

SANFORD Housing Authority
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ADDENDUM NO. : 1

DATE:: September 11, 2009

PROJECT NAME: **CASTLE BREWER MODEL RENOVATION**

THIS ADDENDUM IS HEREBY INCORPORATED INTO THE CONTRACT DOCUMENTS OF THE ABOVE REFERENCED PROJECT. THE FOLLOWING ITEMS ARE CORRECTIONS, CLARIFICATIONS, ADDITIONS AND/OR REVISIONS TO THE SPECIFICATIONS AND CONCEPTUAL DRAWINGS, AND SHALL TAKE PRECEDENCE OVER THE ORIGINAL SPECIFICATIONS AND DRAWINGS.

CHANGES TO THE PROJECT MANUAL

ITEM NO.1:

Section 100 Paragraph 1.5(1-35) provided with the information drawings a basic description of the design concept. The following information provides a quantification of the scope of the work and delineates more product quality. It also establishes a base line for a bid. The Housing Authority of Sanford and JWA Management Services provide this information based on an evaluation of the concept drawings but we provide no guarantee that it is 100% accurate.

Selective Demolition Masonry, Chimney, 16" x 16", soft old mortar	165	C.F.
Selective demolition, wood framing, Rafters& clg joists, ordinary 16" O.C. 2" x 6"	17300	S.F.
Selective demolition, sill plate, 2" x 8"	1140	L.F.
Selective demolition, board sheathing from roof	8650	S.F.
Sheathing; plywood on roof with exterior COX, 5/8" thick, Pneumatic nailed	8650	S.F.
Shop-Fabricated Structural Wood, Roof Trusses, Metal plate connected 4 in 12 slope 24' to 29' span	8390	SFflr
Timber connectors, twist straps, 18 gauge, 16" x 1 1/4"	326	Ea.
Moldings, Soffits Exterior AC plywood 3/8"	2060	S.F.
Verge Board, Exterior Sterling Pine 1x4	750	L.F.
Roof Specialties; Drip Edge; Aluminum, .016" thick, 5" wide, white finish	750	L.F.
Thermal Insulation; Sprayed Insulation; Fiberous/cementitious, attic 5.2" thick R19	8650	S.F.

Architectural Asphalt Shingles- standard strip inorganic Class A 210-235 lb/sq pneumatic nailed	88	Sq.
#30 felt underlayment	88	Sq.
Perimeter & Facia		
Dampproofing; Bituminous Asphalt Coating; Sprayed on, below grade, 1 coat, 25.6 SF/gal- 2 coats required 4' high	4645	S.F.
Rigid Insulation; Extruded polystyrene, 25 PSI compressive strength, 2" thick R 10	4560	S.F.
Supports for Plaster and Gypsum Board; Metal Channel Furring; Walls 1-5/8" channels, galvanized 24" O.C.	4560	S.F.
Powder Actuated Fasteners, Drive pins & studs, 1/4" & 3/8" diam., to 3" long. minimum	36	C
Form Decking, Sheet metal edge closure form, 12" wide with 2 bends galv. 18 gauge	550	L.F.
Painting; Exterior Painting; Walls, Masonry (CMU), Exterior; Waterproof sealer two coats	11300	S.F.
Portland Cement Plastering; Stucco, 3 coats 1" thick, float finish, with mesh, on wood frame	625	S.Y.
Portland Cement Plastering; Stucco, 3 coats 1" thick, float finish, with mesh on wood frame, For soffits add	79	S.Y.
Supports for Plaster and Gypsum Board; Lath; Accessories, Plaster, Casing bead, expanded flange, galvanized	22	CLF.
Supports for Plaster and Gypsum Board; Lath; Accessories, Plaster, Corner bead, expanded win, 2-3/4" wide. galv. #1	5	C.L.F.
ENCLOSURE		
Selective Demolition Doors, exterior, 1-3/4" thick, single, 3' x 7'	18	Ea.
Composite Fiberglass Doors; exterior fiberglass door 3'-0" X 6'-8"	18	Ea.
Door hardware, school, single exterior, incl. lever, not incl. panic dev.	18	Door
Selective Demolition Windows, Aluminum incl. trim, to 12 S.F.	6	Ea.
Selective Demolition Windows, Aluminum incl. trim, to 25 S.F.	26	Ea.
Selective Demolition Windows, Aluminum incl. trim, to 50 S.F.	6	Ea.
Aluminum Window, Aluminum sash, impact resistance 5/16-1/8-.090-1/8 single hung	860	S.F.
Selective Demolition, Ceilings, Drywall, furred and nailed or screwed	5840	S.F.

Gypsum Board; Gypsum Board on ceilings, Nailed or screwed to studs unless otherwise noted, 1/2" thick, standard, taped and finished (level 4 finish)	5800	S.F.
Selective Demolition, Walls and Partitions, Drywall, nailed or screwed	1965	S.F.
Wood furring 1" x 2" on CMU	1460	L.F.
Gypsum Board; Gypsum Board on walls, Nailed or screwed to studs unless otherwise noted, 5/8" thick, standard, taped and finished level 4 finish)	820	S.F.
Gypsum Board; Gypsum Board on walls and ceilings, nailed or screwed to studs unless otherwise noted, 5/8" thick, on walls, water resistant with compound skim coat (level 5 finish)	872	S.F.
Tiling; Ceramic Tile, Walls, interior, thin set, 4- 1/4" X 4-1/4" tile	416	S.F.
Tiling; Ceramic Tile, Floors, Porcelain type, 1 color, color group 2, 6" x 6"	100	S.F.
Tiling; Ceramic Tile, Cove base, 6" 4-1/4" high, thin set	55	L.F.
Selective Demolition, Flooring, Vinyl composition tile, 12" x 12" Resilient Flooring, Resilient Tile Flooring; Vinyl composition tile, 12" X 12" 1/8" thick solid	410	S.F.
Resilient Flooring, Resilient Tile Flooring; Vinyl composition tile, 12"	440	S.F.
Painting; Interior Painting; Walls and Ceilings, Interior; Concrete, dry wall or plaster latex, paint 2 coats, sand finish, spray	28654	S.F.
Selective Demolition Doors, interior 1-3/8" thick, single, 3' x 7'	34	Ea.
Flush Wood Doors; interior, hollow core, 7 face plys, lauan face, 3'-0" X 6'-8"	34	Ea.
Painting; Interior Painting; Doors and Windows, Interior Alkyd (Oil Base); Flush door & frame 3' x 7' oil primer brushwork	52	Ea.
Door hardware, apartment, interior	34	Door
Painting; Interior Painting; Doors and Windows, Interior Alkyd (Oil Base): Flush door & frame, 3' x 7', oil, brushwork paint, 1 coat	52	Ea.
Shelving, Plywood, 3/4" thick with lumber edge band, 24" wide	252	L.F.
Shelving, Plywood, 3/4" thick with lumber edge band, 12" wide	196	L.F.
Adjustable closet rod and shelf 12" Wide, 8' long	16	Ea.
Painting; Interior Painting; Cabinets and Casework, primer coat, oil base, brushwork	1230	S.F.

Painting; Interior Painting; Cabinets and Casework, paint, oil base, brushwork 1 coat	1230	S.F.
Kitchen base cabinets – laminated plywood .	48	L.F.
Counter top – formica laminated plywood postform providing no caulk seam.	48	L.F.
Kitchen wall cabinets – laminated plywood.	24	L.F.
Selective Plumbing Demolition, Fixtures incl. 10' of piping, Bath tubs, cast iron	6	Ea.
Selective Plumbing Demolition, Fixtures incl. 10' of piping, Lavatory, wall hung	6	Ea.
Residential Lavatories and Sinks, Wall hung, Vitreous china, 18" x 15" Use Kohler as the Standard	6	Ea.
Selective Plumbing Demolition, Fixtures incl. 10' of piping, Sink, double compartment	6	Ea.
Residential Lavatories and Sinks, Sinks, With faucet and drain, Kitchen counter top style, Stainless steel, self-rimming, 25" x 22" double bowl	6	Ea.
Residential Plumbing Fixtures, Water Closets, Tank type, vitreous china, incl. seat, supply pipe with stop, floor mount, two piece, close coupled	6	Ea.
Selective Plumbing Demolition, Fixtures incl. 10' of piping, Water closet floor mounted	6	Ea.
Selective Plumbing Demolition, Fixtures incl. 10' of piping, Water heater 40 gal.	6	Ea.
Residential gas domestic whole house Tankless Water heater, vent not incl.	6	Ea.
Gas vents, prefab metal, UL listed, double wall, galvanized steel 6" diam.	90	V.L.F.
Selective HVAC Demolition, Air conditioner, split unit, 3 ton	6	Ea.
Air-Source Unitary Heat Pumps, 2 ton cooling with electric heat coil Use Trane as Standard	5	Ea.
Air-Source Unitary Heat Pumps, 4 ton cooling with electric heat coil Use Trane as Standard	6	
Fibrous-Glass Ducts, Rigid fiberglass duct board, foil reinf., kraft facing. rectangular 1" thick alum. Faced (FRK) std. weight	910	SF
Flexible Ducts, Coated fiberglass fabric on corr. resitant metal helix, insulated 1" thick PE jacket 6" diameter	220	L.F.
Electrical, demo, wiring & fixtures	5700	S.F.
Plumbing, above clg., demo, piping & vents	5700	S.F.

ITEM NO.3: Several questions have been submitted and we provide the questions and our answers below:

1. As far as the exterior finishes – there is an alternate for siding or stucco – is there a requirement for uniformity (do we have to do all 3 buildings the same or do you want a mix)? ANSWER: Exterior surfaces will be stucco with the exception of the porch columns.
2. Please confirm that it is up to each bidder to specify the manufacturers and model #'s for the finishes and equipment (except the HVAC which is specified on item #27 of the Basis of Bid) they are including in their bid. ANSWER: For the most part the response is YES; however, see Item 1 for specific items
3. Are the product specifications to be submitted with the bid package? ANSWER: No, the Contractor will submit after the award and contract executed when value engineering will be conducted in the design phase.
4. The conceptual do not appear to designate an area for laundry in each unit, although the scope calls for a gas dryer – are we to include a full size washer/dryer for each unit in our proposal? ANSWER: The two bedroom apartments will have the laundry facilities (hook-ups) on the party wall in the kitchen. Washer and dryer equipment are not included in the contract only the hookups.
5. Is the conceptual to be considered as a minimum design standard from a Bed/Bath count and overall size standpoint or is there flexibility? ANSWER: There is some limited flexibility but the bathrooms are to meet Uniform Handicapped Accessibility Standards (UFAS) with the exception of the half-bath.
6. Do we need to submit a project schedule with the Bid? ANSWER: No, the bid submission forms are mentioned on the bid form on page 15.
7. Item #28 on the Basis of Bid calls for an independent 3rd party test and balance report – is this required for these small split systems? ANSWER: Yes
8. Page 45 of the manual states that the owner pays for permits and government fees. In the meeting it was mentioned that the contractor is responsible for impact fees. Would this not fall under the government fees category? ANSWER: This pertains to out of the ordinary permit cost associated with testing.
9. Can you please clarify what testing is necessary? I am referring to page 44 that states that the contractor must pay for testing and inspections. ANSWER: The answer is in paragraph 1.7 A(1).
10. Is it permissible to completely demo all 3 buildings with the exception of the slab and present you with a complete demo price and a price without complete demo? ANSWER: It is not the intent of the Housing Authority to demolish the entire building and rebuild. Doing this would place the Housing Authority in jeopardy with HUD since they could stop the reconstruction when full demolition is proposed.