Dryden

Dryden Architecture + Design
2520 White Ave
Nashville, TN 37240

Marty Stuart's Congress of Country Music – Ellis Theater Renovations

ADDENDUM NO. 2

TO: All Bidders on the Above Referenced Product

FROM: Dryden Architecture + Design

DATE: September 2,2021

SUBJECT: **ADDENDUMNO. 2**

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM IS REQUIRED ON BID FORM.

Clarifications and revisions to Contract Documents for the referenced project are as follows:

1. **REPLACE:** Specification 14 26 00, **LU/LA ELEVATOR** with Specification 14 16 00.1 (attached)
2. **CLARIFICATION:** The demolition package does not contain any scope that is affected by Alternate 3
3. **CLARIFICATION:** Note 2 on Drawing D1 would not be included in Alternate 1. It is included in Alternate 2 and Alternate 3
4. **CLARIFICATION:** Allowances 1 and 2 are for general trades only. For allowance 3, general trades should include $25,000, all other trades, EXCEPT DEMOLITION should include only $10,000 for Alternate 3. Demolition Contractor should not include any allowances.
5. **CLARIFICATION:** Disregard callout of note 5 on drawing A101.
6. **CLARIFICATION:** East Elevation 1st floor-the stone facia specification will be developed in a design build process. Base pricing on - dark limestone veneer or cultured stones with a thickness of 3/4" (smooth finish) up to a 1 ½" (rough hewn)

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7. **CLARIFICATION:** If wall sheathing is not specifically called out as Homasote board, gypsum is to be used in theater.
8. **CLARIFICATION:** Scope for General Trades in regards to East Elevation, 2nd Floor, Alternate 3 would OMIT adding new windows at above described, OMIT adding limestone surrounds at above describe, INCLUDE infilling of brick at existing louvers and windows at above described, INCLUDE painting all infilled brick and existing beige brick black.
9. **CLARIFICATION:** All of existing stage will be removed in demolition package. General trades is responsible for rebuilding stage per drawings.
10. **CLARIFICATION:** The “ramp” noted in note 27 on Drawing A101-B will be built using a design build process. Ramp would serve to provide a level surface for moving wheeled stage equipment/other items from back alley into theater.
11. **CLARIFICATION:** Exterior display cases (East Elevation 1st Floor) are to be salvaged by General Trades and used as cases for posters. General Trades should include prices for installation of poster cases and for reasonable repairs. Interior frames will be owner provided, contractor installed.
12. **CLARIFICATION:** Note 43 on Drawing A101-A calls for a wall mounted bench. This bench is to be developed in a design build process. For pricing, assume painted pine lumber and metal wall brackets.
13. **CLARIFICATION:** Structural items shown on S201 are included in base bid and are not affected by any alternate.
14. **CLARIFICATION:** The C channel and grating shown for catwalk is for reference only. Catwalk framing system is to be completely designed by Unistrut.
15. **CLARIFICATION:** All areas above ceilings are to be considered non-conditioned/combustible for the purposed of fire suppression.

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16. **CLARIFICATION:** Fire Protection Prime is to be responsible for hiring FPE to stamp shop drawings, hydraulic calculations, and M&E submittals.
17. **CLARIFICATION:** After demolition, any remaining mold is to be cleaned/scrubbed or other wise remediated by the General Trades Contractor
18. **ADD:** Drawing CM-01 Logistics Map
19. **CLARIFICATION:** Safety is a core value of the Construction Manager. Meeting all OSHA guidelines throughout project is required by Owner. Random safety inspections will be conducted by qualified person(s) and any violations noted during inspection must be immediately addressed and resolved. If any violation of OSHA guidelines is observed and communicated violations should be addressed and resolved immediately. A site safety plan will be issued to awarded Contractors. All awarded Contractors will be required to submit their company's safety manual to the Construction Manager within 14 days of award of bid.

Submitted By:

Nick Dryden, AIA

Dryden Architecture + Design

September 2, 2021

ACKNOWLEDGEMENT OF RECEIPT OF THIS ADDENDUM IS REQUIRED AND SHALL BE INDICATED ON BID FORM

Section 142600.1 - LIMITED USE/LIMITED APPLICATION

ELEVATOR PART 1 GENERAL

1.1 SECTION INCLUDES

A. Limited Use/Limited Application (LU/LA) MRL Traction Passenger Elevator.

B. The scope of this section of work is the provision and installation of a LU/LA Elevator, all the necessary equipment required to fully complete the installation, and coordinate between the other associated work required by other trades. .

1.2 RELATED SECTIONS

A. Section 06100 - Rough Carpentry: Blocking in framed construction for lift attachment.

B. Electrical:

1. Electrical characteristics and wiring connections.
2. Electrical service to lockable fused disconnect in elevator machine room.
3. Electrical service for machine room, machine room convenience outlets, machine room lighting and lighting in elevator pit.
4. Telephone service and wiring connection.

1.3 REFERENCES

1. This elevator shall be designed and tested in accordance with ICC/ANSI 117.1, NEC and ASME A17.1 Guidelines.
2. All designs, clearances, construction, workmanship and installation shall be in accordance with the requirements and code adopted by the authority having jurisdiction.
3. This LU/LA elevator shall be subject to local, city and state approval prior to and following installation.

1.4 REGULATORY REQUIREMENTS

A. Provide passenger elevator in compliance with:

1. ASME A17.1 - Safety Code for Elevators and Escalators.
2. ASME A17.5 - Elevator and Escalator Electrical Equipment.
3. Requirements of Americans with Disabilities Act.

1.5 SUBMITTALS

A. Submit under provisions of Section 013300.

B. Product Information:

1. Submit manufacturer’s installation instructions including preparation, and equipment handling requirements.
2. Show maximum and average power necessity.

C. Shop Drawings:

1. Show typical details of assembly, erection and anchorage.
2. Include wiring diagrams for power, control, and signal systems.
3. Show complete layout and location of equipment, including required clearances and coordination with shaftway.

D. Manufacturer’s Certificates: Certify products meet or exceed specified requirements.

1.6 QUALITY ASSURANCE

A. Manufacturer: Company shall contain personnel with not less than ten (10) years of experience in the design and fabrication of LU/LA elevators.
B. Technical Services: Manufacturer and authorized dealer shall work with architects, engineers and contractors to adapt the LU/LA elevator to the design and structural requirements of the building, site, and code requirements.
C. Unit shall be tested in the factory before shipment. Elevator equipment shall meet or exceed the National and Local standards.
D. All load ratings and safety factors shall meet or exceed those specified by all governing agencies and be certified by an independent professional engineer.
E. Installer Qualifications: Factory trained and licensed to install equipment of this scope, with evidence of experience with specified equipment. Installing company shall have qualified people available to ensure fulfillment of maintenance and callback service.

1.7 DELIVERY, STORAGE, AND HANDLING
A. Products stored in manufacturer's unopened packaging until ready for installation.
B. Components stored off the ground in a dry covered space, protected from weather conditions.

1.8 PROJECT CONDITIONS
A. LU/LA Elevator not to be used for hoisting materials or personnel during construction.

1.9 WARRANTY
A. Warranty: Provide a two year limited warranty for wheelchair lift materials and workmanship. Provide 2 Maintenance visits per year for duration of the warranty as part of this contract.

1.10 MAINTENANCE SERVICE
A. Maintenance of a LU/LA elevator shall consist of regular cleaning, inspection, and adjustment of the unit at intervals not longer than every six (6) months. Rule 10.2.1 of ASME A17.1 requires all LU/LA elevators to be inspected every six (6) months. Provide Maintenance contract for the following years:
   1. 10 Years.
   2. Provide pricing for Lifetime maintenance service.
B. Maintenance work to be performed by factory trained and licensed technician.

PART 2 PRODUCT

2.1 MANUFACTURER
A. Acceptable Manufacturer: Savaria
B. Requests for substitutions will be considered in accordance with provisions of Section 012500.

2.2 LIMITED USE/LIMITED APPLICATION (LU/LA) ELEVATOR
A. Savaria Orion MRL LU/LA Elevator or Garaventa LULA Elvoron MRL Series
   1. Capacity:

A. 1400 pounds.

2. Car Size: Maximum of:
   A. 48 inches by 54 inches.
3. Platform Configuration:
   A. Front and rear opening, see drawings for configuration.
4. Travel:
   A. As indicated on Drawings.
5. Stops:
   A. Three.
6. Speed: 30 feet per minute.
7. Pit Depth:
   A. 14 inches
8. Overhead Clearance:
   A. Total overhead clearance required is 108" (existing construction with alternate top car clearance device)
9. Power Requirements.
   A. 208/230 VAC, 30 Amp, Three Phase, or 240 VAC, single phase, 40 amp.
   B. A Separate 120 VAC 15 Amp circuit is required for car lighting.
10. Drive:
    A. Counterweight geared traction drive with slack cable safety device.
11. Hoistway Access:
    A. Keyed Hoistway Access
       1. Bottom Floor.
12. Controls:
    A. Visual & Audible directional indicators passing chime.
    B. All Elevator Electrical Systems shall conform to ASME A17.5.
13. Car Doors
    A. Size 3'0" x 6'8".
    B. Closed Loop Linear 2 speed Door Operator.
    C. Car Door Equipped with a full height safety light screen.
    D. Car Door with electric switch to ensure the car door is closed prior to the operation of the elevator.
14. Hoistway Doors:
    A. Size: Minimum Dimensions 3'0" W x 6'8" H
    B. Type and installation of doors and frames must comply with ASME A17.1, all local codes and manufacturer's layout drawings.
    C. Locking Device: Door shall have a concealed locking device, interlocked with the car operation, to interrupt electrical power when the door is not securely closed and a car is not at the landing zone.
15. Safety Features:
    A. Slack cable protection: Provide an electronically monitored and mechanically actuated hardened steel device that stops and sustains the car in the event of breakage or slackening of cables.
    B. Terminal stopping Device: Shall be provided at the top and bottom of the car travel.
    C. Provide a platform toe guard at the car entrance.
    D. Battery powered emergency operation system:
       1. Powers a light in the car.
       2. Powers an emergency alarm system.

3. Powers a system to allow car to stop at the next available floor, then run down to the bottom floor stopping at each floor along the way. Door cycles at each landing.
4. The batteries shall be re-chargeable type complete with an automatic re-charging system.

E. Emergency operation of Car Lights with half illumination level.
F. ½" x 2" Flat Handrail #4 SS w/ returned ends.
G. Overspeed valve.
H. Final limit switch.

2.3 CAB DESIGN

A. Cab Design:
1. Interior Walls: Panel selections.
A. Plastic laminate.
B. As selected by Architect from Manufacturer's full range.
4. Car Doors: Stainless Steel Finish
5. Hoistway Door/Frames: Stainless Steel Finish
6. Fire Service Options: Confirm requirements with local AHJ
7. Lighting:
A. 115 VAC, single phase, 15 Amps.
B. Failure of one lamp shall not cause the remaining lamps to extinguish.
C. Lights shall turn on automatically when the elevator door is opened and stay on while the elevator is in use. Lights will automatically turn off after a predetermined time interval when the elevator is not in use.
D. Overhead low power consumption LED light fixtures.
E. Color: 3500K lamps
8. Audio Visual Video Communication System independent of the Hands Free Phone. System to meet ASME 2019 Version A17.1.2.27.1.
9. Video Communications system built into or added to the controller complete with Camera, Video Display Panel with 2 way communication and Yes and No Buttons. Powered by UPS and Battery backup system with the whole system connected to the internet.
10. Car Door and Gate Closed Detection Means and Door Interlock per ASME 2019 Version A17.1.2.14.2 door Monitoring system.
11.

B. Call Stations:
1. Control Panel:
A. One momentary pressure illuminated button for each landing
B. Keyed in car stop switch and alarm button.
C. Door open & close buttons.
D. Hands free ADA phone.
E. Digital position indicator.
F. Finish:
1. Stainless Steel.
2. Hall Call Stations:
A. One momentary pressure illuminated button for selecting the users desired direction of travel per landing.
B. Keyed Call.

1. Stainless Steel

PART 3 EXECUTION

3.1 ACCEPTABLE INSTALLERS

1. Subcontractor Qualifications: A company that is listed as an authorized installer of the elevator manufacturer.
2. Electrical devices, service and final connections shall be by a qualified electrician.

3.2 EXAMINATION

A. Do not begin installation until preliminary work including hoistway, landings and machine space has been properly prepared.
B. Verify shaft space is of correct size and within tolerance.
C. Verify required landings and openings are of correct size and within tolerances.
D. Verify hoistway shaft temperature is designed to have maintainable temperatures between 50 degrees F and 90 degrees F.
E. Verify hoistway and openings are of correct size and within tolerance.
F. Verify electrical power is available and of correct characteristics.

3.3 ADJUSTING

A. Adjust for smooth acceleration and deceleration.
B. Adjust automatic floor leveling feature at each floor to provide stopping zone of ¼ inch.
C. Adjust door operation.

3.4 PREPARATION

I. Clean surfaces thoroughly prior to installation.
J. Prepare surfaces using the methods recommended by the manufacturer for achieving the optimum performance of LU/LA elevator.

3.5 INSTALLATION

A. Unit shall be installed and operated in accordance with the ICC/A117.1, NAEC and ASME A17.1 Guidelines.
B. A dedicated electrical supply provided to the disconnect shall be capable of supplying sufficient power.
C. GC to coordinate “work by others” with elevator contractor.
D. The installation of the LU/LA elevator shall be made in accordance with approved plans and specifications and to the manufacturer’s installation instructions.
E. Startup and test unit in accordance with manufacturer’s instructions.

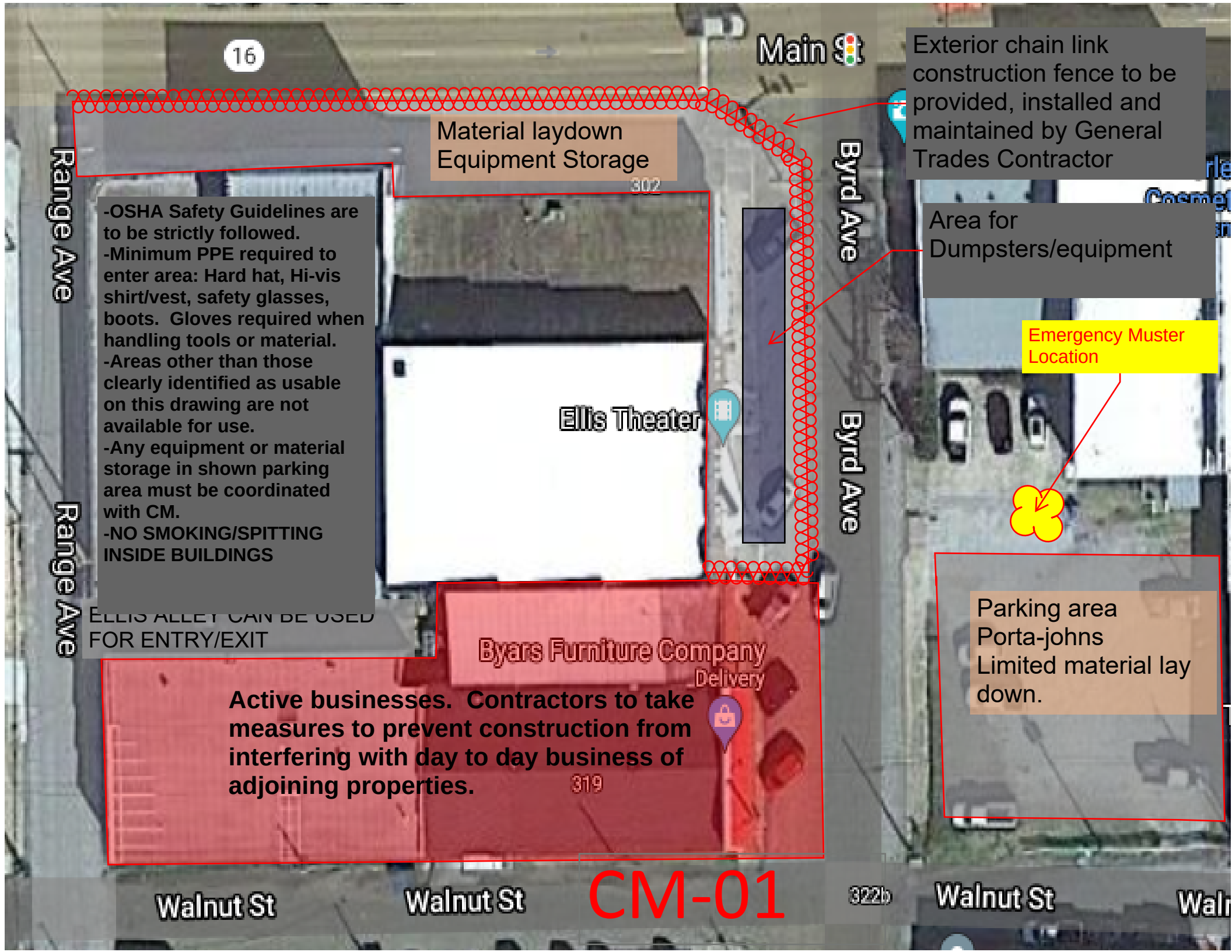
3.2 FIELD QUALITY CONTROL

A. Perform tests in compliance with ASME A17.1as required by authorities having jurisdiction.
B. Load the LU/LA elevator to rated capacity and test for several cycles to insure proper operation. No mechanical failures shall occur and no wear that would affect the reliability of the unit shall be detected.
C. Schedule tests with agencies and Architect, Owner, and Contractor present.

3.6 PROTECTION

F. Protect installed products until completion of project.
G. Touch-up, repair or replace damaged products before Substantial Completion.
H. Clean unit prior to final inspection.

END OF SECTION


16
Main St
Exterior chain link construction fence to be provided, installed and maintained by General Trades Contractor
Material laydown
Equipment Storage
302
Range Ave
Byrd Ave
-OSHA Safety Guidelines are to be strictly followed.
-Minimum PPE required to enter area: Hard hat, Hi-vis shirt/vest, safety glasses, boots. Gloves required when handling tools or material.
-Areas other than those clearly identified as usable on this drawing are not available for use.
-Any equipment or material storage in shown parking area must be coordinated with CM.
-NO SMOKING/SPITTING INSIDE BUILDINGS
Area for Dumpsters/equipment
Emergency Muster Location
Ellis Theater
Range Ave
Byrd Ave
ELLIS ALLEY CAN BE USED FOR ENTRY/EXIT
Byars Furniture Company
Delivery
Parking area
Porta-johns
Limited material lay down.
Active businesses. Contractors to take measures to prevent construction from interfering with day to day business of adjoining properties.
319
CM-01
Walnut St
Walnut St
322b
Walnut St