



ADDENDUM NUMBER THREE

June 16, 2025

Unit Renovations at Fischer III Housing Community IFB No. 25-911-19

THIS ADDENDUM IS BEING ISSUED TO INCORPORATE THE FOLLOWING IN THE REFERENCED INVITATION FOR BIDS.

Q&A (for clarification):

1. Are they going to want new smoke detectors with a 10-year battery?

*Yes

2. For the flooring, we see it says to replace it only where necessary, but in the master bedroom, do you want all of it replaced? Or do they just want the specific area and have it unmatched?

*All flooring must match. Replace flooring in master bedroom to match flooring in the remainder of the property.

3. In the 1st full bathroom do you want the tub replaced or only in the master?

One tub is to be replaced and the other will be refinished.

4. In the 1st full bathroom (jack and jill) do you want the tub and cultured marble replaced?

Yes, see Addendum No. 2 to the Project Manual below.

5. Is the garbage disposal for the sink needed?

Yes

6. Are the handles or pulls on the kitchen cabinetry (upper & lower) needed?

Yes. New cabinets shall be supplied with handles and/or pulls.

7. Is mold remediation needed in the laundry room or just paint over the mold?

Yes. Any areas where mold is encountered shall be treated/remediated prior to primer/paint.

8. Are we supposed to take out toilets in all bathrooms in order to renovate or just leave in and clean?

Toilets should be removed and reset.

9. Recommendation: All shut off valves and water supply lines should be replaced.

These are probably old and rusty.

I suggest it be replaced.

Contractor shall include replacement of all water supply shut-off valves at all the home's plumbing fixtures.

10. Does the range hood need to be replaced, or do they want to keep the same one?

Yes, the hood range needs to be replaced.

**ADDENDUM NO. 2 TO THE
PROJECT MANUAL**

FOR

**UNIT RENOVATIONS AT FISHER III HOUSING COMMUNITY
1638 HERO RE-BID**

**HOUSING AUTHORITY OF NEW ORLEANS
IFB NO. 25-911-19**

ENGINEER:

H. DAVIS COLE & ASSOCIATES, LLC (HDCA)
1340 POYDRAS STREET, SUITE 1850
NEW ORLEANS, LOUISIANA
(504) 836 - 2020

This addendum forms a part of the Contract Documents and modifies Specification sections and Drawings as denoted below. Acknowledge receipt of this addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. Bidder is responsible to disseminate this addendum to all subcontractors and material suppliers concerned.

This Addendum No. 2 supersedes any contrary or conflicting information in any previously-issued addenda. This Addendum shall be part of the Contract Documents. The following items are issued to add, delete, modify, and clarify the Contract Documents. These items shall be part of and shall have full force and effect as the Contract Documents and the cost involved shall be included in the bid price.

ATTACHMENTS

A1. REVISED SHEET 9 - PHOTOGRAPHS

CLARIFICATIONS

- C1. **Question:** Will cracked tub surround in the upstairs primary bathroom be replaced?
Answer: Yes, per Key Note 'L' on Sheet 8, the cracked tub surround will be replaced.
- C2. **Question:** Will cracked tub surround in the upstairs "jack and jill" bathroom be replaced? **Answer:** Yes, per Key Note 'K' on Sheet 8, the cracked tub surround will be replaced.

CHANGES TO CONTRACT SPECIFICATIONS

S1. NOT USED

CHANGES TO CONTRACT DRAWINGS

D1. NOT USED

HDCA PROJECT # – PROJECT NAME
ADDENDUM NO. 1



SCHEDULE OF REPAIRS (KEY NOTES B THRU Q)

KEY NOTE	DESCRIPTION	QUANTITY*	SPECIFICATIONS	NOTES
B	RENOVATE 1/2 BATH	1	REPLACE VANITY "IN-KIND". REPLACE FLOORING. DEEP CLEAN ENTIRE BATHROOM	SEE NOTES ON SHEET 6
C	REPLACE ALL LIGHTING FIXTURES THROUGHOUT UNIT	THROUGHOUT (FIELD VERIFY)	REPLACE "IN-KIND"	SEE NOTES ON SHEET 6
D	REPLACE WASHER AND DRYER	1 EACH	WASHER: GE MODEL NO. GTW485ASWWB. DRYER: GE MODEL NO. GTDR55HWS	SEE NOTES ON SHEET 6
E	REPLACE RANGE UNIT	1	HOTPOINT MODEL NO. RBS160DH2VW	SEE NOTES ON SHEET 6
F	REPLACE WINDOW BLINDS THROUGHOUT UNIT	9	2" FAUX WOOD, VINYL BLINDS	SEE NOTES ON SHEET 6
G	REPAIR EXTERIOR TRIM	SEE PHOTOGRAPHS	SEE NOTES ON SHEET 3. PAINT PER TECHNICAL SPECIFICATION 09900.	SEE NOTES ON SHEET 6
H	REPAIR DOOR JAMB	2	REPAIR DAMAGED DOOR JAMB TO ENSURE SECURE AND SEALED CLOSURE OF THE DOOR	SEE NOTES ON SHEET 6
I	REPAIR / REPLACE INTERIOR DOOR PULLS AND KNOBS AS NEEDED	SEE FLOOR PLANS	MATCH EXISTING	SEE NOTES ON SHEET 6
J	REPLACE WINDOW	1	36" X 60" WINDOW TO MATCH EXISTING (INSULATED)	SEE NOTES ON SHEET 6
K	RENOVATE BATHROOM	1	REPLACE FLOORING "IN-KIND". REPLACE VANITY "IN-KIND". DEEP CLEAN ENTIRE BATHROOM. <i>REPLACE COLORED TILE SURROUNDING TUB</i>	SEE NOTES ON SHEET 6
L	RENOVATE BATHROOM	1	REPLACE FLOORING "IN-KIND". REPLACE VANITY "IN-KIND". REPLACE CRACKED TUB SURROUND "IN-KIND". DEEP CLEAN ENTIRE BATHROOM.	SEE NOTES ON SHEET 6
M	REPLACE FLASHING BETWEEN BALCONY AND EXTERIOR WALL	SEE FLOOR PLAN DIMENSIONS	REPLACE APPROXIMATELY 13' OF FLASHING BETWEEN BALCONY AND EXTERIOR WALL "IN-KIND" USING LIKE MATERIALS. FLASHING SHALL ENSURE WATER IS DIRECTED AWAY FROM THE EXISTING STRUCTURE AND CANNOT PENETRATE THE DWELLING UNIT.	SEE NOTES ON SHEET 6
N	REPLACE FLOORING WHERE DAMAGED	SEE PHOTOGRAPHS AND FLOOR PLAN DIMENSIONS	12" X 12" VINYL TILE (MATCH EXISTING)	SEE NOTES ON SHEET 6
O	REPLACE CEILING FANS IN ALL BEDROOMS	3	44" DIAMETER, FLUSH MOUNT, 5-BLADE W/ LIGHT KIT	SEE NOTES ON SHEET 6
P	REPAIR HANDRAIL IN STAIRWELL	1	RE-ATTACHED HANDRAIL TO STAIRWELL WALL USING WOOD SCREWS. ANCHOR DIRECTLY INTO STUD IF AVAILABLE. USE DRYWALL MOUNTING HARDWARE IF REQ'D	SEE NOTES ON SHEET 6
Q	PAINT ALL INTERIOR WALLS, CEILING, AND TRIM	SEE FLOOR PLAN FOR DIMENSIONS	See Technical Specification 09900	INSTALLATION PER INDUSTRY STANDARDS FOR WORKMANSHIP. BRUSH STROKES AND ANY IMPERFECTIONS SHALL BE CORRECTED UPON DISCOVERY.
R	DEMOLISH & REPLACE ALL BALCONY FLOOR BOARDS	SEE FLOOR PLAN FOR DIMENSIONS	REPLACE BALCONY FLOOR BOARDS W/ COMPOSITE DECK BOARDS (TREX ENHANCE BASICS 1" X 6" GROOVED, OR APPROVED EQUAL). COLOR CHOSEN BY OWNER.	SEE NOTES SHEET 6. INSTALL COMPOSITE DECK BOARD (TREX, OR EQUAL) PER MFG INSTRUCTIONS
S	REPAIR CEILING DRYWALL	SEE PHOTOGRAPH SHEET 9	SEE TECHNICAL SPECIFICATION 09250	SEE NOTES ON SHEET 6

*-ALL QUANTITIES ARE ESTIMATED AND PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION



H. Davis Cole & Associates, LLC
H. Davis Cole, P.E.
LA License No. 30219


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FULL BATH



STAIRWELL



PRIMARY BEDROOM



PRIMARY BATH



REVISIONS
DATE
BY
REASON
PROPERTY NOTE 1
2024-09-10
HDC

LIVING / DINING
(FACING BACK)



LIVING / DINING
(FACING FRONT)



WASHER/DRYER
CLOSET



1/2 BATH

