19 November 2026

SUBJECT: **Addendum Number 1**
Town of Jamestown
JAMESTOWN PARK - Natures Call Park Restrooms
Jamestown, NC

FROM: Ramsay, Burgin, Smith Architects, Inc.
225 North Main Street, Suite 501
Salisbury, NC 28144

Information contained in this Addendum and changes in Drawings and/or Specifications supersede said documents and become part of the Contract. Contractors are reminded to acknowledge receipt of this addendum on their bid Form of Proposal.

Architectural:

Item 1- Reference A0-01 Existing Conditions & Demolition Plan. Plans call for Three Trees to be removed – one adjacent to the Existing Building and two to the northeast.
ADD One Additional Tree to the northeast for a **Total of Four Trees to be removed.**

Item 2- Reference A0-01 Existing Conditions & Demolition Plan. As noted at the Prebid Conference, General Contractors are **required to provide Temporary Fencing** to PROTECT public / park patrons from all Construction Activities and Dangers.

Item 3- **See Attached Revised Sheet A1 Plan, Elevations & Details.**
Reference A1-01 Floor Plan. **SHIFT west wall of Women 100** to increase width of room by 4 inches and reduce width of Janitor 104/Electrical 105 by 4 inches. The entire 4 inches to be added to the depth of the Women's Stall making it 5'-10" deep in lieu of 5'-6" deep and making the Women's HC Stall 6'-4" deep in lieu of 6'-0" deep.
The Men's Restroom dimensions remain unchanged.
Reference A1-02 Building Section revised per Floor Plan. Women's Restroom increased to 11'-4" and Janitor decreased to 8'-4". Section Revised to include proposed Waste Lines and approximate depth of line(s) at exit of the Building Footprint - requiring STEP in footing.

Civil Drawings:

Item 4- Grading Plan Sheet to be identified as **Civil C-2 Existing Conditions & Grading Plan.**
Utility Plan Sheet to be identified as **Civil C-3 Utility Plan.**

Item 5- Reference C-3 Utility Plan. **See Attached Bulletin** for clarification of scope of work on both Water and Sewer for the New Restroom Building. Note that the existing Water Line and Septic System (tank and drainage field) must be protected during the construction process. If services are damaged by contractor, they must be repaired by contractor.

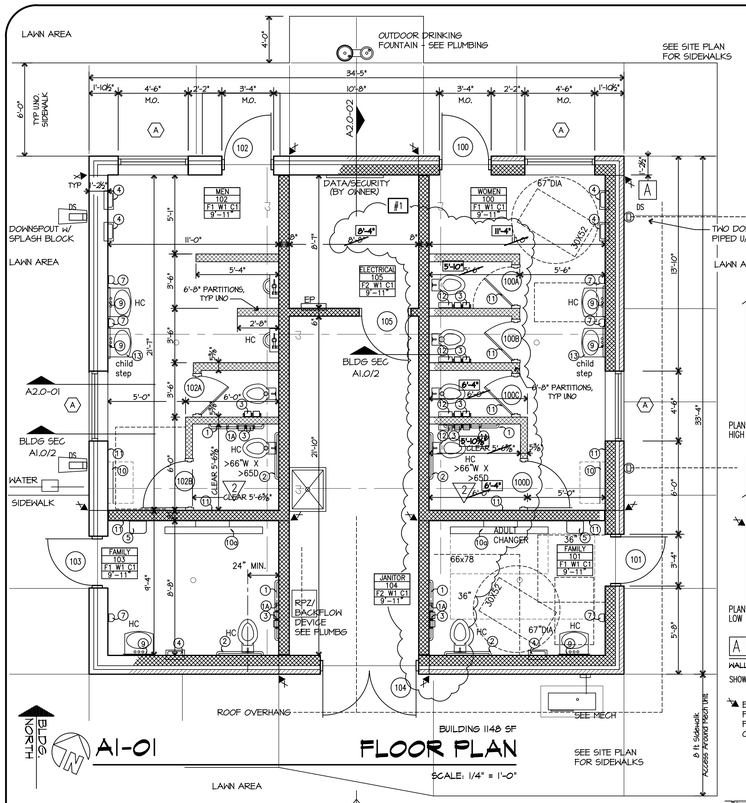
Structural:

Item 6- **See Attached SBD-1** Stepped Footing Detail for proposed route/depth of Waste Line.

Plumbing:

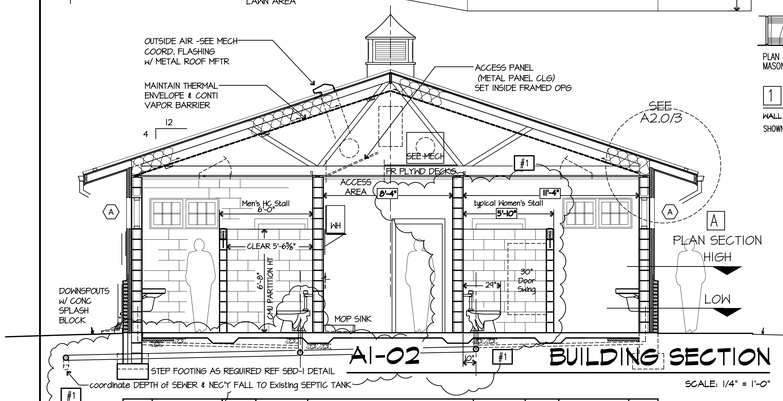
Item 7- Plumbing Subcontractors are reminded - Careful Coordination required during setting of under slab sewer rough in at water closets as well as depth of overall sewer lateral – exiting building footprint and coordinating with Building Foundation and depth of existing Septic Tank. Note that Restroom Stall dimensions are based on 10" to centerline of Water Closet Outlet.

END OF ADDENDUM No. 1.
(SEE REFERENCED ATTACHMENTS – including PreBid Conference Minutes.**)**



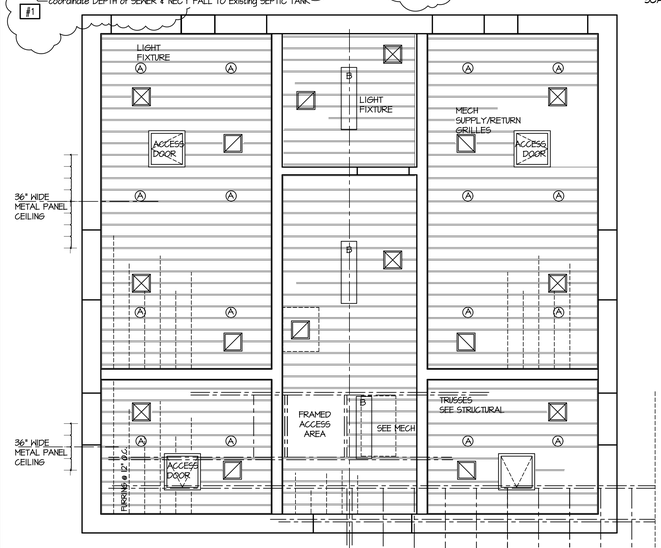
A1-01 FLOOR PLAN

SCALE: 1/4" = 1'-0"



A1-02 BUILDING SECTION

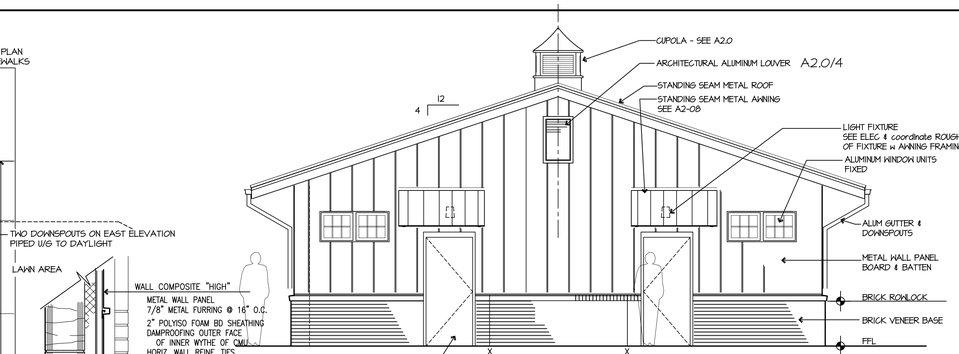
SCALE: 1/4" = 1'-0"



A1-03 REFLECTED CLG PLAN

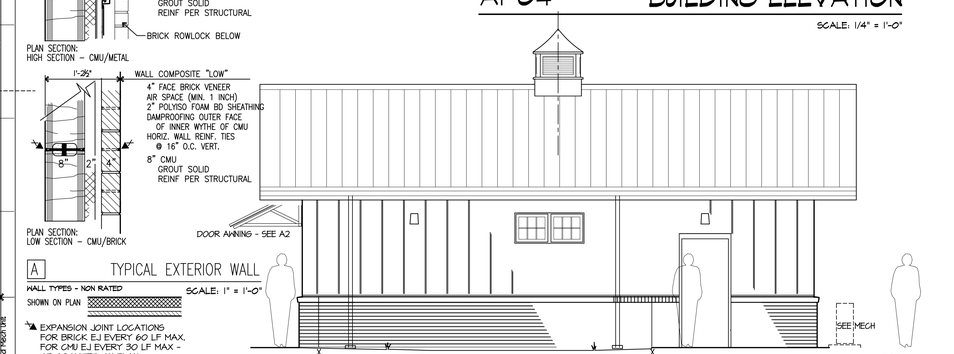
SCALE: 1/4" = 1'-0"

REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR RELATED INFORMATION.



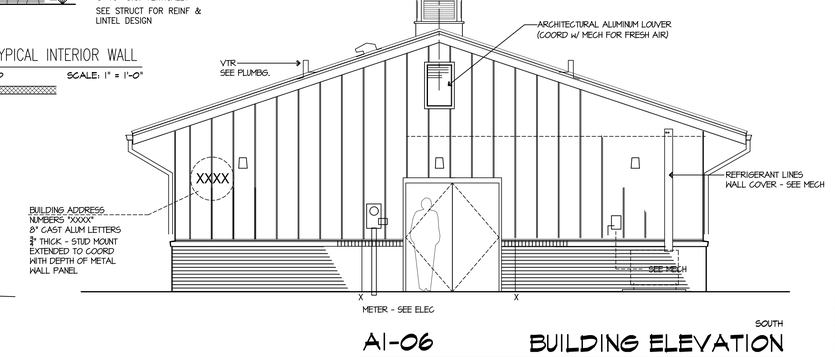
A1-04 BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



A1-05 BUILDING ELEVATION

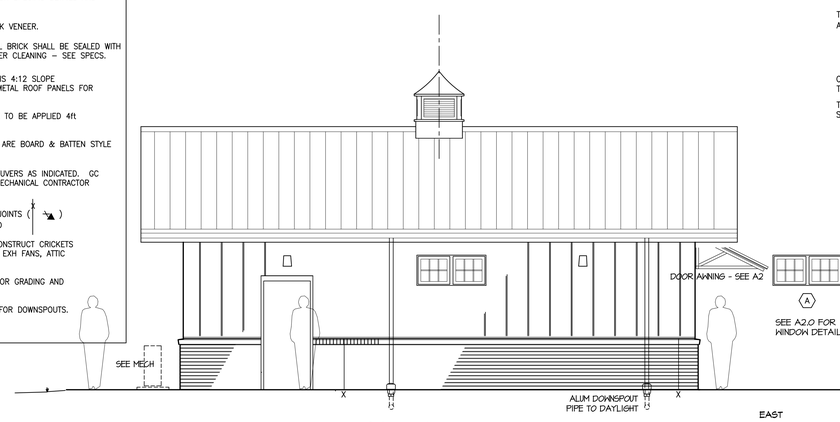
SCALE: 1/4" = 1'-0"



A1-06 BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH



A1-07 BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

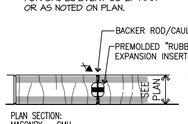
A TYPICAL EXTERIOR WALL

WALL TYPES - NON RATED

SHOWN ON PLAN

SCALE: 1" = 1'-0"

EXPANSION JOINT LOCATIONS FOR BRICK E.J EVERY 60 LF MAX. FOR CMU E.J EVERY 30 LF MAX - OR AS NOTED ON PLAN.



6" or 8" CMU - GROUT SOLID HORIZ. WALL REINF TIES @ 16" O.C. VERTICALLY

SEE STRUCT FOR REINF & LINTEL DESIGN

1 TYPICAL INTERIOR WALL

WALL TYPES - NON RATED

SHOWN ON PLAN

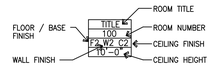
SCALE: 1" = 1'-0"

GENERAL ELEVATION NOTES:

1. SEE WALL SECTIONS FOR SPECIFIC DETAILS AND DIMENSIONS.
2. TYPICAL 4" FACE BRICK VENEER.
3. PLEASE NOTE THAT ALL BRICK SHALL BE SEALED WITH WATER REPELLANT AFTER CLEANING - SEE SPECS.
4. TYPICAL ROOF SLOPE IS 4:12 SLOPE with STANDING SEAM METAL ROOF PANELS FOR ENTIRE FACILITY.

   SNOW AND ICE GUARD TO BE APPLIED 4ft UP FROM EAVE, TYP.

   TYPICAL WALL PANELS ARE BOARD & BATTEN STYLE PANELS.
5. GC SHALL PROVIDE LOUVERS AS INDICATED. GC SHALL COORD. WITH MECHANICAL CONTRACTOR PRIOR TO ORDERING.
6. EXTERIOR EXPANSION JOINTS ( ) SEE FLOOR PLAN ALSO
7. CONTRACTOR SHALL CONSTRUCT CRICKETS ABOVE AND ALL VTRs, EXH FANS, ATTIC FANS, ETC..
8. SEE CIVIL DRAWINGS FOR GRADING AND CONTOURS.
9. SEE PLAN/SITE PLAN FOR DOWNSPOUTS.



ROOM FINISH LEGEND

	FLOOR / BASE		WALL		CEILING
F1	EPOXY FLOOR SYSTEM / EPOXY BASE	W1	EPOXY PAINTED CMU WALL	C1	SUSPENDED METAL PANEL CEILING w TRIM
F2	SEALED CONCRETE/ RUBBER BASE				

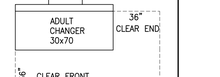
NOTES REFERENCED ON PLANS: PLAN NOTES:

1. "KB" - PROVIDE AND INSTALL KNOX BOX 3200 SERIES (or equal by GUILFORD COUNTY FD APPROVAL) WITH RECESSED MOUNTING KIT w/ HINGED DOOR. LOCATE IN EXTERIOR WALL NEAR MAIN ENTRY - COORD w/ FIRE MARSHAL.
2. HC STALLS MUST PROVIDE CLEAR DEPTH OF GREATER THAN 65" AND CLEAR WIDTH OF GREATER THAN 66" - DUE TO LACK OF TOE CLEARANCE W CMU PARTITION WALLS. >66"W X >65D

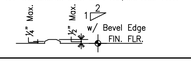
TOILET FIXTURE & ACCESSORIES SCHEDULE

ID TAG (X)	ITEM	PROVIDED BY	INSTALLED BY
1	1 1/2" ø HORIZONTAL GRAB BAR - 42" LENGTH	G.C.	G.C.
1A	1 1/2" ø VERTICAL GRAB BAR - 18" LENGTH	G.C.	G.C.
2	1 1/2" ø HORIZONTAL GRAB BAR - 36" LENGTH	G.C.	G.C.
3	TOILET TISSUE DISPENSER	OWNER	G.C.
4	HAND DRYER - POWERED - SEE ELEC	G.C.	G.C.
5	PAPER TOWEL DISPENSER - AUTO SENSOR - BATTERY OP - per Owner's Vendor	OWNER	G.C.
6	NOT USED		
7	SOAP DISPENSER - AUTO SENSOR - BATTERY OP - per Owner's Vendor	OWNER	G.C.
8	WASTE RECEPTACLE	OWNER	
9	24x36 MIRROR	G.C.	G.C.
10	BABY CHANGING STATION	G.C.	G.C.
10a	ADULT CHANGING STATION	G.C.	G.C.
11	COAT/TOWEL HOOK	G.C.	G.C.
12	SANITARY NAPKIN DISPOSAL	G.C.	G.C.
13	CHILD STEP AND WASH - UNDER SINK / FLOOR MOUNT	G.C.	G.C.

NOTES:
1. MOUNTING HEIGHTS FOR ALL TOILET FIXTURES AND/OR ACCESSORIES AS REQ'D BY N.C. STATE BUILDING CODE FOR THE PHYSICALLY HANDICAPPED.
2. REGARDING ADULT CHANGING TABLE - COORDINATE EXACT INSTALL REQ'MTS WITH SPECS FROM SUPPLIER. AT MINIMUM PROVIDE 1" MARINE PLYWOOD (SECURED EVERY 4 INCHES) x FULL LENGTH OF TABLE AND FULL HT OF MOUNTING WALL AREA. COORD WITH ELEC FOR EXACT POWER REQ'MTS FROM UNIT MANUFACTURER.
3. SEE PLUMBING FIXTURE SCHEDULE ON PLUMBING DRAWINGS FOR REQUIRED FIXTURES & ACCESSORIES.
4. HC STALL WITH CMU PARTITIONS THAT EXTEND TO FLOOR ARE OVERSIZED TO MEET TOE CLEARANCE REQUIREMENTS- 604.9.5.1 ICC A117.1. DEPTH EXTENDED TO GREATER THAN 65" AND WIDTH EXTENDED TO GREATER THAN 66".

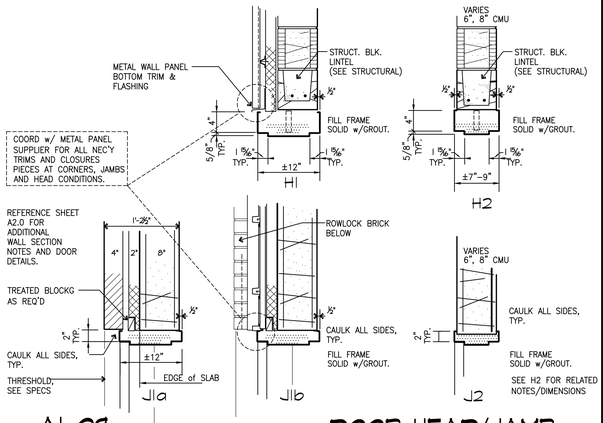


ALL THRESHOLDS MUST MEET ADA/ICC ANSI 117.1



(101) DOOR SCHEDULE

NO.	ROOMS	DOORS SIZE	MATL	FINISH	TYPE	FRAMES MATL	FINISH	TYPE	HEAD	JAMB	REMARKS	NO.
100	WOMEN'S RR	3'-0"x7'-0"x1 3/4"	H.M.	PAINTED	D1	H.M.	PAINTED	F1	H1	J1	ELEC HH	100
100A	WOMEN'S	2'-6"x4'-7"x1 3/4"	H.M.	PAINTED	D3	H.M.	PAINTED	F3	H2	J2		100B
100B	WOMEN'S	2'-6"x4'-7"x1 3/4"	H.M.	PAINTED	D3	H.M.	PAINTED	F3	H2	J2		100C
100C	WOMEN'S	2'-6"x4'-7"x1 3/4"	H.M.	PAINTED	D3	H.M.	PAINTED	F3	H2	J2		100D
100D	WOMEN'S HC	3'-0"x4'-7"x1 3/4"	H.M.	PAINTED	D2	H.M.	PAINTED	F3	H2	J2		100E
101	FAMILY	3'-0"x7'-0"x1 3/4"	H.M.	PAINTED	D1	H.M.	PAINTED	F1	H1	J1	ELEC HH	101
102	MEN'S RR	3'-0"x7'-0"x1 3/4"	H.M.	PAINTED	D1	H.M.	PAINTED	F1	H1	J1	ELEC HH	102
102A	MEN'S	2'-6"x4'-7"x1 3/4"	H.M.	PAINTED	D3	H.M.	PAINTED	F3	H2	J2		102B
102B	MEN'S HC	3'-0"x4'-7"x1 3/4"	H.M.	PAINTED	D2	H.M.	PAINTED	F3	H2	J2		102C
103	FAMILY	3'-0"x7'-0"x1 3/4"	H.M.	PAINTED	D1	H.M.	PAINTED	F1	H1	J1	ELEC HH	103
104	JAN/STOR.	PR. 3'-0"x7'-0"x1 3/4"	H.M.	PAINTED	D1	H.M.	PAINTED	F1	H1	J1		104
105	ELEC.	3'-0"x7'-0"x1 3/4"	H.M.	PAINTED	D1	H.M.	PAINTED	F1	H1	J1		105

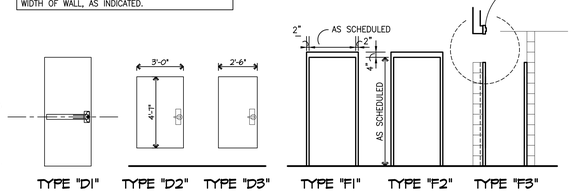


A1-09 DOOR HEAD/JAMB

SCALE: 1" = 1'-0"

WELDED FRAMES - KNOCK DOWN NOT ACCEPTABLE

UNLESS NOTED & DETAILED OTHERWISE- ALL DOOR FRAMES SHALL BE "WRAP-AROUND" FRAMES. HEAD/JAMB DIMENSION SHALL BE MODIFIED TO WRAP WIDTH OF WALL, AS INDICATED.



A1-08 DOOR TYPES & FRAMES

SCALE: 1/4" = 1'-0"

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225 NORTH MAIN STREET - SUITE 501
SALISBURY, NORTH CAROLINA 28144
Phone (704) 603-3812 Fax (704) 603-3801
Email mail@rbsarchitects.com (www.rbsarch.com)

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS THEREFROM MUST BE WITH THE WRITTEN CONSENT OF THE ARCHITECT

#1 ADDENDUM #1 - SHIFT WEST WALL OF WOMEN'S RESTROOM.
CMU WALL SHIFTED TO INCREASE WIDTH OF WOMENS RESTROOM BY 4 INCHES AND REDUCE JANITOR/ELEC ROOMS BY 4 INCHES. ENTIRE 4 INCHES ADDED TO DEPTH OF WOMEN'S TOILET STALL AREA.
UNDERSLAB PLUMBING/WASTE ROUGH-IN. COORDINATE DEPTH OF WASTE LINES AND STEP FOOTING WHERE WASTE EXITS BLDG.

PLAN ELEVATIONS DETAILS

Wall Types
Door Schedule
Toilet Accessories

JAMESTOWN PARK

Natures Call

Park Restrooms

7041 E. Fork Road
Jamestown, NC

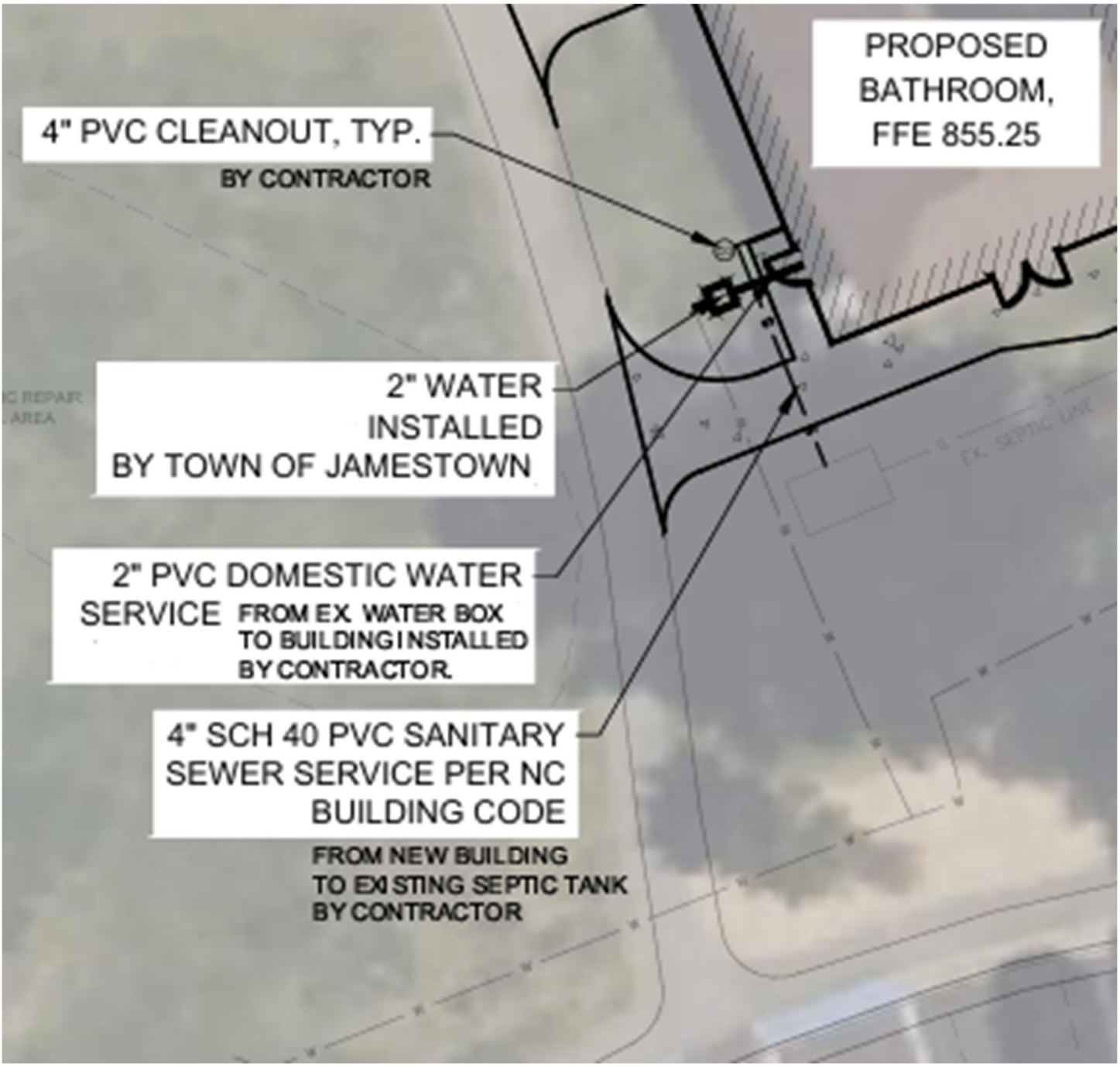


PFA	
DRAWN BY	
DJG	
CHECKED BY	
JAN 2026	
DATE	
92512	
COMM. NO.	

SHEET NO.
A1
OF 3

FOR CLARIFICATION:

REFERENCE CIVIL SHEET C-3 UTILITY PLAN



ADDENDUM #1 Item #5

RE-BID CONFERENCE

JAMESTOWN PARK

Natures Call Park Restrooms

Jamestown, North Carolina

10 November 2026

Attending:

Scott Coakley	Parks Director, Town of Jamestown
Jeff Goard	Town of Jamestown
Diane Gibbs	Ramsay Burgin Smith Architects (diane@rbsarch.com)
Wael Zamamiri	Atlantic Contracting Company, Inc (ACCI)
Zander Williams	Hedrick Creative Building
Blake Dalton	Envisicon Company, Inc
Bryce Evans	R&L Glover Enterprises
Joe Trevel	Gen-Con Group
Ethan Mullins	Miles-McClellan
Seybian Sims	Risa Construction
Brian Tessier	Bar Construction
Matt McSwain	Brian Atkins Construction
John Walker	HM Kern

A Pre-Bid Conference was held on Tuesday, November 10th to acquaint bidding contractors with the project and to allow an opportunity for contractors to ask questions. Sign-in Sheet was passed around – PreBid was not Mandatory but encouraged. Please contact **Diane Gibbs/RBSA** with any questions moving forward.

A brief overview of the project was given and the following general clarifications were made:

This is a Single Prime project with the General Contractor as the single source responsible.

RBSA reminded all those present to **Verify That They Have All Sheets Scheduled In The Set Of Drawings And In The Specifications**. It is the responsibility of the Contractor to cross reference and count drawing sheets/specifications to verify receipt of a complete set of bid documents.

Regarding the Form of Proposal, the **list of subcontractors on the BID FORM** must be filled out completely and cannot be revised after the Bid Date.

Please note that a **Bid Bond and Performance and Payment Bonds** are required for this project.

Per the Invitation to Bid, no bid may be withdrawn after time set – **for a period of 45 days.** Contractors shall be prepared to hold their bids for 45 days while the Owner files necessary paper work.

Construction Duration - 8 Months

Liquidated Damages will be enforced at **$500** per day. To be clear, this is not a penalty but an agreed upon estimate of the damages the Owner will face if these facilities are not in use by the contract date. Contractors have 30 days to submit any time delays outside their control to the Architect. Submissions will **not be accepted** at the end of the project. Note: Bad Weather Days are defined in the Supplementary Conditions.

Agencies reviewing this project include Town of Jamestown and Guilford County Inspections Dept.
Both approvals are in hand.

Contractors are responsible for coordination, filing and payment of Building Permits.
Town of Jamestown (TOJ) has confirmed Water / Sewer in place – There will be No Tap Fees.

Contractors are reminded to reference Section 01020 for lump sum allowances to be included in Base Bid Price.

A Testing Allowance ($8000) has been set up to pay for all Construction Material Testing related to this project. The Town will employ a Testing Agency to perform all specified/necessary CMT and as yet, unknown quality control services.

Contractors should note that an Undercut & Fill allowance has been **included for 250 cy.**

Product substitutions should be pre-approved (in writing) as equal by the Architect prior to bid if possible. While substitutions will not automatically be rejected after bid, products are subject to rejection by Architect for any failure to meet specifications.

Site Notes:

Regarding the Site– Existing Restroom Building to be Demolished.
No Hazardous Materials are present – Survey included in Bid Documents.

This is an active PARK that will remain OPEN.

Contractors will need to plan on and **include temporary fencing** around the construction site as required to protect the public (especially, Keeping Children Safe & Out of Construction Areas) and to secure materials and equipment from theft or damage. Necessary Temporary Fencing is to be part of Contractor's Base Bid.

A Job Trailer is not required but we anticipate placement of a storage container on site – we have indicated a STAGING area in the Existing Parking Lot. The Town has agreed to CLOSE a portion of the existing parking lot for construction staging. TOJ also acknowledges that the asphalt paving in this area is due to be replaced as part of future maintenance.

While there are no official Storm Water Control Plans, contractors will be required to manage each Site – taking care with entering and exiting site, avoiding unnecessary disruption of adjacent areas and keeping streets clean of mud. Reference Civil Drawings for Limits of Disturbance and Silt Fence details.

Utilities: **2" Water Service to Building has been installed by TOJ**
Contractor responsible for extending Water Line from Building to existing Water Service.
Septic System has been installed by TOJ.
Contractor responsible for extending 4" Sch 40 PVC Sanitary Sewer to Existing Septic Tank.
(GC to coordinate depth of Sewer Lateral and Septic Tank connection prior to construction)
Electrical Service to Building assumed to come in from Power Line on E. Fork Road.
Assume Duke Energy to direct bury Service to Meter on New Building.
Note that Panel A in New Building also feeds power to adjacent Park Shelters.

Regarding Data/Phone/Cable Service, Contractor shall provide / install 2" Data Conduit as noted on Elec Drawings. Conduit shall extend into building and stub up in Elec/Data/Security Room.
Data Wire and any related Data/Security Equipment to be provide and installed By Owner.

Also, **Access Hardware for Entry Doors** will be provided and installed by Owner.
GC will be asked to coordinate with Owner's vendors on schedule and rough in - Exact prep of HM Door Frames coordinated with TOJ Vendor.

Building Notes:

Load Bearing Masonry Walls with Brick Veneer Base switching to Metal Panel Siding.
Quality of Masonry is extremely important given CMU will be the FINISHED wall – block work must be neat, smooth and straight. Contractors were cautioned to provide Quality Masonry Subcontractor.
Take note of CMU partition walls with stall heights at 6'8" AFF.

Special Care will need to be made to rough in all items inside CMU walls.
No Exposed Conduit and No Surface Mounted Boxes or Devices. (PME rough in inside CMU or above ceiling)

Note that since **Building is Heated & Cooled** – **thermal envelope** must be maintained to meet Energy Code.
Cavity Wall insulation and Batt Insulation/Vapor Barrier at Roof Trusses create/maintain Envelope.

The Design Goal of this facility was to make it as **vandal resistant and maintenance free** as possible.

Contractor Questions:

Temporary Restrooms for Public Park Patrons are not required as part of this project. TOJ will reorient public to another location on site and/or provide portable toilets for park depending on the season.
Contractors are reminded they are required to provide portable toilet for construction personnel– as listed in specifications.

Scott Coakley identified the location of the 2" Water Line, Gate Valve and Valve Box set adjacent to the Building. Contractors will need to protect this water line / box from damage during construction.
RBSA will clarify this further in Addendum No. 1.

Contractors are asked to **OFFICIALLY SIGN UP** – name added to Bidders List posted on our website.
Contractors asked to notify RBSA if you have signed up to bid the project and have to withdraw for any reason.

As the Bid Date closes in, any conflicts on Drawings that are not covered by addendum will be addressed by reading the drawings as they stand and assuming the most expensive interpretation. The specification lists the order of precedence – see Supplementary General Conditions, Article 1. Any questions clarified in an Addendum will aid everyone bidding.

Contractors are advised to be on time – Bids will be closed promptly at 3:01 pm.

The minutes of this meeting will be included in the Addendum No.1 and become part of the Contract Documents.

END OF PRE-BID MINUTES. **(These Minutes issued as part of Addendum No.1)**