

Addendum

Addendum No.: **003**
Date: 9-19-2011

Project: **Mountain View Apartments**
Project No.: 10-0131

From: Dekker/Perich/Sabatini
7601 Jefferson St. NE, Suite 100
Albuquerque, NM 87109

To: All Prospective Bidders and Plan Holders

This Addendum forms a part of the Bid Documents and modifies the Bid Documents issued by Dekker/Perich/Sabatini (D/P/S) and dated 8-31-11. Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification. All other provisions of the Bid Documents shall remain unchanged. This Addendum contains a total of eleven 8 1/2"x11" pages and zero 24" x 36" sheets.

1. BIDDING REQUIREMENTS:

2. GENERAL:

2.1. Construction Schedule

2.1.1. **Provide** a proposed construction schedule with the bid form. Schedule should include, but is not limited to, staging area, sequence of units to be renovated, time frame for renovation of units. Also, include a separate day-by-day schedule of each unit type and the community building. Schedules will be considered with the base bid and alternates in the award of contract.

2.2. Contractor Staging

2.2.1. **Staging** can occur anywhere except at parking areas and areas that would prevent safe ingress/egress of EMS and fire departments during construction.

2.3. Phasing

2.3.1. **Owner** will pay for moving tenants to and from off-site housing during renovation. The owner will also pay for off-site housing. No more than twelve (12) tenants will be re-located at one time. Tenants will not be re-located until after 1/3/2012. All renovation work, including punch list, must be completed before the tenants move back in. The contractor will be responsible for working with the owner to develop a construction sequencing schedule. Once the owner agrees to the schedule, the contractor will be responsible for implementing and adhering to it. Final site work and the community building renovation can take place at any time, but the work needs to be coordinated with the property manager.

2.4. Punch List

2.4.1. **Architect** will be available to punch list the first set of units that are renovated. Property manager will punch list subsequent units. Units punch listed by architect be used as the standard of quality.

2.5. Wage Rates

2.5.1. **No** wage rates apply to this project.

2.6. Retainage

2.6.1. **Retainage** will be withheld from payments in the amount of five percent.

2.7. Signage

2.7.1. **Construction Sign** shall include USDA, owner, architect and contractor. Architect will provide a sample.

2.7.2. **Monument Sign** shall include the name of the project, the address and the USDA fair housing symbol.

2.8. Permitting

2.8.1. **Owner** will pay for plan review fees. **Contractor** will pay for permit fees.

2.9. Authority Having Jurisdiction

2.9.1. **City of Deming** is the AHJ over all construction except for MEP. **CID** is the AHJ over MEP.

2.9.2. **Each** building will require a separate MEP permit from CID.

2.10. SWPPP

2.10.1. **Contractor** will pay for filing and implementing the SWPPP.

2.11. Materials Testing

2.11.1. **Owner** will pay for materials testing. **Contractor** will pay for failed tests. **Contractor** shall schedule and coordinate all testing.

2.12. Temporary Utilities

2.12.1. **Contractor** may divert temporary power and water from the community building. **Contractor** shall separately meter all temporary power and water. **Contractor** shall pay for all gear associated with temporary utilities. **Owner** will pay for all power and water consumption during construction. **Contractor** shall provide temporary toilets.

2.13. Budget

2.13.1. **Owner's** budget is \$3.1M. This includes all construction costs, NMGRT, contingencies, permits and testing.

2.14. Laundry

2.14.1. **Washers and dryers** are not included in the scope of work.

2.15. Refuse

2.15.1. **Refuse** bins are not included in the scope of work.

2.16. CATV and Telecom

2.16.1. **Add** one CATV and Telephone receptacle to each bedroom.

2.17. Plumbing

2.17.1. **Delete** all bathtubs from the plumbing fixture schedule.

2.17.2. **Include** all associated piping for water heaters.

2.17.3. **Remove** concrete slab as necessary to reroute kitchen sink plumbing into toe kick. Replace concrete.

2.17.4. **Delete** one piece shower from schedule. Five piece shower will be used.

2.18. Cabinets

2.18.1. **All** wall cabinets to be 12" deep except for cabinet over refrigerator. Cabinet over refrigerator to be 24" deep.

2.19. Windows

2.19.1. **Change** all bedroom windows to 5'0" wide x 3'4" high.

2.20. MEP Permits

2.20.1. **Each** building will require a separate MEP permit from CID.

2.21. Window Coverings

2.21.1. **Provide** vertical blinds at all window locations.

3. **SPECIFICATIONS:**

3.1. 09 30 00 - TILING

3.1.1. **Replace** page 4 with the attached page.

3.2. 09 68 16 - SHEET CARPETING

3.2.1. **Replace** page 4 with the attached page.

3.3. 01 23 00 - ALTERNATES

3.3.1. **Add** the attached section to the project manual.

4. **DRAWINGS:**

4.1. CG-101 GRADING PLAN

4.1.1. **Add** sidewalk sections per attached sketch.

4.2. EP-101 POWER PLAN ONE BEDROOM UNITS

4.2.1. **Revise** detail B1/EP-101 per attached sketch, SKE-1.

4.2.2. **Revise** reference key notes per attached sketch, SKE-2.

4.2.3. **Revise** detail B1/EP-101 per attached sketch, SKE-3.

4.2.4. **Revise** reference key notes per attached sketch, SKE-4.

All other provisions of the Contract Documents shall remain unchanged. This addendum is hereby made a part of the Contract Documents to the same extent as those provisions contained in the original documents and all itemized listings thereof.

End of Addendum

Mountain View Apartments
1101 Shelly Dr.
Deming, NM 88030

- B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI A108.02, ANSI standards referenced in other Part 2 articles, ANSI standards referenced by TCA installation methods specified in tile installation schedules, and other requirements specified.
- C. Low-Emitting Materials: Tile flooring systems shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- D. Factory Blending: For tile exhibiting color variations within ranges, blend tile in factory and package so tile units taken from one package show same range in colors as those taken from other packages and match approved Samples.
- E. Mounting: For factory-mounted tile, provide back- or edge-mounted tile assemblies as standard with manufacturer unless otherwise indicated.
- F. Factory-Applied Temporary Protective Coating: Where indicated under tile type, protect exposed surfaces of tile against adherence of mortar and grout by precoating with continuous film of petroleum paraffin wax, applied hot. Do not coat unexposed tile surfaces.

2.2 TILE PRODUCTS

- A. Tile Type: Unglazed and Glazed paver tile.

- 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following: American Olean Tile Co.

Local Rep: Scott Sanchez 505-401-4709

- 2. Basis-of-Design Product: Subject to compliance with requirements, provide:
 - a. American Olean; Division of Dal-Tile International Inc.

- 3. Composition: Impervious natural clay or porcelain.
- 4. Face Size: 11-13/16 by 11-13/16 inches (300 by 300 mm).
- 5. Thickness: 1/4 inch (6.35 mm).
- 6. Face: Plain with square or cushion edges.
- 7. Finish: Bright, opaque and clear glaze.



- 8. Tile Color and Pattern:
 - Series: Shadow Bay
 - Color: Morning Mist SH50 (Field tile for 24 units and community building)
 - a. Floor Field Tile Size: 12 by 12 inches.
 - Series: Shadow Bay
 - Color: Beach Sand SH51 (Field tile for 24 units and accent tile at community building)
 - a. Floor Field Tile Size: 12 by 12 inches.

Alternate #1

Series: Costa Rei glazed tile: Color to be selected by Architect.

- a. Floor Field Tile Size: 12 by 12 inches.

- 9. Grout Color: As selected by Architect from manufacturer's full range.

2.3 CRACK ISOLATION MEMBRANE

- A. General: Manufacturer's standard product that complies with ANSI A118.12 for high performance and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.

Mountain View Apartments
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A. Products: Subject to compliance with requirements, provide one of the following available products that may be incorporated into the Work include, but are not limited to, the following:

B. Basis-of-Design Product: Subject to compliance with requirements, provide products by or comparable to one of the following:

1. Shaw.

C. Color: Grow (50% of carpeted units and community building)

Climb (50% of the carpeted units)

D. Pattern: Prosper.



E. Fiber Content: 100 percent nylon

F. Pile Characteristic: Multi-Level pattern loop

G. Pile Thickness: for finished carpet per ASTM D 6859.

H. Primary Backing: Manufacturer's standard material.

I. Secondary Backing: Manufacturer's standard material.

J. Backcoating: Manufacturer's standard material.

K. Width: 12 feet (3.7 m).

L. Applied Soil-Resistance Treatment: Manufacturer's standard material.

M. Antimicrobial Treatment: Manufacturer's standard material.

N. Performance Characteristics: As follows:

1. Appearance Retention Rating: Moderate traffic, 2.5 minimum per ASTM D 7330.
2. Critical Radiant Flux Classification: Not less than 0.45 W/sq. cm.
3. Dry Breaking Strength: Not less than 100 lbf (445 N) per ASTM D 2646.
4. Tuft Bind: Not less than 3 lbf (13 N) per ASTM D 1335.
5. Delamination: Not less than 2.5 lbf/in. (12 N/mm) per ASTM D 3936.
6. Resistance to Insects: Comply with AATCC 24.
7. Noise Reduction Coefficient (NRC): per ASTM C 423.
8. Colorfastness to Crocking: Not less than 4, wet and dry, per AATCC 165.
9. Colorfastness to Light: Not less than 4 after 40 AFU (AATCC fading units) per AATCC 16, Option E.
10. Antimicrobial Activity: Not less than 2-mm halo of inhibition for gram-positive bacteria; not less than 1-mm halo of inhibition for gram-negative bacteria; no fungal growth; per AATCC 174.
11. Electrostatic Propensity: Less than 3.5 kV per AATCC 134.
12. Emissions: Provide carpet that complies with testing and product requirements of CRI's "Green Label Plus" program.
13. Emissions: Provide carpet that complies with the product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

SECTION 01 23 00 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

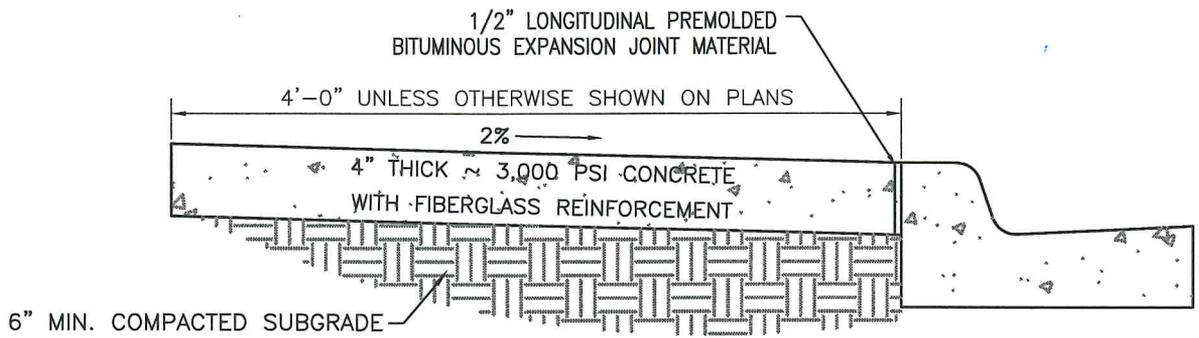
PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

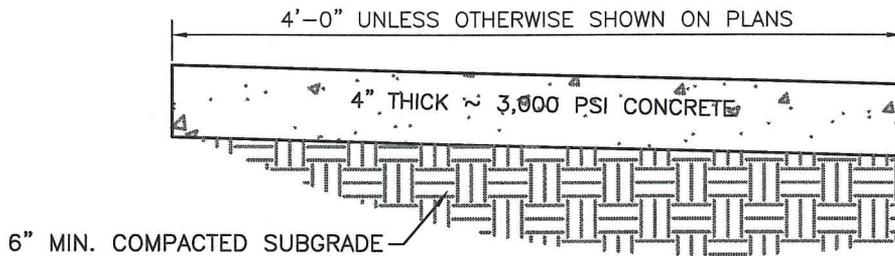
- A. Alternate No. 01; Sewer Rehabilitation Camera Survey.
 - 1. Alternate: Provide lump sum pricing per building to address the deficiencies noted in the report prepared by Horizon Mechanical, Inc.

END OF SECTION



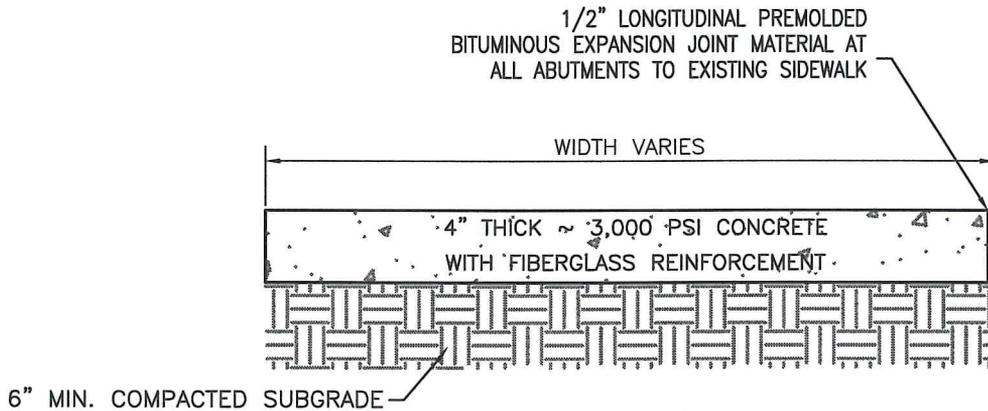
SIDEWALK DETAIL (PUBLIC RIGHT-OF-WAY)

NTS



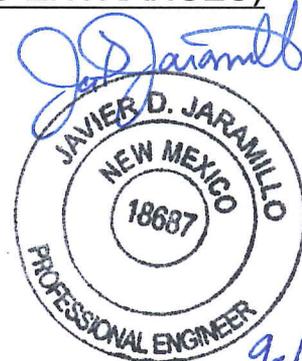
SIDEWALK DETAIL (SITE)

NTS



SIDEWALK DETAIL (PATIOS & BUILDING ENTRANCES)

NTS

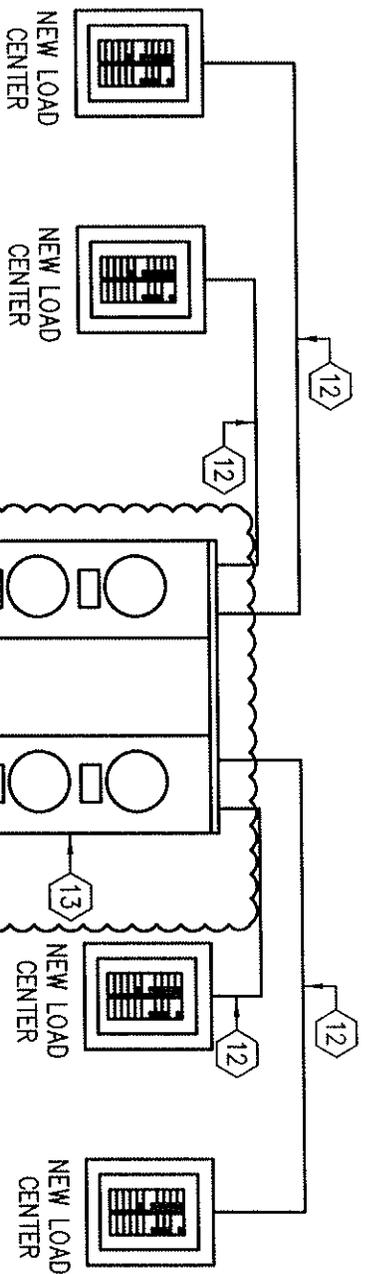


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MOUNTAIN VIEW APARTMENTS
1101 S. SHELLY DR. DEMING, NM 88030
ADDENDUM #1
SIDEWALK DETAILS

JOB NO:
10-031
DATE:
11/15/2011
SHEET NO:



FOR FAULT CURRENT CALCULATIONS SEE SHEET EP-103

EXISTING SINGLE PHASE
PAD-MOUNT UTILITY
TRANSFORMER

EXISTING CONDUCTORS (2) 350 MCM, (1) 4/0 NEUTRAL TO REMAIN

POWER RISER DIAGRAM

B1

NOT TO SCALE

POWER PLAN ONE
BEDROOM UNITS
EP-101

EXTEND METER ENCLOSURE



Dekker/Perich/Sabatini

architects - interiors - landscape - planning - engineering
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505 761-4222

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Albuquerque, N.M. 87112

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DATE ISSUED	4/15/11		
PROJECT NO.	09-3019		

SK E-1

1 of 4

2/21/11

- 1 DISCONNECT, 30 AMP 240 VOLT, SINGLE PHASE, 2-WIRE, WITH GROUND, FUSIBLE NEMA 3R. FUSE ACCORDING TO EQUIPMENT INSTALLATION INSTRUCTIONS.
- 2 1/2" C, (2) #10, (1) #10 G.
- 3 MAINTAIN PROPER WORKING SPACE.
- 4 CONNECT NEW EXHAUST FAN NEW LOAD CENTER WITH NEW CONDUITORS.
- 5 CONNECT NEW MICROWAVE/EXHAUST FAN TO NEW LOAD CENTER WITH NEW CONDUITORS.
- 6 CONNECT TO CIRCUIT INDICATED. PROVIDE NEW 30-AMP, 2-POLE CIRCUIT BREAKER IN EXISTING SPACE.
- 7 (2) #12, (1) #12 G.
- 8 CONNECT TO 20-AMP, SINGLE POLE CIRCUIT BREAKER INDICATED.
- 9 REPLACE EXISTING GFI RECEPTACLE WITH NEW 20 AMP GFI RECEPTACLE. CONNECT TO DEDICATED CIRCUIT.
- 10 1/2" C, (2) #12, (1) #12 G.
- 11 CONNECT NEW WP GFI RECEPTACLE TO CIRCUIT INDICATED.
- 12 REPLACE EXISTING CONDUCTORS TO EXISTING METER ENCLOSURE WITH 1-1/2" C, (3) #1, (1) #6 G.
- 13 REMOVE EXISTING METER AND ENCLOSURE INTERIOR COMPONENTS. REMAINING BOX TO BE USED AS PULL BOX. FABRICATE BOX EXTENSION TO ALLOW SURFACE MOUNTING OF NEW METER ENCLOSURE ON SURFACE OF NEW BUILDING EXTERIOR. PROVIDE NEW METER ENCLOSURE WITH 125 AMP 2-POLE CIRCUIT BREAKERS. SPLICE CONDUCTORS AND EXTEND TO NEW METER ENCLOSURE. PROVIDE INSULATED BUSHING BETWEEN PULL BOX AND NEW METER ENCLOSURE. BOND GROUND BUS TO NEUTRAL BUS AND TO EXISTING GROUNDING SYSTEM.
- 14 IN KITCHEN REPLACE ALL EXISTING RECEPTACLES WITH 20 AMP GFI RECEPTACLES (TYPICALLY 3).
- 15 REPLACE ALL EXISTING LIGHTING AND RECEPTACLE CIRCUITS WITH 1/2" C, (2) #1, (1) #12 G.
- 16 IN LIVING ROOM REPLACE ALL EXISTING 15 AMP RECEPTACLES WITH 20 AMP RECEPTACLES (TYPICALLY 3).
- 17 IN BEDROOM ROOM REPLACE ALL EXISTING 15 AMP RECEPTACLES WITH 20 AMP RECEPTACLES (TYPICALLY 3).

POWER PLAN ONE
BEDROOM UNITS
EP-101

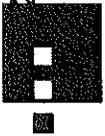
EXTEND METER ENCLOSURES

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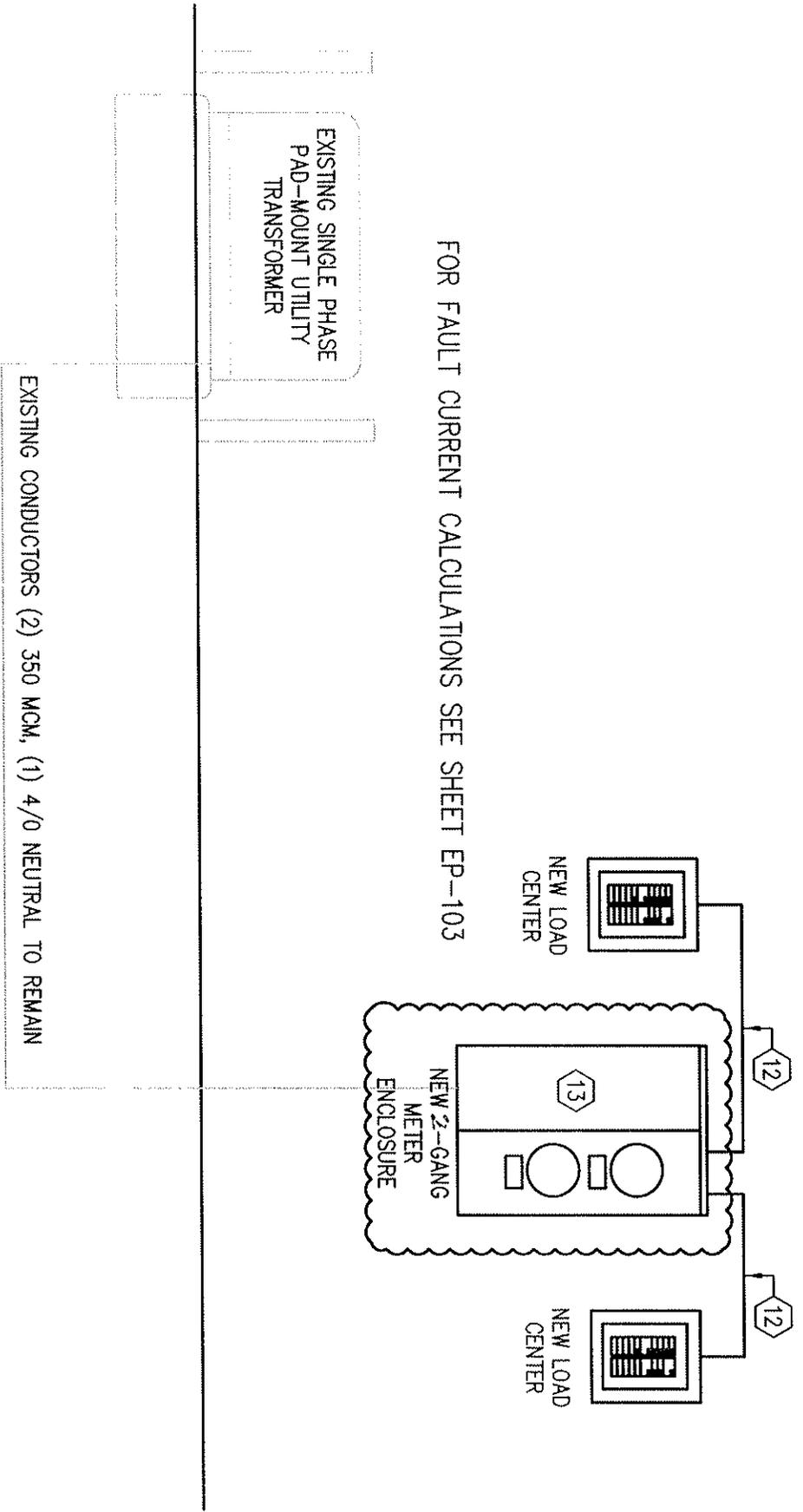
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FOR FAULT CURRENT CALCULATIONS SEE SHEET EP-103



B1

POWER RISER DIAGRAM

POWER PLAN TWO
 BEDROOM UNITS
 EP-102

NOT TO SCALE

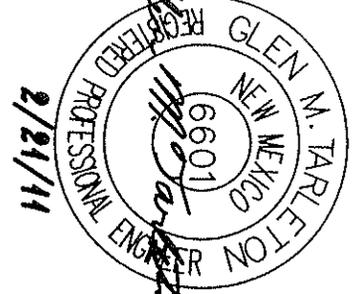
EXTEND METER ENCLOSURE

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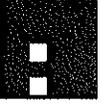
- 1 DISCONNECT, 30 AMP 240 VOLT, SINGLE PHASE, 2-WIRE, WITH GROUND, FUSIBLE NEMA 3R. FUSE ACCORDING TO EQUIPMENT INSTALLATION INSTRUCTIONS.
- 2 1/2" C, (2) #10, (1) #10 G.
- 3 MAINTAIN PROPER WORKING SPACE.
- 4 CONNECT NEW EXHAUST FAN NEW LOAD CENTER WITH NEW CONDUITORS.
- 5 CONNECT NEW MICROWAVE/EXHAUST FAN TO NEW LOAD CENTER WITH NEW CONDUITORS.
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- 16 IN LIVING ROOM REPLACE ALL EXISTING 15 AMP RECEPTACLES WITH 20 AMP RECEPTACLES (TYPICALLY 3).
- 17 IN BEDROOM ROOM REPLACE ALL EXISTING 15 AMP RECEPTACLES WITH 20 AMP RECEPTACLES (TYPICALLY 3).

POWER PLAN TWO
BEDROOM UNITS
EP-102

EXTEND METER ENCLOSURE



2/21/11



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