

**ADDENDUM NUMBER 1**

**TO**

**WESTBROOK VILLAS  
1912 NORTH 7TH STREET  
WEST MONROE, LA 71291**

**COMMISSION NUMBER: 13020**

**DATE: 1/8/2014**

**NOTICE:**

The original Construction Documents including the Drawings and the Project Manual, entitled Addition to Westbrook Villas dated December 16, 2013 are hereby amended by this Addendum Number 1, dated January 8, 2014. All provisions of the General Conditions of the Contract for Construction, Supplementary Conditions and the pertinent portions of sections in Division 1 through Division 16 of the Project Manual Specifications shall apply to this Addendum Number #1.

**SPECIFICATION MODIFICATION NUMBER #1:**

**ITEM NUMBER 1: SECTION 00400 - FORM OF BID**

Replace Form of Bid with new attached Form of Bid

**Refer to Other Clarifications below**

**DRAWING REVISION NUMBER 1:**

**Notice:** The following is an itemized list breakdown of all revisions made to the Drawings. Sheet numbers which do not appear on this list have not been affected by this Revision.

**ITEM NUMBER 1: SHEET A1**

1. Added note to refer to C1 for underground Storm Drainage
2. Added note to relocate playground equipment

**ITEM NUMBER 3: SHEET A3**

1. Window Schedule changed
2. Finish Schedule changed to add 3" MDF Ceiling Molding in 2 rooms (each unit)
3. Minor changes to Floor Plan wall dimensions

**ITEM NUMBER 4: SHEET A4**

1. Window Schedule changed
2. Finish Schedule changed to add 3" MDF Ceiling Molding in 2 rooms (each unit)

3. Window symbols on plan changed to Type A

#### **ITEM NUMBER 6: SHEET A6**

1. Added wall-hung cabinet over toilet, typ all units
2. Noted wood blocking in walls at toilet and bath tub in all 1<sup>st</sup> Floor non-accessible units
3. Added tile backsplash above kitchen countertops
4. Noted all cabinets to be stained (not painted)

#### **ITEM NUMBER 7: SHEET A7**

1. Added dimensions to stair sections and details
2. Noted R values of insulation in walls and ceilings
3. Indicated 3" sound attenuation batts in party walls
4. Changed subfloor from 1/2" plywood to 3/4" T&G plywood
5. Poured floor in Breezeways changed from gypcrete to lightweight concrete
6. Noted 1/2" hr fire-resistance rating for party walls and floor/ceiling assembly
7. Noted metal drip edge at all eaves
8. All gypsum board changed to 5/8" thickness

#### **ITEM NUMBER 9: SHEET C1**

1. Indicated backflow preventer and Insulated Cabinet noted near domestic water line tap

#### **ITEM NUMBER 15: Sheet C2**

1. Added pavement joints, cracks, and repair areas to existing drives and parking
2. Added notes describing concrete pavement & joint repair

### **OTHER CLARIFICATIONS**

#### **ARCHITECTURAL**

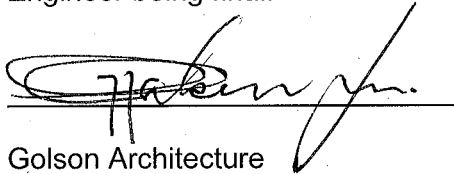
1. Concrete paving strength will be 3500 psi
2. Existing 6' wide sidewalk between new and existing parking is to be demolished and re-poured with slopes per C1
3. All exterior wall to have minimum R19 insulation
4. All 2<sup>nd</sup> floor ceilings above heated areas to have minimum R30 insulation
5. Contractor to note special attention to attic insulation at sprinkler pipes as described in M&E notes below
6. Frameless cabinets are acceptable
7. All cabinets to be stained; owner to approve stain color
8. Provide storm-proof gable vents as indicated; no ridge vents are required

9. All door frames including exterior doors to be wood; no HM frames
10. Interior paint to be latex eggshell on walls, latex flat on ceilings, and latex gloss on trim
11. All Hardi siding products to be supplied primed then painted after installation
12. Floor tile and backsplash tile to be Portenza, terra Disiana by DalTile, 14" X 14"
13. The three light poles in the sidewalk adjacent to the new parking are to center in the 6' wide walk

### **MECHANICAL/ELECTRICAL**

- 1) The Backflow Preventer (BFP) for the fire protection system will be the double-check type as described in the Specifications, Section 15100 – Fire Protection Water Main.
- 2) Panel H
  - a) change the 40A/2P breaker feeding the Lift Station to 100A/2P with 1" C w/ 2 #3, 1 #6N, 1#8G.
  - b) Include a GFI receptacle at the Lift Station with a 120V, 20A circuit from Panel H.
  - c) add a 20A, 120V circuit from Panel H to the heater in the hot box on the domestic water BFP (Refer to Sheet C1 for location of the BFP).
- 3) The transformers, foundations and primary service will be supplied by Entergy. Co-ordinate with Entergy.
- 4) All AC systems are required to be 13 SEER
- 5) Change the kitchen sinks to under-hung units suitable for use with solid surface countertops
- 6) Note the requirement for insulation and heat trace on the sprinkler piping where crosses the breeze-ways. The piping should be only a main (2" or less) crossing to get to the apartments on the other side of the breeze-way (no heads required in the breeze-ways). Sprinkler piping crossing the breeze way will be required to be steel piping since it will have heat tracing applied to it (Re: Electrical Note #15 on Sheet E1.1) and is to be concealed in the Landing floor structure. The apartments on the outer sides of the breeze-ways should be fed from the main which is above the 1st floor ceiling and rise up to the apartments above. Sprinkler piping above the 2nd floor ceiling must be covered with batt type insulation that creates a "tent" effect at the pipe such that heat that comes from below will be trapped between the ceiling and the batt to provide freeze protection for the sprinkler pipe. No blown insulation allowed around sprinkler piping. The General Contractor shall co-ordinate all of this since it includes multiple sub-contractors.
- 7) Pex flexible domestic water tubing is allowed for any domestic water system that is specified under Sections 15100 & 15600 except where located in a return air plenum where copper is required. This product shall be used in accordance with the manufacturer's recommendations and shall maintain all warranties that are offered by the manufacturer.
- 8) On E1.1, Electrical Plan 3/E1.1 make the following clarifications;
  - a) Meter Center MC-C on the back of Building B will provide the service disconnect as required by Entergy;
  - b) Buildings C & D require the 200A/2P non-fuse disconnects in the services to Panels V, W, X & Y.

- 9) Sheet E2.1 – in Riser Diagram 1/E2.1, make the following changes:
  - a) Change the Meter Center on the far left to MC-C;
  - b) Add the 200A/2P disconnects in the services to Panels V, W, X & Y.
- 10) In Detail 5/M2.1, all return air grills are to be 26" x 16".
- 11) In 2/M1.1 remove any reference to "DISP" shown at the Kitchen sinks.
- 12) Add Mainline and Dayton as an acceptable manufacturer for Plumbing Fixtures SK-A and trim for SK-A & L-A. Products by other manufacturers of the same quality may be considered for use with the decision of the Engineer being final.
- 13) Sheet E1.1 – General Electrical Notes Change Note #16 to read that the Fire Sprinkler System is required in Building "A" only.
- 14) Add AC Equipment as manufactured by Rheem as an acceptable manufacturer. Products by other manufacturers of the same quality may be considered for use with the decision of the Engineer being final.



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CONTRACTOR: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_