



PROJECT: Renovation of Dwelling Units in Development GA06P247001,
Capital Fund Program Project GA06P247501-22, 23, & 24
Thomaston, Georgia

FROM: Bradfield, Richards, Rhodes & Associates, Architects, Inc.
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DATE: November 20, 2024



This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated 1 November 2021. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

I. CHANGES TO PROJECT MANUAL

A. DOCUMENT 001100 – INVITATION TO BID:

1. Revise the description of work to indicate the following:

“1. Development GA247001: Work shall be performed to include renovation of Thirty-six (36) dwelling units as follows:

a. Work shall be performed in phases under one (1) general construction contract with twelve (12) dwelling units initially released to the General Contractor. Lead based paint and asbestos contaminated materials are suspected; the Owner shall perform lead and asbestos surveys to confirm presence or absence of such materials. Dwelling unit renovation in subsequent construction contracts will be performed under separate Delivery Orders and Construction Contracts as CFP funds become available.

i. Dwelling Unit renovation shall generally include:

- a. Upgrade electrical system to meet current code; replace all fixtures and devices.*
- b. Replace furnaces and air conditioners, replace all registers and grills*
- c. Replace plumbing fixtures; replace drain, waste, and vent piping; replace supply water piping.*
- d. Replace all kitchen and bathroom cabinetry.*
- e. Replace all flooring.*
- f. Replace all bath accessories.*
- g. Replace interior doors and hardware.*
- h. Replace all gypsum board at walls and ceilings.*
- i. Replace all trim and woodwork.*
- j. Replace exterior door hardware and screen doors.*
- k. Replace windows and security screens.*

- l. *Replace all attic and wall insulation.*
- m. *New interior paint”*

B. SECTION 007300 – SUPPLEMENTARY GENERAL CONDITIONS:

- 1. Part 2, 2.1 REVISIONS TO GENERAL CONDITIONS:
 - a. Revise subpart A. 11. a. as follows:

*“The Contractor shall complete all work required per phase under this contract, including landscaping if any, within **ONE HUNDRED EIGHTY (180)** calendar days of the effective date of construction start as established in the notice to proceed issued by the Contracting Officer.”*

C. SECTION 087100 – DOOR HARDWARE:

- 1. Part 3, 3.5 DOOR HARDWARE SETS:

- a. Add subpart A. 5., and insert the following:

“5. Hardware Set No. 1 – Exterior Entry Doors:

- a. *Butts: One and one-half pair A8131.*
- b. *Latchset: One F75-1.*
- c. *Deadbolt: One E0151.(Rekey to match existing system)*
- d. *Viewer: One L03172 (Omit at rear entry)*
- e. *Stops: One L02251 (One L02141 or L02161 where there is no wall to receive stop)*
- f. *Threshold: J32130.*
- g. *Gasketing: NGP 6VA shoe, G610A sweep, 184QA perimeter seal and foam pads in top and bottom corners or equal.”*

II. CHANGES TO DRAWINGS

A. SHEET G1 – GENERAL NOTES:

- 1. DEMOLITION NOTES:

- a. Delete note (I) and replace with the following:

“Remove all existing security window screens.”

- 2. NEW CONSTRUCTION NOTES:

- a. Delete note (P) and replace with the following:

“Provide new security window screens at all dwelling units.”

B. SHEET A2 – FLOOR PLAN – 1BR UNIT:

- 1. DETAIL G1:

- a. At bedroom closet, add wall type “W4” to support open end of shelving
- b. Length of added wall: 2’-0”

C. SHEET A3 – DOOR & WINDOW SCHEDULE & DETAILS:

- 1. DETAIL B1:

- a. Add wall type “W4” with the following assembly description:
 - i. “2x4 wood stud w/ ½” gypsum board on both sides”

D. SHEET M1 – 0BR UNIT MECHANICAL PLAN:

1. GENERAL NOTES - MECHANICAL:

- a. Delete note (J) and replace with the following:

“Provide the following for dwelling units:

- a. *Manufacturer for basis of design: Fujitsu General America, Inc.*
- b. *AH-1 Indoor unit ASUH12LMAS*
- c. *Hp-1 Outdoor unit AOUH12LMAS1*
- d. *Simple remote controller UTY-RSRY and additional accessories required for a fully operational thermostat and hvac system.*
- e. *AH-2 Indoor unit ASUH18LMAS*
- f. *HP-2 Outdoor unit AOUH18LMAS1*
- g. *Simple remote controller UTY-RSRY and additional accessories required for a fully operational thermostat and hvac system.”*

2. DETAIL G1:

- a. Revise location of indoor unit “AH-1” as follows:

- i. In lieu of installing indoor unit “AH-1” in the location indicated on the drawings, Contractor shall install the unit in the location where the existing unit is being removed.
- ii. Location of existing indoor unit: At kitchen above water heater closet entryway

E. SHEET M2 – 1BR UNIT MECHANICAL PLAN:

1. GENERAL NOTES - MECHANICAL:

- a. Delete note (J) and replace with the following:

“Provide the following for dwelling units:

- a. *Manufacturer for basis of design: Fujitsu General America, Inc.*
- b. *AH-1 Indoor unit ASUH12LMAS*
- c. *Hp-1 Outdoor unit AOUH12LMAS1*
- d. *Simple remote controller UTY-RSRY and additional accessories required for a fully operational thermostat and hvac system.*
- e. *AH-2 Indoor unit ASUH18LMAS*
- f. *HP-2 Outdoor unit AOUH18LMAS1*
- g. *Simple remote controller UTY-RSRY and additional accessories required for a fully operational thermostat and hvac system.”*

END OF ADDENDUM