

PROJECT: Evander Square at Celebration, Celebration Florida

A/E PROJECT NUMBER: 120532.00

OWNER: South Orlando-FCA a Delaware Limited Liability Company,
by: Faison & Associates, LLC, (Investment Manager)
121 W. Trade Street, Suite 2700
Charlotte, NC 28202

Architecture / Interior Design:

Group 4 Design Inc.
315 East Bay Street, Suite 200
Jacksonville, FL 32202

Electrical Engineering:

Heyn Engineering, Inc.
2644 Seneca Drive
Jacksonville, FL 32259

Structural Engineer:

Lou Pontigo & Associates Inc.
420 Osceola Avenue,
Jacksonville Beach, FL 32250

Building Envelope Consultant:

Water Management Consultants, Inc.
295 Azalea Street, Suite 4
Destin, FL 32541

Mechanical/Plumbing Engineer:

Gregory Engineering Inc.
4567 Deep River Place
Jacksonville, FL 32224

Consultants Direct to Owner:**Civil / Landscape / Hardscape A/E:**

Atkins
482 South Keller Road,
Orlando, FL, 32810

This Addendum is issued in accordance with the provisions of The General Conditions of the Contract for Construction and becomes a part of the Contract Documents as provided therein. The information contained herein modifies the original Bidding Documents dated August 1, 2012 and all prior Addenda as applicable. Requirements of the original Bidding Documents and previous Addenda remain in effect except as modified by this Addendum.

Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This is a Post Bid Addendum, allowing the bidders to adjust submitted bids as required to comply with the design intent.

1. The means and methods of attaining services under roadways, regardless of any information, specification or plan, are the sole responsibility of the contractor. No additional charges or fees for attaining these connections will be borne by the Owner. Jack & bore, directional drilling or other approved method is at the contractors' sole discretion.
2. Note that condenser pad locations have been revised as requested by the Celebration Company. Long line set installation will be required and is part of the mechanical installation. A revised civil plan showing condenser pad locations is attached as part of this addendum.
3. Any reference in the plans to 1/2" fibercement trim should be changed to 3/4".
4. Fibercement trim in excess of 11.25" in width should be changed to PVC or composite. Vertical joints will not be acceptable.
5. Window trim should be 5/4x4 fibercement at the jambs and sill and 5/4x6 at the head. Trim must be shimmed to maintain a flat installation. (see attached detail for reference)
6. Interior trim will be FJ S4S sized as indicated on the plans, except that crown will be MDF in the appropriate size.
7. Alternate Water proofing details – all WP details must be per plans. Alternates will be considered post award but must be accompanied by savings to the Owner. Substitutions will only be considered as per specifications.
8. Fibercement crown at the cornice details should be 5.25" ILO of the previously released detail.
9. Self-Adhering roof underlayment must be provided per plans with shingle manufacturer approved materials.
10. Borate treatment of the lower 48" of framing should be listed as an Add/Alternate and removed from the base bid.
11. Provide VE for Asphalt paving - 2" in the traffic areas and 1.5" in the parking aisles.
12. Temporary perimeter site fencing with green scrim is required at the site per the Celebration Company.
13. Post tension slabs shall be incorporated in the base bid. Engineering shall be submitted by the GC for approval.
14. Protection board under the deck or gallery slabs shall be used if foot traffic is observed by the Owner or Owners representatives, Water proofing consultant or Architect between membrane installation and slab pour.

15. R-19 fiberglass batts may be used ILO of the specified SAFB insulation in the floor system.
16. Weather barrier shall be Tyvek commercial wrap. Alternates will be considered post award.
17. Windows – provide vinyl windows meeting the following criteria:
 - a. Heat or sonically welded frames
 - b. Double Insulated LowE Argon glazing
 - c. DP50 or better to meet the required design loads and pressures
 - d. U-Factor of .32 or better
 - e. SHGC of .24 or better
 - f. Air infiltration of .16 cfm/ft2 or less
 - g. Externally applied contoured grids (muntins) to comply with Celebration Company requirements.
 - h. Continuous head and sills at double mulled windows.
 - i. Half screens
 - j. Florida Product approval
 - k. 50/50 split opening
18. Vinyl or PVC shutters must be of premium quality and must be available in the sizes and styles indicated on the plans.
19. Unit carpet shall be Masland “7941 – Rawanna” or Shaw “Property Solutions - Concord PS517”.
20. Note that Fin Flr elevations may require the use of stem walls in some locations.
21. Currently there are five (5) color palettes for the residential buildings with four (4) colors per palette. Full mock-ups of colors must be provided on the buildings for Celebration Company approval.
22. All Windows in attics must be screened by an approved method to eliminate views to framing. Submit for approval.
23. Typical fascia will be 5/4 x8 to comply with Celebration Company requirements.
24. All glass doors must have exterior grids to simulate divided lights to comply with Celebration Company requirements.
25. All Foam trim on siding will be fibercement. The foam trim application on stucco is approved with the exception of shutters which must comply with Celebration Company requirements.
26. Overhead garage doors – any manufacturer with Florida product approval and able to meet the aesthetic design is acceptable. Provide for exterior keyless entry. Provide carriage style applied hardware.
27. The mail kiosk bearing plate has been raised to 12’ to comply with Celebration Company requirements.
28. Minor changes to the plans to comply with Celebration Company requirements have been made but do not affect pricing. A page by page review will be conducted post award to verify any and all changes have been incorporated.
29. LVT flooring must meet the following criteria:
 - a. 2mm thickness
 - b. 8mil wear layer
 - c. 5 year min warranty
 - d. 7 color options across a range of wood colors/grains for selection by designer.
 - e. Follow manufacturer specifications for installation in typically wet areas for bathrooms.
30. The reduction in LVT flooring thickness will require the use of additional sound protection - provide Maxxon Acousti-mat LPR sound control mat under all LVT surfaces. Upon final review of the selected flooring additional sound attenuation measures may be required.
31. Wall tile shall be Dal-tile Brixton. All floor tile has been eliminated.
32. All unit bath exhaust fans shall be wall mounted in locations approved by the architect.
33. The use of Oatey or other nationally recognized manufacturer of floor drains is approved.
34. All dwelling unit blinds will be 2” faux wood white ILO of the specified crowned 2” vinyl.
35. Exterior Door Hardware shall be Pamex “Naples” Lever US15 Satin Nickel finish with Kwikset Smartlok Dead bolts US15.
36. Interior Door hardware shall be Pamex “Naples” Lever US15 finish, provide privacy sets on all baths and bedrooms.
37. All Residential building downspouts will 4” round aluminum to comply with Celebration Company requirements.
38. South Clubhouse gutters shall be 6” halfround galvanized steel or galvalume finish with matching round downspouts to comply with Celebration Company requirements.
39. Cabinets must meet the following criteria:
 - a. All wood box
 - b. Full overlay
 - c. 5pc shaker style
 - d. Adjustable concealed hinges
 - e. Self closing or soft closing
 - f. Available in multiple finishes and wood choices for selection by designer.
40. Provide Cabinet VE option for :
 - a. All upper cabinet boxes as HDF.
 - b. the use of all wood cabinets at all sinks and at all vanity bases only. All other cabinets may be HDF.
41. Roof Shingles may be any nationally recognized manufacturer with Florida product approval and meeting local code and the following requirements;

- a. HD Architectural laminate styling providing a wood shake appearance with a 5-5.625" exposure
 - b. Limited lifetime transferable manufacturer warranty,
 - c. Sufficient colors to meet design requirements. Color will be selected by Architect from manufacturer standard selections.
 - d. Architects approval
- 42. Breezeway floor trusses shall have a maximum deflection of .25 under total load at L/360.
 - 43. Unit floor trusses shall have a maximum deflection of .75 under total load at L/360
 - 44. Lumber pricing must be guaranteed for inclusion in the final contract price for a minimum of 30 days post bid.
 - 45. All charging stations to receive tile backsplash as indicated
 - 46. Alternates to specified HVAC grilles will be considered
 - 47. Wet vent AAV plumbing systems will be considered. Local jurisdiction approval is the responsibility of the subcontractor.
 - 48. Plumbing fixture substitutions will be considered post award but should not be included in your base bid.
 - 49. All bidders are advised to carry a \$100k line item for building permits as an allowance.
 - 50. Plumbing sub-metering should be added as an Add/Alternate price including meters and software.
 - 51. A new unit "A2" has been created by encompassing the balcony of the A1 unit and is being substituted for half of the A1 units in building mix 3 & 3A (approximately 48 units will now be A2). Other A2 changes include a double sink in the master bath and a change to the entry sequence and mechanical locations. See attached drawings for the new floor plan design and elevation change. A reduction in cost is assumed from this change.
 - 52. All unit A1 (not Unit A1V) 36x60 bath tubs will be changed to 36x60 showers with composite pans and tile walls.
 - 53. Three (3) dormers have been removed from the rear elevation of Building Mix 3A. A reduction in cost is assumed from this change.