

# ADDENDUM #1

## Wilderness Woods Apartments

**To:** All Potential Bidders  
**From:** Ben Velinsky, Project Manager  
**Date:** January 23, 2012  
**Re:** Wilderness Woods Apartments – Addendum #1

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### General:

- The clubhouse and detached garages are to be bid at a later date.

### Concrete:

- Building slabs to be bid with Fiber mesh option

### Reinforcing Steel:

- The plans call for reinforcing dowels in the block with hook / provide as 180 degree hook
- Eliminate reinforcing steel at patios and stoops
- Eliminate stoop footing at mechanical room

### Shingles

- Architectural Series 30yr minimum warranty color to be determined by owner

### Painting Scope

- Owner has requested the following:
  - o All paint to be purchased from Sherwin Williams
  - o All paint to be eggshell
  - o 700 Primer
  - o Base Coat "Property Management"
  - o Finish Coat "Property Management"
  - o Figure at least two different paint colors
  - o Garage will paint out

## Floor Coverings

- Sheet A4.01 will govern as Room Finish Schedule
- Carpet and Pad Allowance of \$9/sy
- Tile Allowance of \$3/sf

### Carpet Pad

- 5 lb 3/8" thick

### OPTION PRICE

- Luxury Vinyl Tile at Kitchen and Bathrooms
  - o Nominal Dimension 3.6" x 37"
  - o Gauge 1/8"
  - o Wear layer of 12 mil

## HVAC

Unit mechanical systems revised as indicated;

- Unit A – 2.5 ton – 15KW
  - Unit B – 2 ton 10KW
  - Unit C – 2.5 ton 15KW
  - Unit D – 1.5 ton 10KW
  - Unit E 1.5 ton 10KW
  - Unit F 1.5 ton 10KW
  - Unit G 1.5 ton 10KW
  - Unit H 3 ton 15 KW
  - Unit J 3 ton 15 KW
- All units based on 208/240 volt single phase power with factory circuit breakers for internal protection and can be used in lieu of a disconnect that would typically be provided by the electrician
- **OPTION PRICE HEAT PUMPS**

**NOTE: BEFORE ORDERING OF EQUIPEMENT VERIFY LOAD REQUIREMENTS WITH ELECTRICAL CONTRACTOR**

## Electrical

- Garage door low voltage
- Provide door bell for all units
- Add smoke detector at 1<sup>st</sup> Floor entry for units at second floor
- Per code provide arc fault breakers and tamper proof receptacles
- A dialer will be required for the fire alarm system....verify with your alarm contractor
- Provide and install phone / cable outlets to the exterior buildings service panel provided by local utility
- Provide a switch, light and GFCI in the house mechanical room located on the ground floor
- Eliminate floor outlets
- Wall heater at the entry's to second floor, Broan Comfort-Flo 12 in. 1500-Watt Wall Heater, 750/1500W 120VAC, 1125W 208VAC, 1500W 240 VAC, Model # 174 or equal / To be provided and installed by the electrician
- Electrical service 120/240 single phase
- Note there are locations on the site plan indicating detached garage locations you will be required to provide service off the nearest buildings house panel. Provide in your base price the trenching, conduit and associated

services. The garages themselves will be provided at a later date. Power will serve garage door operation, outlets and lighting.

- **Resident unit panels**

- Unit A – 150A
- Unit B – 125A
- Unit C – 150A
- Unit D – 125A
- Unit E – 125A
- Unit F – 125A
- Unit G – 125A
- Unit H – 150A
- Unit J – 150A
- House panel - 125A

- The 10kw and 15 kw furnaces shall have factory provided circuit breakers, so a disconnect shall not be required. All based on 208/240 single phase power. Breaker will be required for factory provided circuit breaker

- **Electrical information on mechanical systems**

- 10KW Single Circuit
  - Heater Amps 36.2/40
  - Min Ampacity 53.8/58.5
  - Max Fuse 60/60
- 15KW Dual Circuit
  - Heater Amps L1/L2 – 36.2/40 and L3/L4 – 18.1/20
  - Min Ampacity L1/L2 – 53.8/58.5 and L3/L4 – 22.7/25
  - Max Fuse L1/L2 – 60/60 and L3/L4 25/25
- 1.5 ton MCA 11.7
  - Max breaker 20amp
- 2 ton MCA 17.6
  - Max breaker 30 amp
- 2.5 ton MCA 18.7
  - Max breaker 30 amp
- 3 ton MCA 21.9
  - Max breaker 35 amp

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