

ARCHITECT'S ADDENDUM



ADDENDUM
NUMBER:

#01

DATE OF
ISSUANCE:

06/25/2025

PROJECT:
24006

Baldwin Roofing Co.
1500 94th Avenue, N
St. Petersburg, FL 33716

CONTRACTOR:

Rick Baldwin
Construction Technology Group, Inc.
2605 N. Airport Road
Plant City, FL

OWNER:

Spencer Baldwin
Baldwin Roofing Company
10701 Danka Way North, Suite B
St. Petersburg, FL 33716

ADDENDUM NOTICE TO ALL PROPOSERS

This Addendum is issued to modify the previously issued bid documents and to provide important information. It is hereby made part of the official bid documents. All bidders must acknowledge receipt of this addendum, as well as any previously issued addenda, on the bid form at the time of submission.

**Drawing Note: Updated drawings are not included with this specific addendum but will be issued at a later date. In the meantime, the following is a summary of upcoming changes and clarifications that will appear in the revised drawings. Subcontractors should review these notes carefully and account for these changes in their proposals, even though the updated drawings are not yet available.*

SUMMARY OF UPCOMING DRAWING CHANGES:

Architectural Sheets:

- G-001
 - Removed sheet P-403 from the Drawing Index.

- A-101 & A-102
 - Updated dimensions to coordinate with sheets S-102 and S-103 to ensure consistency across all drawings.

- A-201 & A201
 - Exterior Elevations updated to show wall vent cap and its size.
 - Updated Control Joint locations to ensure they are not placed within 24" of pilasters or openings, to match with Structural Floor Plans.

Structural Sheets:



- S-002
The Structural Submittal Schedule has been revised.
 - The "X" indicating a requirement for Signed and Sealed Show Drawings under Structural Steel has been removed.
 - Contractors are not required to provide signed/sealed show drawings for structural steel.
 - Clarification on Testing & Inspection Criteria: The submittal schedule on sheet S-002 outlines the required elements that necessitate shop drawings and stamped submittals. Additionally, the structural general notes specify the material strength requirements and the applicable codes with which the construction must comply. Standards such as ACI 318 and ACI 301 provide guidance on the minimum frequency of concrete strength testing. All contractors must be familiar with these standard procedures and guidelines.

- S-101
 - The geotechnical engineer now recommends a minimum embedment depth of 18 inches for the foundation (was previously 24 inches). Therefore, the foundations along the south side of the building are being revised accordingly.
 - Updated Masonry Control Joint locations to ensure movement control joints are not placed within 24" of pilasters or openings.

- S-102
 - Top-of-steel elevations are being added to structural steel beams.
 - Updated plan and column dimensions to coordinate with sheets A-101 and A-102 to ensure consistency across all drawings.
 - Updated Masonry Control Joint locations to ensure movement control joints are not placed within 24" of pilasters or openings.

- S-103
 - Updated plan and column dimensions to coordinate with sheets A-101 and A-102 to ensure consistency across all drawings.

- S-201
 - Plan notes updated to require only one (1) hairpin at PEMB footings.

- S-202
 - Detail 14 revised to remove the separator beam at the elevator pit.

- S-302
 - Detail 1 revised to eliminate references to joint sealant.
- S-401
 - Details 7, 9, 10, and 12 have been removed – these are no longer applicable.
- S-402 & S-501
 - Removed all "Ceiling Extension By Joist Supplier" callouts from S-401 (Details 9 and 10) and S-501 (Detail 5).
- S-601
 - Removed non-applicable structural blowup details for clarity
 - The geotechnical engineer now recommends a minimum embedment depth of 18 inches for the foundation (was previously 24 inches). Therefore, the foundations details will be revised accordingly.
- S-602
 - The geotechnical engineer now recommends a minimum embedment depth of 18 inches for the foundation (was previously 24 inches). Therefore, the foundations details will be revised accordingly.

Mechanical Sheets:

- M-001
 - Mechanical engineer will remove note #6 under Project Closet requirements as requested by the GC.
- M111 & M121
 - Clarification: Restroom exhaust discharge is not intended to be a louver, but a gravity relief vent cap (e.g., Greenheck WC-8x8 or Broan equivalent). Final vent cap to be specified by the EOR and shown on the drawings.
 - Added missing room names: 203 and 226.
 - Updated hallway room number to 227, in alignment with architectural drawings.

- M211 & M221
 - Added missing room names: 203 and 226.
 - Updated hallway room number to 227, in alignment with architectural drawings.

- M401
 - Wall vent cap design added to the Exhaust Fan Schedule.
 - Updated note #4 on Split System Heat Pump Schedule to indicate disconnects to be provided by the Electrical Contractor instead of integral fuse disconnect and contractors.

Fire Alarm Sheets:

- FA202
 - Added missing room names: 203 and 226.
 - Updated hallway room number to 227, in alignment with architectural drawings.

Plumbing Sheets:

- P001
 - Note #4 under Project Closeout: replaced the word “HVAC” with “Plumbing.”
 - Removed P-403 from the Drawing Index.

- P111
 - Added missing wall cleanout (WCO) at the bottom of the riser in Women’s 110, per riser diagram.

- P121
 - Added missing WCO at the bottom of the riser in Women’s 211, per riser diagram.
 - Revised cleanout to the left of MECH. 221 to a wall cleanout located in the 2nd-floor restroom walls, replacing the previous location in the 1st-floor ceiling cavity.
 - Added missing room names: 203 and 226.
 - Updated hallway room number to 227, in alignment with architectural drawings.

- P211
 - Key Note #7: corrected the word “Interior” to “Interfere.”

- P221
 - Added missing room names: 203 and 226.
 - Updated hallway room number to 227, in alignment with architectural drawings.
- P302
 - Key Note #2: corrected the word “Interior” to “Interfere.”
- P403
 - Removed City Standard details; sheet is no longer required and has been deleted.
- P501
 - Added garbage disposal to schedule: Insinkerator Badger 5XL, non-corded, ½ HP.

Electrical Sheets:

- E101
 - Keynote #5 (Incoming Telecom Conduits): Clarification – Bidders should refer to the telecom riser on sheet E-503 and include costs for service conduit lengths to accommodate stub-up locations within 175' of the first-floor I.T. room, as recommended by the EOR.
 - Keynote #6 (Utility Company Service): Clarification – For bidding purposes, bidders should refer to the E-301 riser diagram and include costs for utility primary conduit lengths up to 150' from the primary side of the utility transformer. The EOR will assist with the utility service application as it relates to load data at the time of application.
- E202 & E212
 - Added missing room names: 203 and 226.
 - Updated hallway room number to 227, in alignment with architectural drawings.
- E301
 - Mechanical Equipment Disconnects: Clarification – All disconnecting means listed in the New Equipment Schedule on this sheet are to be provided by the electrical contractor.

- E401
 - Lighting Dimmers: Clarification – Most LED fixtures include dimmable drivers; however, dimming control wires are only connected when fixtures are not intended to be dimmed.
 - Only Rooms 204, 205, and 215 are intended to have dimming control (with dimming + on/off switches).
 - Some spaces (e.g., corridors and stairs) are intended to operate automatically via occupancy sensors and have no manual switches.
 - Lighting control symbols shown on E-401 and sequence details on E-501 indicate the intended control strategy and occupancy sensor integration.
 - Sheet Note #3 – Elevator Shunt Trip: Clarification – The shunt trip required for the elevator is located in the elevator feeder breaker in panel MDP, not at the elevator disconnect near the elevator.

Fire Protection Sheets:

- FP121
 - Added missing room names: 203 and 226.
 - Updated hallway room number to 227, in alignment with architectural drawings.

End of Addendum.

ATTACHMENTS: Updated drawings reflecting the changes listed above will be submitted separately at a later date.

SUBMITTED BY:



SIGNATURE

Erica Azorin Craig, AIA, NCARB
Principal Architect

PRINTED NAME AND TITLE