

SMITH DESIGN GROUP, INC.

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Renovations for Twin Cedars

Architect's Project No. 0717
November 5, 2007

ADDENDUM NUMBER ONE

The Bidding Documents are modified as follows:

PART 1.00 DRAWINGS

1.01 Sheet SD-1:

- A. Confirm all pruning and removing of existing landscaping with Architect. This work is part of Landscaping Allowance.**

1.02 Sheet SD-2

- A. In the Base Bid the Contractor is to allow a cash allowance of \$2,000 to scope existing roof drains to confirm they are operational. Repairs to roof drainage will be a change order to the contract.**
- B. Keynoter 27: Clean all sidewalks as designed on the plans. No sidewalk removal and replacement is to be included in the Base Bid.**

1.03 Sheet SD-3

- A. Detail 11/SD-3: Change Aluminum Fence to steel with one coat of rust stop, two coats of finished black paint.**

1.04 Sheet SD-6

- A. Detail 3/SD-6. Change pavilion to a hip roof framing, all part of Add. Alt. No. 8**

1.05 Sheet A1-2

- A. Provide a cash allowance of \$9,000 for mold abatement in the Base Bid.**
- B. Contractor to remove existing cooktop in Space 137, demo kitchen island. Infill area of old cooktop in island and install a new laminate over entire countertop of island.**

1.06 Sheet A2-2:

- A. See page 09900-10, Item K. for vinyl wall covering spec, which is part of Add. Alt. No. 14.**

- 1.07 Sheet A2-6:**
- A. Detail 2/A2-6; the replacement windows may be installed prior to installation of the marble window sills. Marble sills may butt into the lower edge of window frame.**
- 1.08 Sheet A3-5, A3-6, A3-7, A3-8:**
- A. Keynote 9. Add the following, “All existing mortar joints in existing limestone are to be scraped to a depth of 1/2” to 3/4” and new sealant, Type 1, installed. Color of sealant from manufacturer’s standard colors. Provide 3 samples on site for architect’s final color selection.**
- 1.09 Sheet A6-1:**
- A. Contractor to include a \$7200 cash allowance in Add. Alt. No. 10 for roof deck replacement and patching.**
 - B. Keynote 6, Add the following note, “The contractor as part of the Add Alt. No. 9 may route all new roof drainage piping to the storm drainage in the rear parking area.”**
- 1.10 Sheet M-0.1**
- A. Delete all reference to kitchen hood system and exhaust system.**
- 1.11 Sheet M1-1**
- A. The three existing condensers on grade on the North side of the building are to remain as well as associated landscaping.**
 - B. The existing AHU and condensing units are to be reused and a new energy recovery Unit A is to be added to the project. Also new outside area ductwork is to be added for each existing AHU to the new energy recovery Unit A. See outside fresh air summary on Sheet M-0.1 for amount of outside air to be added to each existing AHU. Mech. sub to size duct accordingly from energy recovery unit to existing air handling unit.**
 - C. Note: The second number at each diffuser tag designates the run out size of the duct the Mech. subcontract is to install to that diffuser. All upsteam ducts are to be sized by Mech contractor.**
- 1.12 Sheet E1-1**
- A. See Keynote 14 on Sheet SD-2 for locations of new site post light “OC” – Demo existing post lights typical.**

“O.C.” Exterior Post Light Specification: Post top mounted ‘acorn’ style globe luminaries on a period style post. Type –V light distribution utilizing a 175 watt metal halide lamp. Polycarbonate acorn shaped globe with pos style base. Victorian roof, no cage, finial top complete with hex head fasteners, full reflector top mogul base lamp socket with integral HPF ballast. Provide matching 12 foot round pole with matching base, base cover, and hand hole. Provide matching anchor bolts and template. Entire assembly shall be rated for up to 100mph wind loads. Complete assembly shall have weatherproof, UV/corrosion-resistant antique green finish. Provide concrete base per detail, provide in-line fuses in WP holder at hand hole, multi-tap ballast. (227 volts) (175w MH lamps) (216 ea VA IN) Manufacturer: Hadco-R53AANA-P53-F-A-N-A-1-C-I-N-G-175H-277-P2520-12Ft Equal: Antique Street Lamps Sussex series or Visionaire NDA-2L-NR-165M-6PT-Color Refractive Acorn – DCB 17-12’-4RS-11G-343PT-Color

1.13 Sheet E2.1 and E3.1

- A. Add the following note, “All existing relocated outlets or data are to be relocated in the furred wall to required ADA locations. Existing outlets in existing walls not furred are to remain as is.**

PART 2.00 - PROJECT MANUAL

2.01 Section F:

- A. Paragraph 20, Hazardous Materials: Add note that the General Contractor is to have no hazardous material abatement in the Base Bid; however, if encountered the owner reserves the right to add the Hazardous Material Abatement to the General Contractor’s cost by a mutually agreed upon change order.**

2.02 Section 08363- Rolling Counter Doors:

- A. Part 2.02; delete this section in its entirety.**

2.03 Section A-The bid time is changed to 3:00 p.m.

PART 3.00 ADDENDA

No Items Included

PART 4.00 – APPROVED MANUFACTURERS

4.01 Section 07535:

- A. Everguard PVC Roofing System P-MA-N-I-50.**

AD1-3

PART 5.00 – ATTACHMENT

No Items Included

PART 6.00 – GENERAL CLARIFICATIONS

No Items Included

END OF ADDENDUM NUMBER ONE

AD1-4*