
ADDENDUM NUMBER 4

July 16, 2024

PROJECT:
MAGNOLIA OAKS (PHASE I)
GMC PROJECT NO. ATAM200003

1. Bidders shall acknowledge receipt of the Addendum in writing, as provided on the Acknowledgement Receipt.
2. This addendum is issued to address the following questions from the pre-construction RFI #1 and RFI #2.

GENERAL:

1. The geotechnical report was not provided. Please provide. **See attached geotech report.**
2. Who is responsible for the following items:
Material testing: **Concrete testing is the responsibility of the concrete subcontractor and test results are to be provided to GMC for review by structural engineer. Soil testing is the responsibility of the geotech engineer, see attached geotech report.**

CIVIL:

1. Architectural Sheet G3.01 show a 4' tall chain link fencing at the two retention ponds. The civil plans do not show any fencing at the ponds. Which is correct? **The civil plans are correct, disregard the 4' chain link fence referred to on sheet G3.01 the architectural site plan.**
2. Architectural sheet G3.01 show 6' tall decorative wall along Massachusettes Ave. The civil plans do not show decorative walls. Which is correct? **The civil plans are correct, disregard references to the 6' high decorative wall on sheet G3.01 architectural site plan.**
3. Architectural sheet G3.01 show two dumpster enclosure. The civil plans do not show any dumpster enclosures. Which is correct? **Dumpster enclosures were removed in an earlier addendum. See attached addendum #1.**
4. Civil sheet C2.0 show two locations of the roadway section to be evaluated by a licensed geotechnical engineer to investigate cause of pavement subsidence. Will this be included as an allowance in the bid or will this report be provided. **The city will investigate these conditions and will not be part of the bid.**
5. Some of the existing water services stubs are in the location of new driveways. Please provide new locations or relocation details be provided. **Coastal Design has left this element of the design to the contracted plumber.**
6. Please provide the requirements of grass parking. **Grass parking stabilization detail will be added to the design plans.**

CIVIL (RFI #2):

1. What is the water source for the irrigation system? – There is no onsite reclaimed water associated with the west parcel (Phase I). There is available reclaimed water within the adjacent Massachusetts Ave right-of-way which could be extended onsite. The attached as built shows a 4" reclaimed stub out on the west side of the site entrance (Hiker Ave) and is circled in pink highlighter in the attached as built.
2. Can CAD files be provided for the sitework contactors? – Yes, we have already received a signed electronic file release and use agreement form from Norm Hutchings with Marmer Construction so we can share CAD files.
3. Per the site plan C5.0, it does not appear that a sanitary line and water line have been stubbed to this area. Please provide the details and locations for these lines. – On our Utility Plan (Sheet C5.0), we have attached an exhibit that highlights in color the existing potable and sanitary services in blue and green colors, respectively.

ARCHITECTURAL:

1. The wall type schedule has both metal framing and wood framing. Which system is required for the project? Sheet A5.01 general notes #3 states that all interior walls to be 3-1/2" wood framing. All interior walls are to be 3-1/2" (2x4) wood stud walls except for walls placed on the top of the cmu demising walls (see sheet G1.22, UL assembly V497 entry).
2. The wall type schedule shows 2" rigid board insulation. The keynotes S-15 on A5.12 calls for 1-1/2" metal furring with rigid insulation. Which is correct? The rigid board insulation shall be a thickness of 2" to achieve a value of R-8.
3. The wall type schedule shows 2" rigid board insulation. Will 7.1 Fi-Foil Plus with 2x2 PT be an acceptable alternative to rigid insulation? The maximum listed r value for Fi-Foil Plus is 7.1 and would not be an acceptable alternative since it does not meet the minimum R-8 value as called out in the energy calculations.
4. The reflected ceiling plan for the clubhouse shows acoustical ceiling tile and the mechanical room having an open to the structure. Section A7/ A5.05 does not show a continuous drywall ceiling about the acoustical ceiling. Is this correct? In order to maintain the continuity of the batt insulation, the mechanical room will have a gypsum board ceiling attached to the bottom chord of the roof trusses.
5. Key Notes – Wall section on A5.12 note S-12 calls for a 1" minimum air space between the insulation and deck. Will this require an RC channel or furring strip to be applied to the bottom of the trusses? Disregard this portion of the note, no airspace is required between the batt insulation and the ceiling.
6. The hardie siding detail on A5.12 do not show a furring material behind the siding. The keynote on A2.12 note S-08 calls for furring strips. Which is correct? Pressure treated furring strips are to be used behind the hardie siding as required.
7. Waterproofing details for the windows on G1.32 show a self-adhering membrane with face mounted windows. This is a block building, will a liquid applied membrane be an acceptable alternative? Liquid applied weather proofing is an acceptable alternative to the flashing called out in the drawings. Sheet G 1.32 has been removed from set.

8. Please confirm if window treatments are to be included in the bid. There is not a specification section for this scope of work and there is a finish general note #14 that states that roller shades are required at the clubhouse exterior window locations. Please advise. **Window treatments will be included in the clubhouse exterior windows, see attached specification section 122116 Horizontal Louver Blinds.**
9. The architectural plans have notes for a radon mitigation system, but there is no specification section and plans showing the radon mitigation. The structural plans reference R001-R003 sheets Will this be required? **Disregard notes in references to radon mitigation. Sheets R001 – R003 have been removed from the set, see attached G1.01.**
10. The specifications have a spec section 072119 for Foamed-in-Place Insulation. This is not shown on the plans. Is this required? **Disregard specification section 072119 foamed in place insulation as this section does not apply.**
11. Please see the attached CWS 6100 series window and MI 3000 window specifications to be considered as an alternative to the PGT windows and sliding glass doors specified on the plans and specifications. **The submitted windows and sliding glass doors combined with the low-e 366 glazing is an acceptable alternative.**

ARCHITECTURAL (RFI #2):

1. Please confirm that the windows meet the code. The Florida Building Code says that the minimum net-clear opening requirement for an egress window is 5.0 square feet for any bedroom window on the first floor and 5.7 square feet for any bedroom window above the first floor. A net-clear opening is the unobstructed opening of your window. **Some windows at bedrooms will be horizontal sliding windows instead of the typical single hung window (see attached sheet A6.11, A1.01, A1.02).**

STRUCTURAL:

See attached structural engineer's response.

PLUMBING:

1. A plumbing riser diagram for the sanitary and water was not provided. Please provide. **Clouded isometrics for pressure and sanitary in sheets attached.**
2. The three-bedroom unit P112 plan was not provided. **See attached drawing**

MECHANICAL:

1. The three-bedroom unit M112 plan was not provided. Please provide. **See attached sheet M112**
2. The condensing schedule on M601 still references the R-410 units. Per the new EPA regulations that take effect on January 1, 2025, and availability of these units (manufacturers are stopping production of the R-410 units), will the new refrigerant units be required for this project? **The contractor should reach out to whichever manufacturer they plan on going with. Different manufacturers still carry the old refrigerant units in stock for a different amount of time and it varies. The contractor has to be able to install them before 2026 to be able to use them as well.**

ELECTRICAL:

1. Electrical sheet E000 has a security legend and the clubhouse shows security cameras. A specification section was not provided for the security system. Will this be by general contractor or by the housing authority? If by general contractor, please provide a specification for this system. **Cameras to be provided and installed by owner. The scope of work covers the electrical connections for the cameras.**

ATTACHMENTS:

- G1.01 - INDEX OF DRAWINGS
- A1.01 - FLOOR PLAN – BLDG. I
- A1.02 – FLOOR PLAN – BLDG. III & IV
- A6.11 – WINDOW SCHEDULE & DETAILS
- P111 – PLUMBING PLAN BUILDING TYPE I PRESSURE
- P112 – PLUMBING PLAN BUILDING TYPE II PRESSURE
- P115 – PLUMBING PLAN CLUBHOUSE PRESSURE
- P211 – PLUMBING PLAN BUILDING TYPE I GRAVITY
- P212 – PLUMBING PLAN BUILDING TYPE II GRAVITY
- P215 – PLUMBING PLAN CLUBHOUSE GRAVITY
- M112 – HVAC PLAN BUILDING TYPE II
- E-Base (Phase 1) CAD File
- P-Base (Phase 1) CAD File

END OF ADDENDUM NO. 4

PREPARED BY

GMC

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