

MacDonald & Mack

ARCHITECTS

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Addendum

Date of Issuance August 5, 2024

**Addendum
No. 3**

Project Chaska Yards – Rehabilitation and New Construction

Owner Carver County CDA

From MacDonald & Mack Architects

SCOPE OF ADDENDUM

This addendum shall become part of the bid.

The bidder shall insert the addendum number in the space where indicated on the proposal form.

Failure to comply may result in the bid being rejected.

QUESTIONS and CLARIFICATIONS

1. Can you provide some specifications on floor finishes?
 - a. Instead of specs for floor finishes, we are asking the contractor to include in their bid a square foot allocation for these materials. The contractor should select finishes in this range:
 1. Carpet - \$4/sf
 2. LVT - \$7.50/sf
2. Can you provide some specifications for the appliances?
 - a. Instead of specs for appliances, we are asking the contractor to include in their bid a cost allocation for these appliances. The contractor should select appliances in this range:
 1. \$5000 – GE electric range, dishwasher, microwave, refrigerator, disposal, and LG washer & dryer.
 2. There will be an additional allocation of \$500 for the range hood in Unit 4 as discussed in question 4 below.
3. Per on site conversation at the pre-bid meeting, the sewer and water is connected into the Ernest house already.
 - a. Correct. Sewer and Water are already connected/stubbed into the house – see C100.

4. Ernst house cabinet drawings A4.05 shows a special range hood (if this is correct can we get specs on it). The spec book calls for all units 1-4 to have microwaves over the range.
 - a. Yes, Ernst has a special range hood. Ernst microwave is still in upper cabinets, but not over range. The spec book was in error for Unit 4.
5. What is the base level of cabinetry for the project?
 - a. Smart Cabinetry, or similar, should be the base level cabinetry included in the bid.
6. When it says tile to be on the wet walls there is no height specified? Floor to ceiling? Are the wet walls expected to be toilet and sink walls? Are the tubs and showers getting fiberglass surrounds or are the walls to be tile? Are the corner showers just getting shower curtain rods or is the intend to have a surround with a door?
 - a. Fiberglass surrounds for tubs/shower with a shower curtain
 - b. Fiberglass surrounds and door/glass wall system for corner/smaller showers
 - c. Wet wall tile (sink and toilet walls) to ceiling
7. SAC and WAC Fees for sewer and water connections?
 - a. By contractor.
8. Power company fees for electrical hook ups?
 - a. By contractor.
9. Gas company fees for gas connections?
 - a. By contractor.
10. Is the Ernst house a total gut and redo on the interior? All lath and plaster, or other finish materials to be removed from walls and ceilings including exterior walls for new electrical?
 - a. No it is not a total gut. Where walls/ceilings are to remain and the plaster is in good condition, the plaster should remain. New electrical can be channeled into the existing plaster where needed. The hope is to retain as much of the existing plaster as possible.
11. Is all existing wiring in the Ernest house to be removed?
 - a. Yes.
12. How many lights are in each garage stall? Is the garage to have its own service or is each stall suppose to go to a dedicated house? If the garage has its own service is the exterior lighting along sidewalk to tie into this service?
 - a. Two overhead lights per stall.
 - b. Each garage electrical service will connect to the units. Going from north to south, the garage stalls associated with the units are: Unit 3 on the north, Unit 2, Unit 1, Unit 4 on the south.
 - c. At the pre-bid meeting we decided that the exterior lighting along the sidewalk will tie into Unit 4's service.
13. There is a wall on page L110 that is not shown in the grading plans, between Unit 2 & Unit 4 (Two Unit 4s on the landscape plans)
 - a. Include bid for 18" Hgt wall between units 2 and 3 (mislabeled unit 4 on landscape plans, the historic home is unit 4).

14. The Materials Schedule on plan page L010 calls for 1/2" Minus Dresser Trap,
However, Detail (2) on plan page L500 calls for Decomposed Granite.
 - a. Bid 1/2" minus dresser trap

END OF ADDENDUM #3