

Haven 100

Budget Pricing Addendum 002:
March 06, 2024

TO ALL BIDDERS:

This **ADDENDUM** is hereby included in and made part of the Contract whether or not attached thereto. All requirements of the original Specifications and Drawings shall remain in force except as noted by this **BUDGET PRICING ADDENDUM No. 002**.

THE PURPOSE OF THIS ADDENDUM IS TO CHANGE OR CLARIFY THE FOLLOWING ITEMS:

Clarifications:

1. Electrical Service in Apartments, please provide pricing for the following 3 options:
 - a. Provide 3rd party metering per unit for the existing facility.
 - b. Provide a new service with pad mounted transformer. The new service is to provide individual metering per unit for all new circuits and include the PTACs, existing circuits are to remain on the house service.
 - c. Individually meter all circuits in each unit.
2. General
 - a. GC RESPONSIBLE TO ACQUIRE ROOFER
 - i. Yes
 - b. CONFIRM UNIT APPLIANCES ARE PROVIDED BY OWNERSHIP
 - i. Unit Appliances are to be provided as GC's base contract, not by owner
 - c. DWG G001, LANDSCAPING NEED WORK SCOPE DETAILS.
 - i. Provide and allowance based on renderings and conceptual imagery
 - d. NO GLAZING DETAILS FOR STOREFRONT & INTERIOR COMMON AREA
 - i. Where new glazing is called for provide standard glazing for the identified area
 - e. NO FINISH MATERIAL SPEC/SCHEDULE FOR COMMON AREAS
 - i. New finishes are to be provided as indicated in the notes, the level of finishes are to match existing
 - f. CONFIRM PLUMBING FIXTURES FOR COMMON AREA & UNITS ARE TO REUSE. A501 INDICATES TOILET ACCESSORIES FOR UNITS
 - i. Provide an allowance to replace plumbing fixtures in common areas, provide accessories as identified in units.
 - g. A102-NEED FURTHER DETAILS ON DWG NOTE #120, NEW STEEL FRAMED DECK WITH COMPOSITE DECKING @ LOBBY
 - i. See item #6 below
 - h. A102-CONFIRM VANILLA BOX ROOMS 019,017,533,016,013&012
 - i. confirmed

- i. A100-CONFIRM PAINT & CONCRETE COLOR AT HAND FOR EXITING AREA WORK SCOPE (TENANT STORAGE, GOLF SIMULATOR & STAIR WALLS)
 - i. confirmed
 - j. A401-NEED LIGHT FIXTURE SPEC. IN REFERENCE TO UNIT CEILING LEGEND. ALSO, CONFIRM COMMON AREA EXISTING FIXTURES ARE TO BE REUSED
 - i. All lighting in common areas is to be replaced, provide a reasonable allowance as a fixture budget
 - k. D100- DEMO NOTE #14 INDICATES DEMO DOORS & FRAME BUT SALVAGE HARDWARE. PROVIDE DOOR SCHEDULE FOR COMMON AREA
 - i. Do not salvage hardware
 - l. NEED HARDWARE SCHEDULE FOR UNITS (DOOR HARDWARE & KITCHEN CABINET HARDWARE)
 - i. Assume standard lock functions for hardware in units
3. Pool
- a. NEED WALL TYPE @ COVERED OUTDOOR LOUNGE ADJACENT TO STAIRS
 - i. Wall is to be storefront glazing
 - b. NEED TOILET PARTITION SPEC FOR NEW MENS LOCKER ROOM
 - i. Provide standard phenolic partitions
 - c. CONFIRM 1 HR RATED WALL TYPE @ MENS LOCKER & CARDIO FITNESS PARTITION
 - i. Wall not required to be rated, see G sheets for rated wall assemblies
 - d. DWG A100- DRAWING NOTE #104 & #105, PLEASE CLARIFY IN FURTHER DETAILS.
 - i. No further details will be provided at this time, match pool deck surfacing and use engineered flowable fill to fill cavity
 - e. DWG A100- NOTE #113 PROVIDE CHAINLINK FENCE STORAGE LOCKERS, NEED DETAILS
 - i. No further details will be provided at this time, provide standard chain link enclosures
 - f. CONFIRM NO ADDITIONAL WORK SCOPE FOR NEW GOLF SIMULATOR ROOM BESIDES PAINT EXISTING & ACT CEILING (NEED FINISH CEILING HEIGHT)
 - i. Provide lighting and heat/AC
4. Main Lobby
- a. DEMO 102=EXISTING DINING ROOM INDICATES WALL DEMO FOR OPENING, CONFIRM & DETAILS? D102 STAIRCASE BET. ENTERTAINMENT AREA & OFFICE DEMO TILE & BASE, CONFIRM ONLY LANDING? CONFIRM STAIRCASE NEAR ELEV. #1, IS PARTIAL DEMO. IF SO, NEED DETAILS
 - i. Notes on stairs are for entire stair assembly
 - b. A102= CONFIRM BANQUET ROOM A&B ARE VANILLA BOX. ALSO, CONFIRM CONTRACTOR RESPONSIBLE FOR THE PARTITION WALL, IF SO NEED DETAILS & SPEC.
 - i. Confirmed, provide operable room partition divider
5. UNITS
- a. CONFIRM ALL UNIT WALLS THAT ARE TO BE DEMOLISHED ARE THE CONTAMINATED WALLS.
 - i. Please refer to document 001 that specifically indicates rooms that have ACM. Only interior partitions of bathrooms in units are to be demolished,

demising walls in units are only to have insulation and GYP removed as required to remove mold and ACM

- b. P-401 INDICATES EXISTING LAV. TO REPLACE. CONFIRM CONTRACTOR FURNISH & INSTALL, IF SO NEED SPEC

- i. Confirmed, provide standard toilet

6. Outdoor Patio Space

- a. Demolition of existing wood Columns and Roof & Railings. Demolition of the patio Concrete slab.

- b. New Patio & Deck Construction:

- i. Excavation
 - ii. Concrete Foundation & Concrete Piers (to Include steel reinforcements).
 - iii. Structural Steel Columns.
 - iv. Structural Steel Beams
 - v. Metal Decking.
 - vi. Exterior Ground Level Concrete Patio Slab.
 - vii. Deck Concrete over Metal Decking.
 - viii. Deck Drainage.
 - ix. Aluminum Railing System
 - x. Stairs
 - 1. as indicated
 - xi. Any Electrical.
 - 1. Convenience outlets and lighting

END OF REBID ADDENDUM 002