MOSS REED
ARCHITECTS

Addendum No: One (1)

Project: **Project Build A Future Kingman Crossing**

Architect's Project No: **MR2401**

Date: **March 5, 2026**

To: **All Plan Holders**

INTRODUCTION

The following items shall be considered part of the Contract Documents and shall be included in same when Construction Contract is executed. Changes made by Addenda shall take precedence over original Documents. Any changes which may affect construction or proper installation of materials, equipment or fixtures, not specifically mentioned in this Addendum, should be brought to the attention of the Architect before submitting bid. Otherwise, such conditions, if found later to exist, must be worked out in an acceptable manner without additional cost to the Owner. General Contractors are hereby advised to call to the attention of all subcontractors, changes which may affect their work.

Acknowledge receipt of this Addendum by inserting its number and date in the proper blank appearing on the Bid Form. Failure to do so may disqualify the Bidder.

GENERAL

1) Notice to Bidders – Bid date extended to **Thursday, March 26th, 2026, 2:00 PM at Moss Reed Architects office, 3221 Ryan St., Lake Charles, LA 70601**. See attached.
2) Pre-Bid Sign-In Sheet attached.
3) **FORTIFIED** Certification required for roofing contractors or subcontractors only.
4) **Electrical:**
   a. Provide Sq D Homeline Surge Protective Device 50kA rated at main panel for each building
   b. Coordinate exact service entrance requirements with Entergy prior to bid. Provide external SE rated disconnect if required by utility.

MODIFICATIONS TO THE PROJECT MANUAL

5) Clarification of **Section 073100** "Architectural Asphalt Shingles"
   a. 1.1B "asphalt shingle system shall consist"
   b. 1.5C "Installer must be **FORTIFIED** Certified and approved"
6) Clarification to **Section 323132 "**Wood Composite Fences & Gates."
   a. 2.3 COMPONENTS – Fence System: **Solitude** Privacy Fence System in lieu of "Seclusions."
7) DELETE **Section 329000** "Landscape Work."

PLUMBING ITEMS:

MODIFICATIONS TO THE DRAWINGS

8) SHT P6.3 – PLAN A RISER DIAGRAM
   a. Reference plumbing riser diagram P//2, kitchen sink shall be provided island style sewer vent as shown on sheet P6.2 detail #12 in-lieu of routing shown.

This Addendum consists of 2 typewritten page(s) and 4 attachments for a total of 12 pages.

End of Addendum No. One (1)

NOTICE TO BIDDERS

Sealed proposals for labor and materials for the following project will be received by the Project Build A Future Foundation until **2:00 PM on Thursday, March 26, 2026, at the office of Moss Reed Architects, 3221 Ryan St., Ste. B, Lake Charles, LA 70601**. Bids shall be either hand delivered or shall be sent by registered or certified mail with a return receipt requested or submitted electronically online. No bids shall be submitted by facsimile transmission or FAX.

Prime Contractor shall submit bids for furnishing all labor and materials and performance of all work for the following project:

PROJECT BUILD A FUTURE
KINGMAN CROSSING
PEAR ST. & FITZENREITER RD.

Complete Bidding Documents for this project are available from Moss Reed Architects LLC, 3221 Ryan Street, Suite B, Lake Charles, LA 70601, (337) 433-8166; **office@mossreed.com.** Printed copies are not available from the Architect but arrangements can be made to obtain them through most reprographic firms. Plan holders are responsible for their own reproduction costs. Questions about this procedure shall be directed to the Architect.

All bids must be sealed and plainly marked with Contractor's License Number on the outside of the envelope and will be publicly opened and read at the above designated place and time. No proposal may be withdrawn within thirty (30) calendar days after the above scheduled time of opening and the right is reserved to reject any and all bids and to waive informalities.

Bid Bond, equal to not less than five (5%) percent of the bid and made payable to Project Build A Future must accompany each bid. Performance Bond for the construction is required upon execution of the contract, equal to one hundred (100%) percent of said contract. Project Build A Future shall execute appropriate performance bond, Contract and all necessary documentation within thirty (30) days after acceptance of the Contractor. Bidders shall be certified under the IBHS FORTIFIED Program and shall maintain such certification for the duration of the Project. Proof of current FORTIFIED certification shall be submitted upon request, and failure to provide verification may render the bid non-responsive.

A pre-bid conference will be held at the Project Site, corner of Fitzenreiter Rd. & Pear St., Lake Charles, LA 70601, Thursday, February 26, 2026, at 2:00 PM. Attendance at this conference is **non-mandatory**. Bidders are advised that they will be required to state on the bid form that they have personally inspected and are familiar with the project site.

Kingman Crossing – Pre-Bid Meeting
2/26/2026

Organization	Representative	Phone # / Email
Moss Reed Architects	Ravelle Reed	3374338166 RAVELLE@MOSSREED.COM
Moss Reed Architects	Ryan Duplechain	337.433.8166 RYAN@Mossreed.com
Seth Priola	Seth Priola Const.	337-802-4451 Spriola@priola.com
Michael Moss	Global Contractors	(337)476-8977
Ray Washington	RE WashingtonCoastr	337-661-1222 rewash3@outlook.com
	PBAT	337-5240
K+M Project services	Justin Joder	337-764-1719 Justin@kmprojectservices.com
ADL	Jase McGough	337-794-5107 JMcGough@ADLINC.ORG
A-1 American Fence	Brent Soileau	bSoileau@A1AmericanFenceco.com
Gunter Construction Inc	Bear Martin	JMartin@gunterconstructionInc.com
K & J Development	Gary McElwee	jdquarles@live.com gary@kandjdevelopment.com
Cajun fab construction	Matt Debee	office@cajunfab.com bebee@cajunfab.com
LA Executive Builders	Alex Guillory	laexecutivebuilders@gmail.com
~~Caleb Simon~~ Keiland Construction LLC	Caleb Simon	3374366846 bids@keilandllc.com
Dalia Matthews	Global Mgt. Ent	337-794-7998 dmatthews@globalmgt.us

PART 1- GENERAL

1.1 SCOPE OF WORK

A. Provide all labor, equipment, and materials to install the roof system over the properly prepared substrate.

B. The asphalt shingle system shall consist of no less than one layer of the specified underlayment and 30 year, algae resistant, laminated shingles with wind warranty for specific site location.

C. Fabricate and install new 24-gauge drip edge and related sheet metal flashings.

D. Shingle over plastic ridge vent.

1.2 RELATED SECTIONS

A. Drawings and general provisions of the Contract, including General Supplementary Conditions and Division 1 Specification Sections apply to this section.

1.3 REFERENCE STANDARDS

A. Asphalt Roofing Manufacturer's Association (ARMA)

B. American Society for Testing Materials (ASTM)
ASTM D 3018- Standard Specification for Class A Asphalt Shingles Surfaced with Mineral Granules.

C. National Roofing Contractor's Association (NRCA)
Roofing and Waterproofing Manual-Steep Roofing

D. Underwriters' Laboratories (UL):
1. UL-263 Fire Tests of Building Constructions and Materials.
2. UL-580 Tests for Uplift Resistance of Roof Assemblies.
3. UL-790 Tests for Fire Resistance of Roof Covering Materials.

E. Design wind speed: 130 mph, ASCE 7-16, Risk Category II, Exposure C.

F. Insurance Institute for Business & Home Safety (IBHS)
1. FORTIFIED Home Hurricane Standard- Gold Level, latest edition

1.4 SUBMITTALS

A. Underwriter's Laboratories (UL) Certification
UL 790: The test report shall clearly show a rating of Class A roofing material.

B. Certificates. Evidence of acceptance of shingle manufacturer stating their acceptance of the specification for compliance with their shingle system.

C. Product Data. Indicate shingles, underlayment and accessory materials or other proposed materials.

D. Manufacturer's Installation Manual: Including installation sequence, special instructions, and Material Safety Data Sheets (MSDS) for high wind region.
E. Samples: Provide full-scale samples of the following materials and system components. Samples shall be of identical material type, thickness, width, and material grade as the system specified for this project. Sample shall be the color chosen for the project.
F. Submit approved nailing pattern to be used in a high wind region.
G. Submit manufacturer wind warranty to comply with design wind speed: 130 mph, ASCE 7-16, Risk Category II, Exposure C.
H. FORTIFIED Documentation
   1. Evidence that roof system complies with FORTIFIED Home Gold requirements.
   2. Photographic documentation of roof deck attachment, secondary water barrier, flashing, & shingle installation as required by IBHS evaluations.
   3. Installer affidavit confirming installation methods comply with IBHS FORTIFIED Gold Standards.

1.5 INSTALLER QUALIFICATIONS

A. Successful contractor is required to maintain a full-time supervisor/foreman who is on the job-site at all times during installation of new roof system. Foreman must have a minimum of five (5) years experience with the installation of system similar to that specified.
B. If required, fabricator/installer shall submit work experience and evidence of adequate financial responsibility. The owner's representative reserves the right to inspect fabrication facilities in determining qualifications.
C. Installer must be FORTIFIED Certified and approved to install FORTIFIED HOME GOLD roof systems. Certification shall be current at time of installation.

1.6 DELIVERY, STORAGE, AND HANDLING.

A. Manufacturer's responsibility:
   1. Deliver the products in manufacturer's original containers, with wrappers in a dry undamaged condition with seals and labels intact. Include test report data necessary.
B. Installer's responsibility:
   1. Store materials in weather protected environment clear of the ground and moisture.
   2. Store rolled goods on end on a clean, sound pallet. Materials shall be protected against moisture.
   3. Do not store more materials on the roof than can be installed within two days.

4. Inspect materials upon delivery. Reject and remove physically damaged or marred material from project site.

1.7 WARRANTIES.

A. Owner shall receive ONE (1) WARRANTY from manufacturer of shingles covering ALL of the following criteria. Multiple warranties are NOT acceptable.
   1. Installer's 2-year warranty covering workmanship from deck to underlayment to shingles.
   2. Manufacturer's Limited Warranty: Shingles shall come with and be warranted by the material manufacturer for a period of 30 years.
   3. Warranties shall commence on date of substantial completion.

B. Provide documentation that completed roof assembly is eligible for FORTIFIED Home Gold designation.

PART 2- PRODUCTS

2.1 PREMIUM GRANUAL SHINGLES

A. Thirty year, Architectural, algae resistant laminated shingle. Color to be Weatherwood.

B. Bearing WL Class "A" fire resistive label and class "H" UL 2390 class G "Wind Resistant" label.

C. Shingles to conform to ASTM D3161, Class F

D. Shingle to conform to ASCE 7-16 wind speed for RISK Category 111 for each location.

E. Shingles shall be approved for use in FORTIFIED Home Gold roof system and installed to achieve enhanced wind resistance per IBHS requirements.

F. Shingles shall be installed using the manufacture's high-wind nailing pattern, not less than six (6) nails per shingle, or more if required by FORTIFIED or site wind speed.

2.2 RELATED MATERIALS

A. Hip and Ridge: Shingles shall come pre-cut from factory.

B. Underlayment: Ice and Water Shield over entire roof deck. Modified Membrane, 60 mil thick, 100% SBS rubber with 90 day exposure. Fully adhered self-adhering.

C. Nails. Nails shall be 11-gauge wire minimum, 5/16-inch head minimum and length to give proper penetration. (Longer nails will be necessary for hip and ridge application).

D. Flashing Cement. Trowel grade asphalt based roof cement for use as edge and valley sealant.

E. Eave Metal/Drip Edge: Style DL Long. 24-gauge, Prefinished standard metal color to be determined by Owner.

F. Provide plastic shingle over ridge vent as recommended by shingle manufacturer.

PART 3- EXECUTION

3.1 PREPARATION

A. Pre-roofing conference: Prior to beginning shingle roofing work, a pre-roofing conference shall be held to review work to be accomplished.
   1. Owner, Contractor, and all other subcontractors who have equipment penetrating roof or whose work involves access to roof shall be present.

3.2 ROOFING INSTALLATION.

A. Prepare roof for the installation of asphalt shingles, including:
   1. Protect all building surfaces against damage from roofing work.
   2. Clean roof deck and maintain free from all deleterious material during roofing application.
   3. Verify deck surface to be flat and joints tight. All rotten decking shall be replaced.

B. Underlayment
   1. Install specified underlayment. Ice and Water Shield across entire roof deck.
   2. Start at eaves; lap each successive course minimum 3 inches over the course below (or per manufacturer).
   3. Lap all end joints minimum 6inches.
   4. At ridges, extend underlayment minimum 6 inches past each side of ridge.
   5. At all penetrations, valleys, hips, and ridges, ensure full coverage and watertight seal.
   6. Roll and press all seams firmly for full adhesion; use hand roller at all overlaps.

C. Shingle Installation
   1. General. Application shall be in accordance with the approved shingle manufacturer's latest printed specification and installation guides.
   2. Install shingles for "High Wind Regions" as outlined by "Home Builder's Guide to Costal Construction" FEMA 499.
   3. All shingles shall be installed to meet or exceed FORTIFIRD Home Gold enhanced wind resistance requirements in addition for manufacturer's instructions.
   4. Starter Course. Before applying the first course of shingles, a row of shingles with the tabs removed should be applied along the eaves as the starter strip. Align starter course with the outer edge of the building, gutters or eaves as necessary and set in flashing cement.

5. The nails used in the starter strip shall also penetrate the eave metal/drip edge.
6. Apply the first course of shingles flush with the starter course (end of tab) but without open tab joints overlapping starter joints (stagger). Nail shingles in accordance with the Manufacturer's printed instructions. In any event, a minimum of six nails is required. Be sure it is laid perfectly straight, checking it regularly during application against a horizontal chalk line.
7. The shingles shall be overlapped so that there is a 5" exposure and shall remain constant throughout the entire application. Stapling is NOT permitted.

D. Hip and Ridge
   1. Install hip and ridge flashing according to current Manufacturer's printed instruction.

3.2 SHEET METAL INSTALLATION.

A. Install new metal flashing at base of walls and on to the roof surface. Metal flashing to be set in mastic. Metal flashing shall be fabricated with a mechanical break "V" to help minimize oil canning.
B. Fabricate and install new 24 ga. Pre-finished D-Long drip edge and water diverter at opening as indicated on drawing.
C. Install drip edge at eaves before underlayment. Install drip edge at rakes over underlayment.
D. Fasten drip edge at maximum 4 inches on center. Lap end joints minimum 2 inches.
E. Fabricate and install new lead soil stacks.
F. All flashing, drip edge, and metal transitions shall be mechanically fastened and sealed to maintain continuity of the secondary water barrier required for FORTIFIRD Home Gold.

3.3 RIDGE VENT

A. Install shingle over ridge vent as recommended by shingle manufacturer.
B. Provide required opening in roof deck as required by ridge vent manufacturer.

END OF SECTION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Wood composite fences.

B. Excavation for posts.

1.2 RELATED SECTIONS

A. Section 03 30 00 - Cast-in-Place Concrete.

1.3 REFERENCES

A. ASTM C 94 - Standard Specification for Ready-Mixed Concrete.

B. ASTM D 1037 - Standard Test Methods for Evaluating Properties of Wood-Base Fiber and Particle Panel Materials.

C. ASTM D 1761 - Standard Test Methods for Mechanical Fasteners in Wood.

1.4 DESIGN / PERFORMANCE REQUIREMENTS

A. Design Requirements: Design fence system to withstand Miami/Dade County 110 MPH steady wind and 130 MPH gusting wind tests.

1.5 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product to be used indicating sizes, profiles, surface finishes, and performance characteristics, and including:
   1. Preparation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Installation methods.
   4. Instructions on care and cleaning of composite wood products.

B. Verification Samples: For each finish product specified, two samples, representing actual product, color, and patterns.

C. Manufacturer's Certificates: Certify products meet or exceed specified requirements.

D. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for cleaning and maintenance.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store and handle products in accordance with the manufacturer's instructions.

B. Store level and flat, off ground or floor, with supports at each end and maximum 24 inches on center.

C. Do not stack wood composite over 8 feet (203 mm) high.

D. Cover wood composite with waterproof covering, vented to prevent moisture buildup.

1.7 WARRANTY

A. Provide manufacturer's 25 year residential warranty / 10 year commercial warranty providing coverage against checking, splitting, splintering, rotting, structural damage from termites, and fungal decay of wood composite.

PART 2 PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Trex Fencing, 160 Exeter Dr., Winchester, VA 22603

B. Barrette Outdoor Living, 7830 Freeway Circle, Middleburg Heights, OH, 44130

C. Or approved equal.

2.2 MATERIALS

A. Wood composite: Reclaimed wood and plastic with integral coloring; free from toxic chemicals and preservatives:
   1. Characteristics:
      a. Abrasion resistance: 0.01 inch wear per 1000 revolutions, tested to ASTM D 2394.
      b. Hardness: 1124 pounds, tested to ASTM D 143.
      c. Water absorption, 24 hour immersion, tested to ASTM D 1037:
         1) Sanded surface: 4.3 percent.
         2) Unsanded surface: 1.7 percent.
      d. Thermal expansion coefficient, 36 inch long samples:
         1) Width: 35.2 x 10-6 to 42.7 x 10-6.
         2) Length: 16.1 x 10-6 to 19.2 x 10-6.
      e. Fastener withdrawal, tested to ASTM D 1761:
         1) Nail: 163 pounds per inch.
         2) Screw: 558 pounds per inch.
      f. Static coefficient of friction:
         1) Dry: 0.53 to 0.55, tested to ASTM D 2047.
         2) Dry: 0.59 to 0.70, tested to ASTM F 1679.
         3) Wet: 0.70 to 0.75, tested to ASTM F 1679.
      g. Fungus resistance, white and brown rot: No decay, tested to ASTM D 1413.
      h. Termite resistance: 9.6 rating, tested to AWPA E-1.
      i. Specific gravity: 0.91 to 0.95, tested to ASTM D 2395.

j. Compression:
   1) Parallel: 1806 PSI ultimate, 550 PSI design, tested to ASTM D 198.
   2) Perpendicular: 1944 PSI ultimate, 625 PSI design, tested to ASTM D 143.
k. Tensile strength: 854 PSI ultimate, 250 PSI design, tested to ASTM D 198.
l. Shear strength: 561 PSI ultimate, 200 PSI design, tested to ASTM D 143.
m. Modulus of rupture: 1423 PSI ultimate, 250 PSI design, tested to ASTM D 4761.
n. Modulus of elasticity: 175,000 PSI ultimate, 100,000 PSI design, tested to ASTM D 4761.
o. Thermal conductivity: 1.57 BTU per inch per hour per square foot at 85 degrees F, tested to ASTM C 177.

2.3 COMPONENTS

A. Fence System: Solitude Privacy Fence System.
   1. Fence height:
      a. 8 feet.
   2. Components:
      a. Fence posts.
      b. Post caps:
         1) Pyramid.
         2) Flat.
         3) Crown.
      c. Top rail
      d. Aluminum bottom rail inserts.
      e. Bottom rail covers/Pickets, 91 inch.
      f. Fence brackets.
   3. Surface texture: Smooth.
   4. Color: To be chosen by architect from manufacturers full range of colors.

2.4 ACCESSORIES

A. Fasteners: 1-5/8 inch galvanized or corrosion-resistant coated steel. Provide finish nails where applicable.

B. Concrete: Provide concrete conforming to ASTM C 94; minimum 2500 PSI compressive strength at 28 days, with a 3 to 5 inch slump.

PART 3 EXECUTION

3.1 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.

B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Cut and drill wood composite using carbide tipped blades.

C. Space posts maximum 8 feet on center.

D. Drill post holes into undisturbed or compacted soil; excavate deeper in soft or loose soils and for posts with heavy lateral loads.

E. Drill posts to 12 inch diameter. Locate bottom of post 30 inches below grade or below frost line whichever is greater.

F. Place top of concrete flush with finished grade.

G. Screw fence brackets to posts with four 1-5/8 inch long exterior screws.

H. Cut top rails, pickets, bottom rail covers and aluminum bottom rails to lengths required.

I. Slide bottom rail covers over aluminum bottom rail pieces.

J. Position aluminum bottom rail on fence brackets with deeper side of rail channel facing downward.

K. Cut end pickets to height to provide clearance under brackets and screw to posts.

L. Insert pickets into bottom rail, interlocking adjacent pieces.

M. Position top rail and screw attach to top brackets with 1-5/8 inch long exterior screws.

N. Use finish nails to secure pickets to rails if the pickets are not tightly interlocked.

O. Place post caps over post tops and secure with construction adhesive or four finish nails.

3.4 CLEANING

A. Clean wood composite to remove stains:
   1. Mold, mildew, and berry and leaf stains: Clean surfaces with conventional deck wash containing detergent or sodium hypochlorite.
   2. Rust and ground-in dirt: Clean surfaces with cleaner containing oxalic or phosphoric acid.
   3. Oil and grease: Clean surfaces with detergent containing degreasing agent.

3.5 PROTECTION

A. Protect installed products until completion of project.

B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION