

ADDENDUM NO. 1

to the

Plans and Specifications

for

A New Facility for the

Fairhope Yacht Club

101 Volanta Avenue

Fairhope, Alabama

April 18, 2007

Holmes & Holmes, Architects

257 N. Conception Street

Mobile, Alabama 36601

Item #1- Electrical Changes, page 1

Item #2- Sprinkler Specifications, page 2 thru 7

Item #3- Volume II Civil Drawings, C-1 thru C-11, L-1, see attached drawings

Fairhope Yacht Club
Addenda

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Item #1

1. Delete the sight disconnects as shown on all nine of the VAV Boxes.
2. Delete the sight disconnects as shown on wall heaters EWH-119, EWH 001, and EWH-002.
3. Delete the sight disconnect as shown for EDH-1.
4. Delete the sight disconnects as shown for the fans-SF-H1, EF-H1, EF-H2.
5. Add a 120 volt circuit for the gas fired water heater at the recirc. hot water pump.
6. Install the 6" water flow alarm bell on the sprinkler. Pull 120 volt to this bell from the nearest recp. circuit.
7. Connect all tamper switch to the tamper module and all pressure switches to the flow module in the Fire Alarm System.
8. Add 120 volt circuit in sprinkler room for an air compressor.

**Fire Sprinkler Specifications
Fairhope Yacht Club
Fairhope, AL**

GENERAL

SCOPE

Furnish all materials, labor, tools, equipment, and working plans to install and place into operation the complete Fire Sprinkler System for the new building in accordance with the attached plans and as specified herein.

All work shall meet requirements of the 2002 edition of the National Fire Protection Association (NFPA) 13, NFPA 24, and the requirements of the local Authority Having Jurisdiction.

This contract includes the installation of a complete dry pipe fire sprinkler system protecting the attic, main floor space, and the area below the main floor. Note that there are two levels of sprinklers below the main floor. The bidder shall include the provision and installation of dry sprinkler heads as shown below the main floor. The bidder shall provide an alternate deduct to exclude the dry pendent sprinkler heads beneath the main floor, but include leaving plugged outlets in the locations where pendent heads are shown on the drawings for the future addition of dry pendent sprinklers.

Each bidder shall be licensed to perform fire sprinkler work in the State of Alabama.

The fire sprinkler drawings and hydraulic calculations are to be prepared under the direct supervision of an individual with a NICET IV certification in Automatic Fire Sprinkler System Layout.

The sprinkler contractor shall include in his price all offsets required to avoid conflicts with lights, ductwork, grilles, etc. The contractor shall coordinate the installation of his piping with all other trades to assure that they may all fit in the space provided.

The contractor is responsible for including the proper number of heads and proper pipe sizes in his price.

The sprinkler contractor's scope of work begins at the property line. Provide and install 6" underground piping from the property line to the stub-up inside of the building. Refer to the plumbing and civil drawings for more information.

The fire sprinkler contractor shall be responsible for obtaining all permit fees associated with the sprinkler system.

Item #2

SCHEDULE OF WORK

Check with the general contractor bidding this work for information regarding the number of days allowed to complete the work.

WATER FLOW TEST

The fire sprinkler contractor shall be responsible for obtaining a water flow test.

UNDERGROUND PIPING

All underground piping shall be slip joint or mechanical joint ductile iron pipe with ductile iron fittings or C-900 DR-18 pipe.

Any piping passing below or through the building foundation shall be ductile iron. Any exposed piping above ground and outside of the building shall be either ductile iron or galvanized steel. Fittings located outside shall be galvanized.

Stub-up piping, including those at the backflow preventer shall be rodded back to the last fitting with plated or galvanized all thread rod. Provide thrust blocks or mega-lug restraints at changes in direction in underground piping.

All underground piping shall be properly pressured tested and flushed in accordance with NFPA 24. A completed test certificate shall be furnished to the General Contractor upon completion of testing.

Underground flushing shall be completed prior to tie-in to the sprinkler riser.

SPRINKLER SYSTEM

The sprinkler contractor shall hydraulically design the sprinkler system in accordance with NFPA 13, 2002 edition.

SUBMITTALS

A. Include manufacturer's product data sheets for the following:

- 1) Piping and fittings
- 2) Sprinkler Heads
- 3) System Control Valves
- 4) Fire Department Connections
- 5) Supervisory and Alarm Devices
- 6) Hanger Materials

B. Include hydraulic calculations per NFPA 13. Provide detailed layout plans with all hydraulic nodes numbered. Hydraulic node points on plans should agree with those in the calculations.

C. Provide detailed working plans in accordance with NFPA 13. Submit plans as a complete set. After plans have been approved by the architect submit to the Local Authority Having Jurisdiction. Make any changes necessary to obtain their approval.

Item #2

The sprinkler contractor shall include in his price all fees for obtaining permits and approvals.

PRODUCTS

ABOVEGROUND PIPING

All aboveground piping shall conform to the requirements of NFPA 13 and shall be galvanized schedule 10 and schedule 40. The sprinkler contractor is responsible for fire stopping all pipe penetrations through rated walls, floors, or ceilings. Final layout and locations of piping shall be closely coordinated with the architect prior to installation.

The sprinkler contractor shall insulate the piping from the stub-up beneath the building footprint to the point where it passes inside of the heated portion of the building overhead.

FITTINGS

Fittings shall be galvanized malleable iron threaded, mechanical grooved, flanged, or welded fittings.

Grooved and flanged fittings located inside of the building shall be allowed to be factory painted. All fittings located outside, in the attic, and below the main floor shall be galvanized.

CONTROL VALVES

System control valves shall be either butterfly valves or OS&Y gate valves. Control valves shall be listed for fire protection use and shall include tamper switches for valve supervision.

DRAIN VALVES

Main drain valves shall be provided and installed per NFPA 13. Auxiliary drains shall be provided for trapped sections of pipe as required by NFPA 13. Any drain piping shall be galvanized schedule 40 with galvanized fittings. The points of discharge of drain piping shall be coordinated with the architect.

SPRINKLER HEADS

Pendent Heads

Sprinkler heads in areas with finished ceilings shall be semi-recessed type with factory painted white escutcheon plates. The sprinkler heads shall be 155 degree QR unless otherwise required by NFPA 13.

Item # 2

Sprinklers in areas with wood ceilings shall be 155 degree concealed heads with 135 degree cover plates. Cover plate finish to match ceiling finish. Cover plates are to be factory painted only. Coordinate color with architect.

Heads in acoustical ceiling tiles shall be centered in the tile with a tolerance of $\pm 1"$ for 2' x 2' tiles. Heads in 2' x 4' tiles shall be either centered in the tile or centered on the short axis and 1' from one end of the tile on the long axis with a tolerance of $\pm 1"$.

Sprinkler heads in areas with unfinished ceilings shall be rough brass upright sprinklers installed on exposed pipe.

Dry pendent sprinkler heads located outside to be semi-recessed Nickel-Teflon coated dry pendent Victaulic sprinkler heads with stainless steel escutcheon plates.

Sprinkler heads in mechanical rooms and electrical rooms shall be of the intermediate or high temperature rating.

FIRE DEPARTMENT CONNECTION

The FDC shall be a rough brass Siamese type connection installed on the system side of the backflow preventer located at the street. Threads shall be National Standard Hose Thread conforming to the requirements of the Fairhope Fire Department. The FDC must be installed within 100 feet of a fire hydrant.

ALARM AND SUPERVISORY DEVICES

Provide all alarm and supervisory devices as required by NFPA codes. All system control valves shall have tamper switches. Provide PS-10 for low pressure alarm and PS-40 pressure switch for low air supervision. Provide and install a 120 V 6" electric alarm bell with weatherproof backing box. The wiring is to be done by others.

HANGERS

All pipe hangers shall be in accordance with NFPA 13. All thread rod shall be plated. Black all thread rod shall **not** be used.

BACKFLOW PREVENTER

Provide and install a 6" Ames 2000SS backflow preventer located at the street. The sprinkler contractor shall be responsible for insulating the backflow preventer. Provide and install a plated chain with a breakable lock on the O,S,&Y gate valves at the backflow preventer. The sprinkler contractor shall be responsible for insulating the backflow preventer.

AIR COMPRESSOR

The sprinkler contractor shall install a tank mounted air compressor in the riser room. The compressor shall be appropriately sized to fill the entire dry pipe system within 30 minutes to the necessary minimum pressure for proper dry pipe valve operation. The air compressor motor shall be 120V single phase and shall be hard wired to the electrical supply. A switch is not to be installed in the power feed to the compressor. All electrical wiring is to be done by others. Install a listed air maintenance device between the air compressor and the dry pipe valve. The air maintenance device shall be a Victaulic model 757. All compressed air piping shall be either galvanized schedule 40 steel pipe with galvanized fittings or brass or copper tubing with brass fittings.

APPROVED MANUFACTURERS

Gate Valves:

Clow
Mueller

Check Valves:

Victaulic

Grooved Mechanical Fittings:

Victaulic

Alarm and Supervisory Devices:

Potter Electric

Sprinkler Heads:

Victaulic
Viking

Butterfly Valves:

Victaulic

Threaded Fittings:

Anvil
Ward
Star Piping Products

Fire Department Connection:

Potter Roemer
FCCI

Brass Valves:

United Brass

Item #2

Nibco
Elkhart
FCCI

Pipe Hangers:

Persing
Anvil
Globe

Dry Pipe Valve:

Victaulic 768 Quick Riser with Series 776-LPA.

END OF THIS SECTION