

ADDENDUM NO. 1

An Alteration to Kate Waller Homes (AL 125-2A)
Bessemer Housing Authority
Bessemer, Alabama
ADA No. 1535
March 22, 2017

This Addendum to drawings and specifications for above referenced project supersedes all contrary and conflicting information contained in said drawings and project manual. Said drawings and project manual are hereby amended in the following particulars and are in full force as part of this contract.

Changes to Project Manual:

- 1. SUPPLEMENTAL INSTRUCTIONS TO BIDDERS: ADD the following paragraph:
 - "6. INTENDED TIMETABLE:

In general, the owner desires to execute a contract for construction and to issue a Notice to Proceed as soon as possible, in order for the work to commence as soon as possible."

- 2. SECTION 01732 SELECTIVE DEMOLITION: ADD the following subparagraph 1.4 A.1.:
 - "1. Existing windows, storm window sashes and security screens which are removed are the contractor's property, except that 5% of each size of security screen and 5% of each size of storm window sash are to be salvaged and delivered to the Owner."

Changes to Drawings:

- 3. SHEET A1.0: REPLACE with attached SHEET A1.0 with revision date of 03-22-2017.
- 4. SHEET A1.1: REPLACE with attached SHEET A1.1 with revision date of 03-22-2017.
- 5. SHEET A4.1: BASE DETAIL 13/A4.1: CHANGE the "1/4" Solid Surface Base Trim" to "1/2" Solid Surface Base Trim with 1/8" round over top edge."
- 6. SHEET C2.0: SURFACE RESTORATION FOR WATER & SEWER SERVICE LINES (CROSSING DRIVEWAYS, SIDEWALKS & PARKING LOTS/AREAS): ADD the following note at the <u>PCC Concrete Surfacing</u> drawing: "Where new concrete paving abuts existing, provide #4 dowels, deformed bars @ 12" o.c. Provide 8" embedment in existing and new slab."

End of Addendum No. 1

Attachments: Sheet A1.0 dated 3-22-2017 Sheet A1.1 dated 3-22-2017



TOTAL

72 | 46 | 58 | 21 |

136

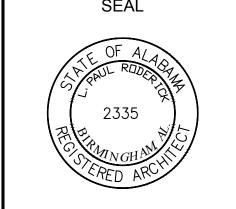
ASSOCIATES

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REVISIONS

SITE PLAN

CHECKED LPR PROJECT NUMBER 1535 ISSUE DATE

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1. The existing conditions and dimensions shown on the drawings contained herein are based on information provided by the owner. The contractor shall verify all existing conditions on the

2. The contractor is responsible for verifying all dimensions and conditions that affect the work that his is bidding on, and take all such conditions into account.

iob site and notify the architect of deviations from these

GENERAL NOTES

- 3. Deleted.
- 4. All work shall be done in accordance with the latest editions of the standard codes and the NEC as adopted and amended by the local municipality, and all local codes.
- 5. All salvageable items shall remain the property of the owner and the general contractor shall remove those items to the owner's warehouse or, if so directed by the owner, shall dispose of
- 6. The general contractor's job superintendent shall be named by contractor prior to the preconstruction conference.
- 7. Furnish all manufacturers' standard ranges of colors, finishes, and sheens to the architect for selection and approval. Submit samples of ALL materials of every type proposed for use in the work, whether such submittal is specified or not, to the architect for review and approval.
- 8. The contractor is hereby notified that UNDERGROUND UTILITIES EXIST, and for his protection he shall verify their location prior to commencement of the work.
- 9. At all times, the site, including public and project streets, parking areas, sidewalks, and lawns shall be kept clean and clear of construction debris.
- 10. The general contractor shall provide erosion control as may be required to protect the project as well as adjoining property.
- 11. At all times during the course of the work, tenants shall have unobstructed and safe access within their units and to their units from parking areas. If sidewalks are removed or trenches are required to accomplish some portion of the work, provide temporary walks, barricades and other safety devices as may be required during the course of the work until permanent sidewalks are restored.
- 12. The contractor shall be responsible for any damage to tenant belongings or property that occurs as a result of the work.
- 13. The contractor shall coordinate the work on utilities to each unit with the owner and the tenant. Interruptions of services to occupied units shall be kept to the minimum time possible that is keeping with standards of industry practice and good workmanship.
- 14. Provide project identification sign. Refer to section 01500.

SUMMARY OF WORK

REPLACE SANITARY SEWER SERVICE LINES at all units. This project includes replacement of the service lines between the Jefferson County owned lines and the buildings as follows: Type A Bldg: One 6" line to the building

Type B & C Bldg: One 4" line to each of the two units in the building Refer to Civil.

- 2. REPLACE WATER SERVICE LINES at all units. This project includes replacement of the line between the mains and the buildings. Refer to Civil.
- REPLACE WINDOWS at all units. Refer to Architectural Floor Plans and Window Schedule.
- REPLACE WATER HEATER WITH OWNER FURNISHED, CONTRACTOR INSTALLED WATER HEATER at all units. Provide new connections to existing piping and new valves. Provide new duplex electrical receptacle in the Water Heater Room. Refer to Plumbing and Electrical.
- RENOVATE WATER HEATER ROOMS at all units except Bldg. Type A Mobility Accessible 1 BR Unit and Bldg. Type B Mobility Accessible 2 BR Unit.
- 6. RENOVATE BATHROOMS at all units except Mobility Accessible 1BR, 2BR and 3BR units.
- A. Replace countertop, lavatory, faucet and supply/drain.
- B. Replace ceramic tile wainscot and tub surround with solid surface material.
- C. Clean the glazed tile floor, which is to remain.
- D. Replace toilet accessories.
- E. Install sheet metal cover at metal door frames per Allowance.
- F. Replace bathroom door and hardware per Allowance.
- G. Replace vanity per Allowance. H. Refer to architectural and plumbing.

WATER HEATER ROOM RENOVATION

- Remove loose finishes and loose materials from ceilings, walls and
- 2. Secure the existing metal access panel in its wall opening and secure existing sheet metal covering openings in walls. 3. Install one layer of $\frac{1}{2}$ Type X gypsum board over walls and
- ceiling. Secure to existing surfaces with construction adhesive and with 1 $\frac{1}{2}$ " long screws 8" O.C. Screws shall be coated for use with cementitious materials. Mud, tape and sand all joints. Work around existing piping, etc. to remain, with the objective of a neat enclosure of the room. 4. Paint walls and ceiling.
- Clean floor.
- Install resilient base.
- 7. Paint door and frames. Plane door as necessary so it closes properly after painting.

BATHROOM RENOVATION

8. Refer to Mechanical and Electrical herein.

PHASING:

1. If vacant unit(s) are available at the time of commencement of the works, they shall be started and completed as the first phase of water heater and bathroom work.

PHASING

1. The contract time shall be 365 days.

(Refer to Article 25 of the General Conditions)

2. The contractor shall submit a proposed phasing plan for review and approval. The plan shall include start and finish dates for each portion of the work and shall indicate a timely and orderly progression of the work within the contract time.

TIMETABLE

FINISH SCHEDULE:

FLOOR:

Existing 12"x12" glazed tile.

New solid surface material.

WAINSCOT AND TUB SURROUND: New solid surface material.

Repair nicks and rough spots and repaint existing gyp. bd.

Repaint existing plaster ceiling.

EXISTING FINISHES:

- I. Existing typical interior finishes in the unit are painted plaster, gyp. bd. and concrete block walls, painted wood base and shoe mold and vinyl composition tile. Doors are flush, painted in painted metal and wood door frames.
- Existing typical interior finishes in the bathrooms are semigloss painted gyp. bd. walls, ceramic tile tub surround and base. Floor is 12"x12" glazed tile. Doors are flush hollow core painted, in a painted metal frame. Ceiling is smooth plaster. Refer to Elevation 2/A4.0.

PROVIDE THE FOLLOWING WORK IN EACH BATHROOM (REFER ALSO TO PLUMBING):

- 1. Replace lavatory and countertop.
- 2. Remove existing ceramic tile Wainscot and tub surround and install new solid surface wainscot and tub surround. Prepare all wall surfaces to receive solid surface.
- 2.1. Where existing ceramic tile is removed, also remove and replace the gyp. board it is adhered to with 1/2" moisture resistant gyp. bd. Secure with construction adhesive and screws as noted for Water Heater Room Renovation. Provide support/framing behind new gyp. board as needed.
- 2.2. Remove and reinstall existing vanity for installation of new solid surface behind it.
- 3. Clean existing 12"x12" glazed tile floor and grout. Remove grout on tile from existing removed coved ceramic tile base. Install new solid surface base.
- 4. Replace all toilet accessories. (Refer to schedule)
- A. Medicine cabinet at Bldg Type A: surface mounted.
- B. Medicine cabinet at Bldg Type B: Recessed except surface mounted where located on a wall between units.
- C. Medicine cabinet at Bldg Type C: Recessed. 5. Repair existing walls at all new work, such as where existing medicine cabinets are replaced.
- 6. At each door, install new wall bumper equal to lves 411R-W,
- adhesive backed, white rubber 1%" diameter concave wall bumper. 7. Repair rusted door frames at floor. At lower 4" of all jambs
- scrape and sand to bare metal. Prime with two coats of rust inhibiting primer. 8. Plane the existing doors as necessary so that they close properly
- after being painted. 9. Repaint walls, ceiling, and both sides of solid core wood door and
- metal door frame. 10. Sand and remove rust from existing j-mold around existing
- window. Apply two coats of exterior rust inhibiting primer, then pain as scheduled.
- 11. ALLOWANCES: Refer to section 01210
- A. Install sheet metal cover at door frames. Install 4" high galvanized formed sheet metal cover in the same profile as door frames. ALLOWANCE: (64 covers.)
- B. Replace painted flush hollow core wood bathroom door and hardware. ALLOWANCE: 13 each.
- C. Replace vanity. ALLOWANCE: 40 each.
- D. Remove and reinstall existing miscellaneous 24" grab bars for (elderly résidents in existing bathrooms. Replace anchorage devices in-kind. Re-use existing blocking in existing wall. Allowance: 60 grab bars.
- 12. UNIT PRICES:
- A. Refer to bid form.

A. <u>Sanitary Sewer Service Lines and Water Service Lines</u> Replacement:

- 1. The site, all units and community spaces shall be continuously occupied during the course of the work.
- 2. Residents will maintain occupancy of their units during the work of this contract.
- 3. A minimum of two day notice of service interruption to a unit
- is required. 4. At no time time shall service to a unit be out for more than
- four hours on a given day.
- 5. Sanitary sewer work shall be concluded by 6:00 PM each day. B. Window Replacement:
- The work shall be scheduled so that, once begun, all work in a unit shall be completed prior to the contractor leaving the unit. 2. All units and community spaces shall be continuously occupied
- during the course of the work. 3. Residents will maintain occupancy of their units during the work of this contract.
- 4. The contractor's work days and times shall be from 8:00 AM to 4:00 PM Monday through Friday.
- C. Water <u>Heater</u>, <u>Water Heater Room and Bathroom Work:</u>
- 1. The work shall be scheduled so that, once begun, all work on a given item in a unit shall be completed prior to the contractor leaving a unit.
- 2. All units and community spaces shall be continuously occupied during the course of the work.
- 3. Residents will maintain occupancy of their units during the work of this contract.
- 3.A. The contractor may take up to five (5) calendar days, from Monday through Friday, for the work in a given unit.
- 3.B.During the time of a contractor's work in a given unit, it is not required that a functioning bathroom in the unit is available to the resident, except that a functioning and usable water closet shall be provided in the unit at all times outside of the contractor's work days and times referenced in Item 4. (8:00 AM to 4:00 PM Monday through Friday)
- 3.C. The contractor may work in as many as six (6) units at the same time.
- 4. The contractor's work days and times shall be from 8:00 AM to 4:00 PM Monday through Friday.

CODE INFORMATION

JURISDICTION
CITY OF BESSEMER

APPLICABLE CODES

A. CITY OF BESSEMER

INTERNATIONAL BUILDING CODE (IBC) INTERNATIONAL RESIDENTIAL CODE (IRC) INTERNATIONAL PLUMBING CODE INTERNATIONAL GAS CODE 2009

INTERNATIONAL MECHANICAL CODE INTERNATIONAL FIRE CODE (IFC) NATIONAL ELECTRICAL CODE 2011

ICC/ANSI A117.1

BUILDING OCCUPANCY GROUP RESIDENTIAL GROUP R-2 ALL HOUSING UNITS

CONSTRUCTION TYPE HOUSING UNITS

- TYPE V B

TOILET ACCESSORIES SCHEDULE

MANUFACTURER	ITEM	MODEL NUMBER
OBRICK	18" GRAB BAR	B-5806x18
OBRICK	24" GRAB BAR	B-5806x24
OBRICK	36" GRAB BAR	B-5806x36
OBRICK	42" GRAB BAR	B-5806x42
OBRICK	18" OR 24" TOWEL BAR (SEE ELEV.)	B-6737-18 OR B-6737-24
OBRICK	TOILET TISSUE DISPENSER	B-6857
OBRICK	SHOWER CURTAIN ROD	B-6047
MERICAN SPECIALTIES, INC.	SURFACE MOUNTED MEDICINE CABINET, STAINLESS STEEL, $18\frac{1}{4}$ " X 24"	0953
MERICAN SPECIALTIES, INC.	RECESSED MEDICINE CABINET, STAINLESS STEEL, $18\frac{1}{4}$ " X 24"	0952
MERICAN SPECIALTIES, INC.	STAINLESS STEEL SHELF	20692
RADLEY	SURFACE MOUNTED SOAP DISH @ TUB	900

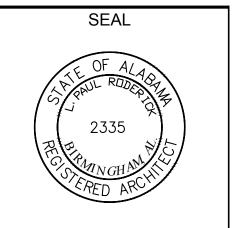
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WALLER HOMES
(AL 125-2A)
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> **REVISIONS** 03-22-2017

SHEET TITLE

GENERAL NOTES

CHECKED LPR PROJECT NUMBER 1535 ISSUE DATE 01-31-2017

SHEET NUMBER

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