



January 28, 2021

RE: Addendum #3 for Hoose Court duplex at 227 S. Scott Street

Attention contractors:

Attached is addendum #3 which contains important information on the bid due date and other construction related items.

Please acknowledge receipt of addendum #3 on your bid form.

Thank you and good luck!

Best,

Pat Lynch
SBH Architect

attached –

227 S. Scott duplex - Addendum #3 dated 1-28-2021

January 28, 2021

Hoose Court – Addendum #3

Please read all addenda items carefully as they may affect the scope and price of your work. If you have questions about items in this addenda or any other documents in the RFP please contact patlynch@sbheritage.org.

3.01 Vinyl floor finish change and carpet clarification:

The vinyl floor is revised to an LVT 'click' system instead of a glue down product over an underlayment. The click system does not require an underlayment. However some minor prep of the subfloor (sanding of some plywood joints) or SOG (minor self leveling filler) should be assumed.

The acceptable product is manufactured by Engineered Floors. Style: The New Standard II or approved equal. Color TBD.

Carpet to be 12' broadloom P.E.T. with min. 25 oz/sq yd face weight or approved equal. Color TBD.

Carpet pad to be 1/2" 6 lb rebond.

3.02 Clarification on steel canopy frame:

The steel canopy frame detailed on page A3.1 and located over each front door is to be provided by SBH to the framing contractor. Framing contractor to install steel frames. SBH will provide the polycarbonate panel to the siding contractor who will cut and secure it to the steel frame.

3.03 Material availability:

Some materials specified in the RFP may be unavailable or have exceedingly long lead times. If this is the case please let me know.

For example, the 3" Rockwool 110 insulation specified for the foundation has a 12 to 14 week lead time as reported by Old Fort Building Supply. This may require a swap to 2" poly-iso board if it is more available.

For bidding purposes please assume that the products noted will be available and include them in your proposal. We will make substitutions and/or price adjustments as needed either at contract award or shortly thereafter.

3.04 Omit garage shown on site plan on page A1.0

Garage and all associated foundation, flatwork, framing, siding, approach, and driveway from the alley are omitted from the project scope at this time.

3.05 City curb and city sidewalk clarification

The replacement curb measures 77' along Wayne Street and 92' along Scott Street. These straight dimensions extend to include the ADA corner. ADA corner and all work in the right of way to meet city of SB BOPW standards. City sidewalk width is not noted on the site plan, but it scales to 4' which is too narrow. Please note that the sidewalk shall be 5' wide to match existing city sidewalk width. Walkways on the property are 4' wide.

3.06 Landscaping clarification

Question: The Site Plan (sheet A1.0) shows "Lawn" label along Scott St. frontage, but not on side yards or rear yard. Does the entire parcel get seeded? Or, what are the limits of seeding?

Answer: Grass seed treelawn between new curb and new city sidewalks; area between east & south elevations and the city sidewalk; 10' from the north elevation; and 25' from the west (rear) elevation.

Question: *The description for the dimensions for the planting areas which are to be at each front porch per Div. 02, Landscaping, number 19, reads: "Provide vinyl edging, landscape fabric, mulch; (8) 1-gallon shrubs;(4) 5-gallon shrubs around each front porch and approximately 5' around each side. Bed to be approximately 36"-48" deep from face of foundation to vinyl edging". I am a bit confused about "5' around each side".* “

Answer: The landscaping description in Division 2 item 19 is revised as follows: Provide vinyl edging, landscape fabric, mulch; (8) 1-gallon shrubs;(4) 5-gallon shrubs around each front porch **stoop** and **extending** approximately 5' ~~around each side~~ **15' from the side of each stoop along the face of the facade**. Bed edge to be installed curvilinear and vary approximately 36"-48" deep from face of foundation to vinyl edging".

The intent of the scope is to provide the noted quantities at each apartment, so a total of (16) 1 gallon shrubs and (8) 5-gallon shrubs are indicated.

Street tree removal and new street trees are not included in this scope.