

Interior Renovations-Phase 1

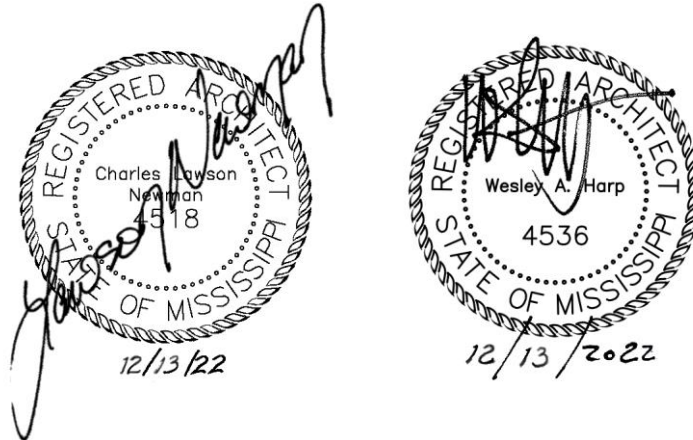
John W. Boddie House

Tougaloo College

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ADDENDUM NO. 3:

Date of Addendum:
December 13, 2022



This addendum forms a part of the Bid Documents and modifies the original Drawings and Project Manual dated July 08, 2022.

This addendum consists of the items described herein and those described on the attached form titled, "Addendum No. Three (3) by ERG (Engineering Resource Group) and dated December 12, 2022.

PROJECT MANUAL

- Item No. 1** **Project Manual- Advertisement for Bids: Submission Deadline and Bid Opening and Section 002113, Supplementary Instructions to Bidders, Part 1 General, Paragraph 1.04, Bid Submission**
- Change:** The bid date and time shall be 2:00pm, Friday, December 16, 2022.
- Item No. 2** **Section 004300, Contractor Qualifications Submission, Part 1 – General; Section 1.3, Submission Contents; Paragraph C, Project Portfolio**
- Change:** Revise Subparagraph 1 to read as follows:
The General Contractor and each proposed Subcontractor shall provide documentation of a minimum of three (3) projects involving State or Federal designated historic buildings of similar or greater type, scale and/or complexity to this project which have been successfully completed within the last ten (10) years.
- Item No. 3** **Section 011000, Summary; Part 1 – General; Section 1.03, Work By Owner; Paragraph A**
- Change:** Revise Paragraph A to read as follows:
The Owner will help facilitate the Contractor's Work in accordance with the conditions of the Construction Contract.
- Item No. 4** **Section 011000, Summary; Part 1 – General; Section 1.05, Contractor Use of the Site and Premises; Paragraph D**
- Change:** Revise Paragraph D to read as follows:
The salvaged wood elements and components remaining from the previous phases of renovation are currently stored in several rooms on the first floor of the Boddie House. The Contractor shall be responsible for this material during the course of the Work. The material may be left in the Boddie House and rearranged as required to facilitate the Work or may be moved and stored off-site in a secure, insured storage facility.

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Item No. 5
Change:

Section 012100, Allowances

Replace the current specification section with the revised section included with this addendum as Attachment No. 1

DRAWINGS

Item No. 6

Sheet T1.0, Title Sheet, Scope Description & General Notes; General Notes
(Applicable to all aspects of the Work)

Change:

Revise Note “K” to read as follows:

The salvaged wood elements and components remaining from the previous phases of renovation are currently stored in several rooms on the first floor of the Boddie House. The Contractor shall be responsible for this material during the course of the Work. The material may be left in the Boddie House and rearranged as required to facilitate the Work or may be moved and stored off-site in a secure, insured storage facility.

Item No. 7

Sheet T1.0, Title Sheet, Scope Description & General Notes; General Notes
(Applicable to all aspects of the Work)

Change:

Add Note “M” as follows:

For the Base Bid, the General Contractor shall assume that enough new siding is currently stored inside the house to replace those areas of siding noted in the Drawings for replacement.

Item No. 8

Sheet A1.5, First Floor Reflected Ceiling Plan

Change:

Replace the existing Sheet A1.5 with the revised sheet included in this addendum as Attachment No. 2

Item No. 9

Sheet A1.6, Second Floor Reflected Ceiling Plan

Change:

Replace the existing Sheet A1.6 with the revised sheet included in this addendum as Attachment No. 3

END OF ADDENDUM NO. 3

December 12, 2022

ADDENDUM NO. THREE (3)

TOUGALOO BODDIE HOUSE
ERG P.N. 20.047



I. PERTAINING TO THE DRAWINGS

A. FP101

- a. 6" fire protection main and 4" line to fire department connection not required to rise up and into crawl space. Piping is to be core drilled thru crawl space with link seal at the penetrations.

B. M101

- a. Provide and install three (3) additional EUH-1's in the crawlspace for freeze protection. Exact locations to be coordinated after award. Division 26 responsible for all electrical wiring, breakers, etc. required for a fully functioning system.

II. PERTAINING TO THE SPECIFICATIONS

C. 211300 FL - Fire Suppression Systems

- a. CPVC is allowed for fire protection as may be provided in areas per NFPA 13.

END OF ADDENDUM NO. 3

**SECTION 012100
ALLOWANCES**

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
- C. Related Requirements:
 - 1. Section 012600 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
 - 2. Section 014000 "Quality Requirements" for procedures governing the use of allowances for field testing by an independent testing agency.

1.3 DEFINITIONS

- A. Allowance: A quantity of work or dollar amount included in the Contract, established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

1.4 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection, or purchase and delivery, of each product or system described by an allowance must be completed by the Owner to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.5 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

1.6 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.7 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
 - 1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.8 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, required maintenance materials, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.
 - 3. Submit substantiation of a change in scope of Work, if any, claimed in Change Orders related to unit-cost allowances.
 - 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs due to a change in the scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of Work has changed from what could have been foreseen from information in the Contract Documents.
 - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

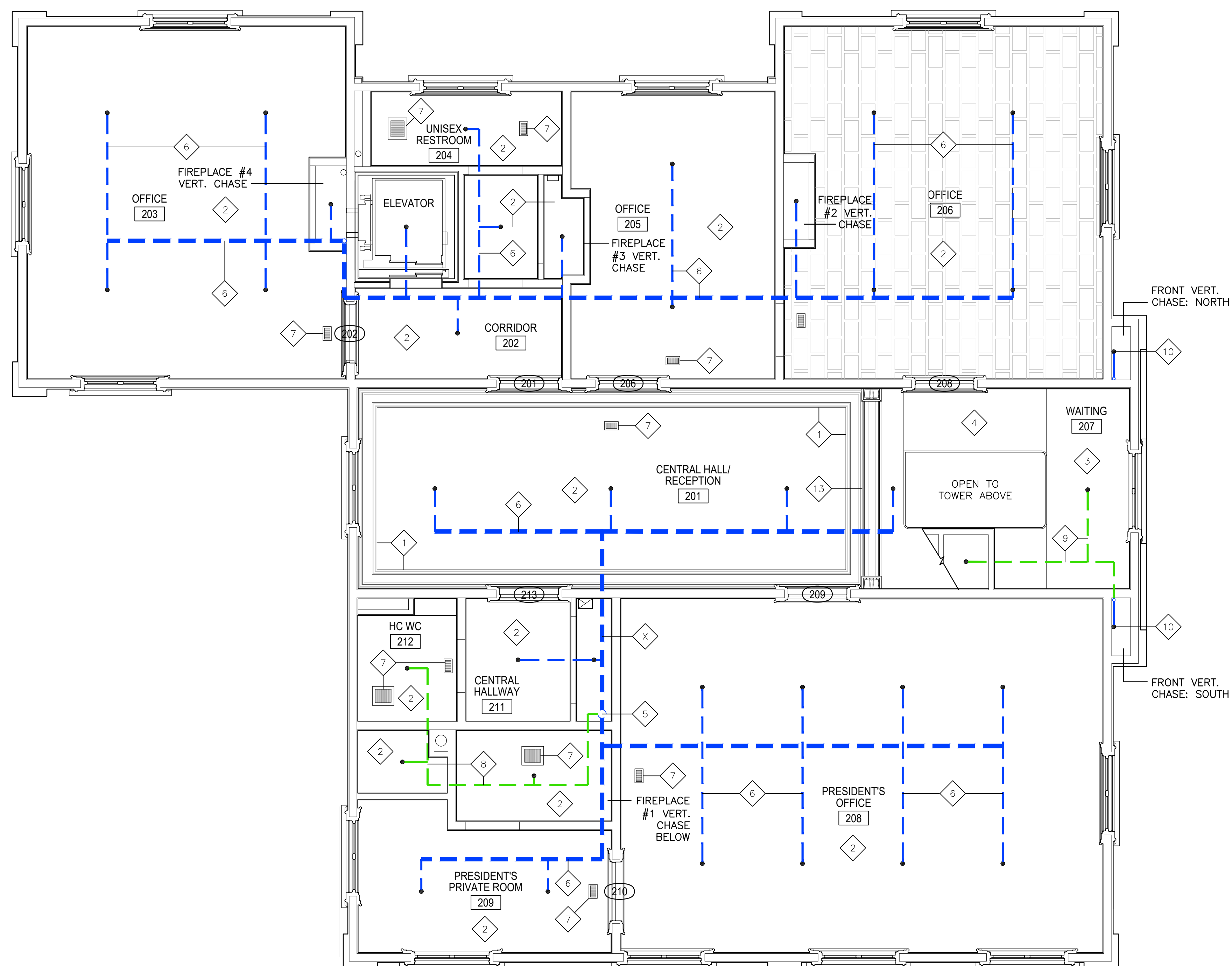
3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Lump Sum Allowance: Include \$3,000.00 for the provision and installation (including receiving and handling at Project site, labor, installation, overhead and profit, and all related costs required for a complete installation) of door hardware and trim on Door # 001 (the door to Cellar/ Mech. Equip Space #001) and Door #123 (the door from the Rear (West) Porch to Vestibule #108).
 - 1. A door hardware schedule will be provided by the Architect after construction has begun.

END OF SECTION



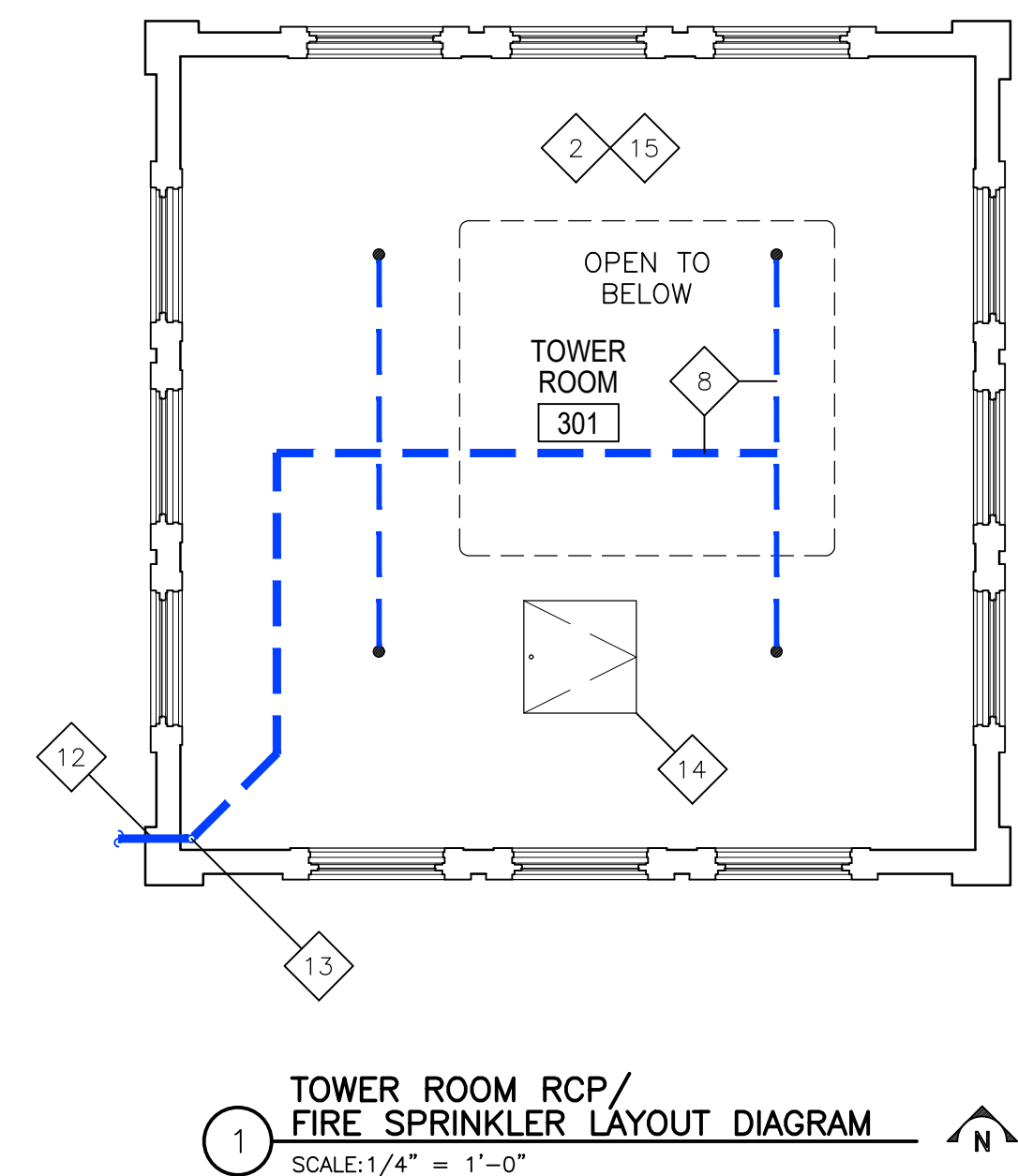
1 SECOND FLOOR RCP/
FIRE SPRINKLER LAYOUT DIAGRAM

SECOND FLOOR & TOWER ROOM RCP/
FIRE SPRINKLER LAYOUT DIAGRAM
GENERAL NOTES

- A. SPRINKLER PIPE SERVING THE SECOND FLOOR SHOULD BE RUN THROUGH THE ATTIC.
- B. NO FINISH CEILING MATERIAL IS INCLUDED IN THIS CONTRACT.
- C. WHERE NEW SPRINKLER PIPE MUST PENETRATE EXISTING WB. BLKG. BET. JTS., CONSULT ARCHITECT PRIOR TO DRILLING OR REMOVAL.
- D. CEILING MTD. & RECESSED LIGHT FIXTURE LOCATIONS HAVE NOT YET BEEN DETERMINED. CONDUIT FOR FUTURE FIXTURES SHALL STUBBED UP INTO THE WALL AS SHOWN OR NOTED IN THE ELEC. DWGS.
- E. CLG. MTD. EXIT, FIRE ALARM AND OTHER DEVICES SHOWN OR NOTED IN THE ELEC. DWGS. SHALL BE INSTALLED AS INDICATED. IF NECESSARY, THEY WILL BE RELOCATED IN THE NEXT PHASE.
- F. WHERE HVAC CLG. GRILLS ARE SHOWN ON MECH. DWGS. & THE APPROPRIATE ADDENDUM IS ACCEPTED, INSTALL THE BOX AS INDICATED BY THE ARCHITECT.
- G. HEADS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THEIR PERMANENT LOCATIONS AS DIMENSIONED ON THE SHOP DRAWINGS.

SECOND FLOOR & TOWER ROOM RCP/
FIRE SPRINKLER LAYOUT DIAGRAM
RENOVATION NOTES

1. LINE OF FUTURE PLASTER CROWN MOLDING (N.I.C.).
2. FUTURE CEILING FINISH MATERIAL (N.I.C.)
3. FUTURE FINISH MATERIAL ON UNDERSIDE OF STAIR LANDING (N.I.C.)
4. FUTURE FINISH MATERIAL ON UNDERSIDE OF STAIRS (N.I.C.)
5. ROUTE MAIN FIRE SPRINKLER VERTICAL SUPPLY PIPE TO ATTIC.
6. ROUTE BRANCH PIPE HORIZ. THROUGH ATTIC.
7. NEW CEILING MTD. HVAC GRILL LOCATION.
8. ROUTE PIPE TO MEZZANINE FLOORS AS REQUIRED.
9. ROUTE PIPE IN BETWEEN STAIR LANDING STJS. & STAIR STRINGERS.
10. ROUTE PIPE INTO/THROUGH VERT. CHASE AS REQ'D.
11. FUTURE PLASTER ARCH (N.I.C.)
12. ROUTE PIPE FROM ATTIC THROUGH WALL INTO TOWER.
13. RUN PIPE VERTICALLY UP CORNER INTO TOWER ATTIC.
14. EXISTING ATTIC ACCESS PANEL.
15. EXISTING TOWER CEILING TO REMAIN. THE EXISTING "STAR" PAPER COVERING THE CEILING AND THE BORDER AROUND THE TOP OF THE WALL ARE HISTORIC FINISHES TO BE GRADUALLY EXTENT POSSIBLE. PRESERVE THE EXISTING PAPER, DISTURBING ONLY THOSE AREAS REQUIRED TO FACILITATE THE INSTALLATION OF THE SPRINKLER SYSTEM.



1 TOWER ROOM RCP/
FIRE SPRINKLER LAYOUT DIAGRAM
SCALE: 1/4" = 1'-0"

[illegible]