



ADDENDUM #2

Date: August 26, 2016
To: All Bidders
From: Cliff Roberson, Project Manager
Project: Woodfield Hunt Club Clubhouse Addition & Renovations
S&A Project # 2014-33

ADDENDUM NUMBER: 2

DATE OF ISSUANCE: August 26, 2016

TO: Prospective Bidders

This addendum forms a part of the contract documents, modifies the original bidding documents and shall be as binding as if contained therein.

This Addendum #2 consists of 10 total pages including: 1 page of this Addendum #~~1~~², 3 pages of the letter from Slattery & Associates dated 8-26-16 and 6 pages of the Geotechnical Report of 5-6-16. Subject: Responses to Pre-Bid RFI's.

ADDED DOCUMENTS:

1. Letter from Slattery & Associates dated 8-26-16. Subject: Responses to Pre-Bid RFI #1.
2. Geotechnical Report dated 5-6-16.

END OF ADDENDUM



August 26, 2015

Attn: All Bidders

Re: Woodfield Hunt Club Clubhouse Addition & Renovations
4420 Woodfield Blvd.
Boca Raton, Florida
S&A Project # 2014-33

Subject: Responses to Pre-Bid R.F.I. #1 (received 8-24-16).

The following is our response to Pre-Bid R.F.I. #1:

- 1) Please clarify who is responsible for special inspections and testing? Typically the owner vendor hires to avoid any conflicts.

Response: The owner indicates they will coordinate with the G.C. and pay for testing and any special inspections on an as needed basis.

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- 2) Please provide permit status for this project and clarify if the permit has been submitted.

Response: The owner submitted the plans for permit earlier this month and they are now in building department review.

- 3) Please provide the anticipated start date and completion date.

Response: The owner indicates they have no start or completion of construction dates, but they expect the bidders to provide a construction schedule.

- 4) Please confirm the "playground" will be closed during all construction activities for safety issues.

Response: The owner indicates that the children's playground will be closed during construction, but they prefer that the tennis courts and possibly the basketball courts would still be available to residents.

- 5) Please clarify if there will be any staging / lay-down area for construction. We anticipate closing the entire building, including the parking lot for construction personnel and material storage.

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Response: The owner indicates that they anticipated the building will be closed throughout construction and that the G.C. will have the entire parking lot for staging. The G.C. will need to coordinate in more detail for logistics with the owner prior to the start of construction.

- 6) Please provide geotechnical report for this project, if one is available.

Response: Please see the attached Geotechnical Report of 5-6-16.

- 7) There is an existing condensing unit installed in front of the electrical service. The required 3'-0" space in front of the electrical service is not being maintained. Please clarify if this will require relocation.

Response: The MEP engineer / F.A.E. Consulting indicates that the existing condensing unit which is located within the required clearance area of the adjacent electrical panels will need to be relocated beyond the required panel clearances.

- 8) Sheet A252, Fire Sprinkler Notes requires the building to be fully sprinklered. Sheet C-1 indicates location of existing fire hydrant and 8" water main. Please provide service and details for the underground fire line. Include all DDCV, PIV, etc. as necessary to complete the system.

Response: We have recently received confirmation from the building and fire plan review officials that a fire sprinkler system is NOT required for this building. We will revise sheet A252 to delete all notes indicating that a fire sprinkler system is required.

- 9) The existing doors on the south side of the building are scheduled to be replaced. The existing doors are smaller than the new doors going in. Please indicate which side of the door jamb the existing wall is to be cut in order to fit the new door

Response: The two south restroom doors #115B and 116B are to be replaced with new impact / rated door and frame assemblies. The masonry openings for both may remain as they exist with no wider openings. The two interior restroom doors #115A and 116A are to be replaced with 3'-0" wide doors. We will revise sheet A901 with these changes.

- 10) The existing roof tile is no longer made. Please provide a specification for the tile required to be used in its place. Also note, the size of the tile is also discontinued, please provide size required.

Response: Provide 'Monier Slate' or equal flat cement tile of as near tile size and style as near as possible to match the existing roof tile. G.C. to make a submittal to the architect for pre-approval.

- 11) Please confirm ceilings in warming kitchen, bathrooms, electrical room and office area are all being removed and replaced with new drywall ceilings.

Response: Considering the number and locations of new light fixture being specified by the interior designer for these areas, it would appear to be most practical to provide new painted drywall ceilings in order to attain an acceptable new clean finished appearance unless the G.C. can ensure that they can attain the same appearance with a series of drywall patches to the

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existing surfaces. Diffusers and grilles are to be new. (There is no office shown on the plans. We presume this is referring to Existing Furniture Storage #113 which has been utilized as an office.)

12) Sheet A153 Demolition Plan Legend has notes to 26. Plans have notations to 29. Please provide notes for 27, 28, 29.

Response: Note 27: Remove existing stucco in locations indicated on sheets A401 and A402 only as needed for new horizontal reveals per note 11 on those sheets, typ. Note 28: (Not Used & Void). Note 29: Remove existing stucco ceilings, typ. (This tag applies to the existing north covered patio, the east covered entry and the west covered entry). In clarification, Note 26 tag applies to the existing north covered patio, the east covered entry and west covered entry.

13) Sheet E1.1 is showing outlets in the wall for gym equipment. Please confirm that they want these devices installed in the wall and not floor boxes.

Response: Confirmed. Provide wall outlets as shown.

14) Sheet ID-13 lists 7 types of porcelain tile. There are no manufacturers or distributors listed. The identification of each PT is not known. The grout and quartz lists have the same problem. Please provide specifications with manufacturer, make and model numbers, etc. for pricing.

Response: These specifications need to be provided by the owner's interior designer Wells Design Group. (We forwarded this RFI to WDG but have not received a response in time to include in this addendum. We will forward with a new addendum as soon as the information is received.)

15) Sheet ID-13 is also missing manufacturer, make and model numbers, etc. for several of the light fixtures listed on the decorative lighting schedule. Please provide for pricing.

Response: These specifications need to be provided by the owner's interior designer Wells Design Group. (We understand that late changes were made and added to the interior design light fixture schedule and showed up just prior to the bid sets were issued. The fixtures should be bid as indicated on the interior design plans.) (We forwarded this RFI to WDG but have not received a response in time to include in this addendum. We will forward with a new addendum as soon as the information is received.)

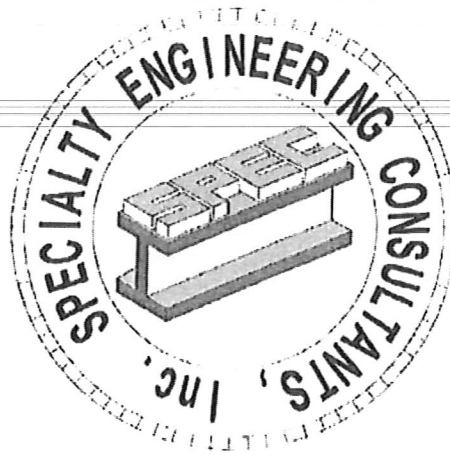
Regards,

Clifford A. Roberson
Project Manager
Slattery and Associates
Architects Planners

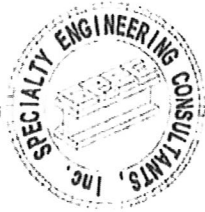
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Specialty Engineering Consultants, Inc.

Geotechnical Report for:
Slattery and Associates
Woodfield Hunt Club Addition
4420 Woodfield Blvd.
Boca Raton, Florida



Thank you for choosing SPEC.



May 6, 2016

Report of Engineering Evaluation

For: Slattery and Associates
Project: Proposed Residential Community Clubhouse Addition
Location: 4420 Woodfield Blvd.
Boca Raton, Florida

Order #: 2198669

Gentlemen:

As per your request we initiated a geotechnical investigation at the above location on April 21, 2016. The site was investigated with 1 standard penetration test and 1 modified penetration test. We are herein submitting the results of our findings.

SITE EVALUATION

The proposed structure will be an addition to a community clubhouse with grade bearing foundations proportioned for an allowable bearing capacity of 2500 psf. The site was relatively level with no standing water noted. The site appeared to be at or slightly above the existing crown of road.

SUBSOIL INVESTIGATION

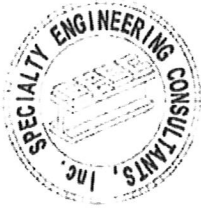
The subsoil investigation consisted of 1 standard penetration test and 1 modified penetration test conducted to a maximum depth of 16 feet beneath the existing ground surface. For specific locations please refer to the boring logs which are included here in.

A review of the boring logs shows that the site is overlain with a surface layer of loose dark gray to brown fine to medium grained sands with some organics (topsoil). Underlying this layer of sand was a layer of medium dense gray to brown sand which extended beyond the terminal depth of our investigation, 16 feet maximum penetration. The natural ground water was found to exist at approximately 2.5 feet beneath the existing ground surface.

FOUNDATION RECOMMENDATIONS

The structure may bear on spread footings or monolithic foundations and slab on grade proportioned for an allowable soil bearing capacity of 2500 psf. In order to prepare the site to support construction designed for an allowable soil bearing capacity of 2500 psf, we recommend the following procedures be implemented.

1. Clear and grub the proposed building addition pad area plus an extended perimeter of five feet beyond any proposed wall footing or foundation element. Care should be taken so as to insure the complete removal of any deleterious materials encountered including all vegetation, stumps, roots, foreign material, debris, silts, clays or muck. We anticipate that this excavation will extend a minimum of 12 inches below the existing grade to completely remove all roots and organics.



2. Once this has been accomplished compact the proposed addition building site plus its extended perimeter with a walk behind vibrator until the top 12 inches have been compacted in excess of 95% of the material's modified proctor density as per AASHTO T-180.
3. Once the existing surface has been compacted, tested and approved the site may be backfilled with clean granular fill to construction grade. The fill shall be placed in lifts not to exceed 12 inches in compacted thickness and compacted in excess of 95% of its modified proctor density as per AASHTO T-180.
4. Following and during the excavation and compaction operations the area shall be witnessed by an inspector from this laboratory for approval prior to selective backfilling. The Contractor shall minimize the vibration in the vicinity of any existing structures as excessive vibration may cause localized damage to nearby existing structures. The excavated surface and each 12" loose lift of replaced fill material within the footing and slab areas shall be tested in accordance with these specifications and to within 95% of the Soils Modified Maximum Dry Density as per AASHTO DESIGNATION T-180.

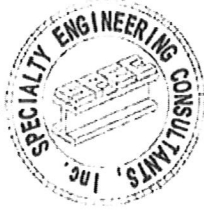
Footing embedment shall be of sufficient depth below the adjacent grade so as to comply with all local and area building codes. Minimum footing widths of 18" and 36" are recommended for continuous wall footings and individual column pads respectively, although they may not develop the full allowable bearing pressures. For purposes of this report we have anticipated that the proposed bottom of footing elevation will be approximately 12 inches below the elevation of the site at the time of our investigation.

Foundation elements may be designed as isolated footings or as a monolithic type of foundation/slab system, as long as ample consideration is given to the increased shear stresses inherent in monolithic systems at the slab to footing interface. Surface compaction specifications shall be verified utilizing in place density tests at the frequency of 1 test per 100 lf of wall footing, and 1 test per column pad. Slab areas and undisturbed pad lifts may be tested at the frequency of one test per 2500 sf, but in no case less than 3 per lift.

The Standard Penetration Test ASTM D-1586

The Standard Penetration Test is the most commonly employed tool utilized to identify in-situ subsurface soil conditions. The "N" values obtained from the boring provide an accurate estimation of internal soil characteristics such as relative density, internal shear strength, angle of internal friction, and the approximate range of the soil's unit weight. These "N" values represent the resistance of a 2 inch diameter split spoon sampler driven by a 140 pound hammer free falling 30 inches. Each drive of the 24 inch long split spoon is divided into four six inch increments. The second and third increments are totaled to produce the "N" value found on your report.

The Standard Penetration Test also allows for the recovery of soil samples which are returned to our laboratory and visually examined and classified. The SPT samples are available for laboratory testing if requested. Samples are generally held for 90 days unless otherwise directed by the client.



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An approximate ground water table is obtained from the borehole upon completion of the drilling procedures. This water table is useful in the general evaluation of particular soil conditions, and may give the contractor some insight into what can be anticipated during construction. It should be noted that the ground water level will fluctuate seasonally. This level may also be affected by local drawdowns, soil conditions, and the watersheds contribution to the underlying aquifer. It should not be construed to be a measure of the soils permeability, or of the dewatering characteristics of the site.

Although the standard penetration test is one of the most reliable methods used to identify soil characteristics and types, it may only represent a small fraction of the materials actually deposited at the site. As is common industry practice, we have assumed a uniformity of profile between borings to provide a subsoil profile for engineering purposes. This profile is strictly based on the data obtained from the borings, and if unusual or varying conditions are found we should be notified immediately.

A test is expressly representative of the immediate location tested, and the reliability of the conclusions are a direct result of the quantity of tests performed. Any variation in location may reveal similarly some changes in the depth, thickness, texture, and conditions of the stratum encountered.

Unless specifically stated otherwise, and specifically directed and prearranged by the client, all elevations are taken with respect to the existing ground surface at the time of testing. Boring locations are usually obtained in the field by pacing off distances and approximating right angles to landmarks and property corners. More precise locations may be obtained from on site surveys and placement of the boring locations by a Land Surveyor, Registered in the State of Florida. These services are provided at additional costs and are beyond the scope of this report.

The data presented herein was obtained for the specific purposes stated in this report, and should not be misconstrued to apply to any other circumstance, project, or ancillary use unless so specified and addressed by the engineer of record.

Thank you for using SPECIALTY ENGINEERING CONSULTANTS, INC., for your geotechnical needs. Should you need further assistance with this or any other project, please contact this office.

Respectfully Submitted;
SPECIALTY ENGINEERING CONSULTANTS, INC.,

D. Mark Le Blanc, P.E.
State of Florida #35683
Special Insp. No. 177



SPECIALTY ENGINEERING CONSULTANTS, INC.

1599 SW 30TH AVE, SUITE 20
BOYNTON BEACH, FLORIDA 33426
(561) 752-5440* FAX (561) 752-5542

TEST BORING REPORT

LABORATORY NUMBER: 2198669B	BORING NUMBER: 2
CLIENT: <u>Slattery & Associates</u>	DRILLER: <u>AM</u>
PROJECT: <u>Woodfield Hunt Club</u>	DRILL RIG: <u>H.H.</u>
PROJECT LOCATION: <u>4420 Woodfield Blvd, Boca Raton, FL</u>	DATE OF BORING: <u>4/21/2016</u>
BORING LOCATION: <u>~ 6' N & 10' S OF EXISTING NW BUILDING CORNER</u>	
GROUND WATER: <u>2'6"</u>	ELEVATION: <u>N/F</u>

DEPTH FEET	SAMPLE NUMBER	VISUAL SOIL CLASSIFICATION	N VALUES	BLOWS ON SAMPLER	
1	1	DARK GRAYISH BROWN FINE-GRAINED SAND LITTLE ROOT & SILT (TOPSOIL)		3	3
2			2	5	10
3	2	BROWN FINE-GRAINED SAND, (SP)		14	15
4			12	33	32
5	3	DARK GRAYISH-BROWN ORGANIC STAINED SAND LITTLE SILT & HARDPAN (SP-SM)		30	19
6	4	DARK BROWN FINE-MEDIUM GRAINED SAND (SP)	11	25	32
7				358	35
8			16	30	28
9	5	BROWN FINE-GRAINED SAND, (SP)		30	34
10			18	39	20
11		BOTTOM OF BORING @ 10.0' FEET			
12		(NOTE: HAND HAMMER)			
13					
14					
15					
16					

SOIL INVESTIGATIONS AND SAMPLING BY AUGER BORINGS: ASTM D 1452 OR STANDARD PENETRATION TEST BORINGS: ASTM D 1586.
THE ABOVE TEST BORING WAS CONDUCTED IN GENERAL ACCORDANCE WITH ASTM DESIGNATION D 1586. THE SAMPLES COLLECTED CONSTITUTE A SMALL PERCENTAGE OF THE SUBSOILS AT THE SITE. THE SOILS WILL BE STORED IN OUR FACILITIES FOR A MAXIMUM OF 3 MONTHS. THE OWNER, ARCHITECT OR ENGINEER IS ENCOURAGED TO VISUALLY INSPECT THESE SAMPLES. THE INFORMATION CONTAINED HERE IN IS PROVIDED FOR THE SPECIFIC PROJECT AND PURPOSE. LOCATIONS WERE APPROXIMATED IN THE FIELD USING PACED DISTANCES UNLESS SPECIFICALLY STATED OTHERWISE.

RESPECTFULLY SUBMITTED
SPECIALTY ENGINEERING CONSULTANTS, INC.

