

July 20, 2021

Re: Sweet Home Flats
KA No. 2020072.00

ADDENDUM No. 2

General:

All contractors submitting proposals for the above-named project shall take note of the following changes, additions, interpretations, clarifications, etc., in connection with the drawings and specifications and other general documents. The following instructions have precedence over anything contrarily shown on the drawings or described in the specification documents, and all such shall be taken into consideration and be included in the contractor's bids. Acknowledge receipt of this addendum by inserting its number and date in the space provided in the bid form. Failure to do so may subject bidder to disqualification.

This Addendum No.2 consists of 5 pages, plus attachments.

Specifications:

Item No. 1. 078413 Penetration Firestopping

- a. Delete section 1.7.
- b. Individual trades to perform firestopping for their work.

Item No. 2. 078443 Joint Firestopping

- a. Delete section 1.6.
- b. Individual trades to perform firestopping for their work.

DRAWINGS:

Item No. 3. AD101, AD102, AD103 – Demolition Plans

- a. Add the following to the "General Demolition Notes":
 - i. At existing exterior metal stud walls, cut top of each stud in place to allow for 1" minimum deflection. Install deflection clip, Clark Dietrich fast top clip or approved equal.
 - ii. At existing interior metal studs to remain. Remove stud and cut top to allow for 1" minimum deflection. Reinstall stud with deflection tracks.

- iii. At existing exterior sheathing, cut in 1" gap at the top of stud framing to allow for deflection. Infill gap with backer rod and cover with Dryvit AquaFlash system.

Item No. 4. A201 – Exterior Elevations

- a. Replace with revised sheet.
 - i. Exterior finish legend added.

Item No. 5. A401 – A406 Enlarged Plans

- a. Add the following note to the “General Construction Notes”:
 - i. Complete the install of the steel pipe handrailing at both stair towers. Railings are on site. Paint EPT-3.
- b. Revise the partition type at all duct riser enclosure at the apartment units to P3 in lieu of P2.2.

Item No. 6. A601 – Assemblies, Notes and Typical Details

- a. Replace with revised sheet.
 - i. Assemblies note revisions.

Item No. 7. A602 – Door Schedule and Details

- a. At “Door Types” revise “D” to read “Full Lite Door” in lieu of “Aluminum Door”
- b. Revise the following on “Door Schedule – First Floor”:
 - i. 100A – Door Type – H
 - ii. 100B – Door Type – H
 - iii. 105B – Door Type – A
 - iv. 106B – Door Type – A
 - v. 120F – Door Material – WD.
 - vi. 131A – Door Material – Alum., Door Finish – Prefin.
 - vii. 131B – Door Material – H.M., Door Finish – PT
 - viii. 132B – Door Type – A
 - ix. 133B – Door Type – A
 - x. 134B – Door Type – A
 - xi. 135B – Door Type – A

Item No. 8. A603 – Door Schedule

- a. Revise the following Door Materials to “WD.” on “Door Schedule – Floors 2-6”:
 - i. -01E, -01G, -01H, -01J, -02E, -02G, -02H, -02K, -04E, -04F, -04G, -06E,

-06G, -08E, -08G, -09E, -09G, -11D, -12E, 13D, -14E, -14G, -15E, -15F, -16E, -16G, -17E, -17F, -18D, -19D, -20D, -21D, -22D, -23D, -24D, -25D, -26D, -27D.

Item No. 9. A604 – Door Schedule

- a. Revise the following Door Materials to “WD.” on “Door Schedule – Floors 2-6”:
 - i. -28D, -28F, -28G, -29E, -29F, -30E, -30F, -30H, -30J, -31E, -31F, -31H, -31J.

Item No. 10. E-201

- a. Added additional electric heater to pool equipment room.

Item No. 11. E-303

- a. Added pump locations for P-1 and P-2.

Item No. 12. E-402

- a. Added new electric heater electrical connection requirements.

Item No. 13. E-502

- a. Updated circuit breaker quantities for panel HP-POOL.

Item No. 14. M-100

- a. Added condensate drain piping distribution to fan coil units and EVAP-3.
- b. Added branch duct sizing to fan coil FC-2.

Item No. 15. M-101

- a. Revised air flow distribution to RTU-1 ductwork distribution system.

Item No. 16. M-102

- a. Revised RTU-1 equipment selection. Ductwork connections are convertible. A plenum curb for this unit is no longer required, ductwork connection occur at the end of the unit.

Item No. 17. M-002

- a. Revised RTU-1 equipment selection.

Item No. 18. M-004

- a. Elevation added for DH-1 installation.
- b. Expansion tank selection revised.

Item No. 19. M-005

- a. Added the following drawing to the mechanical set “M005 Mechanical Riser Diagrams”.

Misc. Questions

Item No. 20. The landscape plan indicates “existing” storm water planter #1, does this need to be reworked and planted with Herbaceous plantings?

- a. Yes, consider that the soil material currently within Planter #1 must be removed and replaced with new bio-mix media and wet plantings to complete the installation.

Item No. 21. Where are the Woodland Phlox on the landscape plan?

- a. Ground cover (phlox) is noted as foundation plantings along a portion of the existing building north wall and is intended to also be installed as foundation planting along a portion of the new west wall as shown.

Item No. 22. Where the planting schedule refers to the herbaceous plants as flats, what size plug or rooted cutting is expected?

- a. Provide a 4”H x 6” W cable tray.

Item No. 23. There is no listed size for the cable tray in the drawings or specs. Can you clarify?

- a. Provide plugs 4” deep x 2.5” square and 32 to a “standard nursery liner”.

Item No. 24. Are there any tile backsplashes in the unit kitchens?

- a. No tile backsplashes are to be provided at the unit kitchens.

Item No. 25. At the walk-thru, the owners rep stated the job is fully taxable. Please verify?

- a. Include taxes until approved otherwise.

Item No. 26. It appears certain site conditions shown on the bid drawings are different for the observed existing conditions. Can you issue a survey and/or update SP-101 and SP-103?

- a. Refer to Addendum No. 1 for revised SP-103 and SP-104. Please see the attached V-101.

Item No. 27. For bidding purposes, can a EIFS finish and color selection be provided?

- a. Basis of design is Dryvit Sandpebble texture to match existing EIFS. Color to be selected from manufactures standard colors.

END OF ADDENDUM NO. 2