

ADDENDUM NO. 1

to construction documents for:

ARcare Center for Education & Wellness
Augusta, Arkansas

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Project #20100

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THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES OR INTERPRETS THEM AS NOTED BELOW. ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

THIS ADDENDUM CONTAINS FOUR (4) 8 ½" x 11" PAGES.

CHANGES TO DRAWINGS:

A. Refer to sheet A0.2:

1. See ARCHITECTURAL SITE PLAN:

- a. Delete the note referring to "EXISTING GRADE" at the Northwest corner of the addition.
- b. The existing grade shall be field verified. An elevation of 208 feet shall be assumed for bidding purposes.
- b. Finish grade adjacent to the perimeter of the addition shall be brought to F.F. minus 4-6".

2. Add the following text note to the sheet:

GENERAL NOTES FOR SUBSURFACE CONDITIONS:

- a. A soils investigation has been completed for this site by Garner Engineering P.A., hereinafter referred to as the Soils Engineer.
- b. This investigation was obtained only for the architect's use in design and is not a part of the contract documents. The investigation is available for bidder's information, but is not a warranty of subsurface conditions.
- c. Bidders shall acquaint themselves with the soils investigation pertaining to the types of soil conditions found at this site.

d. Bidders should visit the site and acquaint themselves with all existing conditions. Prior to bidding, bidders may make their own subsurface investigations to satisfy themselves as to site and subsurface conditions.

3. Add the following text note to the sheet:

GENERAL EXCAVATION REQUIREMENTS:

a. The General Contractor (GC) shall be responsible for coordinating visits and covering the costs of the services of the Soils Engineer after this contract is executed.

b. The GC shall base their bid on an allowance for undercut and replacement of 990 cubic yards of compacted, in-place fill (determined by cross section method at GC expense) prior to bringing site grades to suit the designed slab and foundation. This estimated quantity includes removal of 6 inches of Topsoil that may be present below the Existing Fill. Removal of the sandy Existing Fill within 5-8 feet of the existing building may not be required, this shall be confirmed by the Soils Engineer after his examination.

c. On-site evaluation of actual conditions shall be performed by the Soils Engineer prior to and during initial stages of site work.

d. Select Fill shall be required for backfill of undercut, and to raise existing grade. Select fill shall consist of silty and sandy clays, clayey sands, (CL, SC) or silty sands, SM, having a Liquid Limit less than 40 and Plasticity Index of 7 to 18. Fill soils shall be approved by the Soils Engineer. The on-site soils may only be used for random landscape area fill.

e. Select Fill in and within 5 feet of the addition footprint shall be compacted to at least 95 percent of maximum Modified Proctor dry density (ASTM D-1557). Control of placement and compaction water content within a range of minus 1 to plus 3 percent of Optimum Water Content is essential. Lift thickness should typically be less than 8 ins. or as otherwise dictated by compaction equipment type and size.

f. The GC shall coordinate an on-site meeting prior to site grading including at least the Owner, GC, Site Grading Sub and Soils Engineer.

g. GC shall invite Soils Engineer or his representative to monitor Site grading work and foundation installation. Subsurface conditions significantly at variance with those encountered in the test pits should be brought to the attention of the Soils Engineer and work delayed pending evaluation and/or preparation of additional recommendations, if warranted. Bearing value at bottom of footing shall be verified and approved by the Soils Engineer prior to placement of footings.

- h. Unit prices will be used to either add to or deduct from the base proposal. In addition to base proposal, GC shall provide the following:
 - i. The GC's estimated cubic yardage of fill to bring grades from existing to suit the designed slab and foundation.
 - ii. A unit price to ADD cubic yardage cost for increased EXCAVATE/HAUL OFF above amount determined by GC's estimate and allowance described above.
 - iii. A unit price to DEDUCT cubic yardage cost of decreased EXCAVATE/HAUL OFF below amount determined by GC's estimate and allowance described above.
 - iv. A unit price to ADD cubic yardage cost for increased FILL above amount determined by GC's estimate and allowance described above.
 - v. A unit price to DEDUCT cubic yardage cost of decreased FILL below amount determined by GC's estimate and allowance described above.

B. Refer to A1.1:

- 1. See GENERAL FLOOR PLAN NOTES: On note #16, delete the word BATT.

C. Refer to A1.2:

- 1. See ATTIC PLAN:
 - a. Delete the note that reads "EXTEND EXISTING 2X4 WOOD STUD WALL (WEST WALL OF EXISTING BUILDING) FROM TRUSS BEARING TO ADDED/HIGHER DECK".
 - b. Omit the door shown and tagged "2".
- 2. See ATTIC PLAN NOTES:
 - a. On note #1, delete the text that reads "ATTACH BATT INSULATION TO TOP OF PANEL"
 - b. Delete notes #3 and #4.

D. Refer to A1.3:

- 1. See ROOF PLAN: Delete the two notes calling for "RIDGE VENT, FULL LENGTH".
- 2. See DEMOLITION ROOF PLAN: Delete the note that reads "REMOVE DECKING BETWEEN THESE POINTS AS REQUIRED FOR CLEARANCE TO EXTEND EXISTING WALL TO HIGHER/ADDED ROOF DECK".
- 3. See GENERAL REFLECTED CEILING PLAN NOTES: As a clarification on note #3, there is no change to the requirement of 5/8" gypsum board at bottom of trusses in two rooms as indicated.

E. Refer to A2.1:

- 1. See E/W BUILDING SECTION: Delete the note that reads "UNCONDITIONED ATTIC SPACE OVER ADDITION".
- 2. See N/S BUILDING SECTION: Omit the door shown and tagged "2" and delete the note that reads "MAKE DOOR AS TALL AS POSSIBLE, CUT AS REQ'D".

F. Refer to A3.1:

1. Delete the note on all three wall sections that reads: "1/2" GYP BD SCREWED TO BOT. OF TRUSSES THROUGHOUT BUILDING (GC OPTION FOR 3/8" OSB)"
2. See WALL SECTION AT REAR ENTRY: Delete the note that reads: "EXTEND 2X4 WOOD STUD WALL TO ADDED/HIGHER DECK TO SEAL AND SEPARATE THE EXISTING CONDITIONED ATTIC SPACE FROM THE UNCONDITIONED ATTIC SPACE OF THE ADDITION".
3. See the note on all three wall sections that reads: "R-38 EQUIVALENT SPRAYED CELLULOSE INSULATION; LEAVE VOID FOR VENTALITION TO RIDGE": Replace the note with the following text "Apply R-30 sprayed foam insulation to the underside of the roof decking and top cord of trusses. Allow no gaps between wall insulation and roof insulation at eaves and porches. Sprayed foam insulation shall be open-cell, vapor-permeable and air impermeable".

G. Refer to sheet M2.1:

1. See HVAC PLAN; Add the following text notes to the plan.
 - a. Provide Five (5) 6x6 Titus RL, with double deflection blades and opposed blade dampers. Install a grille on each furnace supply plenum in the attic and set the airflow to 100 CFM
 - b. Provide Two (2) 22x22 Titus 355FLF filter return grilles to transfer into attic space. One grille in Room 106; and 111 near the entry door.

END OF ADDENDUM