



CARTER WATKINS ASSOCIATES ARCHITECTS, INC.

DATE: DECEMBER 20, 2021

RE: WALTON COUNTY - ANNEX 1 RENOVATION

ADDENDUM #2

The following information provided in this Addendum shall supersede all information provided in the Construction Documents in regard to the affected items. This Addendum shall become part of the Construction Documents for the above project and shall be acknowledged by each bidder on the bid form.

1. PLEASE NOTE THAT BIDS ARE NOW DUE ON JANUARY 18,, 2022. SAME TIME AND LOCATION.
2. Bathroom ceramic tile to be a 4'-0" wainscot with greenboard gypsum board above in all restrooms.
3. Carpet to be J+J flooring "Evolve Modular" #7981 or equal. Color to be chosen from the full range of 8 colors provided by the manufacturer.
4. 400 am disconnect and related electrical can be mounted on the rear of the building if there is insufficient room to mount where indicated.
5. Provide occupancy sensor in Office 118 and in any other areas where they are not shown.
6. Provide dimmable switch in Office 105 and in any other areas where they are not shown but are obviously missing.
7. On Sheet E-3, use note 3 in lieu of note 8 in regard to the conduits. Use two (2) 2" PVC conduits.
8. Disregard door 131 A listed on Sheet A104. There is no such door.
9. Submit ductwork shop drawings showing intended duct routing. Smaller ducts can be run between trusses and larger ducts below ceiling if required.
10. All rooms are to receive interior signage per Specification Section 101436. Provide signage at all room doors off of hallways.
11. Note that the adjacent gravel parking lot is available for staging of the work.
12. The owner's is ready to begin work as soon as the Board of Commissioners approves the contract. This is anticipated to be at the January 11 meeting.
13. Any additional selective demolition, including MEP, will be completed by the Owner prior to contractor mobilization.

14. Note that the fascia, dentils, and coping will be completed by the Owner.
15. Provide Alternate Deducts for the following items on the revised Bid Form which is attached:
 - a. Eliminate Stone Wainscot and address brick as indicated for other brick areas.
 - b. Use ½" gypsum board throughout rather than 5/8" (5/8 type X to be used in rated wall assemblies regardless of this alternate).
 - c. Use paint grade interior doors with wood frames and trim. Base bid to be stain-grade doors in Hollow Metal Frames.
 - d. Use 6'-8" doors versus 7'-0" tall on interior and exterior.
 - e. Eliminate sound blankets at interior walls in lieu of providing sounds blankets throughout as specified.
 - f. Remove Fire alarm system and provide horns and strobes only where required for conformance with the Georgia Accessibility Code.
16. This facility does not have to be provided with a sprinkler system and is not under the jurisdiction of the State Fire Marshal.
17. Please note that hazardous materials abatement has been performed.
18. Base bid for interior doors to be stain-grade flush wood doors in Hollow Metal frames.
19. Note that there is no Sheet A303. Disregard listing on Cover Sheet.
20. There will be no Access Control system. Disregard the note calling for electric strikes.
21. Note that Doors 102A and 133B are to be storefront doors type C. Doors 110A and 125A are to be storefront doors Type B and are to be two-lite glass doors.
22. Disregard any notes about roofing and scuppers. This is under a separate contract.
23. All bidders are asked to submit a completed A305 with their Bids. Ensure that the E-verify, Bid Bond, Walton County General Conditions and Bid form with alternates are provide as well.
24. Please note that the two Allowances called for in Specification Section 012113 are to be accounted for in the base bid.
25. Windows are to receive roller shades per the specifications. Disregard mention of blinds.
26. Provide open cell spray insulation for roof and parapet walls as indicated in order to achieve an R-value of 19.
27. All millwork to be plastic laminate of plywood with chrome pulls. No particle board is to be used.
28. Exterior Storefront Doors are to be Kawneer 350 with 10" bottom rails.
29. Contractor to provide Hardware Schedule submittal prepared by a qualified hardware consultant.
30. Note that all appliances are by the Owner.
31. Provide 1x4 painted picture-framed trim around all windows as well as wood sill, jamb returns, and headers.
32. Note that the existing bathroom walls are to remain. However, plumbing connection points are to change so that new fixtures conform with the Georgia Accessibility Code.
33. Awnings to be aluminum awnings (ditt-deck or equal) with extruded decking, fascia, beams and soffit panels. Submit shop drawings.
34. Concrete sealant to be H&C Concrete sealers or equal.

END OF ADDENDUM