



DATE: May 13th 2025

BID NO.:

Project Name: Village of North Palm Beach Wash Down Metal Building
Palm Beach, FL 33480

ADDENDUM NO. 1

The following clarifications, amendments, deletions, revisions, and modifications form part of the Contract Documents and change the original documents only in the manner and extent stated.

1. A-120 calls for a standing seam vertical panel but no width is indicated. Series A1300 specified is available only from 12-21". A-301 scales to a 2' wide panel. 16" batten style and 24" wide trapezoidal rib style panels are more common in the market. The existing roofs on the property appear to be a thorough fastened R-panel roof system with ribs at 12" centers. Will a structural panel in screw down style with 12" ribs or a standing mechanically seamed trapezoidal 24" wide panel be acceptable substitutions?

Roofing and metal deck are typically included in metal buildings as same material and as submitted by Supplier (TJF/ONMJ).

Details are included solely to communicate design intent, but will vary in accordance with the selected metal building manufacturer (HR/CPZ).

2. A-320 Roof Section Details show plywood substrate and waterproof membrane in addition to metal building roof panel and blanket insulation. Roof panels are rated to span the secondary structure and are water penetration tested to ASTM E1646. Is the substrate assembly between the roof panel and purlins required?

Please proceed with a standing seam metal roof system. Roofing details to be provided by metal building manufacturer for review prior to fabrication. System will be per manufacturer's typical details (HR/CPZ). See also response to Item #19 (TJF/ONMJ).

3. Collateral loads of 5 for substrate, 5 for insulation and 5psf for mechanical are unusually high. If the substrate requirement is removed 5psf is normally enough for lighting, light mechanical, sprinkler systems point loads, and the thin insulation specified. Will a 5psf collateral be acceptable?

Where roofing is to be the structural roof deck, one material for both purposes, the 5 psf for roofing could be omitted.

MEP/MISC shall remain at 5 psf to allow room for possible future design changes.



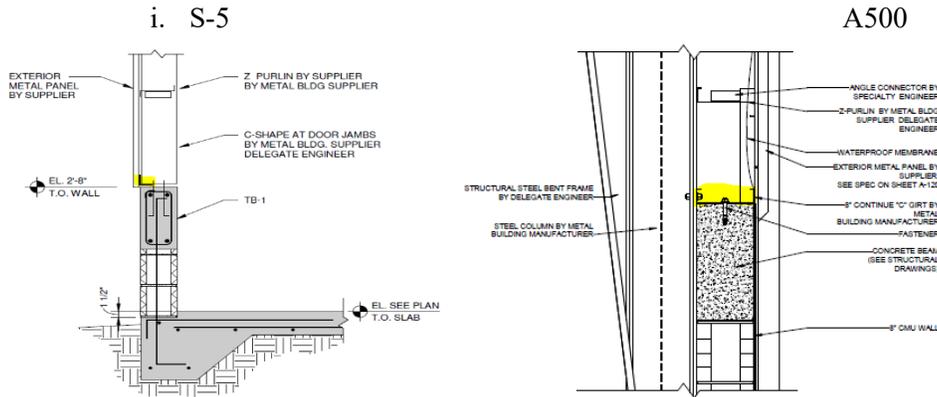
4. A-202 & A-301 Will the base of framed opening jambs on South sidewall line 2 be placed at top of self-supported CMU wall 2'-8" AFF?
No. The frames shall extend the entire height of the doors and be supported on the slab below. Contractor to provide shop drawings showing connection to metal building, as well as connection to CMU knee wall.
5. A-301 The code allows interior partitions to be designed for 5psf minimum, S-3 states only external wind pressures. What is the interior pressure for design of the metal partition wall over the 10' high CMU wall shown on Detail 2?
Interior partitions are designed for 5 psf min. (TJF/ONMJ).
6. A-301 Is the 10' high CMU wall self-supported and detailed seismically independent of the metal building framing?
CMU wall is designed to be cantilevered from floor slab mono-footing for interior wall pressures (TJF/ONMJ).
7. A-310 the Roof Header 13' elevation does not intersect with structure. Normally this elevation is to the top of the eave strut the eave strut which is at the intersection of the roof and wall planes, top of purlin and outside face of girt. Will 13' to the intersection of the roof and wall steel lines be acceptable?
Yes. Drawings will be revised in the permitting phase.
8. What is the color of the interior wall panels, A-120 specifies only the exterior surfaces.
A-630 Room Finish Schedule: exposed concrete, no base, metal panel finished per manufacturer, exposed masonry, exposed structure ceiling; finishes are per manufacturer.
9. Aluminum gutters and downspouts are indicated on the drawings; normal metal building product is painted zinc coated steel ASTM A792 AZ50 or A653 G-90 for gutters and downspouts.
This is acceptable.
10. PVFD coatings are indicated but current SMP colors perform similarly for chalk and fade warranties and are more scratch resistant.
It is our experience that PVFD coatings will resist fading and chalking under any condition for much longer than an SMP coating. Please price PVFD coatings.
11. On page A-320 the plans call for a composite style roof system, but on several other pages, the plans calls for a standing seam roof system. Please clarify so we can estimate the building correctly.
Please proceed with a standing seam metal roof system. Roofing details to be provided by metal building manufacturer for review prior to fabrication. System will be per manufacturer's typical details (HR/CPZ). See also response to Item #19 (TJF/ONMJ).
12. The fire alarm legend on E-001 says horn strobes, but on note 10 on E-211 stated for speaker strobes. Please confirm if this will be an addressable horn strobe or speaker strobe system.
Addressable horn strobe is correct.



13. Is the GC responsible for any material testing scope of work or will the Owner hire their material testing company?
Village of North Palm Beach will do testing.
14. Is the Owner responsible on removing stockpile of sand & dirt on the existing jobsite, or by the GC?
Sand pile on east end of jobsite is bunker sand that is currently in use for course operations. Owner can move pile if it is required.
15. Keynotes 4 in E-111 and 7 in E-211 states that all storage rooms are classified as Class 1 Division 1 per NEC (Explosion Proof); please confirm this is accurate, and we are able to price this project as a Class 1, Division 1 building.
Structure is not designed for explosions (TJF/ONMJ). However, electrical system shall comply with the NEC requirements for Explosion Proof.
16. Are 16” vertical leg standing seam panels acceptable? Specified Englert panels must be attached to a substrate such as plywood or metal deck making it less cost effective than other solutions that can attach directly to the purlins. Please confirm.
Please proceed with standing seam metal roof system. Roofing details to be provided by metal building manufacturer for review prior to fabrication. System will be per manufacturer’s typical details (HR/CPZ). See also response to Item #19. (TJF/ONMJ).
17. Plywood substrate shown in some sections (A-320) is not recommended; in open bays due to weather exposure and in enclosed areas due to 3” insulation. Please see attached details for industry preferred methods.
Please proceed with standing seam metal roof system. Roofing details to be provided by metal building manufacturer for review prior to fabrication. System will be per manufacturer’s typical details (HR/CPZ). See also response to Item #19. (TJF/ONMJ).
18. Will insulation extend into the open bays?
No.
19. Are the 7.2 rib panels required? These jobs typically use PBR with 12” centers on the ribs, more cost effective, same 24ga as standing seam roof, matching green color. Please advise.
**Structurally, the roof panel is the structural deck in pre-engineered metal buildings. These would be included in metal building design delegated engineered documents.
Refer to response by others (TJF/ONMJ).**
20. Can pre-galvanized secondary be used? A better product than the typical primed secondary and does not get painted.
No.
21. How will interior frames be finished? Specification shows rust inhibitive paint on interior steel, but manufacturers only do a coat of primer, please advise. We see the Hot dip galvanizing specification for the exterior frames.
Please price a rust inhibitive, exterior and industrial-grade oil-based or epoxy-based direct-to-metal (DTM) enamel paint. Specification to be provided at a later date.



22. Is standard building manufacturer pre-painted galvalume acceptable? Will the gutter and downspouts be 24ga also with same Kynar finish?
Yes.
23. S-5 shows a sheeting angle at top of wall. A500 shows a cee at top of wall. Which is correct?

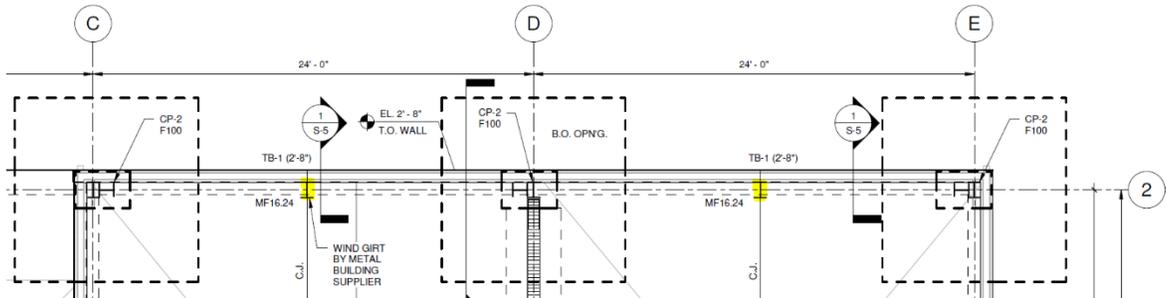


Structural to be revised to include angle dimensions and fastening. CEE stud to be shown at top of 10ft wall to provide for wall panel connection each side of wall. (TJF/ONMJ).

24. What is the selected overhead door manufacturer? Are design details for these doors available. Different door manufacturers require different attachment steel. Details on A-610 don't reflect standard mounting practices, please advise.
Overhead coiling door note on sheet A-610: Basis of Design product model 610 by Overhead Door Company, NOA 20-1130.07. Attachment details are included solely to communicate design intent. Details will vary in accordance with metal building supplier and their preferred vendors. Provide shop drawings for review.
25. What is internal pressure coefficient of N5? Used to seeing +/- 0.18 or +/- 0.55.
Internal pressure N5 will be revised to indicate +/- 0.18. (TJF/ONMJ).
26. Dead loads: Insulation is not 5psf, assuming plywood substrate requirement will be removed... Will the dead loads be respecified? Typical roof with insulation is 3psf.
Reference is for insulation and miscellaneous Dead Load to account for any applied clg etc. There is no plywood shown on structural drawings (TJF/ONMJ). Plywood can be removed (HR/CPZ).
27. The specification mentions stainless fasteners but does not define which if any fasteners must be stainless. Long-life fasteners are more cost effective and the heads less likely to snap off during or after installation, please advise.
Structural drawings do not require stainless steel, they provide specifications for stainless steel. (TJF/ONMJ).



28. What is the purpose of the columns along line 2 at midpoint between frames C&D and D&E on S1 and S2?



These are vertical wind girts for exterior wall purlin support (TJF/ONMJ).

29. On S1 and S2 it appears that there is a portal frame in two bays between frames C&D and D&E on S1. But between D&E, only one leg is shown. One bay for the portal frame is sufficient, please advise.

Structural drawings provide support for Metal Building Delegated Engineer drawings to be provided. When metal building engineered drawings are provided, we can revise to indicate matching quantity of frames.

Notes on structural drawings indicate adjustments of foundations may be required when final metal building reactions are provided. (TJF/ONMJ)

30. On A-310 it appears that the 13'-0" to top of roof header does not terminate at top of eave strut. What is the eave height to top of eave strut? This is what manufacturers use to set the height of buildings.

Please assume 13'-0" to the top of the eave strut.

31. What do the blocks represent at the bottom of each girt shown on A310?

These are indications of the connection to vertical elements (TJF/ONMJ).

32. The drawings show the gutters in a “northern” configuration, below the roof line to prevent snow from pulling off the gutter. Please confirm this is desired as there is no snow load in FL and the gutter can conceal the roof panel ribs in a standard configuration.

Standard local configuration is acceptable.

33. On A-201 P-3 points to the frames and calls out Forest Green. The frames aren't shown in green, please advise. Also, the specification calls for the exterior frames to be galvanized.

Frames are not shown in green for clarity. However, the owner has requested that the frames match the same color as the factory-finished metal elements all throughout. Refer to question #21.

34. Please advise if straight columns are required at line D where the 10ft masonry wall is located.

Structurally, we can modify drawing to indicate poured element at end of wall to accommodate interior-side sloped column(s) along Grid D. (TJF/ONMJ)



35. Is the metal partition wall above the masonry partition to be sheeted with the same panels and finishes as the exterior?
Refer to Section 4 / S-5. Structural assumes similar material at interior support by similar purlin, spaced for interior loading. (TJF/ONMJ).
36. Will the metal partition wall terminate below the purlins and inside face of columns?
There is a steel beam above partitions as part of the metal building frame.
37. The specification states that new roll gates are to match the existing roll gates. Please provide specifications for the existing roll gates.
The specification is on sheet AS-100 site plan.
38. I would like to request the mandatory pre-bid meeting sign-in sheet.
Please confer with Owner.
39. Could you clarify the Permit Fees. Does the Village plan on paying for all fees including subcontractors' permits if required or impact fees?
Village will pay all permit fees.
40. It was discussed during the meeting that all trees will remain. Could you clarify sheet DEM-1 as it calls out for 11 trees to be removed.
The trees needed to be removed to accommodate vehicle circulation, building footprint, and civil infrastructure connections for the new metal building. Owner has been advised.
41. ESD equipment will be part of the bid and installed by a contractor with the guidance of the manufacturer. – So, we are to carry the cost for the equipment and installing the equipment in are bid?
Yes. Bidder will carry the cost of equipment. ESD will have an installation team included in their costs. Knowledge of the ESD system installation is therefore not necessary as the manufacturer will be coordinating installation with the General Contractor.
42. Could you provide a specification for the Metal Bldg. Manufacturer or a list of approved Manufacturers?
Clear Span, or approved equal.