

ADDENDUM NO. 1
GENERAL CONTRACTOR – OLIVER GARDENS

Date: September 10, 2026

This Addendum is issued to all prospective bidders for the Oliver Gardens General Contractor Request for Proposals (RFP) and shall be incorporated into the RFP documents.

A. BID DUE DATE EXTENSION

The bid due date for the Oliver Gardens General Contractor RFP has been **extended to 5:00 PM (EOB) Friday, September 25, 2026.**

All proposals must be received by the revised deadline. Bidders are responsible for ensuring that their complete proposal is submitted prior to the deadline.

B. UPDATED RFP DOCUMENTS

Updated drawings and specifications have been issued and are available at the link provided below.

Questions and requests for clarification submitted by bidders through September 4, 2026, along with corresponding responses and clarifications, are attached.

Bidders are responsible for reviewing all questions, responses, clarifications, revised drawings, specifications, and other information included with this Addendum prior to submitting a proposal.

<https://files.fsparch.com/f/b93a71a9dbb80533>

C. REMAINING RFP REQUIREMENTS

Except as specifically modified by this Addendum, all other requirements, terms, conditions, instructions, and information contained in the original Oliver Gardens General Contractor RFP remain unchanged and are still applicable.

This Addendum shall be considered part of the RFP documents and shall be acknowledged by each bidder as part of its proposal.

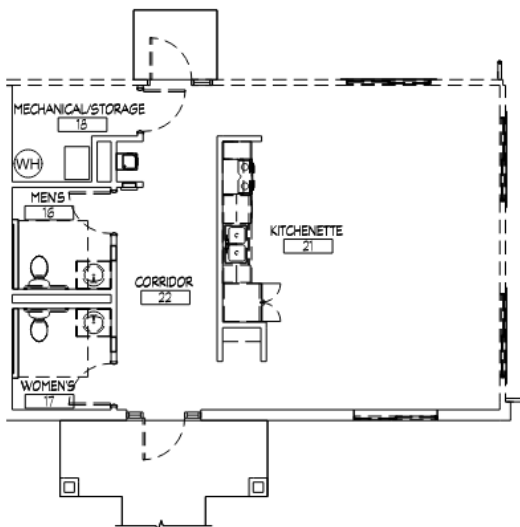
Oliver Gardens GC RFP Questions and Clarifications

Architectural:

- Q: Plans are calling for aluminum windows. Is this correct, or should we be pricing vinyl windows?
- a) This is an error; windows should be a vinyl window. Basis of design: Silver Line Windows V3 Series
- Q: Please highlight which sidewalks are to be repaired? Or should we just carry an allowance for this work?
- a) Carry an allowance based on conditions observed on site, please identify in your assumptions/clarifications documentation the square footage or percentage of walks included. This quantity should differ from any concrete work clearly called out as part of the work required for the construction of the new drive and parking area.
- Q: Please clarify which fencing is to be removed/replaced/repared.
- a) Black chain-link with slats to be **continued** on north side of lot. On south and west side of lot, black chain-link with privacy slats to be installed. Wood fencing to be removed, existing chain-link to remain.
- Q: Please confirm if we are to install bumper blocks at all parking spaces. SOW and site plans call for them.
- a) No bumper blocks to be installed.
- Q: The SOW calls for us to provide an allowance to remove and replace damaged interior doors. Is this correct? Or are all interior doors/frames/HW to be replaced?
- a) All interior swing doors to be replaced with a single or 2-panel painted door. Existing bi-fold doors to be replaced with swing doors. See attached spec.
- Q: Are we to remove and replace all wire shelving? The SOW does not call for it, but the shelving is in rough shape.
- a) Yes, all closet shelving should be replaced.
- Q: Plans call for three cabinet options. Do you want them all replaced or should we look into resurfacing?
- a) All cabinets should be replaced. See Interior sheets for cabinet selections.
- Q: Demo Wall Legend is confusing. Please clarify highlighted section in legend below.
- a) Please see updated plans

GENERAL DEMOLITION NOTES:	
1.	REFER TO SHEET A.C.003 FOR GENERAL DEMOLITION AND EXISTING BUILDING NOTES.
2.	REFER TO DEMOLITION SECTION IN THE SPECIFICATIONS FOR FURTHER INFORMATION PRIOR TO THE START OF DEMOLITION.
3.	WHERE NEW FLOOR FINISHES ARE SCHEDULED TO BE INSTALLED OVER EXISTING, REMOVE EXISTING WAXES, SEALANTS, POLISHES, ETC. PRIME, ABRASE OR OTHERWISE PREPARE TO RECEIVE NEW FLOOR FINISHES ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
4.	REFER TO ARCHITECTURAL SITE PLAN AND CIVIL DRAWINGS FOR CIVIL AND LANDSCAPE DEMOLITION INFORMATION.
5.	REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL DEMOLITION INFORMATION.
6.	UNLESS NOTED OTHERWISE, REFER TO DEMOLITION PLANS SHEETS A.D.101 - A.D.103 AND ENLARGED DEMOLITION PLANS, SHEETS A.D.501 - A.D.514 FOR UNIT DEMOLITION NOTES.

DEMOLITION WALL LEGEND:	
EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	REMOVE EXTERIOR WALL AND EXISTING CONSTRUCTION TO REMAIN
EXISTING WINDOW TO REMAIN	REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN	REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE



- Q: General note – please provide project specifications document.
- Q: Renovations A.S.101/5A please clarify owner expectations regarding preservation of existing landscaping at planned construction activity locations, especially siding and window replacement locations. Please clarify

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expectations for tenant-installed landscape or garden material directly at or adjacent to construction activities. If possible, please provide as-built document for existing irrigation system.

- a) Contractor shall make every reasonable effort to protect existing landscaping and site improvements throughout the renovation work. Landscaping shall be protected from unnecessary damage resulting from construction activities, equipment, material storage, and access.

No irrigation exists.

Q: Addition A.S.101/5D please provide landscape plan or otherwise indicate locations and types of trees to be planted in “landscape islands”.

- a) Include a \$50,000 allowance for new trees, shrubs, and perennials required by City; this does not include repairs to existing landscaping.

Q: Please confirm that owner will be providing all required tenant-relocation services.

- a) Owner will be providing services to residents for all packing needs. It will be the responsibility of the contractor to move furniture and boxes throughout the apartment as needed for daily work.

Q: Are existing bollards at dumpster to be removed?

- a) Bollards are to remain at dumpster locations not being moved or removed. Bollards should be removed for any dumpster corrals being removed or relocated; new corrals shall include bollards. Corrals should **not** have gates.

Q: Please provide interior signage plan for new Clubhouse

- a) Existing community room being converted to office. Interior signage required for restrooms, mechanical room, and emergency exit signage.

Q: Renovations A.D.511/5B note calls for existing window treatments to be removed. Are new window treatments intended to be included in scope of work? If so, please provide specification.

- a) Window treatments to be removed and replaced with white vertical blinds. Basis of Design: Levolor

Q: Renovations A.D.511 General note refers to Spec section 017419 for construction waste management and disposal requirements. Please confirm owner expectation regarding waste disposal requirements.

- a) Project is to be certified to NGBS Silver + Net Zero. Contractor will be required to post a construction waste management plan and implement it.

Q: Is blower door testing at renovated spaces required?

- a) Yes. Blower door testing will be required. Owner has contracted Energy Diagnostics for testing as required for NGBS certification.

Q: Renovation A.501/4B please provide product data for existing flooring and base, so patch/repair work can be priced appropriately.

- a) Flooring is to be replaced.

Q: Renovation A.501/9A please confirm specification and quantity required for new mailboxes, as well as required numbering sequence.

- a) Existing mailboxes to remain. Additional parcel boxes to be added to the new building to support total unit count.

Q: Renovation A.501/9B please confirm owner intent is to re-use existing fire extinguisher cabinet, and NOT to remove/replace with new. If new cabinet required, please provide specifications.

- a) Fire cabinet to remain; mailboxes to remain.

Q: Renovations A.711 please provide product data for interior/exterior finishes, including paint color and finish, flooring colors, base type, color and height etc.

- a) Please see updated plans

MEP: MEP Addendum expected Friday, September 4th. Below are answers in the interim to assist with bidding timeline.

Fire:

Q: Renovations A.511/7 please confirm scope for sprinkler head additions or adjustments

- a) Only areas that should require additions or adjustments is community room being converted to new office use. No adjustments should be needed within apartments.

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ELECTRICAL Addition Plans

- Q: The light fixture schedule is blank on EL.101. It's going to be tough to bid competitively without a base product schedule.
- a) Please see updated plans
- Q: EL.501 enlarged first floor lighting is blank.
- a) Please see updated plans
- Q: E.501 Electrical Details is blank.
- a) Please see updated plans
- Q: EP.501 Enlarged First Floor Power Plan has no common area power shown. There's nothing showing elevator power, mechanical equipment, house panel, etc.
- a) Please see updated plans
- Q: E.601 One-line diagram says needs updated.
- a) Please see updated plans
- Q: E.701 has panel schedules for MC-1, A-1, A-2, A-3. These schedules do not appear to be complete - missing main ratings. There are not panel schedules for MB-1, MB-2, MB-3, & MB-4 shown on EP.101.
- a) Please see updated plans
- Q: Note on E.001 Low Voltage: Data cabling to be handled by Owner's vendor, E.C. To run conduit, back box, pull string per drawings - where is the common location this would all be ran back to?
- a) Correction – Contractor to provide wiring. No work in existing units. Each apartment in new building should receive a media panel with cabling ran from first floor electrical room . Conduit shall be installed into electrical room to exterior for Utility Contractor to pull wire into building. Cabling shall be ran to community room and second floor lounge for a wifi access point. In existing building, office to receive two data jacks per office.
- Q: Sheet ES.101 Electrical Site Plan (listed on cover E.001 of both renovation and addition plans) - is not included in either set.
- a) Will be provided with addendum
- Q: Please clarify if we are to replace site lighting? It's our understanding that these fixtures are owned by the LBWL.
- a) Light poles should not be replaced. For those required to be relocated or added for the change of the drive, please provide pricing for running wire to location, it is assumed LBWL will provide and install new poles.
- Q: There are light poles on Sheet A.S.101 labeled (E)LP. Is there any scope/spec for the pole lighting?
- a) Decorative "streetlamp" style of light poles are owned and maintained by LBWL. For those required to be relocated or added for the change of the drive, please provide pricing for running wire to location, it is assumed LBWL will provide and install new poles.
- Q: There are 16 units and an elevator in the new building - I think that will require a fire alarm system.
- a) Correct. Details to be provided in addendum.

ELECTRICAL Renovation Plans

- Q: Do we need to add any smoke detectors or should we just include removing and replacing existing smoke detectors.
- a) Replace existing smoke detectors. Replace with new smoke detectors to meet current code requirements.
- Q: Are CO detectors required?
- a) Yes; per HUD and MSHDA guidelines, one CO detector is required per apartment. This may be a standalone device or smoke combo unit.
- Q: Are doorbells to be replaced? Not called for in SOW but they look pretty beat up.
- a) Yes, doorbells should be replaced.
- Q: Please let us know which doors are to receive accessible door openers (ADA push buttons). Provide spec for this.

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- a) Each exterior common door for each building should receive an accessible door opener, plus office door, eleven (11) doors in total. This will require the addition of access control at each of the eleven doors as well.
- Q: A.501/6A please confirm owner intent is to salvage indicated LED light fixtures, and NOT to remove/replace with new.
 - a) Incorrect. All lights should be removed and replaced.
- Q: A.511/5 please confirm scope for outlet replacement
 - a) All outlets, switches, and cover plates to be replaced.
- Q: The light fixture schedule is blank on EL.101. Again, it's going to be tough to bid competitively without some base product. There are keynotes that have numbers but no information on this page also.
 - a) Please see attached
- Q: There's a light existing above the kitchen sink that is not shown on EDL.511 demo or EL.511 lighting plan.
 - a) No in-unit lights should be removed; all lights should be replaced with new.
- Q: E.601 one-line diagram say needs updated
 - a) Will be included in Addendum
- Q: A.501 General Plan Notes 10-A says to replace wall packs - those are not shown on E plans
 - a) Details to be provided with addendum
- Q: A.801 Reflected Ceiling Plans Keynote 3A says to replace smoke detectors. Those appeared to be fire alarm system detectors. What is the fire alarm scope for the renovation?
 - a) Correct. Smoke detectors to be replaced. Working with City officials to investigate removing in-unit smokes from system. Replacement of fixtures should be assumed for bidding purposes.

PLUMBING Addition and Renovation

- Q: The plumbing prints on the renovation project page P601 is missing. We will need a fixture schedule.
 - a) Please see updated plans
- Q: The plumbing prints on the addition project page P601 is missing the fixture schedule also.
 - a) Please see updated plans

HVAC Addition and Renovation

- Q: Can we use magic paks or NCP comfort packs that are bottom return units?
 - a) Yes. Specify in assumptions documentation.
- Q: Is Bryant an approved equal to Daikin split systems?
 - a) Yes. Specify in assumptions documentation.

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Updated Questions 9.4.26:

Updated plans and specs <https://files.fsparch.com/f/8374b11e9b8be7f0>

Architectural:

- Q: The Units have a mix of smooth finish and textured finish ceilings. Example: kitchen is smooth ceiling and living room is textured ceiling. Is the intent to Just touch up the existing? And not match ceiling textures?
- a) When ceiling repairs or touch ups are needed due to scope of work, textures should match the surrounding areas.
- Q: Confirm scope of existing material to be removed along fenceline at new parking lot.
- a) New drive is located in close proximity to lot line on either side, this will require removal of overgrowth and trees to accommodate new work alone.
- Q: Provide specifications.
- a) Please see link for specifications
- Q: Provide material selections for interior and exterior finishes.
- a) Please see Elevations for exterior finish schedules, and Interior Design Sheets for updates interior schedules.
- Q: A.109 please provide downspout locations.
- a) Please see updated Sheet 109
- Q: Please provide additional information on columns at 2nd story decks:
- Column dimensions
Location of column footings at patios below
Attachment details for decks at columns
- a) Please see updated Sheet A.401
- Q: A.101 Please provide dimensions for patios.
- a) Please see updated Sheet 101
- Q: Please provide Fire Extinguisher Cabinet locations and specifications.
- a) Refer to specification section 10 44 13 in the spec book, and Sheet A.101 for locations
- Q: Please clarify quantity and specifications for required mailboxes. Current design does not appear to accommodate 46 units.
- a) Mailboxes are only for the new 16 units, not the entire site. Refer to specification section 10 55 00 in the spec book, and Sheet 501
- Q: Is wire rack shelving required at closets? If so, please provide elevation drawing showing installation heights. Provide specifications.
- a) Refer to specification section 06 20 23 in the spec book. See sheets A.C. 002 and 003 for mounting heights.
- Q: Please provide signage schedule for interior and exterior building signage. Refer to specification section
- a) Refer to specification section 10 14 19 in the spec book.
- Q: A.101, Rooms 112, 116 work surface only see sheet 501, 119 provide 5 shelves see sheet 101– is shelving required in these spaces? If so please provide elevation drawing showing installation height, and specifications.
- a) Rooms 112 and 116 – work surface only, see sheet A.501, room 119 – provide 5 shelves, see sheet A.101. See sheets A.C. 002 and 003 for mounting heights.
- Q: A.109 please clarify location of required walkway pads.
- a) There are no walkway pads on the roof. Condensers should be located on rear and side of building.
- Q: Please confirm balcony railing terminations do not clash with Magic Pak louvers.
- a) Please see updated plans
- Q: Please provide detail at balcony railing attachment to siding.
- a) Please see updated plans
- Q: S-121 please confirm post location clash with opening has been resolved
- a) Please see updated plans

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Q: S-121 please confirm note "What is this" has been identified/resolved.

a) Please see updated plans

Q: Please provide framing details for overhang at Door 110D.

a) Please see updated plans

MEP:

Q: Is there a vanity light fixture spec?

a) See updated light schedule

ELECTRICAL Addition Plans

Q: I see auto openers on doors 100A and 100B in vestibule of new build. Will one or both these door need access control? Is there a spec for the accessible door opener?

a) Doors 100 and 100A, see updated door schedule. See updated spec book.

Q: Is there any intercom system to be installed?

a) Yes. See updated plans and specs.

Q: Is there a spec for the card access system?

a) See updated spec book.

Q: How many fobs do you want provided for this system?

a) Please provide 100 fobs.

ELECTRICAL Renovation Plans

Q: A.801 reflected ceiling keynote 3A says to replace smoke detectors, this would be in the office area. The existing heat or smoke in that area appeared to be a fire alarm system smoke - not a 120v detector. Is there fire alarm system work to be included in the existing? What is the scope of the existing fire alarm work?

a) Yes; because new walls are being added, smoke detectors will need to be adjusted/added per code.

PLUMBING Addition and Renovation

Q: Addition P.103 does not show a drain at 2nd floor Janitor Closet. Please confirm no drain required.

a) Please see attached updated plumbing sheets. Mop basin includes drain, no additional floor drain in room.

Q: Plans call for Tile surround at new tubs. Is the intent to go with tile at these locations?

a) Please see updated plumbing schedule for surround kit information.

Q: P.101 No drain shown in elevator pit. Is this correct?

a) Please see updated plumbing sheets.

HVAC Addition and Renovation

Q: Renovation – MD.501 – Keynotes – 5 – Remove existing Refrigerant piping. This will require opening existing walls, removing drywall, plywood, siding, overhang soffit then replacing them. We do not do this type of architectural removal and replacement to get the refrigerant piping out. Can the refrigerant piping be cleaned and reused as is?

a) Clarification has been requested of Manufacturer as existing refrigerants are not compatible with new system. Contractor should bid with replacement of lines. They may include an alternate pricing option to fully flush and clean existing lines.

Q: For the Addition – will a grill, diffuser, registers schedule be issued?

a) See updated sheet M.602

Q: Please provide color selection for Magic Pak louvers.

a) Color White

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- Q: Please provide cut sheet at Magic Pak exterior wall penetration, showing framing requirements, waterproofing assembly, and support assembly for the Magic Pak unit.
- a) Please see updated drawings for wall section
- Q: The mechanical schedule currently specifies Daikin Fit condensers with single-stage 92% furnaces, which are not fully compatible as a system. To ensure full compatibility, we recommend variable-speed furnaces with communicating thermostats and a new communication wire. This option would be more costly than a standard split system. A gateway board could be installed to make the currently specified system function. However, this would not provide the full capabilities and efficiency of the condenser. Would downgrading to standard condensers, or upgrading to variable speed communicating furnaces be preferred?
- a) See update mechanical sheets
- Q: Will other comparable equipment from other brands be accepted other than basis of design? Goodman, Carrier, Lennox, Broan, Ouelett etc.
- a) Yes. Specify in assumptions documentation.

Updated Questions 9.11.26:

Updated plans and specs <https://files.fsparch.com/f/b93a71a9dbb80533>

- Q: **Aluminum wire for service entrance wire and panelboard/distribution/load center bus**
- Sheet E.001 General Electrical Notes & Specs Note #52: All bussing and wiring to be copper. No aluminum is allowed on the project.
 - Sheet E.601 has a feeder schedule for both aluminum and copper.
 - Spec Section 26 24 16 - 2.03(C) says aluminum bus bars for panelboards, 2.05(B)(2) says aluminum bus for load centers.
- Please clarify the use of aluminum for service entrance conductors and use of aluminum for panel bus.
- a) Aluminum feeders are fine on this one,; any future issuance of drawings will correct note 52.
- Q: **General unit wiring**
- Sheet E.001 Note #49 All above ground wiring is to be installed in EMT (thinwall conduit) unless romex is explicitly allowed.
 - Spec section 26 05 19 - 1.01(C) Non-metallic sheathed cable is not permitted. (romex)
- Will MC be an acceptable installation method, or is EMT required?
- a) MC is acceptable in walls/ceilings, EMT should be installed anywhere it's going to be exposed or subject to damage.