

ADDENDUM NO. 2

PROJECT: OXFORD RENOVATIONS
OXFORD, ALABAMA

All Bidders of Record

This Addendum forms a part of the Contract Documents, dated December 17, 2025, and modifies the original project Manual and Drawings. All Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification. Perform all work in no more than 524 calendar days in accordance with the Milestone Dates for this project.

This Addendum consists of Ten (10) Pages.

A. MODIFICATIONS TO CONTRACTUAL/LEGAL REQUIREMENTS:

1. Refer to Specifications, Section 07 50 00 Standing Seam Retrofit Roofing Systems:
 - A. Metal Roofing Systems is afforded prior approval subject to strict conformance with the plans and specifications.
2. Refer to Specifications, Section 01 23 00 Alternates:
 - A. **CLARIFICATION:** Alternate A-4 – the new “Z” purlin is to be attached thru the existing roof system to the existing roof “Z” purlin.
 - B. **CLARIFICATION:** Alternate A-6 – the new wall panel framing shall be attached to the existing framing / wall panel.
3. Refer to Specifications, Section 08 33 10 Overhead Coiling Doors:
 - A. **CLARIFICATION:** Furnish door as specified
4. Refer to Specifications, Section 08 41 13 Aluminum Entrances and Storefronts:
 - A. Tubelite E14000 Series Nolen Glass is afforded prior approval subject to strict conformance with the plans and specifications.
5. Refer to Specifications, Section 22 13 16 and Sheet Bl.A / P1.1, Plumbing:
 - A. Grease waste piping and fittings shall be cast iron piping. Pipe shall be ASTM Standard (latest revisions), ASTM A888 (latest revisions), and CIP1 301 (latest revisions). Sanitary sewer underground may be solid wall Schedule 40 PVC in accordance with plans and specifications.
6. Refer to Specifications, Division 32, Exterior Improvements:
 - A. Attached Section 32 17 23.13 BSD-Painted Pavement Markings is hereby a part of the Contract Documents.
7. Refer to Drawing Bl.A / A1.2:
 - A. Add Note 6: Under Base Bid, Contractor shall clean all debris from existing gutters and downspouts to remain
8. Refer to Plans, Sheet Bl./A./K1.1, Kitchen Equipment Table:
 - A. Remove Item 16 and 16a in its entirety.
9. Refer to Plans, Sheets Bl.A / P3.1 and Bl.A / P4.1, and attached **SD-16**:
 - A. Reference attached supplemental drawing SD-16 for updated background.

- B. Route K-5 indirect waste piping to floor sink. Reference Kitchen Equipment Drawings for additional information.
 - C. Sink, sink accessories, and associated piping shall be installed by the plumbing contractor. Plumbing contractor shall furnish and install traps, piping, supplies with stops, etc.
10. Refer to Plans, Sheet C100, Demolition Note 7:
- A. **CLARIFICATION:** Demolition Note 7, this asphalt drive and gravel is to be demolished as indicated in plans for new concrete.
11. Refer to Plans, Sheet C100:
- A. **CLARIFICATION:** The demolition consists of two (2) 5'x10' Concrete Tanks.
 - B. **CLARIFICATION:** Asphalt: 1 ½" asphalt paving course on structural earth fill at subgrade. Concrete: 4" thickness. Any deviation will be documented as unforeseen.
12. Refer to Plans, Sheet C200 and **SD-13:**
- A. Proposed pea gravel installation around readiness center shown. Parking lot layout revised to show ADA parking and additional parking perpendicular to Readiness Center.
 - B. Attached Specification 32 15 40 Pea Gravel is hereby a part of the contract documents.
 - C. **CLARIFICATION:** TV Inspection of Sanitary Sewer Lines, Repair will fall under unforeseen conditions.
13. Refer to Plans, Sheet C200 and **SD-15:**
- A. ADA parking area spotted to be ADA compliant.
14. Refer to Plans, Sheet D1.1:
- A. **CLARIFICATION:** Existing Building Slab is 4" thickness. Any deviation will be documented as unforeseen.
- .

END OF ADDENDUM NO. 2
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SECTION 32 17 23.13
PAINTED PAVEMENT MARKINGS

OXFORD RENOVATIONS
OXFORD, ALABAMA

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Parking lot markings, including parking bays, crosswalks, arrows, handicapped symbols, and curb markings.
- B. Roadway lane markings and crosswalk markings.
- C. "No Parking" curb painting.

1.02 RELATED REQUIREMENTS

- A. Section 32 1216 - Asphalt Paving.
- B. Section 32 1313 - Concrete Paving.

1.03 REFERENCE STANDARDS

- A. FS TT-B-1325 - Beads (Glass Spheres); Retro-Reflective; Rev. D, 2007.
- B. FS TT-P-1952 - Paint, Traffic Black, and Airfield Marking, Waterborne; Rev. E, 2007.
- C. MPI (APL) - Master Painters Institute Approved Products List; Master Painters and Decorators Association; current edition, www.paintinfo.com.
- D. FHWA MUTCD - Manual on Uniform Traffic Control Devices for Streets and Highways; U.S. Department of Transportation, Federal Highway Administration; Current Edition.

1.04 FIELD CONDITIONS

- A. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Line and Zone Marking Paint: MPI (APL) No. 97 Latex Traffic Marking Paint; color(s) as indicated.
 - 1. Parking Lots: White
 - 2. Handicapped Symbols: Blue.
 - 3. Crosswalks: White
 - 4. Double Stripe at Stop Bar: Yellow
 - 5. Stop Bar: White
 - 6. Cross Hatch and Chevrons: White
- B. Temporary Marking Tape: Preformed, reflective, pressure sensitive adhesive tape in color(s) required; Contractor is responsible for selection of material of sufficient durability as to perform satisfactorily during period for which its use is required.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Engineer of unsatisfactory preparation before proceeding.

3.02 PREPARATION

- A. Allow new pavement surfaces to cure for a period of not less than 14 days before application of marking materials.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Clean surfaces thoroughly prior to installation.

1. Remove dust, dirt, and other granular surface deposits by sweeping, blowing with compressed air, rinsing with water, or a combination of these methods.
- D. Where oil or grease are present, scrub affected areas with several applications of trisodium phosphate solution or other approved detergent or degreaser, and rinse thoroughly after each application; after cleaning, seal oil-soaked areas with cut shellac to prevent bleeding through the new paint.
- E. Establish survey control points to determine locations and dimensions of markings; provide templates to control paint application by type and color at necessary intervals.
- F. Temporary Pavement Markings: When required or directed by Engineer, apply temporary markings of the color(s), width(s) and length(s) as indicated or directed.
 1. After temporary marking has served its purpose, remove temporary marking by carefully controlled sandblasting, approved grinding equipment, or other approved method so that surface to which the marking was applied will not be damaged.
 2. At Contractor's option, temporary marking tape may be used in lieu of temporary painted marking; remove unsatisfactory tape and replace with painted markings at no additional cost to Owner.

3.03 INSTALLATION

- A. Begin pavement marking as soon as practicable after surface has been cleaned and dried.
- B. Do not apply paint if temperature of surface to be painted or the atmosphere is less than 50 degrees F or more than 95 degrees F.
- C. Apply in accordance with manufacturer's instructions using an experienced technician that is thoroughly familiar with equipment, materials, and marking layouts.
- D. Comply with FHWA MUTCD manual (<http://mutcd.fhwa.dot.gov>) for details not shown.
- E. Apply markings in locations determined by measurement from survey control points; preserve control points until after markings have been accepted.
- F. Apply uniformly painted markings of color(s), lengths, and widths as indicated on drawings true, sharp edges and ends.
 1. Apply paint in (2) two coats in accordance with manufacturer recommendations. Newly laid asphalt may require a minimum amount of time between coats to assure removal of volatiles to assure paint life and quality installation.
 2. Wet Film Thickness: 0.015 inch, minimum.
 3. Width Tolerance: Plus or minus 1/8 inch.
- G. Roadway Traffic Lanes: Use suitable mobile mechanical equipment that provides constant agitation of paint and travels at controlled speeds.
 1. Conduct operations in such a manner that necessary traffic can move without hindrance.
 2. Place warning signs at the beginning of the wet line, and at points well in advance of the marking equipment for alerting approaching traffic from both directions. Place small flags or other similarly effective small objects near freshly applied markings at frequent intervals to reduce crossing by traffic.
 3. If paint does not dry within expected time, discontinue paint operations until cause of slow drying is determined and corrected.
 4. Skip Markings: Synchronize one or more paint "guns" to automatically begin and cut off paint flow; make length of intervals as indicated.
 5. Use hand application by pneumatic spray for application of paint in areas where a mobile paint applicator cannot be used.
- H. Parking Lots: Apply parking space lines, entrance and exit arrows, painted curbs, and other markings indicated on drawings.
 1. Mark the International Handicapped Symbol at indicated parking spaces.

- 2. Hand application by pneumatic spray is acceptable.
- I. Symbols: Use a suitable template that will provide a pavement marking with true, sharp edges and ends, of the design and size indicated.

3.04 DRYING, PROTECTION, AND REPLACEMENT

- A. Protect newly painted markings so that paint is not picked up by tires, smeared, or tracked.
- B. Provide barricades, warning signs, and flags as necessary to prevent traffic crossing newly painted markings.
- C. Allow paint to dry at least the minimum time specified by the applicable paint standard and not less than that recommended by the manufacturer.
- D. Remove and replace markings that are applied at less than minimum material rates; deviate from true alignment; exceed length and width tolerances; or show light spots, smears, or other deficiencies or irregularities.
- E. Remove markings in manner to avoid damage to the surface to which the marking was applied, using carefully controlled sand blasting, approved grinding equipment, or other approved method.
- F. Replace removed markings at no additional cost to Owner.

END OF SECTION

SECTION 32 15 40

DECORATIVE PEA GRAVEL SPECIFICATION

1.0 GENERAL

1.1 Scope of Work

Provide all labor, materials, equipment, and incidentals required to furnish and install decorative pea gravel in designated areas as shown on the plans.

1.2 Related Work

- Earthwork and subgrade preparation
- Geotextile fabric (if specified)
- Concrete, steel, or aluminum edging (if specified)

2.0 MATERIALS

2.1 Pea Gravel

- Material shall consist of clean, washed, naturally rounded river gravel.
- Aggregate shall be durable, hard, and free of clay, silt, organic matter, debris, or other deleterious substances.
- Color – Contractor shall locally source and provide samples for owner selection/approval.

2.2 Gradation

- Nominal size: 3/8 inch (No. 8 stone)
- Gradation shall conform to the following:

Sieve Size Percent Passing

1/2"	100%
3/8"	85–100%
No. 4	0–10%
No. 8	0–5%

2.3 Geotextile Fabric (Optional/If Shown)

- Non-woven geotextile fabric, minimum 4 oz/sy, permeable, suitable for separation and weed control.

3.0 SUBGRADE PREPARATION

3.1 Subgrade

- Subgrade shall be cleared of vegetation, roots, debris, and unsuitable material.
- Subgrade shall be proof-rolled and compacted to a minimum of 95% Standard Proctor Density (ASTM D698).
- Subgrade shall be smooth, firm, and graded to drain positively.

3.2 Edge Restraint

- Provide edging where shown to contain gravel and prevent migration.
- Edging shall be installed true to line and grade and securely anchored.

4.0 INSTALLATION

4.1 Geotextile Placement (If Required)

- Place geotextile fabric over prepared subgrade.
- Overlap joints a minimum of 12 inches.
- Secure fabric to prevent displacement during gravel placement.

4.2 Gravel Placement

- Place pea gravel to a minimum compacted depth of 2 inches unless otherwise shown on plans.
- Spread evenly and rake smooth to final grade.

4.3 Compaction

- Lightly compact using a plate compactor or hand tamper as required to seat aggregate without crushing or embedding into subgrade.

5.0 TOLERANCES

- Finished grade shall not vary more than $\pm 1/2$ inch from plan elevations.
- Surface shall be smooth, level, and free of ruts or depressions.

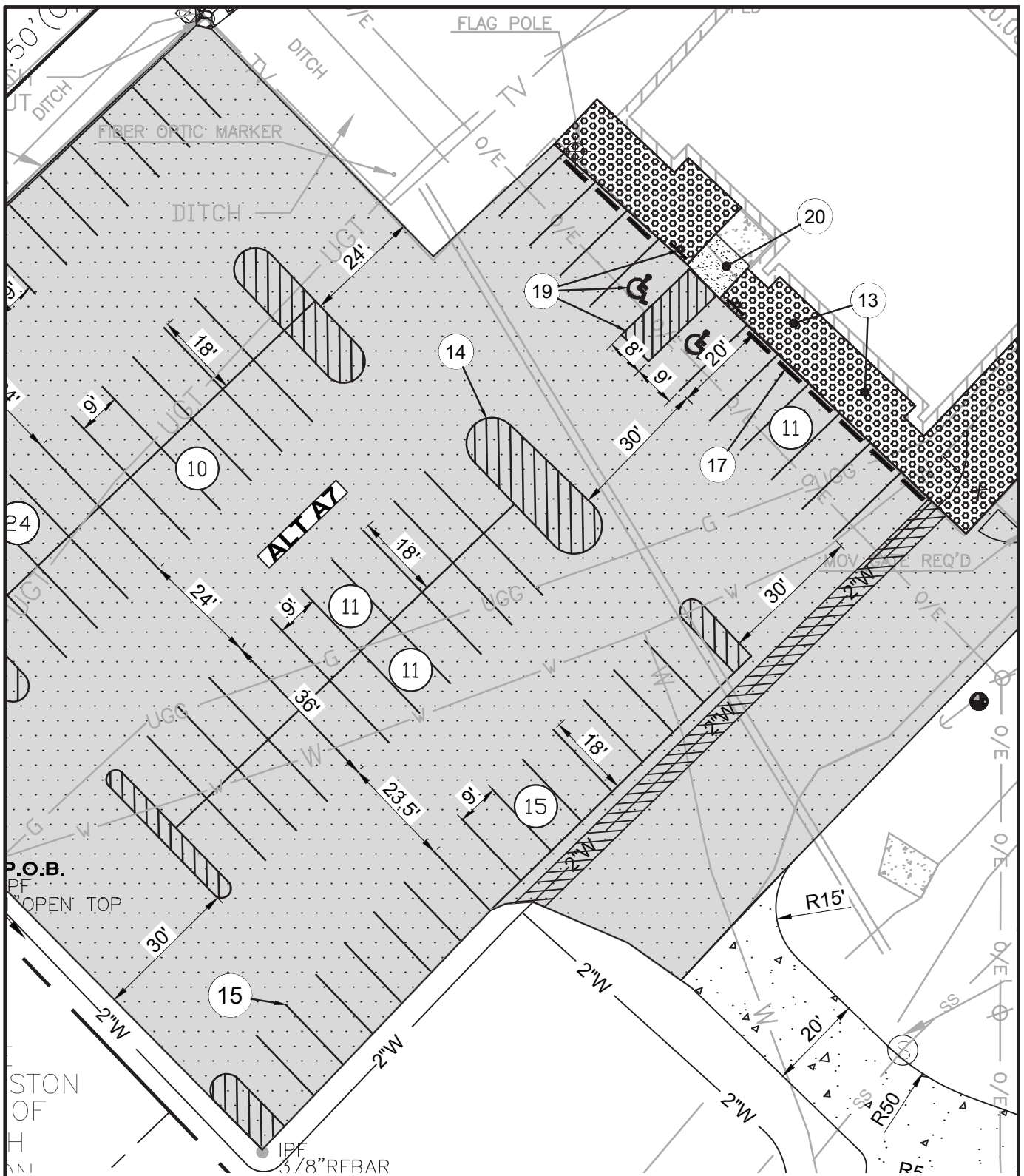
6.0 MAINTENANCE AND PROTECTION

- Protect installed gravel from contamination by soil or construction traffic.
- Restore displaced gravel prior to project acceptance.

7.0 ACCEPTANCE

- Installation shall be accepted upon visual inspection confirming uniform thickness, proper containment, and clean appearance.

END OF SECTION



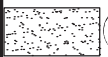
13 PEA GRAVEL INSTALLATION REQ'D.

14 BID ITEM A ALTERNATE A7 POV PARKING STRIPED ISLAND REQ'D (TYP.)

15 BID ITEM A ALTERNATE A7 4" POV PARKING STRIPE REQ'D (TYP.)

17 PARKING WHEEL STOP REQ'D. (TYP.)

19 ACCESSIBLE SIGN, SYMBOL, AND AISLE REQ'D. (TYP.)



20 CONCRETE SIDEWALK SECTION REQ'D. (TYP.)



PARKING COUNT SYMBOL



GSA JOB #22-0105
OXFORD RENOVATION
JANUARY 6, 2026
SD-13



GONZALEZ - STRENGTH & ASSOCIATES, INC.

CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING

LANDSCAPE ARCHITECTURE - PIPELINE ENGINEERING & SURVEYING

1550 WOODS OF RIVERCHASE DRIVE SUITE 200

HOOVER, ALABAMA 35244

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TOP ELEV: 609.50
INV: 607.58

CONTRACTOR TO ENSURE 2% MAX
SLOPE IN ALL DIRECTIONS IN ADA
ACCESSIBLE STALLS AND
WALKWAYS. CONTRACTOR TO
ADJUST FINISHED GRADE AS REQ'D.
UTILIZE LEVELING TO TRANSITION
BACK TO SURROUNDING ADA AREA.
MAX LEVELING SLOPE SHALL BE 5%.

610.00

FLUSH

609.70

609.66

609.96

LEVELING AS REQ'D.
5% MAX SLOPE

GSA JOB #22-0105
OXFORD RENOVATION
JANUARY 6, 2026
SD-15

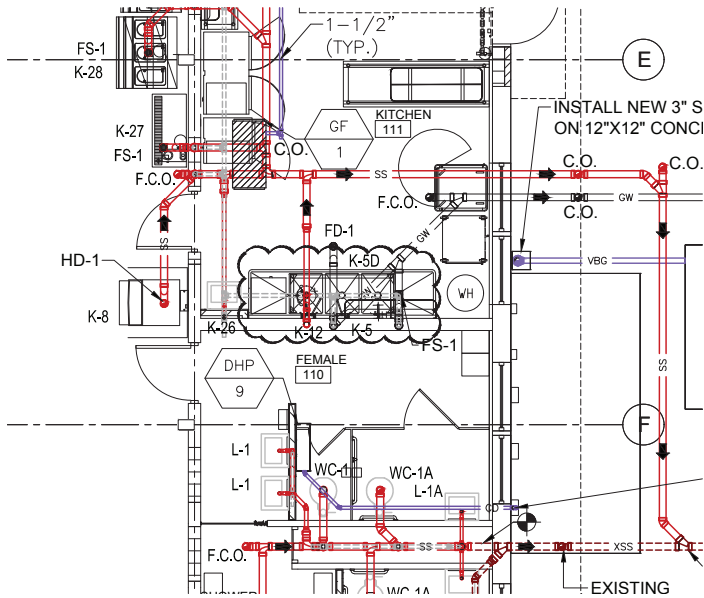
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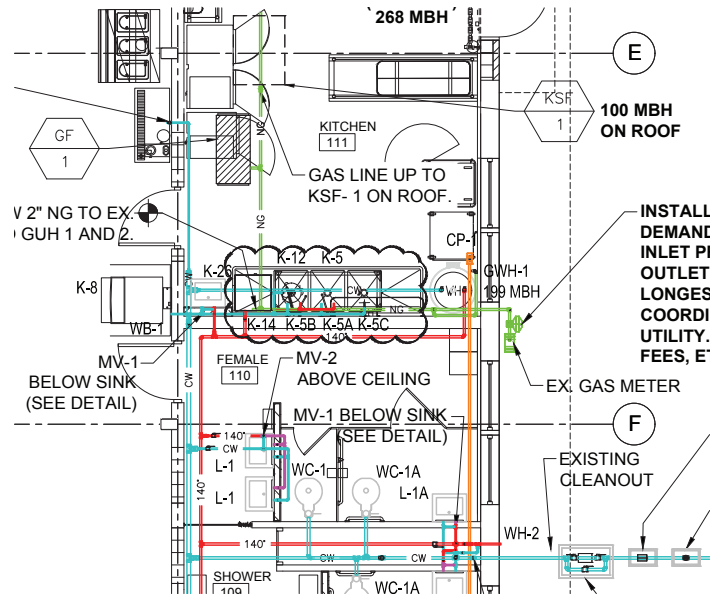
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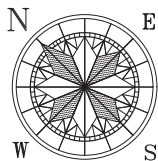
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WASTE PLUMBING PLAN



WATER PLUMBING PLAN



REVISED PLUMBING PLANS

SCALE: 1/8" = 1'-0"



21-1134
OXFORD RENOVATION
13 JANUARY 2026
BI.A / P3.1 AND BI.A / P4.1

SD-16

JMR+H

Architecture, P.C