Pre-Submittal Questions and Answers on Invitation to Bid, for Renovation of One Single-Family Home in Peach Springs, AZ, April 24, 2019

April 30, 2019

ADDENDUM NO. 1

Pre-Bid Sign-In Sheet
1. See attached.

Response to Questions

2. Can new roof shingles be applied on top of the existing roof shingles? Yes, if existing roof shingles are not degraded and are lying flat.
3. Can the satellite dishes be removed from the roof? Yes; however, operational dishes must be re-installed in a timely manner.
4. Can existing shower and toilet in Bathroom No. 2 be re-furbished rather than replaced? Yes
5. Will the homeowner be able to vacate the home during the renovation? This has yet to be determined. Please provide a price for performing the renovation both with and without the homeowner living on-site.
6. Given the unknown condition of the room addition, can it be removed, the concrete slab raised to match the existing finish floor and then rebuilt? Yes, please provide a bid alternate price for a replacement of the room addition as well the cost to remodel the existing structure as shown in the working drawings dated April 1, 2019. See attached plans for Bid Alternate 2 re-build design.

Should you have any questions regarding this Addendum, please contact me at (928) 769-1310.

Except as modified herein all other specifications, terms, conditions and special provisions shall remain the same.

ISSUED BY:

Kevin Davidson
Planning Director

Attachment: Sign In Sheet
Demolition, Floor Plan, Roof Framing Plan & Elevations for Bid Alternate Re-Build of Room Addition

cc: File
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Demolition Plan for Bid Alternate Re-Build of Room Addition
Selective Demolition Floor Plan

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

Notes:
- Remove exterior siding
- Remove roof on room addition
- Remove windows
- Remove doors unless noted otherwise
- Remove VCT flooring
- Remove lighting fixtures
- Remove outlets, switches, & cover plates

Removal of Kitchen:
- Remove existing kitchen appliances, fixtures, and cabinetry
- Remove existing plumbing fixtures and cabinetry
- Remove existing baseboards and casings
- Remove existing VCT flooring
- Remove lighting fixtures
- Remove exhaust fans
- Remove ceiling fans
- Remove outlets, switches, & cover plates

Legend:
- Remove wall
- Remove concrete walk

Room Addition
- Remove exterior wall and existing window
- Retain concrete slab
- Remove existing concrete slab
- Removewall
- Provide opening for new window in existing exterior wall

Bid Alternate 2 – Demolition of Room Addition by existing slab
Floor Plan for Bid Alternate Re-Build of Room Addition
New Construction Floor Plan

SCOPE OF WORK FOR HOME RENOVATION AT 1405 MILKWEED SPRINGS ROAD SHALL INCLUDE THE FOLLOWING DESIGN FEATURES AND AMENITIES:

1. Selective demolition of interior walls, cabinetry, plumbing fixtures, floor tile, wood siding, roofing, etc.
2. Remove existing roof and ceiling over room addition and rebuild with engineered trusses to match existing pitch and roof line and apply new roofing shingles.
3. Cut siding along base of room addition, install drip molding and ensure water drains away from wall.
4. New asphalt roof shingles ( Owens Corning or equal), replace underlayment as necessary and add 14" solar tube skylight.
5. New Hardie Plank (Select Cedarmill) lap siding on exterior walls.
6. Minimum 60 square foot ADA accessible master bathroom with new walk-in shower, vinyl composite tile floor, duct work, exhaust fan and 14" solar tube skylight.
7. New 4" concrete (2,500 psi) ramp at front entrance door with covered landing.
8. New double-pane insulated windows.
9. New door frames, doors, trim and hardware unless noted otherwise.
10. Provide undercement for air flow.
11. New electrical outlets, switches, light fixtures, ceiling fans and smoke detectors to meet 2012 NEC. Add new electrical outlets in Bedroom No. 3 (Liviton, Slater, or equal for new and replacements). New branch circuit wire shall be "TW".
12. New vinyl composite tile flooring in remainder of house.
13. New ADA compliant cabinetry and countertops in kitchen and bathrooms.
15. New ADA compliant appliances in kitchen (clean existing refrigerator).
16. Repair furnace and evaporative cooler, re-route venting for code compliance and extend ductwork to room addition. New ductwork shall comply with SMACNA and be wrapped in minimum R-6 insulation in un-conditioned spaces.
17. Clean, refurbish and repair wood stove plus install flush tile hearth.
18. Repair service lines, including propane gas line, as needed.

New ADA compliant plumbing fixtures in kitchen and bathrooms.

New ADA compliant appliances in kitchen (clean existing refrigerator).

New 6 x 6 corner post wide x 12" deep.

Pour new 4" rebar-reinforced concrete ramp w/ 2% max slope away from house, broom finish.

Pour new 4" rebar-reinforced ADA concrete ramp w/ 2% max slope away from house, broom finish.

Solar tube skylight (front entry).

Solar tube skylight (rear side).

Solar tube skylight (rear side).

New ADA accessible master bathroom w/ overlaying tile floor.

Fireplace w/ tile hearth.

Check and refurbish existing wood door and add tile hearth.

New ADA accessible vanity & appliances.

New ADA accessible closet & sink.

Existing 2x wall

Legend:

- Existing Re-paint

- Pre-Hung

- New

- None

- Deadbolt & Screen

- Recessed Pull

- Privacy

- Pull

- Concrete

- Pre-Hung

- Frame

- Hollow Core, 3 pnl

- Solid Core, 6 pnl

- Bid Alternate 2

- Pre-Fin

- Wood/Vinyl

- Double pane, Low E Wood/Vinyl

- Dual-pane, Low E Wood/Vinyl

- Insulated glass, Low E Wood/Vinyl

- None

- Paint

- Glass

- Type

- Size

- Glass

- Frame

- UL Factor

- Remarks

- No.

- Remarks

- Type

- Size

- Glass

- Frame

- U-Factor

- Remarks

- No.

- Size

- Head

- Jamb

- Threshold

- Finish

- Hardware

- Remarks

- No.

- Size

- Head

- Jamb

- Threshold

- Finish

- Hardware

- Remarks

- No.

- Size

- Head

- Jamb

- Threshold

- Finish

- Hardware

- Remarks

Window Schedule

Door Schedule

New Construction Floor Plan

Scale: 1/4" = 1'-0"
Roof Framing Plan for Bid Alternate Re-Build of Room Addition
Roof Plan
Scale: 1/4" = 1'-0"

New 4:12 gable roof w/ 2x8 rafters & bracing @ 24" O.C. attached to existing walls. 2x4 outriggers at 24" O.C. w/ 1/2" plywood sheathing and 1x6 fascia. Place R-30 insulation in ceiling and cover ½" gypsum board. New 4:12 roof extension over front door 30" overhang (typ) New 2x8 ledger attached to studs and 2x ridge Edge of exterior wall Edge of existing roof Bid Alternate 2 – Add new 6 x 10 beam to carry trusses New 6 x 10 beam to support trusses, attach to existing wall framing and new 6 x 6 post with Simpson Strong-Tie hangers Solar tube skylight (Alternate 1) Solar tube skylight (Alternate 1) Solar tube skylight (Alternate 1) New asphalt roof shingles by Owens Corning or eq. Existing heater vent (typ) Existing wood stove vent (typ) New 6 x 6 roof extension over front door.
Elevations for Bid Alternate Re-Build of Room Addition
Exterior Elevations

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

- Rebuild roof over room addition
- Translate roof (West)
- New asphalt roof shingles
- New solar tube skylight (Alternate 1)
- New attic vent
- New lap siding, cut existing siding along bottom and install drip edge
- Extend roof over front porch
- New solar tube skylight (Alternate 1)
- New lap siding
- New asphalt roof shingles
- New solar tube skylight (Alternate 1)

Front - West
Rear - East
Side - North
Side - South