

ADDENDUM NO. 1

TO SCOPE OF WORK: Section 0220, Form 01004/5

PROJECT: Tankless Water Heaters Installation
 Glenn Edge and Rich Martin Apartments and Main Office
 Water Heater Replacement
 New Memorial Community Center

FOR THE HOUSING AUTHORITY OF THE CITY OF LAWRENCEVILLE, GA

DATE: July 19, 2017

The plans and specifications for the above referenced project shall be modified in accordance with the following conditions which shall be incorporated into the contract.

ITEM NO.1 Refer to Section 0220 – Scope of Work, Form 01004

Replace in its entirety with the attached form.

SECTION 0220 – SCOPE OF WORK

HOUSING AUTHORITY OF THE CITY OF LAWRENCEVILLE: LAWRENCEVILLE, GA

SCOPE OF WORK-ENERGY STAR TANKLESS WATER HEATER @ GLENN EDGE APARTMENTS- 50 UNITS, MAIN OFFICE- 2 AND RICH MARTIN APARTMENTS- 40 UNITS. INSTALL ELECTRIC WATER HEATER UNDER KITCHEN SINK @ NEW MEMORIAL COMMUNITY ROOM-1

GENERAL:

Work shall be in conformance with the following:

- 1) Comply with scope of work; specifications; drawings and the requirements of all authorities having jurisdiction. Comply with all Applicable Codes.
- 2) All colors and styles to be pursuant to the owner's instructions.
- 3) Clean grounds and dispose of debris on a daily basis.
- 4) The contract amount shall include all labor, material, (except for those materials furnished by others), insurance, disposal, sales tax, residents' relocation/displacement costs, permits, fees, all utility costs, abatement, other takes, etc.
- 5) Provide a 100% performance and payment bond and labor and materials bond for all contracts or letter of credit for 25% of contract sum or cash escrow for 20% of contract sum for all contracts that exceed \$100,000.00
- 6) **Provide worker's compensation regardless of number of employees.**
- 7) Provide a ONE (1) year warranty from the completion date on all workmanship unless otherwise specified.
- 8) Provide all necessary insurance certificates and list Owner and the Architect as added-insured. (The Owner is the Housing Authority).
- 9) Abate all hazardous materials and provide any required testing pursuant to all authorities having jurisdiction; as applicable.
- 10) Resident safety and convenience shall be a primary consideration and responsibility of the contractor. Work shall be accomplished between 8:00 a.m. and 5:30 p.m., Monday through Friday, excluding national and local holidays. Structures shall be occupied during the work.
- 11) Materials to be stored for payment by the owner shall be stored on site.
- 12) Salvage/disposal to be the responsibility of the contractor.

- 13) Time for completion shall be 150 days from the date of the Notice to Proceed. Liquidated damages shall be \$250.00 per calendar day. Warranty to commence at the completion of all work.
- 14) Provide all required miscellaneous accessories, trim, scribe molding, adjustments, etc. for a complete installation.
- 15) Work shall be limited to within the property lines.
- 16) As applicable, provide compliance with the Section 504 handicap requirements and the latest edition of the "Uniform Federal Accessibility Standards" (UFAS).
- 17) Patch areas disturbed by the work to match. Prepare, paint, finish, etc. corner to corner/floor to ceiling.
- 18) Contractor to provide sample installation of all required work at one location designated by the Owner for approval by the Owner and Architect. All new work at the remainder of the specified locations shall match or exceed the work completed in the sample installation.
- 19) Prepare existing conditions as required by this exhibit, applicable codes and manufacturer's written recommendations.
- 20) Contractor shall maintain telephone on site for his use. Under no circumstances are the resident's or Owner's telephones to be used by contractor's employees or subcontractors. (cell phone permitted)
- 21) The units/buildings shall be occupied and the contractor to protect tenants and belongings as stipulated in the contract. The Contractor shall consult with the resident, Owner and the Architect and agree on a schedule of work to be performed in the units and buildings so the contract work can be organized in such a manner and method which will cause the minimum of interference with the conduct of tenants' living and the resident's activities.
- 22) For occupied units and buildings, the work shall be planned and staged in close cooperation with the residents and Owner.
- 23) The Contractor shall provide all labor, materials, (except for those materials furnished by others), tools, scaffolding, drop cloths, appropriate barricades, dustproof enclosure or partitions for protection where dusty or dirty work is performed, etc., to protect the resident's, furniture, fixtures, equipment, other furnishings, etc., in the units and remove same upon completion of the work. Any item or items requiring removal for proper execution of the contract work shall be replaced by the Contractor satisfactory to the resident and the Owner whether damage to the unit during construction.
- 24) No occupied space shall be without electricity, telephone services if they exist and hot and cold water for more than six (6) consecutive hours.
- 25) If at any time the unit heating system is interrupted, the Contractor shall provide continuous adequate temporary heat in the unit during cold and/or inclement weather.

- 26) No materials shall be stored overnight in the units. All construction debris shall be removed and the unit area cleaned up prior to 5:00 p.m. each day. All debris shall be so dampened when removed as to keep dust down.
- 27) The Contractor and his personnel shall respect the rights of residents in surrounding homes where work is being done. Workmen shall be restricted from all buildings other than those in which work is being done.
- 28) The Owner has a resume of each resident's qualifications. The Contractor shall request to review these resumes and make all efforts to employ qualified residents in the Contract Work or employ residents under an apprenticeship program.
- 29) For occupied units and buildings where toilet facilities are not usable by the tenant for more than six consecutive hours, temporary toilet facilities shall be provided by the Contractor. One temporary toilet per every unit so affected is required. Provide heat for each temporary toilet. Access to these toilets shall be restricted to the unit occupants.
Contractor shall provide one temporary toilet for each residence for Contractor's use.
- 30) Work consists of furnishing all labor, materials, tools, equipment, ladders, scaffolding, protections, trucking, transportation, fees, licenses, taxes and all other related items, services and facilities necessary for completion of the work in accordance with specifications. The contract price for this project shall also reflect all permits, licenses, fees, insurance, and construction to accommodate the equipment of other trades.
- 31) The Contractor shall begin the work in accordance with the schedule established in the Notice to Proceed and shall consistently place sufficient workers, equipment and materials on the project site to be able to pursue the construction with diligence and determination to assure completion within the time allocated for construction. He/she shall place orders for all materials immediately upon execution of the construction contract and approval of submittals to assure timely delivery and no delay in construction. All work shall be coordinated with all local officials and utility companies (as applicable). The general contractor shall be responsible for a well organized smooth running efficient team of general and subcontractor personnel providing constant support and coordination for all workers. The General contractor shall accommodate and assist the owner in their observation of the work and request their assistance when needed.
- 32) All material and workmanship shall be subject to inspection, examination or test by the Resident, the Architect and the Owner at any and all times during construction and at any and all places where such construction is carried on. Neither inspection, testing, approval nor acceptance of work in whole or in part by the Resident, Owner or the Architect shall relieve the Contractor of full responsibility for materials furnished or work performed not in strict accordance with contract.
- 33) Certificates – Contractor shall obtain certificates of approval, acceptance and compliance from all authorities having jurisdiction over the work (as applicable) and shall deliver these certificates to the Architect. Work shall not be deemed complete nor will final payment be made until such certificates have been received (as applicable). Prior to completion of the work the contractor shall prepare Maintenance and Operating instructions & manuals of manufacturer's literature including of all equipment and materials, incorporated in the job with full details of care and maintenance.

- 34) The work shall be commenced at the time stipulated in the Notice to Proceed from the Owner to contractor and shall be fully completed within the consecutive days indicated. Work at residence shall begin within 30 days of notice-to-proceed.
- 35) Provide Energy Star Equipment as a minimum.
- 36) Contractor shall determine existing conditions and complete all demolition and preparation necessary to complete the work required. At all areas affected by the work the Contractor shall repair and replace affected areas with new material to match existing conditions found before the work commenced.
- 37) Apartment Work to be accomplished in occupied structures. Contractor will relocate residents and their possessions as applicable to complete the work and pay all expenses.
- 38) Contractor to place all removed materials in one location as determined by the Resident, the Owner and the Architect. They will be allowed one week to salvage material. After one week the Contractor shall dispose of the remaining discarded material.
- 39) All equipment, make, model, serial numbers are to be recorded by Contractor and delivered to Owner prior to acceptance of each residence. All equipment to be reused shall be cleaned, labeled and reinstalled in same residence.
- 40) Modify existing conditions as required to accommodate work. Provide all clearances pursuant to manufacturer's requirements and applicable code requirements. Locate equipment, piping, ducts, vents, wiring and etc. for easy removal of equipment without removal of other equipment piping, ducts, vents, wiring, etc. Upgrade electrical and other systems as required to conform to new and existing work with the requirements of all authorities having jurisdiction. Paint new work and paint existing affected work (floor to ceiling/corner to corner). All interior and exterior lines, pipes, tubes and wiring shall be concealed in furring, walls or mechanical closets.
- 41) Remediate all conditions which cause mold and provide a test report from certified testing laboratory, company, or individual as approved by the Owner or Architect to certify all conditions which cause mold have been eliminated. All water piping, condensate lines and other drainage piping to be protected from freezing.
- 42) Contractor shall abate lead based paint (LBP) and asbestos, as applicable, pursuant to all authorities having jurisdiction. Contractor shall utilize its forces or subcontractors, specialized in completing abatement work, with minimum of 5 years experience performing LBP/asbestos abatement and disposal. Contractor shall provide monitoring, abatement, post abatement testing performed by an independent testing company or individual, as approved by the Owner and the Architect. Contractor shall provide disposal manifests and other required documentation to verify proper removal and disposal of LBP and asbestos containing materials.
- 43) All wiring, piping and ductwork to be concealed in walls, chases, furred spaces, attics, or crawl spaces.
- 44) Reuse existing materials as applicable. Obtain prior approval from Architect or Owner.

- 45) At all project sites, Contractor shall coordinate with electrical service provider to determine if the current power transformer will accommodate additional power usage required by electrical upgrades. If electrical service provider determines transformers are to be upgraded, contractor to pay all associated fees and costs.
- 46) Use Low or No VOC (Volatile Organic Material) paints, adhesives, materials, equipment, etc.
- 47)** Comply with requirements stipulated in paragraph 48, PROCUREMENT OF RECOVERED MATERIALS of form 5370 GENERAL CONDITIONS FOR CONSTRUCTION CONTRACTS-PUBLIC HOUSING PROGRAMS.

Specific scope of work

- REMOVE EXISTING GAS AND ELECTRIC TANK WATER HEATERS.
- REMOVE EXISTING FLUE SYSTEM.
- CONTRACTOR TO EXIT NEW FLUE AT A NEW LOCATION IN UNITS WITH EXISTING TANK ELECTRIC WATER HEATERS.
- CONTRACTOR TO EXIT NEW FLUE AT OLD LOCATION IN UNITS WITH EXISTING TANK GAS WATER HEATERS. IF CONTRACTOR ELECTS TO EXIT NEW FLUE AT NEW LOCATION, CONTRACTOR IS TO PATCH ALL HOLES IN THE ROOF DECKING AND MATCH EXISTING ROOF SHINGLES.
- ALL VENT/STACKS TO BE AT THE REAR SIDE OF ROOF RIDGE.
- INSTALL ENERGY STAR NATURAL GAS CONDENSING TANKLESS WATER HEATER.
- NEW COMPLETE UNIT TO BE ENERGY STAR CERTIFIED.
- INSTALL WATER HEATER IN EXISTING CLOSETS.
- PROVIDE NEW PVC FLUES TO COMPLY WITH APPLICABLE CODES.
- PROVIDE REMOTE CONTROL THERMOSTAT.
- MOUNT NEW WATER HEATER UNIT ONTO WALL IN CLOSET.
- PROVIDE OUTSIDE AIR AS RECOMMENDED BY MANUFACTURER.
- PROVIDE ALL CLEARANCES PURSUANT TO MANUFACTURER'S REQUIREMENTS AND APPLICABLE CODE REQUIREMENTS.
- PROVIDE PROPER GAS SHUT OFF.
- INSTALL NEW CONDENSATE LINES TO EXISTING FLOOR DRAINS OR TO EXTERIOR OF THE BUILDING. CONDENSATE LINES SHALL BE LOCATED WITHIN WALLS OR IN FURRED SPACES AND SHALL BE PROTECTED FROM FREEZING. CONDENSATE PUMPS SHALL BE PROVIDED AT ALL LOCATIONS WITHOUT ACCESS TO EXISTING FLOOR DRAINS OR GRAVITY OUTFALL TO THE EXTERIOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW WIRING, BREAKER, OULET, ETC. TO PROVIDE FOR A COMPLETE OPERATING SYSTEM.
- PROVIDE GAS, ELECTRICAL AND WATER LINES CONNECTIONS FOR A COMPLETE INSTALLATION. PROVIDE 3/4" WATER AND GAS LINES AND CONNECTIONS.
- PROVIDE ISOLATION VALVE KIT WHEN CONNECTING THE WATER LINES TO THE WATER HEATER.
- LOW FLOW FIXTURE COMPATIBLE. MINIMUM FLOW RATE OF .26 GPM AND MINIMUM ACTIVATION RATE OF .40 GPM.
- ENERGY FACTOR .94 EF. OR BETTER.
- **MINIMUM 5.5-5.7 GPM @ 67 DEGREES TEMPERATURE RISE.**
- GAS INPUT BTU/H 11,000-199,900.
- RHEEM, RINNAI OR EQUAL.
- REPLACE ONE EXISTING UNDER SINK TANK ELECTRIC WATER HEATER.
- FOLLOW MANUFACTURER'S INSTALLATION REQUIREMENTS FOR A COMPLETE INSTALLATION.
- **OBTAIN NECESSARY PLUMBING PERMITS WITH THE CITY OF LAWRENCEVILLE PLANNING AND ZONING DEPARTMENT**