

AUGUST 30, 2024

ADDENDUM NO. 3

HVAC Upgrades to Second and Third Floors at Gretna City Hall for the City of Gretna, LA 740 Second Street, Gretna, LA	Burgdahl & Graves - A.I.A. Architects 2550 Belle Chasse Hwy., Suite 130 Gretna, LA 70053 504-366-4433 Fax 504-366-0102
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NOTICE TO CONTRACTORS

This addendum, as issued by the Architect, shall become part of the Contract Documents dated March 22, 2024 for the above project. Contractors bidding this project shall be cognizant of all items contained herein and shall submit their bid accordingly. Each Contractor shall be responsible for notifying his subcontractors of the contents of this addendum. The proposed Contract Documents for this work are modified as follows:

NOTICE: THE BID OPENING HAS BEEN POSTPONED. NEW BID DATE IS SEPTEMBER 25, 2024 at 10:00 AM to add an abatement component to the project to be issued in a following addendum.

Please note: Mon. Sept. 16, 2024 - Prior Approval Deadline

Wed. Sept. 18, 2024 - Request for Clarifications/Questions Deadline

Fri. Sept. 20, 2024 - Last Addendum Deadline

SPECIFIC ITEMS:

1. Drawing Sheet D1, 2/D1: Add Key Note, "29. At high ceiling area above upper Council Chamber and 3rd floor balcony area, remove all 12"x12" acoustical ceiling tiles at the underside of ceiling/roof wood structure framing. Existing wood furring strips to remain, infill any missing furring strips as required."
2. Drawing Sheet A1, 2/A1: Add Key Note, "30. At high ceiling area above upper Council Chamber and 3rd floor balcony area, install new 5/8" firecode gypsum board on existing/new furring strips with a Level 1 finish (tape and float) at all joints, 'J' trim and caulk at perimeter at adjacent materials, at walls and at all suspended steel angle connections to existing wood structure framing. Install control joints with a spacing not to exceed 30'-0" x 30'-0" grid. See Spec Section 09260 Metal Stud & Gypsum Wallboard Systems and Section 07900 Sealants."
3. Drawing Sheet M4, Mechanical Renovation, Third Floor Plan: Replace Sheet M4 with revised sheet with duct-work tight to underside of the high ceiling in the upper Council Chamber area and above the 3rd floor balcony.

QUESTIONS:

1. Question: Where can we store materials and tools? Will we be allowed to have a job Conex on site?
Answer: The adjacent Annex building has 1st floor space available for material storage. The city has allowed use of 1 to 2 adjacent parking spaces for on-site Conex box storage. Contractor shall enclose with a 6'-0" temporary construction fence.
2. Question: Where will a dumpster be allowed to set?
Answer: The city has allowed use of 1 to 2 adjacent parking spaces for a site dumpster. Contractor shall enclose with a 6'-0" temporary construction fence.

3. Question: Who has the current building controls on this building?
Answer: Currently there is no overall HVAC control system for the building.
4. Question: Between the specs and blue prints the hours work can be performed is contradicting. Will we be allowed to work in the building during normal working hours (7am-3:30pm) or will it have to be all after hours work?
Answer: All work to be performed during business hours, except for the 12:30pm to 2:30pm Monday through Thursday Court hours in the Council Chambers. The contractor's available work hours in the building are from 7:00am to 5:00pm Monday through Friday.
5. Question: Will the contractor have to continuously put back ceiling tiles and walls back daily even when work isn't completed?
Answer: Yes, if the contractor begins work in an occupied space and returns at a later date for demolition removal then the ceiling tiles and walls would need to be put back or closed while the space is occupied by staff.
6. Question: Who is the fire alarm contractor on this building?
Answer: Notifier NFS-320 as indicated on sheet E-3.
7. Question: When does the AF-1 Affidavit need to be submitted? The checklist says with bid and the specs say within 10 days by lowest bidder.
Answer: The AF-1 is required with the bid as noted in the Bidder's Checklist.
8. Question: Will the city employee have to be on site as long as contractor is there or does he/she come open the building, leave then come back to close up after hours?
Answer: Any work not during Gretna City Hall's normal business hours will require a city employee to be on-site with the contractor when he/she is in the building.

MECHANICAL:

1. See 2 page letter from GVA Engineering dated 8-28-24, and revised Drawing Sheet M4, enclosed.

END OF ADDENDUM NO. 3

GVA ENGINEERING, L.L.C.

2615 Edenborn Avenue, Suite C
Metairie, Louisiana 70002
Phone (504) 780-9330
Fax (504) 780-9419

August 28, 2024

tmipro@burgdahlgraves.com

Burgdahl & Graves Architects
Attn: Theresa Mipro
2550 Belle Chasse Highway, Ste. 130
Gretna, LA 70053

SUBJECT: Gretna City Hall
740 2nd Street, Gretna, LA
2nd Floor HVAC
GVA Project No. 4261

Theresa:

Please include the following in your next addendum:

RESPONSES TO QUESTIONS:

- 1 Question: Are the air separator and expansion tank going to be new? I don't see anything in the mechanical schedule with model numbers or any info on them. GVA to Answer

ANSWER: The air separator and expansion tank are new as indicated on the drawings. The sizes, capacities and accessories are described on the plan drawings, in the Air Control System Schematic on sheet M-7, and in specification section 15600.

PERTAINING TO THE DRAWINGS:

- 1 Replace Sheet M-4 with attached Sheet M-4 which has a revision date of 08-27-2024. Revisions are clouded. The change generally involves installing main supply and return ductwork high as possible over the Chambers and Balcony. Additional modifications to existing sprinkler piping are shown to allow clearance to install the ductwork as high as possible.

PRIOR APPROVAL OF MATERIALS

Listed below are manufacturers who are recognized as capable of producing materials, manufactured items, and articles of equipment equal to those specified. Equipment will be considered acceptable providing the equipment meets, or exceeds specification requirements, has the capacity and performance requirements, fits the space available to the satisfaction of the Architect, conforms in every respect with the applicable regulatory agencies.

Burgdahl & Graves Architects
Attn: Theresa Mipro
Project No. 4261
August 28, 2024
Page 2

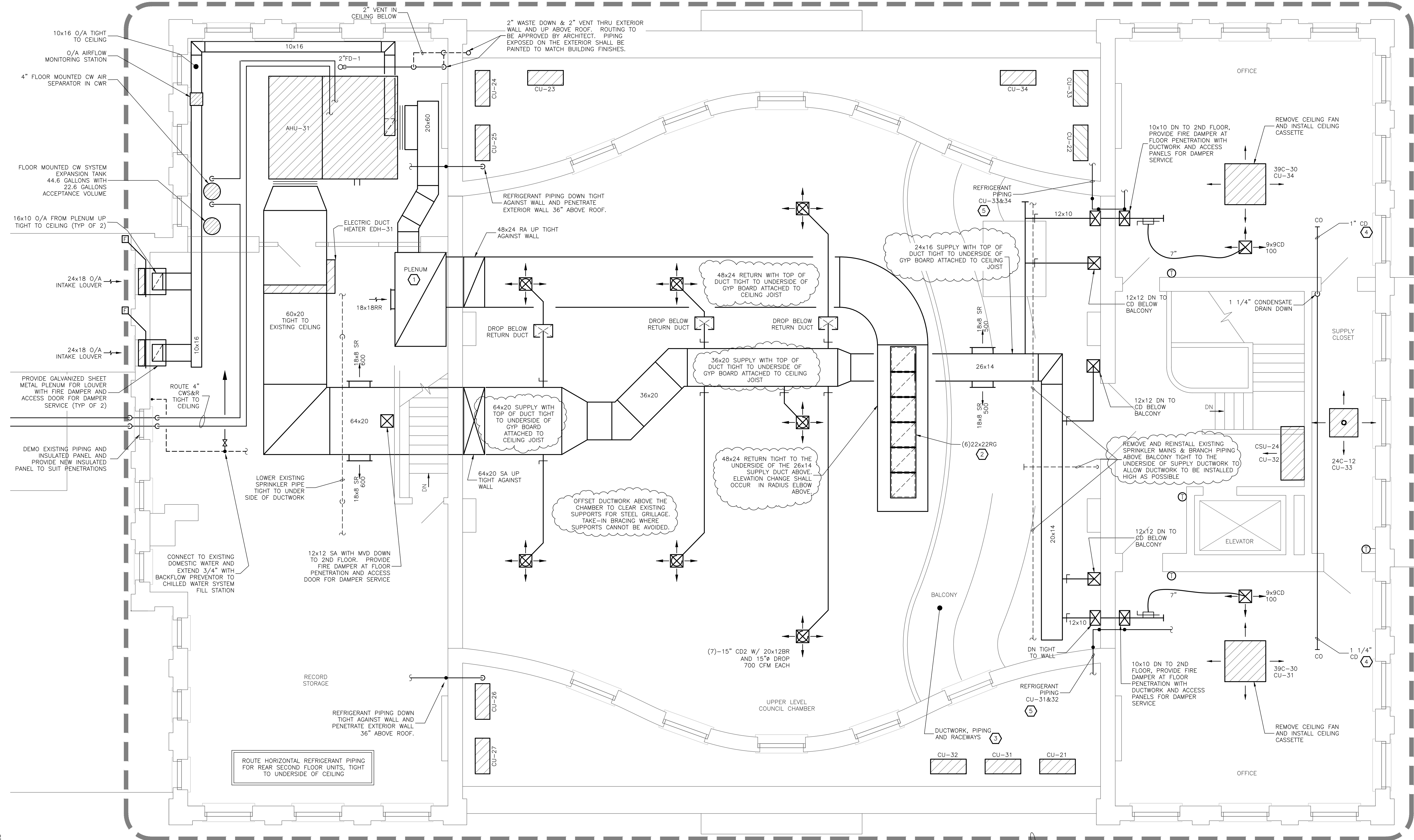
The listed prior approvals are not given with respect to any specific model, series, catalog number, etc. Suppliers are cautioned that before their equipment is actually approved, it will be incumbent upon them to demonstrate to the Architect that it is in fact equal to the requirements specified and conforms fully to all specification requirements.

MATERIAL/EQUIPMENT	MANUFACTURER
Air Handling Unit	Thermal by Nailor
Ductless Splits	Samsung
Pumps	Grundfos

Sincerely,
GVA ENGINEERING, L.L.C.



David C. Code, P.E.
DCC/aec
Attachment



**MECHANICAL RENOVATION
THIRD FLOOR PLAN**
SCALE : 1/4" = 1'-0"

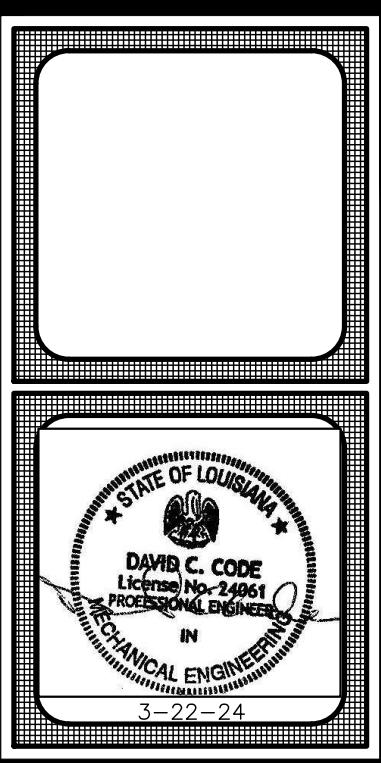
SPECIFIC NOTES:

- 1 PROVIDE RUSKIN 2" DOUBLE WALL RETURN AIR PLENUM EXTENDING FROM FLOOR TO CEILING AND APPROXIMATELY 52"x108". FIELD VERIFY DIMENSIONS TO SUIT FIELD CONDITIONS AND DUCT CONNECTIONS BEFORE RELEASING FOR FABRICATION. PLENUM SHALL BE GALVANIZED CONSTRUCTION WITH 2" SOUND INSULATION AND PERFORATED INTERNAL LINER. PLENUM SHALL BE CONSTRUCTED FOR -2" STATIC. PROVIDE REMOVABLE ACCESS PANEL FOR ENTRY TO SUIT DUCT CONNECTIONS.
- 2 PROVIDE A SERIES OF LAY-IN STYLE RETURN GRILLES AS SHOWN. PROVIDE RETURN AIR PLENUM FOR GRILLES AND CONNECT TO RETURN AIR DUCTWORK ABOVE.
- 3 THE OWNER INTENDS TO RENOVATE THE BALCONY AREA AT SOME FUTURE DATE. ROUTE HORIZONTAL DUCTWORK, PIPING & RACEWAYS WITHIN THE BALCONY AREA NO LOWER THAN TIGHT TO THE UNDERSIDE OF THE EXISTING SPRINKLER PIPING SHOWN. HOLD VERTICAL DUCTWORK, PIPING & RACEWAYS IN THE BALCONY AREA TIGHT TO WALLS TO ALLOW FOR FUTURE WALL FURRING TO CONCEAL SAME.
- 4 PROVIDE SLOPED AC CONDENSATE DRAIN MAIN TO RECEIVE CONDENSATE FROM NEARBY DUCTLESS UNITS. PROVIDE DUCTLESS UNITS WITH AN INTERNAL CONDENSATE PUMP. EXTEND 3/4" DRAIN FROM THE CONDENSATE PUMP DISCHARGE INTO THE TOP OF THE SLOPED CONDENSATE MAIN. THE INTEND IS TO USE THE LIFT FROM EACH CONDENSATE PUMP TO LIFT THE CONDENSATE TO THEN GRAVITY DRAIN.
- 5 FIELD ESTABLISH ROUTING OF REFRIGERANT PIPING. PIPING SHALL BE CONCEALED ABOVE CEILINGS AND IN WALLS.
 PIPING FOR UNITS IN THE FRONT OF THE BUILDING ON THE THIRD FLOOR SHALL BE CONCEALED ABOVE CEILINGS AND ROUTED TO THE BALCONY AREA. PIPING SHALL RISE TIGHT AGAINST THE INTERIOR WALL OF BALCONY, SHALL BE ROUTED HIGH OVERHEAD AND SHALL BE ROUTED DOWN TIGHT AGAINST THE EXTERIOR WALL TO PENETRATE THE WALL APPROXIMATELY 36" ABOVE THE ROOF AND EXTEND TO THE RESPECTIVE CONDENSING UNIT.
 PIPING FOR UNITS IN THE FRONT OF THE BUILDING ON THE SECOND FLOOR SHALL BE CONCEALED ABOVE CEILINGS AND ROUTED TO THE THIRD FLOOR WITHIN THE FURRING FOR OUTSIDE AIR DUCTWORK AND THEN SHALL FOLLOW THE ROUTE DESCRIBED FOR THE THIRD FLOOR

FIRE PROTECTION:
REWORK EXISTING WET PIPE SPRINKLER SYSTEM TO ACCOMMODATE NEW WORK OF ALL TRADES AND TO PROVIDE A COMPLETE COVERAGE SYSTEM FOR THE BUILDING. THE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13 REQUIREMENTS FOR THE OCCUPANCY OF THE BUILDING. MATERIALS AND SPRINKLER HEADS SHALL MATCH EXISTING.

PROVIDE FIBERGLASS PADS SET ON ROOFING PADS (COMPATIBLE WITH THE EXISTING ROOFING SYSTEM) UNDER ROOF MOUNTED CONDENSING UNITS. SECURE CONDENSING UNITS TO VERTICAL STRUCTURE (NO ROOF CONNECTIONS OR ROOF PENETRATIONS PERMITTED) WITH FIELD BUILT GALVANIZED BRACKETS TO WITHSTAND HURRICANE WINDS.

T:\JOBS\2200\547861\DRAWING NOTES\3RD FLOOR SLDCC.WPD FEBRUARY 8, 2023



BURGDahl & GRAVES
A.I.A. ARCHITECTS
A PROFESSIONAL CORPORATION • PHONE (504) 366-4433

GRETNA, LA 70053

HVAC UPGRADES
GRETNA CITY HALL

2nd STREET & HUEY P. LONG AVE.

DATE: 3-22-24
DRAWN BY: JHV
REVISIONS: 8-27-24

M-4
SHEET OF

GVA ENGINEERING, L.L.C.
PROJECT No. 4261