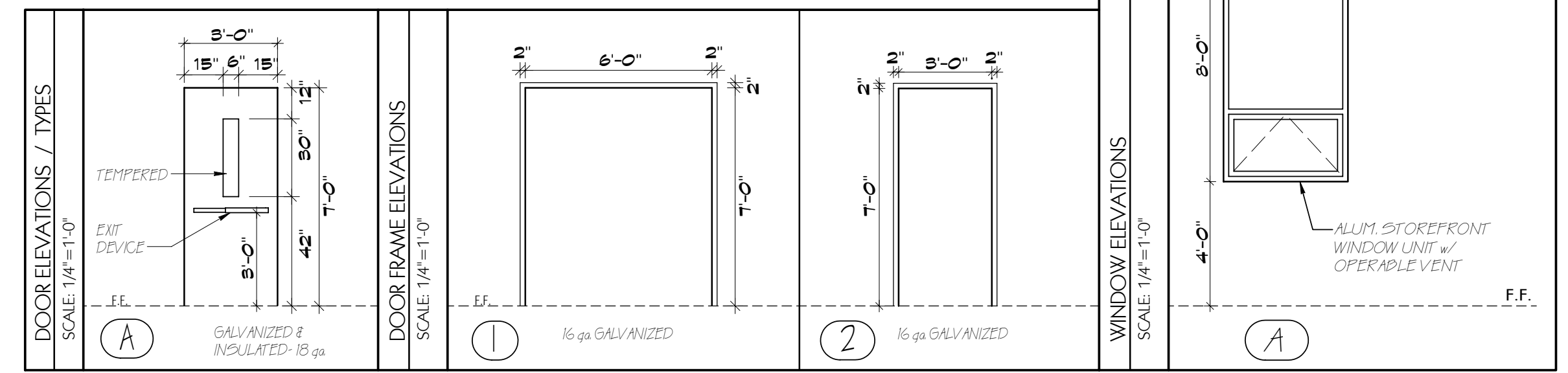
3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

DOOR DATA				FRAME DATA				ASSEMBLY DATA		REMARKS									
DOOR#	W/DBL	WIDTH	HEIGHT	THICKNESS	TYPE	LIGHT	FINISH	W/DBL	TYPE	DEPTH	WIDTH	HEIGHT	DETAIL #	INSUL.	FINISH	FIRE	HARDWARE		
1	HM	2	5'-0"	7'-0"	1-3/4"	A	1	F	HM	1	5-3/4"	6'-4"	7'-2"	-	ALUM	F	-	2	
2	HM	1	5'-0"	7'-0"	1-3/4"	A	1	F	HM	2	5-3/4"	5'-4"	7'-2"	-	ALUM	F	-	2	
3	HM	1	5'-0"	7'-0"	1-3/4"	A	1	F	HM	2	5-3/4"	5'-4"	7'-2"	-	ALUM	F	-	2	
4	HM	2	5'-0"	7'-0"	1-3/4"	A	1	F	HM	1	5-3/4"	6'-4"	7'-2"	-	ALUM	F	-	1	
5	HM	1	12'-0"	12'-0"	1-3/4"	-	-	F	HM	-	5-3/4"	12'-4"	12'-2"	-	F	-	-	3	ELEC. OPERATED OVERHEAD INSULATED COILING DOOR

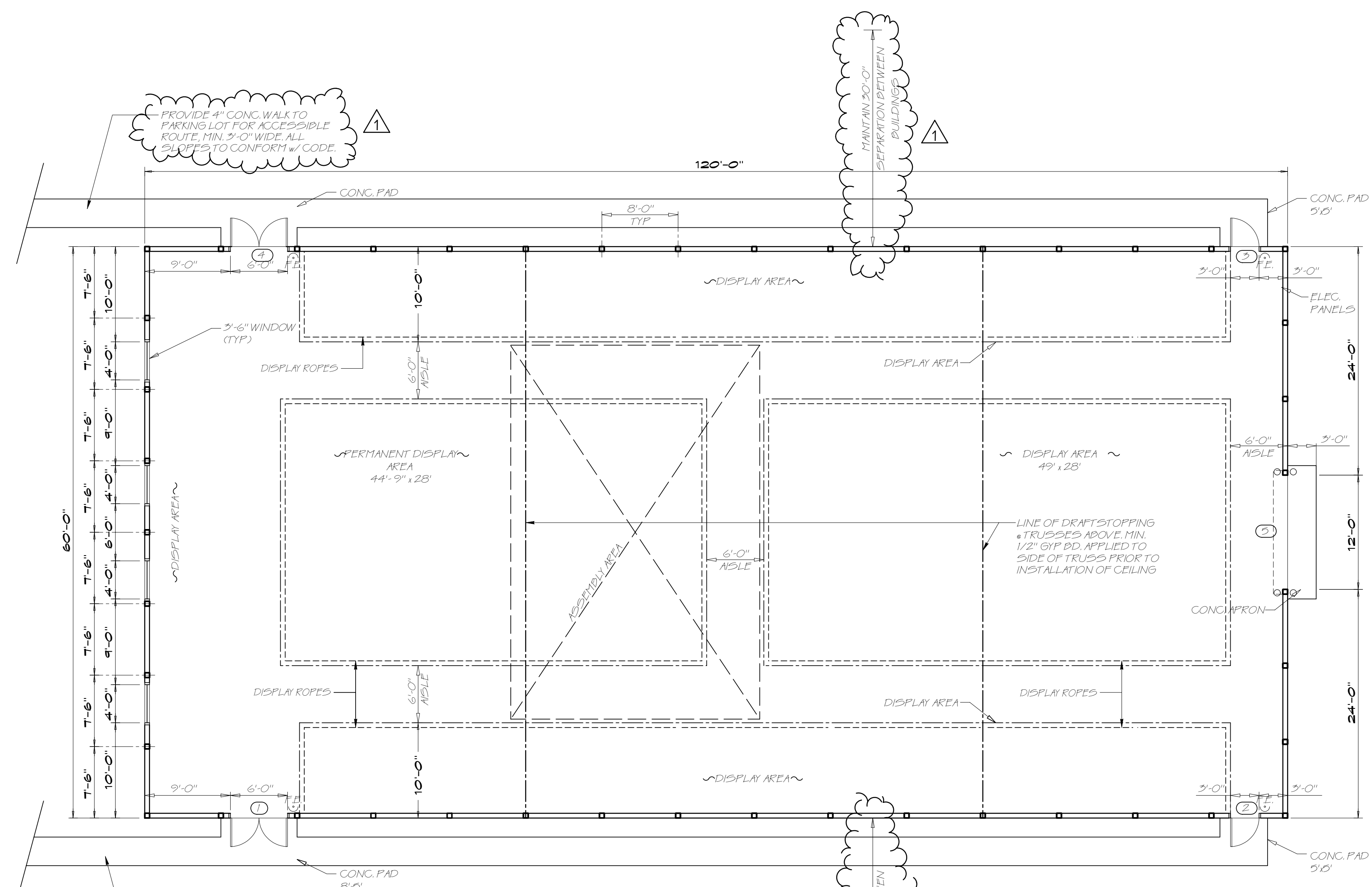
HARDWARE SETS:

- ① - 2 CONT. HINGES
- 2 EXIT DEVICE (RIM TYPE)
- 1 REMOVABLE MULLION
- 1 CYLINDER
- 2 CLOSER W/ H.O.
- 1 WEATHERSTRIPPING
- 1 SADDLE THRESHOLD
- 2 DOOR SWEEPS
- ② - 1 CONT. HINGE
- 1 EXIT DEVICE (RIM TYPE)
- 1 CYLINDER
- 1 CLOSER W/ H.O.
- 1 WEATHERSTRIPPING
- 1 SADDLE THRESHOLD
- 1 DOOR SWEEP
- ③ - 1 CYLINDER

- NOTE:
- ① ALL DOORS AND HOLLOW METAL FRAMES TO BE G60 GALVANIZED.
 - ② PANIC HARDWARE SHALL BE PROVIDED IN ACCORDANCE WITH THE IBC.



2 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE TOTAL 7,200 sq. (FLOOR SPACE)
MEZZANINE DISPLAY AREA 1,428 sq. (NO ACCESS) (FUTURE)*
FLOOR DISPLAY AREA 4,979 sq.
ASSEMBLY AREA 480 sq.
AISLEWAYS 2,081 sq.

OCCUPANT LOAD FLOOR AREA 2,081 SF. + 75 SF. = 298 PERSONS (156% OF FLOOR AREA)

* ANY FUTURE WORK AT MEZZANINE WILL REQUIRE ADDITIONAL PERMITS

DIMENSION NOTE:
PLAN DIMENSIONS ARE SHOWN FROM THE FOLLOWING: OUTSIDE FACE OF EXIST. WALLS OUTSIDE OF NEW FRAMING NOT INCLUDING SHEATHING; MASONRY WALLS NOT INCLUDING FINISHES; COLUMN CENTERLINE; FACE OF INT. MASONRY WALLS AND FACE OF INT. FRAMING NOT INCLUDING GWB. AND FINISHES UNLESS INDICATED OTHERWISE. ALL M.D. SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. PLANS SHOULD BE READ NOT SCALED!

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. EXPIRATION DATE

PROPOSED NEW BUILDING FOR:
AG CENTER MUSEUM - PHASE II
SHARPSBURG PIKE
HAGERSTOWN, MD

BMGM ARCHITECTS P.C.
18129 OAK RIDGE DRIVE, HAGERSTOWN, MARYLAND 21740
(PHONE) 301-797-9520 (FAX) 301-797-9521 - WWW.BMGMARCHITECTS.COM

PLAN, SECTIONS, AND SCHEDULE

REVISIONS					
#	DATE	BY	#	DATE	BY
1	03.22.11	KJO			
2	06.28.11	MRI			
3	08.11.11	MRI			
4	10.06.11	DAM			

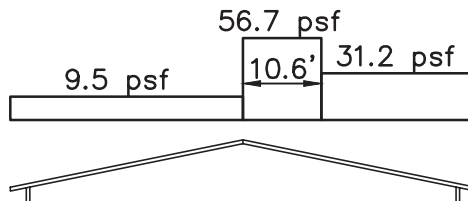
ISSUED FOR BIDDING & CONSTRUCTION

Addendum #1
Attachment #2
10 / 06 / 2011

PROJECT NORTH

SHEET
A1.01
NUMBER

DATE: 01 MAY 2009
SCALE: AS NOTED
BMGM PROJECT No: 2009-09 DRAWN BY: WRR



3

UNBALANCED SNOW LOADS

NOTE: LOADS MAY BE MIRRORED ABOUT THE RIDGE LINE.

Addendum #1
Attachment #3
10 / 06 / 2011

REGAN-MATONAK & ASSOCIATES
STRUCTURAL ENGINEERS
931-C Sweeney Drive Suite A Hagerstown, MD 21740
PH: (301) 790-0111 FX: (301) 790-0222

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11953, EXPIRATION DATE: 5-6-2008

AG CENTER
HAGERSTOWN, MARYLAND

JOB NO.	09-082	DRAWN BY	JCP	SCALE	AS NOTED	DATE	10/5/11	DWG. NO.	SK-S-2-3
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