

# FOSHEE ARCHITECTURE

## **Addendum #1**

Date: 9-5-23  
Project: Elba Recreation Center  
Architect's Project #22-43  
Number of Pages: 3

To: All Bidders  
From: John H. Foshee

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This addendum shall be considered part of the bid documents for the above-mentioned project. Where provisions of this following supplementary data differ from those of the original bid documents, this Addendum shall govern and take precedence. Bidders shall acknowledge this Addendum on the Form of Proposal.

- 1.) Does the existing building contain asbestos, lead, or any other hazardous materials?
  - a. An inspection for asbestos was performed recently within the building. Any items found to contain asbestos have now been properly removed and disposed of.
  - b. An inspection for lead-based paint was performed recently. The wood trusses in the ceiling of the gymnasium were the only areas containing lead-based paint above the minimum levels. No work is to be performed to the trusses as a part of this project (see below). Care should be used while working around the trusses during the course of the project. Do not disturb the existing paint on the trusses.
  - c. During the course of construction, should the General Contractor encounter any materials they believe may be hazardous, they should stop work immediately and notify the architect in writing prior to proceeding.
  
- 2.) What is the completion period for the project?
  - a. Pages 3 & 4 of the Specification Book includes the Form of Proposal. On the second page of the Form of Proposal (page 4 of the PDF Spec Book), there is a blank that bidders will use to write in their available start date after the notice to proceed and the number of days the bidder will take to complete the project. The Owner will take this information into consideration for deciding how to award the contract. There is no completion date specified within any of the Contract Documents. This information will be included in the Owner-Contractor Agreement though.



3.) Are there liquidated damages for the project?

- a. There are no liquidated damages for this project, though the Owner anticipates the General Contractor will be able to complete the project in the timeline they specify on the Form of Proposal.

4.) Can you clarify what is meant by "breathable paint?"

- a. As this is an old masonry building, water will naturally find its way into the exterior walls. We do not want to change the exterior appearance of the brick, and we have not had good luck in the past with clear sealers (siloxanes and similar products) standing the test of time. Therefore, the intention is to ensure no water is trapped inside the exterior walls, so they can breathe. We are trying to accomplish that by doing nothing to the exterior face of the walls and applying a breathable paint (with a high perm rating) to the interior face. There are many different manufacturers and types of paints that may work. Oil, latex, and acrylic based paints will not be suitable though. We are open to reviewing any suggestions that you or your painting contractor have. In our research a Mineral Based Silicate Paint designed to be installed over masonry may be a great choice.

5.) The Owner has requested that Southern Engineering Solutions be hired by the General Contractor for any and all materials testing for this project,

- a. Richard Jackson, Materials Testing Manager  
[richard@southernengineeringsolutions.com](mailto:richard@southernengineeringsolutions.com)  
(334)504-4294 cell

b. They can perform the following materials testing:

- Soil Classification
- Proctor Density
- Atterberg Limits
- Grain-Size Analysis
- Concrete Slump
- Concrete Air Content
- Concrete Unit Weight
- Concrete Compressive Strength
- Field Density Testing of Soil
- Concrete/Asphalt Coring
- Foundation Construction Monitoring
- NACE Coating Inspection
- AASHTO Accredited Lab for Soils and Concrete
- AASHTO / CCRL Accredited Concrete Testing Laboratory

- 6.) Some interior elevations show tile and drywall over the existing masonry walls. Should we fur-out these walls?
- a. In Womens (Room 06), Concessions (Room 10), and Mens (Room 11) any interior masonry walls should be furred-out with metal hat channels. This will allow cement backer board, for use as a tile substrate, to be installed to the metal hat channels, with drywall being installed above the tile, as shown on the interior elevations.
  - b. All other interior masonry walls throughout the 1<sup>st</sup> floor shall be painted
- 7.) Due to the limited funds available for the construction of this project (approximately \$600,000), the following items are being omitted from the scope of work.
- a. Finished flooring in the gymnasium
    - i. The foundation work and new concrete slab is included and shall be completed in the gymnasium. The vinyl flooring shall extend from the Lobby to the bottom of the handicap ramp and to the bottom of the stairs. No other finished flooring shall be installed in the gymnasium.
  - b. Basketball goals
    - i. The basketball goals, including the structural supports, framing, electrical wiring, switches, etc. shall be omitted from the project.
  - c. Gymnasium lighting
    - i. All "H" lighting fixtures, as shown on sheet E2.1, shall be omitted from the project. Electrician shall install conduit/wiring to the gymnasium for the "H" fixtures and terminate the wiring in junction boxes. This will allow gymnasium lighting to be added in the future without opening the walls and ceiling to homerun wires back to the electrical panel.
  - d. Lobby lighting
    - i. Light fixture "P" to be omitted from the scope of work. Electrician to install all wiring, switches, and a junction box in the ceiling so a light fixture can be added in this location in the future.
  - e. Gymnasium painting
    - i. Painting of the masonry walls, wood columns, wood trusses, and wood ceiling in the gymnasium shall be omitted from the scope of work.
  - f. Add alternate #1
    - i. Add alternate #1, gymnasium HVAC, shall not be priced or included in the scope of work.