

ADDENDUM NO. 1

RE: Hope Avenue Homes
2923/2929 Hope Avenue
South Bend IN 46615

DATE: April 23, 2021

TO: All Bidders

Gentlemen:

You are hereby directed to make the following changes in the Project Manual and/or Drawings of the subject job and each item shall become fully a part of the Construction Documents as if originally written and/or shown:

CLARIFICATIONS:

1. **General: When penetrating fire-rated wall or floor/ceiling construction for mechanical or electrical, contractor performing said penetration shall be responsible for fire safing the wall or floor/ceiling construction.**
2. **To clarify the intent of the drawings and specifications, Bid Security shall not be required.**
3. **The successful bidders shall be required to furnish Contract Performance and Payment Bonds for 110% of their contract amount if greater than \$250,000.00 prior to execution of contracts. Bonds shall be maintained in accordance with IC 36-1-12-13.1 and 36-1-12-14. Bonds shall be in full force and effect for a period of at least 12 months after the date of final completion of the Contract. Should the contractor's bonding company give notice of cancellation, the contractor will be responsible for securing new bonds within fourteen (14) calendar days.**

DRAWINGS:

1. Sheet A1.1 Ground Floor Plan
1BR-HC Unit No. 105 and 1BR Unit No. 121 shall be equipped for the Sensory Impaired (Reference Sheet E1.2).
2. Sheet A1.1 Ground Floor Plan
1BR-HC Unit No. 105 and 1BR Unit No. 121 shall be equipped for the Sensory Impaired (Reference Sheet E1.2).
3. Sheet A6.4 Detail 5/A6.4
Add 3/4" Non-Combustible Plywood Floor Sheathing directly below shower unit, in lieu of gypsum concrete shown. (Note: Plywood sheathing shall not exceed perimeter of shower unit)

4. Sheet A8.1 Apartment Unit Finish Schedule
Reference Living Room / Bedroom Typical Unit: Change Floor Finish to LVT-1 (Luxury Vinyl Tile), in lieu of CPT (Carpet) shown.
5. Sheet M1.1 Ground Floor Mechanical Plan:
**Route flues for WH-1 and F-1 to side
Wall terminations at North wall of Mech/Elec Room 112.**
6. Sheet M1.2 Detail 4:
Provide sheet metal return air plenum box under Equipment Platform for F-3 and connect return air and fresh air ducts.
7. Sheet M1.2 Detail 1 and 2:
Provide thermostat on wall between living room and bedroom approximately 1 ft. from kitchen corner. Thermostats shall be basic 5-2 programmable 1H-1C.
8. Sheet M1.2 Mechanical Notes:
**26 ga sheet metal may be used for all ductwork at apartments.
Ductwork serving the offices and common areas shall be 24 ga.**
9. Sheet M1.2 Mechanical Notes:
Contractor may at their option substitute rectangular or round duct of equivalent size and flow characteristics, space permitting.
10. Sheet M1.2 Mechanical Notes:
**Gas service is intended to be low pressure,
contractor may at their option utilize 2psi gas distribution with appliance regulators vented to outdoors, coordinate gas service requirements with Owner for new service order.**
11. Sheet E1.1 General Ground Floor Electrical Plan:
Provide fire alarm annunciator panel in Vestibule 110, provide fire alarm main panel in Mech/Elec 112.
12. Sheet E1.2 1 BR S/I Unit Electrical Plan:
Unit 1BR Unit No. 121 shall be equipped for the Sensory Impaired.

1 BR-HC S/I Unit Electrical Plan
Unit 1BR-HC Unit No. 105 shall be equipped for the Sensory Impaired.

13. Sheet E3.0 Fire Alarm General Notes:
All smoke detectors shall be combination smoke and carbon monoxide detectors.
14. Sheet E3.0 Electrical General Notes:
Contractor shall terminate cable at and provide jack/faceplate at all locations. Coaxial cable shall be coiled and labeled in room Tele 118 for service provider to terminate.
15. Sheet E3.0 Electrical General Notes:
Provide network rack with punch down patch panels in room Tele 118, patch panels to serve and be sized for security. camera/DVR system, office network, and intercom voice systems.
16. Sheet E3.0 Electrical General Notes:
Provide security camera system including 1 DVR, 5 indoor cameras, 3 in the ground floor lobby area and 2 on the Second floor at the center of the corridor, provide 4 outdoor cameras, 1 focused on the parking lot and 3 at each entrance location.
17. Sheet P1.1 Ground Floor Plumbing Plan:
Provide floor drain at Women's 106 and Men's 107 and Mech/Elec 112.
18. Sheet P1.2 1-Br.-HC Plumbing Plan:
Provide floor drain at Bathroom.
19. Sheet P1.2 Plumbing Notes:
It is the basis of design that mains may be PEX or Copper Tube, contractor may at their option provide a voluntary Alternate to substitute CPVC.
20. Sheet P1.2 Plumbing Fixture Schedule:
Add note to LAV-2 indicating that ASSE 1070 mixing valve is required at each fixture.
21. Sheet FP1.1 Detail 1:
Delete the reference to strainer at fire service.
22. Sheet FP1.1 Fire Protection Notes:
Semi-recessed sprinklers may be installed at the ground floor locations.

SPECIFICATIONS:

23. 00 21 13

Instructions to Bidders

To clarify the intent of the specification, materials purchased for this project shall be Tax Exempt. Reference the following paragraph:

14. TAX EXEMPT, PERMITS/INSPECTIONS

a. Materials and properties purchased under contract with the Owner that becomes a permanent part of the structure or facilities constructed are not subject to the Indiana Gross Retail Tax (Sales Tax). The exemption number will be furnished to the Contractor upon award.

24. 03 54 00

Gypsum Concrete

Reference Section B. Products... Paragraph 1. Materials ...Sub-Paragraph b. Gypsum Concrete...Add the following:

2) Gyp-Crete or Gyp-Crete 2000 as manufactured by Maxxon shall be acceptable for use as a Gypsum Concrete Floor Underlayment as specified.

25. 09 68 00

Carpet

Reference Paragraph a. Basis of Design ...Change Sub-paragraph 3) to read as follows:

3) Colors and patterns shall be chosen by Architect from manufacturer's full range within the specified style:

a) CPT-1 (Entry Vestibule): Mohawk Group "Tuff Stuff II", Step Up II , 24" x 24" Walk-off Modular; Color: as selected by Architect.

b) CPT-2 (Offices and Meeting Room): Mohawk Group "Urban Virtues Collection" Spectrum V30 Broadloom.

26. 23 06 50

VRF HVAC SYSTEMS

Delete this section in its entirety.

27. 27 10 00

Structured Communication Wiring

Delete all references to CAT5E and replace with CAT6

28. 33 00 00

Site Utilities

Reference Section A Scope 2: Provide road box and underground control valve along the fire service prior to the 5'0" building limit, precise location to be coordinated in field.

Reference Section B Products 2. Revise 4" WATER MAIN PIPING to read 6" WATER MAIN PIPING.

END OF ADDENDUM NO. 1

All bidders must acknowledge receipt of this Addendum in their bid.