

Palomino Residential Design

Development/Building Design/Construction

July 17, 2019

Project:

Garfield County Housing Authority
Alterations to
Valley Senior Housing and Valley Senior Center
500 Parachute Avenue
Parachute, CO 81635
Job No. 19-0226

Project Owner:

Garfield County Housing Authority (GCHA)
1430 Railroad Avenue, Suite F
Rifle, Colorado 81650
970 625-0859
gcauthority@garfieldhousing.com
Attention: Katherine Gazunis, Executive Director

Addendum No. 1

All Drawings dated July 19, 1989, Record Drawings, MCB Architects:

The following items, Drawings and Addenda shall be incorporated into the scope of work as if originally issued. Expenses for materials and installation labor shall be reflected in the Bid for construction of the project.

Drawing Index:

- A-1 Overall Site Plan
- A-2 Site Plan and Site Details
- A-4 Typical Housing Unit Floor Plan
- A-5 Handicap Unit Floor Plan
- A-6 Building Unit 'A', 'B' and 'C' Elevations
- A-7 Commons Building Floor Plan and Elevations

The drawings are to be used as a reference of the existing conditions of Buildings 'A', 'B', 'C' and the Commons Buildings only. Drawings of the existing conditions of the Valley Senior Center do not exist. Bidders are required to visit the Site and verify all existing dimensions and field conditions for all buildings and all building components identified in the Scope of Work.

Division 07 – Thermal and Moisture Protection, (G) Siding Allowance - In lieu of as identified, the Siding expense Allowance for 14 doors, shall be \$7,000 for all material and labor, installed, and ready for occupancy.

Division 08 – Openings, (D) Exterior Entry Replacement Doors - The Exterior Entry Replacement Doors expense Allowance shall be \$7,000 for all material and labor, installed, and ready for occupancy. Exact door locations, fourteen total to be replaced, will be determined in the field.

Division 08 – Openings, (D) Storm/Screen Replacement Doors - The Storm/Screen Replacement Doors expense Allowance shall be \$4,800 for all material and labor, installed, and ready for occupancy. Exact door locations, twelve total to be replaced, will be determined in the field.

Division 09 – Finishes, (B) Luxury Vinyl Plank Flooring – In lieu of as identified, the flooring expense Allowance shall be \$16,800 for all material and labor, installed, and ready for occupancy.

Division 09 – Finishes, (C) Carpet and Pad - In lieu of as identified, the Carpet and Pad expense Allowance shall be \$11,800 for all material and labor, installed, and ready for occupancy.

Division 09 – Painting, (E) Mechanical Room Doors - The Mechanical Room Doors expense Allowance shall be \$1,500 for all material and labor, installed, and ready for occupancy. Exact door locations, six total to be replaced, will be determined in the field.

Division 09 – Painting, (F) Siding Touch-Up Painting - The Siding Touch-Up Painting expense Allowance shall be \$6,000 for all material and labor, installed, and ready for occupancy. Exact scope of work will be determined in the field.

Division 15 – HVAC, (A) Ductless A/C Unit – In lieu of as identified as an Allowance, the Ductless A/C Unit portion of the Work shall be submitted as Bid Add Alternate #1.

Division 15 – HVAC, (B) Window-Mounted A/C Replacement Unit - The Window-Mounted A/C Replacement Unit shall be as selected by the Owner. The expense Allowance for the 13 replacement units shall be \$5,200 for all the replacement units; mounting brackets; and accessory closure panels. The expense Allowance shall include all materials and installation labor.

Division 16 – Electrical, (A) Combination Smoke/Carbon Monoxide Detector - The Combination Smoke/Carbon Monoxide Detector expense Allowance shall be \$3,750 for all material and labor, installed, and ready for occupancy. Exact locations, twenty-five total to be installed, will be determined in the field.

Division 22 – Plumbing, (A) Bath Replacement Faucets - The Bath Replacement Faucets expense Allowance shall be \$650 for all material and labor, installed, and ready for occupancy. Exact locations, thirteen total to be replaced, will be determined in the field.

Division 32 – Exterior Improvements, (A) Asphalt Paving and Parking Striping – In lieu of as identified, the Asphalt Paving and Parking Striping Allowance shall be \$36,500 for all material and labor, installed, and ready for use by the Owner.

Division 32 – Exterior Improvements, (B) Accessible Walkway Repairs – Delete this portion from the Scope of Work.

Division 32 – Exterior Improvements, (C) Site Lighting Bollard Repairs – In lieu of as identified, the Site Lighting Bollard Repairs Allowance shall be \$5,000 for all material and labor, installed, and ready for use by the Owner.

Division 32 – Exterior Improvements, (E) Accessible Grasp Rails at Building Entries – In lieu of as identified, the Accessible Grasp Rails at Building Entries Allowance shall be \$18,000 for all material and labor, installed, and ready for Occupancy by the Owner.

Division 32 – Exterior Improvements, (F) Privacy Screen Fencing Replacement – In lieu of as identified, the Privacy Screen Fencing Replacement Allowance shall be \$18,000 for all material and labor, installed, and ready for Occupancy by the Owner.

Division 32 – Exterior Improvements, (G) Replacement Sign Valley Senior Center – The Replacement Sign Valley Senior Center expense Allowance shall be \$1,250 for all material and labor, installed, and ready for occupancy. Exact location and replacement details to be determined in the field.

Division 34 – Accessibility (ADA) Modifications, (A) Valley Senior Center - The Valley Senior Center expense Allowance shall be \$25,000 for all material and labor, installed, and ready for occupancy. Exact scope of work and modification details to be determined in the field.

Division 34 – Accessibility (ADA) Modifications, (A) Valley Senior Housing, Unit 104 - The Valley Senior Housing, Unit 104 expense Allowance shall be \$23,000 for all material and labor, installed, and ready for occupancy. Exact scope of work and modification details to be determined in the field.

End of Addendum

19-0226 Add No1 071719