



ADDENDUM NO. I

DATE: February 5, 2010
TO: All Bidders
FROM: Janice McClelland, Assistant Purchasing Agent
SUBJECT: Addendum No. 1 – Rehabilitation of 2517 Parkview Avenue
BIDS TO BE OPENED: February 15, 2010, at 11:00 a.m.

A handwritten signature in cursive script, appearing to read "Janice McClelland", is written over the printed name in the "FROM:" field.

This addendum becomes a part of the Contract Documents and modifies the original specifications as noted.

Item: Updated Specifications

The document immediately following this Addendum **replaces** the specifications section (pp. 34-40) of the Invitation to Bid.

END OF ADDENDUM NO. I

a1.0 **COMMUNITY DEVELOPMENT
SPECIFICATIONS AND PRICES**

Owner: City of Knoxville – Community Development

Property Address: 2517 Parkview Avenue

Date: November 10, 2009

Zoning: R-2 CLT # 082 KV 030

TO THE CONTRACTOR:

The construction shall be accomplished without undue delay and with minimum inconvenience to the owner.

All materials and products used shall be new unless otherwise specified, and applied or installed in accordance with the manufacturers specifications and the Rehabilitation Specifications. Reference in these specifications to any article, device, product, material, or fixture by name, make, or catalogue number shall be interpreted as establishing a standard of quality and shall not be construed to eliminate the use of the competitive products equal in quality. The contractor shall furnish all materials, labor, equipment, and services to perform all work in these specifications by established building and construction practices, proceeding promptly to complete said work in the specified time as stated in the contract documents. The contractor shall obtain all licenses and permits, and all work shall be carried out pursuant to all currently adopted construction codes and the DCD General Specifications Manual. At the completion of the designated work, the contractor shall remove all temporary construction equipment, salvage materials, trash, and other debris and dispose of legally, leaving the area for which the contractor is responsible in a neat condition.

By the programs Requirements, Page 5, Section 9, Item G on the Contract, you are required to provide the homeowner with all warranties and guarantees. This applies to all items installed on the job that carry a warranty or guarantee, i.e.; heating system, hot water heaters, roofing shingles, siding, windows, etc. Failure to do so shall be considered a breach of the contract.

Todd Kennedy @ (865) 215-4476

Construction Mgt. Supervisor

SPECIAL SPECIFICATIONS NOTICE

The specifications contained within this document is an abridged outline of the work to be performed; they correspond numerically to the "Rehabilitation Specifications and Design Standards" adopted April 25, 2003 (and as amended through dated revisions). Inclusion of the numbered specification within this work write-up shall refer to the full requirements of the corresponding sections of these "Rehabilitation Specifications and Design Standards" as if included in entirety within this document. The contractor (as well his/her subcontractors and/or materialmen) shall be responsible for familiarity with, and performance to, these unabridged specifications.

In addition, the provisions of the unnumbered "Administrative Requirements of the General Specifications" section that appears on pages four through twelve of the aforementioned "Rehabilitation Specifications and Design Standards" is incorporated into this document in its entirety through this reference.

a4 **SITE WORK**

a5.0 Contouring: Provide general contouring of entire yard prior to seeding. Slope for positive water flow away from the structure.

a12.1 Brush Removal: Remove brush as follows:
1. Remove brush from fence line along the south east property line.
2. Trim large bush at south east corner of house to a height of less than 8' and 3' from the house.

a13.0 Grass: Apply seed and straw over all bare areas and areas disturbed by work in this contract.

**INSPECTION REQUIRED BEFORE STRAW
INSTALLED ON ALL YARD WORK**

a16.0 Sidewalk: Install new sidewalk per drawing and the requirements of the General Specifications. Front and Rear locations.

REQUIRED INSPECTION: after forming and before placing concrete.

a17.2 Concrete Driveway/Parking Pad: Provide a 24' x 24' concrete parking pad. Concrete Driveway slabs shall be a minimum of 4" thick, and be reinforced with 6x6 10x10 welded wire fabric. All slabs shall have 6" wide x 8" deep thickened edge around their entire perimeter to deter erosion under the slab. Construct per the requirements of the General Specifications. See drawing for location.

REQUIRED INSPECTION: after forming and before placing concrete.

a18 **DEMOLITION AND CLEAN-UP**

a22.0 Debris Removal: Remove all debris from yard (Northeast rear corner).

a25 **FOUNDATION AND RETAINING WALLS**

a33.0 Exterior Stucco Coatings: Apply Surr Wall or Block Bond around outside of foundation; mix per the manufacturers printed instruction on bags. Refer to the General Specifications.

When applying surr-wall or block bond on brick surfaces, it shall be necessary to apply a primer (Plaster Weld or equal) before application to ensure secure attachment to the impervious surface of the brick.

REQUIRED INSPECTION: Inspection is required of surface preparation on all stucco and block bond before application.

a42 **STAIRS AND RAILINGS**

a47.0 Pressure Treated Wood Steps: Provide code-compliant pressure treated wood steps at the following locations: Front porch location. See drawing.

Steps shall include all treads, risers, carriages, as well as railings (on both sides of steps) where dictated by code requirements. Use galvanized nails and hardware. All pressure treated wood steps shall have a 4" thick x 3'-0" x stair width concrete pad at the foot of the steps. Frame as specified in the General Specifications.

a63.0 **ROOFING**

REQUIRED INSPECTION: Inspection is required for all existing and new roof decking while exposed.

a66.0 Asphalt Shingles –

- Extend roofing over new portion of porch as shown on attached drawings.**
- Add drip edge to entire existing roof.**
- Match existing roofing style and color**

a79.0 **GUTTER AND DOWNSPOUTS**

Install guttering *and* downspouts for all horizontal eaves per the provisions of the General Specifications.

Inspection of all eave repair, drip strip and painting of fascia is required before installation of gutters.

a80.0 Splash Blocks: Install minimum 20" long concrete splash blocks beneath each downspout that empties onto soil.

a83.0 **SIDING AND SOFFIT**

a84.0 Vinyl Siding: Repair vinyl siding as required. Replace all missing sections. Re-attach all loose sections. Replace all improperly installed sections. Match existing color as closely as possible.

-**"Harbor Blue" Architectural "Shake 7" Exposure" style in front gable end.**

Shutters: Provide and Install **one** set of paneled shutters at the following location(s): **Twin bedroom window facing the street, shutter size shall fit existing window dimensions. Color shall be Navy Blue to match shake color.**

a91 **CARPENTRY**

a108.0 Porch Framing: This work applies to the **extended front** porch. **-Extend pressure treated front porch (approximately 12'-0" x 3'-0") as shown on attached drawing. Measure existing porch for exact dimensions.**
-Add lattice under entire front porch.
-Extend railing on porch.

a120 **WALL FRAMING:**

a121.0 Wall Framing: Install new wall framing as shown on the Floor Plan. Wall framing shall be 2 x 4 studs at 16" on center (unless otherwise noted, or as necessary for plumbing purposes). Refer to the General Specifications for construction requirements.

a123 **Finish and Trim Carpentry:**

a124.0 Clamshell Baseboard: Install wood base at the following locations: Where missing or damaged. (Material provided by owner)

a126.0 Shoe: Install wood shoe molding in: **Where missing or damaged.**

a129.0 **Closet Shelving:**

a130.0 Closet Rod and Shelf: Install vented wire shelving with hang bar (similar to Closet Maid) in: All bedroom closets.

a132.0 Laundry Closet Shelves: Install 12" deep vented wire utility shelving (similar to Closet Maid) above washer/dryer.

a148 **INTERIOR WALL AND CEILING FINISHES**

a155.0 **DRYWALL:**

REQUIRED INSPECTION: Inspection required on all drywall before painting.

a156.0 **Walls:** Sheetrock the following walls per the requirements of the General Specifications: **Master Bedroom closet, Mechanical/Utility closet, Dining area, Kitchen bar front, master bedroom patch in corner.**

a179 **DOORS**

1. Install missing doors (doors provided)
2. Install missing hardware (knobs & stops).
3. Adjust all interior doors to ensure proper operation.

a200.0 **Attic:** Install a 22" x 36" attic access at: **The hallway entrance of the Master Bedroom.**

a203 **CABINETS**

a203.1 **Cabinet Repairs:** Ensure level and proper installation of the existing base cabinets and pantry cabinet.

a204.0 **Base Cabinet and Countertop:** Install base cabinets as required to complete the current layout. Stain as required. Trim and finish all unfinished edges of base and wall cabinets. Provide knobs at all operable doors and drawers.
-Extend bar height to 44" high.

a207.0 **Countertops:** Replace countertop on existing base cabinets w/ new laminate top. **OWNER SHALL SELECT COLOR OF COUNTERTOP FROM AT LEAST TEN SAMPLES PROVIDED BY CONTRACTOR.**

a208 **INTERIOR PAINTING**

SEE GENERAL SPECIFICATIONS SEC. a208.0 - a212.0

a210.0 Paint all previously painted interior surfaces and new installations; refer to the General Specifications for complete painting requirements of this section. This shall include, but not be limited to, doors, windows, moldings, walls, ceilings, and cabinets (if previously painted).

DO NOT PAINT EXISTING PANELING, GLASS, BRICK OR OTHER SURFACES THAT NORMALLY HAVE THEIR OWN FINISH!

OWNER TO SELECT COLOR.

a213.0 **EXTERIOR PAINTING**

a214.0 Paint entire exterior; refer to the General Specifications for complete painting requirements of this section. This includes all previously painted surfaces and all new installations. Provide manufacturers warranty to property owner. This work includes but is not limited to the following specific items:

- exterior doors (Color #1)
- foundation (Color #2)
- wood porches and decks (**use white solid stain for pressure treated wood.**)
- wood railings and posts (**use white solid stain for pressure treated wood.**)

a216.0 **INSULATION**

a217.0 Attic Insulation: Bring insulation in attic to **R-38** over all habitable spaces. Install baffles where soffits are ventilated. Tag attic opening with certificate adjacent to attic access.

a221.0 **HEATING**

a225.0 Heat Pump: Install the electric heat pump heating and cooling system. System shall include all elements necessary for a complete, operable system, including registers, thermostats, piping and venting, etc.; see the General Specifications.
Ducts are existing.

a229.0 **ELECTRICAL**

a242.0 Complete trim out of the Dryer electrical outlet.

248.0 Complete the installation of the partially completed Vent/Light units in both Bathrooms.

a249.0 Install an vented range hood w/ light. Provide warranty to property owner. Discharge to the side wall. (Color: Black)

a251.0 **PLUMBING AND GAS PIPING**

a267.0 **BATHROOM:**

a268.0 Install shower heads at both tub locations.

a270.0 Install the two existing vanities and tops. Install two new faucet set as described in the General Specifications.

a272.0 Install 2 new water closet, including wax ring, lever, seat, and all interior workings, as described in the General Specifications.

a273.0 **KITCHEN FIXTURES:**

a274.0 Install new double bowl stainless steel Kitchen sink, including faucet with spray head, as described in the General Specifications. Minimum bowl depth shall be 7 inches.

a276.0 Water Heater: Install a new 50 gallon electric water heater. Provide manufacturers warranty to homeowner. Install in: Mechanical Closet

a277.0 Provide a cover plate for the washer connection box.

a288 **SPECIALTIES**

a288.4 Refrigerator: Provide one BLACK (Energy Star Certified) refrigerator as manufactured by General Electric (GE), or acceptable alternate manufactured by a nationally recognized major manufacturer. If an alternate is used, it shall have the same minimum features as listed within (no substitutions to a lesser product). Specified refrigerator shall have minimum 17.9 cubic foot total capacity .
Specified refrigerator shall be a two-door, frost-free model with interior light. Specified refrigerator shall carry a full one-year parts and labor guarantee, with a five-year warranty on the compressor, condenser, and evaporator by manufacturer. This warranty shall be provided to the property owner.
The refrigerator is to come equipped with a factory-installed icemaker and it shall be the contractor's responsibility to hook-up icemaker to a potable water source at no additional charge to contract.

- a289.0 Bath Accessories:
- a290.0 Install bath accessory kit consisting of two towel bars, a soap dish adjacent to lavatory/vanity, a toilet paper holder, and a cup/toothbrush holder adjacent to lavatory/vanity. IN BOTH BATHROOMS.
- a291.0 Install metal shower rod; no tension rods permitted. AT BOTH TUBS.
- a294.0 Medicine Cabinet: Install a medicine cabinet with mirror. Surface mounted in both bathrooms centered over the vanity. Owner Selected w/ \$100 "price tag" allowance.
- a295.0 Dryer Vent: Install 2 vent hoods for the existing vent terminating on the rear exterior wall.
- a299.0 House Numbers: Install 3 ½" tall raised numbers

a300.0	Subtotal	\$ _____	\$ _____	\$ _____
	_____% Overhead & Profit	\$ _____	\$ _____	\$ _____
	Total	\$ _____	\$ _____	\$ _____

GRAND TOTAL (Total 3 Columns Above) \$ _____