SANDERS | DESIGNS
ARCHITECTS PLANNERS
9727 GREENSIDE DRIVE, SUITE 202 | COCKEYSVILLE, MD 21030 | TEL: 410-560-2624 | FAX: 410-560-2722

# CONTRACT ADDENDUM

ADDENDUM No.001

DATE OF ISSUANCE: 21 October 2026

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| OWNER: | Farmers & Merchants Bank |
| PRIMARY CONSULTANT : | Sanders Designs Architects |
| PROJECT: | 26.102 |
| SUBJECT: | General Contractor RFI Responses |
| DISCIPLINE: | Various |

Description:

Addendum will clarify, add to, delete from, correct and/or change the Bid Documents for the project referenced above to the extent indicated. This Addendum is hereby made a part of the Bid Documents on which the Contract will be based. By submitting a bid for this solicitation, you acknowledge receipt of this Addendum. All questions must be in writing and addressed to the Architect.

**Bidder Question Responses:**

Question: What locations of the building will remain Owner occupied during construction?
Response: The first floor will remain occupied, including breakroom, branch area, and all offices. The basement will continue to be used as storage; the contents will be located to areas that do not interfere with construction. The second floor will be vacated, but the IT room will need to continue to function and access to that space addressed during construction. One set of restrooms will need to remain useable to the first floor via elevator and stair access throughout construction.

Question: Is it mandatory that the Owner preferred vendors listed be used?
Response: It is preferred, but not mandatory. If there is a large discrepancy between a low bid and the preferred vendor, it is appropriate to note it on the bid.

Question: AD111 G09- Can an allowance be established for new APC tile for the basement if there are not enough salvageable tiles for reuse?
Response: Yes. Assume 20% of the total ceiling areas to remain will need to be replaced with new APC that is not salvaged from demolished areas for the allowance.

Question: A101 - A preferred vendor is shown for window treatment but there are no window treatments specifications shown in the contract documents. Can an allowance be established for the new window treatments?
Response: The window treatment supply and installation will be contracted directly with the Owner. GC is responsible for coordinating installation requirements and timing with the preferred vendor.

Question: A131 – FFE General Note G05. Moisture resistant drywall is to be used in all wet areas. Beyond the bathrooms and pantry noted, are any other areas considered to be wet areas?

Response: No other rooms or spaces are considered wet areas. The requirement is limited to new drywall installed in those areas, excluding areas with tile backing board.

Question: A131 – Furniture Plan Note 01. Furniture provided and installed by the Owner. Does this include the cubicles? Confirm that electric and data whips are to be supplied to the cubicles power poles only and will be connected within the cubicles by others.

Response: Cubicles and all office furniture will be supplied and installed by the Owner's FFE supplier, Douron. The Owner has requested the Electrician include connection to cubicles in their bid. Please carry it as a separate number.

Question: F4/A601 – Door frame F2 is shown but is not listed in the door schedule. Confirm that it is to be used at opening D206 & D210.

Response: Frame F2 is to be used for doors D209 and D210, and window type W1

Question: What type of roof is existing, and is it still under warranty?

Response: The existing roof is a built-up system assumed to be either asphalt or APP / SBS-modified bitumen material. Contractor to confirm exact system on site and match. The roof is not under warranty.

Question: What is the existing housekeeping pad material for HP-1?

Response: Pre-cast concrete.

Question: The existing HP-1 is to be relocated and mounted to the new equipment rails. Will the existing HP-3 be relocated and attached to the new equipment rails also?

Response: HP-1 is to be reinstalled in approximately the same location on new equipment rails. HP-3 is currently mounted on equipment rails and will remain as is. There will be two rails for each roof mounted unit noted to be mounted, oriented in the north-south direction to allow for drainage without the need for diversion crickets.

Question: Will the work be during normal business hours?

Response: The earliest start time will be 7am, latest will be 8am. Noisy work will need to take place outside of the normal business hours of 8:30am – 5pm.

Question: Who is the current fire alarm vendor?

Response: BFPE International

Question: Will everything be moved out of the basement, and other areas of the building that receive new work?

Response: Assume areas will be cleared prior to construction. Owner will need to coordinate with the GC closer to the start date.

Question: Is the project going to be phased?

Response: Minor phasing is noted related to IT Office 217 HVAC and restroom access for the first floor. The first floor must have access to a finished restroom via stairs and elevator while the first floor restrooms are renovated.

Question: General note G007 on drawing A101 says we have to use the Owner preferred vendors on the project. Does that mean we have to use the painting, HVAC, signage, and window treatment companies listed on drawing A101?

Response: It is preferred, but not mandatory. If there is a large discrepancy between a low bid and the preferred vendor, it is appropriate to note it on the bid.

Question: Will there be a spot for the dumpster in the bank parking lot?

Response: Yes. Final location to be determined.

Question: Is there an anticipated construction commencement date, duration, and completion the Owner is expecting?

Response: Construction start date should be anticipated by the new year. GC to propose a duration and address it in the General Conditions category.

Question: Please provide the contact information for the company that currently services the elevator.

Response: TK Elevator.

Question: Please provide the contact information for the company that currently services the fire sprinkler system.

Response: BFPE International

Question: Is there a specification section that can be provided for the Accoustical Ceiling System; and, may an equivalent be suggested?

Response: The APC is a product specification, identified on the finish schedule key. Please bid the product as shown. Value engineering suggestions will be considered once the project has been awarded. Substitutions will need to be equivalent to the specified product, and submitted for review and approval.

Question: As it relates to partition type P1B shown on page D1/A101 – can this be changed to a standard refrigerator end pane in the millwork package?

Response: Please bid the detail as shown. Value engineering suggestions will be considered once the project has been awarded.

Question: Please confirm the wall type at Door D001B.

Response: There is no Door D001B. The wall at Door D011B is type P3.

Question: Please confirm the wall type that separates Restroom 007 and Restroom 008

Response: Wall Type P1.

Question: Please confirm heights of the acoustical Ceilings and bulkheads throughout.

Response: New ceiling heights are to match existing, which are to be verified in field. Approximate ceiling heights are listed on the finish schedule. Bulkhead heights are noted on the associated details.

Question: Please confirm that slotted deflection track is needed as shown.

Response: Confirmed.

Question: Please confirm that WB-1 is only needed at new partitions as designated.

Response: All wall base will be demolished on the second floor, where indicated in the basement, and in the restrooms on the first floor. New wall base will be installed on all walls in spaces indicated on the finish schedule.

Question: Please confirm the extent of ceiling work in the basement rooms Work Space 011 and Secure Storage 009 considering the above ceiling HVAC work and new adjacent walls.

Response: The intent is for the existing ceiling to remain to the greatest extents possible in those spaces. See revised sheet M-4 attached showing reduced HVAC work above the ceiling in Secure Storage 009. Flexible ductwork can be utilized as indicated per flexible ductwork runout detail on drawing M-8, which should help work between the 2x4 ceiling grid. GC to determine best course of action to install new walls adjacent to the existing ceilings to remain.

Question: Please clarify discrepancies related to the water closet fixtures on the floor plans, plumbing schedule, and specifications.

Response: See revised Mechanical / Plumbing sheets for clarifications water closet type, location, and requirements.

Question: Will the existing bathroom exhaust fans remain during construction or be removed and salvaged for reinstallation?

Response: Existing above ceiling equipment not noted for demolition is intended to remain. Any equipment that needs to be removed and reinstalled as part of the ceiling demolition and installation is the Contractor's responsibility.

Question: We would require jackhammering of the basement concrete for access to make the sanitary and vent connections. There is an estimated four to five hours of jackhammering required. I want to call this out from our end so we can work this jackhammering around the client's preferred timetable.

Response: The design is based on using the existing vent and sanitary stub-ups; jack-hammering for this work is not anticipated. If required, work would take place outside of the branch hours of 8:30am – 5pm.

Question: We will have to place the FA Panel and associated equipment in test mode while removing ceiling tiles and track, as well as performing work in the basement, to prevent accidental discharge. This is especially essential for the IT Office, as an accidental discharge of this fire protection system would be extremely costly.

Response: Understood.

Question: Are any of the finish ceiling heights changing?

Response: New finish ceiling heights are to match existing. Verify in field.

Question: We noticed some leaks in the basement ceiling from the first floor toilet and rooftop HVAC equipment. Shall we address these as a fix in our scope?

Response: Leaks causing stains in the basement ceiling have been repaired. Any leaks discovered during construction should be brought to the Owner's attention.

Question: Confirming all drop ceiling and track is to be removed and replaced with new throughout the entire second floor.

Response: Confirmed, excluding stairs and elevator, and areas where APC is not currently installed.

Question: Confirming all floor and wall base is being demolished throughout the entire second floor.

Response: Confirmed in areas identified on drawing D1/AD101. Exclude stairs and elevator.

Question: One of the pits in the southwest corner of the basement currently has no ejector pumps installed. This pit is the ejector pit for the basement sanitary lines that are to accept the new bathroom fixtures. Per code, we need to install a duplex twin alternating ejector pump for this pit and run power to the pumps. Could you please advise on the specifications for the pumps, the electrical service to them, and the tie-in to the existing building sanitary line?

Response: Yes, new ejector pumps will need to be installed. See attached updated MEP sheets for additional information.

Question: Could you please tell us who the Roofer of Record is for this project?

Response: Cole Roofing. The roof is no longer under warranty.

Question: Does this project require background checks?

Response: No.

Question: Where can the Contractors park?

Response: Depending on number of vehicles, the site should have enough parking. Overflow is preferably in the shopping center parking lot adjacent.

Question: Is this bid proposal due at close of business on the 30th of October?

Response: Yes, 5pm eastern.

Question: Can Contractors use the elevator?
Response: Yes. Wall protection must be provided.

Question: Can you provide a specification for the floor boxes?
Response: Wiremold or equal with (1) quad and (1) data box. Coordinate finish and exact requirements with Owner).

Question: Can luminary MC be used for light fixture whips?
Response: Yes.

Question: Can light fixtures be daisy chained or does each fixture whip need to originate from a junction box?
Response: Yes, fixtures can be daisy chained if fixture is identified for through-wiring.

Attachments: (List of documents supporting change)

**M-4 Addendum 1**
**M-6 Addendum 1**
**M-7 Addendum 1**
**M-8 Addendum 1**
**M-9 Addendum 1**
**E-5 Addendum 1**
**E-6 Addendum 1**

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ISSUED: 10/21/2025 By: Sanders Designs