



PROJECT: RENOVATION OF ALABAMA & ELDER CIRCLE
DEVELOPMENT 06P116005, CFP GA06P116501-18 & 19
CARROLLTON, GEORGIA

FROM: Bradfield, Richards, Rhodes & Associates, Architects, Inc.
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DATE: March 29, 2019



This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated January 9, 2019, including any prior addenda issued subsequent thereto, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

I. CHANGES TO PROJECT MANUAL

A. SECTION 224000 - RESIDENTIAL PLUMBING

1. Revise Part 2, 2.3, A., to add the following to KS-1: *“Applies to one and two bedroom non-handicapped dwelling units.”*
2. Revise Part 2, 2.3, B., to add the following to KS-2: *“Applies to one bedroom handicapped dwelling units not included in base bid.”*
3. Revise Part 2, 2.3, C., to add the following to KS-3: *“Applies to zero bedroom non-handicapped dwelling units.”*
4. Revise Part 2, 2.4, A., 1., a., to add the following to WC-1: *“Applies to one and two bedroom non-handicapped dwelling units.”*
5. Revise Part 2, 2.4, A., 1., b., to add the following to WC-2: *“Applies to one bedroom handicapped dwelling units not included in base bid.”*
6. Revise Part 2, 2.8, B., 2., to indicate PVC in lieu of chrome plated metal for components.

B. SECTION 260000 - ELECTRICAL

1. Revise Part 2, 2.4, D., to delete Sub-Item No. 2, referencing GFCI receptacle in its entirety.
2. Revise Part 2, 2.5, B., 1., a., to add the following:

“Provide combination GFCI/AFCI circuit breakers for all existing kitchen receptacles serving counter tops and all bathroom circuits.”

II. CHANGES TO DRAWINGS

A. SHEET A1.2 - ELDER CIRCLE SITE PLAN

1. E2 / Site Plan:

- a. Add general note to indicate: *"Provide additional fill between new sidewalks at B & C unit types to prevent ponding of water."*

B. SHEET A 2.1 - UNIT FLOOR PLANS

1. Zone A7 - Demo Notes:

- a. Revise first sentence in Note a., to add *"...and asbestos is present in existing light fixture heat shields which is considered to be friable"*.
- b. Revise second sentence in Note a., to add *"...(bath tube are only present in handicapped accessible units which are not included in the base bid)"*.
- c. Revise Note b., to add the following: *"Remove all carpet and additional layers of resilient flooring where present."*
- d. Revise Note e., to include removal of existing shower curb and shower pan.
- e. Revise Note g., to add: *"Remove existing lavatory waste arm back to the stack."*
- f. Revise Note i., to add: *"Remove existing washer box waste piping back to the stack."*
- g. Add Note m., as follows: *"Remove existing bath fan at all dwelling units."*

2. Zone D7 / New Construction Notes:

- a. Revise Note c., to add the following: *"Provide fluid applied water proofing, equal to "RedGard" by Custom Building Products, at all bathroom floors and extend up wall 3" behind base."*
- b. Revise Note d., to add the following: *"Provide new SCH40 PVC waster arms back to the stack at all lavatories. Rework shower drain piping as required to accommodate specified walk in shower floor."*
- c. Revise note f., to indicate combination GFCI/AFCI breaker in lieu of GFCI breaker.
- d. Revise Note n., to delete the last sentence and insert the following: *"All receptacles serving counter tops shall be standard type devices protected by new combination GFCI/AFCI breakers in exiting panels."*
- e. Add Note r., as follows: *"Provide new bath exhaust fan with 6" metal duct through roof to new roof cap. Bath fan and roof cap shall be Broan L100 fan with 634M roof cap or equal."*

C. SHEET A3.1 - INTERIOR ELEVATIONS

1. Zone A5 / Bath Elevation Key Notes:

- a. Revise Key Notes 9, 12, 13, 14, & 20 to indicate *"Not Used"*.

END OF ADDENDUM ONE