



8/09/2012

## **ADDENDUM # 001**

### **Project: 591 Lafond**

Owner: St. Paul HRA (NSP)

Job No.: 1205

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This Addendum forms a part of the Architectural Specification and Drawings. It modifies the "Architectural Bid Set" of documents: Specification and Drawings dated July 27, 2012.

The additions, revisions, corrections, and clarifications contained herein shall be made to the drawings and specifications for the project and shall be included in the scope of work and in the revisions to the bids to be submitted. References made below to drawings and specifications shall be used as a general guide only. Bidders and Contractors shall determine for themselves all of the work affected by Addendum items and acknowledge receipt of the Addendum in submitted bids.

## **CHANGES TO THE SPECIFICATIONS**

### **SECTION 01 2300 – HRA LINE ITEM BID SHEET**

1. Section re-issued and attached.

### **SECTION 01 2300 – ALTERNATES**

1. Change paragraph 1.02A. to read: Alternate No. 1 – Basement Slab: Demolish basement slab and sub-grade to accommodate new insulation. Provide granular fill, rigid insulation with taped seams, and new concrete slab. See sections 03 3000 and 07 2100 for additional information.

### **SECTION 02 4100 – DEMOLITION**

1. Add item 8 to paragraph 1.02A: Remove (1) gas meter and cap connection to public utility in right of way.

### **SECTION 03 30 00 – CAST IN PLACE CONCRETE**

1. Change paragraph 1.01B to read: Provide garage slab with thickened edges.
2. Change paragraph 1.01D to read: Provide (3) footings at front porch, (2) footings at front porch steps and (2) footings at rear porch steps.
3. Change paragraph 2.01C.2 to read: 20" dia. x 5'-0" deep piers.
4. Omit paragraph 2.01.C.4.
5. Add paragraph 2.01C.5: 16"x16" thickened slab edges at garage.
6. Omit paragraph 2.01.D.



7. Add paragraph 2.02.A.1.c: Two #10 bars, continuous at thickened slab edges.

#### SECTION 04 2000 – UNIT MASONRY

1. Omit paragraph 1.01.D.
2. Omit paragraph 2.06.B in its entirety.

#### SECTION 06 2000 – FINISH CARPENTRY

1. Change paragraph 1.01.G to read: Provide tongue & groove decking at front and rear porches and front and rear stairs.
2. Add paragraph 1.01.H: Provide composite wood stair treads at Basement stair. Provide plywood subflooring at intermediate landing in Basement stair.
3. Add paragraph 2.01.C.4: Composite stair treads: 1" particleboard, bullnose, sealed.
4. Omit paragraph 2.06 in its entirety.

#### SECTION 07 2119 – FOAMED IN PLACE INSULATION

1. Change paragraph 1.01B. to read: Provide 5" spray foam insulation at furring on interior ceiling slopes in locations identified in plan. Spray foam must not displace insulation baffles and ensure that 2" minimum air space is maintained between top of insulation and bottom of roof sheathing. Spray foam must extend at least 10" into attic space to ensure continuity with blown-cellulose insulation.

#### SECTION 07 2126 – BLOWN INSULATION

1. Change paragraph 1.01C to read: Weatherstrip attic access and insulation to **R-50**. Provide dam around attic hatch to contain blown cellulose.

#### SECTION 07 2700 – AIR BARRIER SYSTEM

1. Omit paragraph 3.01.A.3.d.

#### SECTION 07 2700 – SHEET METAL FLASHING AND TRIM

1. Change paragraph 1.01.C to read: Provide pre-finished vented aluminum soffit at main building roof and garage roofs. (See 06 2000 Finish Carpentry for soffit at porch roofs.) Provide metal wrapped fascia at all roofs.

#### SECTION 09 2116 – GYPSUM BOARD INSTALLATION

1. Omit paragraph 3.03 in its entirety.

#### SECTION 09 6800 – CARPETING

1. Add paragraph 1.01.C: Provide carpet at basement stair treads and intermediate landing. (See 09 6429 Wood strip and plank flooring for floor landing.)

#### SECTION 22 3000 – PLUMBING EQUIPMENT

1. Section reissued and attached.



## SECTION 32 1313 – CONCRETE PAVING

1. Add item 1 to paragraph 3.04 JOINTS: See Landscape plan for joint locations.

## APPENDIX – COLOR & MATERIAL SELECTIONS

1. Omit basement stair tread from Coatings selections.
2. Add “Basement Stair” to Flooring selections: Shaw, Serenity Garden, Barn Wood.

## CHANGES TO THE DRAWINGS

1. Sheet A1
  1. Add General Note #5: Demolition indicated by dashed lines.
2. Sheet A4
  1. Change drawings 1D and 2D to show a side splash at countertop.
3. Sheet A5
  1. This sheet reissued in its entirety.
4. Sheet A6
  1. Window Schedule, Change Window type D to read “Glass block” in lieu of “Casement.”
  2. Door Schedule, Change all door heights to 6’-8”.
5. Add Survey to drawing set. See attached.

## SUBSTITUTIONS ACCEPTED

### SECTION 32 3223 – SEGMENTAL RETAINING WALLS

1. Add Versa-Lok as an acceptable manufacturer.

END OF ADDENDUM # 001

**SECTION 00 4102**

**HRA LINE ITEM BID SHEET**

**PART 1 MANUAL BID SHEET - LINE ITEM BREAKDOWN OF WORK**

**DIVISION 01 - GENERAL REQUIRMENTS**

010010 - HRA General Requirements \$ \_\_\_\_\_

**DIVISION 02 - EXISTING CONDITIONS**

024100 - Demolition \$ \_\_\_\_\_

028200 - Asbestos Remediation \$ \_\_\_\_\_

028313 - Lead Hazard Control Activities \$ \_\_\_\_\_

028500 - Radon Mitigation \$ \_\_\_\_\_

**DIVISION 03 - CONCRETE**

030100 - Maintenance of Concrete \$ \_\_\_\_\_

033000 - Cast in Place Concrete \$ \_\_\_\_\_

**DIVISION 04 - MASONRY**

040100 - Maintenance of Masonry \$ \_\_\_\_\_

040100 - Maintenance of Masonry 1.01.C Unit price (SF) \$ \_\_\_\_\_

042000 - Unit Masonry \$ \_\_\_\_\_

042300 - Glass Unit Masonry \$ \_\_\_\_\_

**DIVISION 06 - WOOD, PLASTICS AND COMPOSITES**

061000 - Rough Carpentry \$ \_\_\_\_\_

061000 - Rough Carpentry 1.01.F Unit price(SF) \$ \_\_\_\_\_

062000 - Finish Carpentry \$ \_\_\_\_\_

**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**

072100 - Thermal Insulation \$ \_\_\_\_\_

072119 - Foamed-In-Place Insulation \$ \_\_\_\_\_

072126 - Blown Insulation \$ \_\_\_\_\_

072500 - Weather Barriers \$ \_\_\_\_\_

072700 - Air Barrier System \$ \_\_\_\_\_

073113 - Asphalt Shingles \$ \_\_\_\_\_

073113 - Asphalt Shingles 1.01.C Unit price(SF) \$ \_\_\_\_\_

074646 - Fiber Cement Siding \$ \_\_\_\_\_

076200 - Sheet Metal Flashing and Trim \$ \_\_\_\_\_

077123 - Manufactured Gutters and Downspouts \$ \_\_\_\_\_

**DIVISION 08 - OPENINGS**

081100 - Exterior Insulated Metal Doors and Frames \$ \_\_\_\_\_

081429 - Wood Doors \$ \_\_\_\_\_

083323 - Overhead Garage Door \$ \_\_\_\_\_

085213 - Metal-Clad Wood Windows \$ \_\_\_\_\_

**DIVISION 09 - FINISHES**

090120 - Repair of Plaster and Gypsum Board \$ \_\_\_\_\_

090160 - Hardwood Flooring Restoration \$ \_\_\_\_\_

092116 - Gypsum Board Assemblies \$ \_\_\_\_\_

|  |          |                 |
|--|----------|-----------------|
| 093000 - Tiling  | Labor    | \$ _____        |
| Materials  | \$ _____ |                 |
| 096429 - Wood Strip and Plank Flooring                         |          | \$ _____        |
| 096800 - Carpeting   |          | \$ _____        |
| 099000 - Painting and Coating                                  |          | \$ _____        |
| <b>DIVISION 10 - SPECIALTIES</b>                               |          |                 |
| 105623 - Closet Storage Shelving                               |          | \$ _____        |
| <b>DIVISION 11 - EQUIPMENT</b>                                 |          |                 |
| 113100 - HRA Residential Appliances                            |          | \$ _____        |
| <b>DIVISION 12 - FURNISHINGS</b>                               |          |                 |
| 121110 - HRA Mail Box and House Numbers                        | Labor    | \$ _____        |
| Materials  | \$ _____ |                 |
| 121111 - Bathroom Furnishings                                  |          | \$ _____        |
| 123530 - Residential Casework                                  | Labor    | \$ _____        |
| Materials  | \$ _____ |                 |
| <b>DIVISION 22 - PLUMBING</b>                                  |          |                 |
| 223000 - Plumbing Equipment                                    |          | \$ _____        |
| 224000 - Plumbing Fixtures                                     |          | \$ _____        |
| <b>DIVISION 23 - HEATING, VENTILATING AND AIR CONDITIONING</b> |          |                 |
| 230000 - Residential Ventilation                               |          | \$ _____        |
| 235400 - Forced Air Furnace and Ducts                          |          | \$ _____        |
| 236213 - Forced Air A/C  |          | \$ _____        |
| <b>DIVISION 26 - ELECTRICAL</b>                                |          |                 |
| 261001 - Power, Wiring and Devices                             |          | \$ _____        |
| 265101 - HRA Lighting  |          | \$ _____        |
| <b>DIVISION 28 - ELECTRONIC SAFETY AND SECURITY</b>            |          |                 |
| 281600 - Intrusion Detection                                   |          | \$ _____        |
| <b>DIVISION 31 - EARTHWORK</b>                                 |          |                 |
| 312200 - Grading   |          | \$ _____        |
| <b>DIVISION 32 - EXTERIOR IMPROVEMENTS</b>                     |          |                 |
| 321313 - Concrete Paving                                       |          | \$ _____        |
| 323129 - Wood Fences and Gates                                 |          | \$ _____        |
| 323223 - Segmental Retaining Walls                             |          | \$ _____        |
| 329223 - Sodding   |          | \$ _____        |
| 329300 - Planting  |          | \$ _____        |
| <b>ALTERNATES</b>  |          |                 |
| No. 1  |          | \$ _____        |
| <b>TOTAL</b>   |          | <b>\$ _____</b> |

**END OF SECTION**

**SECTION 22 3000  
PLUMBING EQUIPMENT**

**PART 1 GENERAL**

\$ \_\_\_\_\_

**1.01 LOCATIONS**

- A. Provide high-efficiency water heater. Vent through joist space to exterior. Coordinate with HVAC work to provide adequate fresh air.
- B. Coordinate with Plumbing Fixtures and Piping

**1.02 SUBMITTALS**

- A. Product Data:
  - 1. Provide Owner's Manuals for all equipment.

**PART 2 PRODUCTS**

**2.01 RESIDENTIAL SEALED-COMBUSTION POWER-VENTED WATER HEATER**

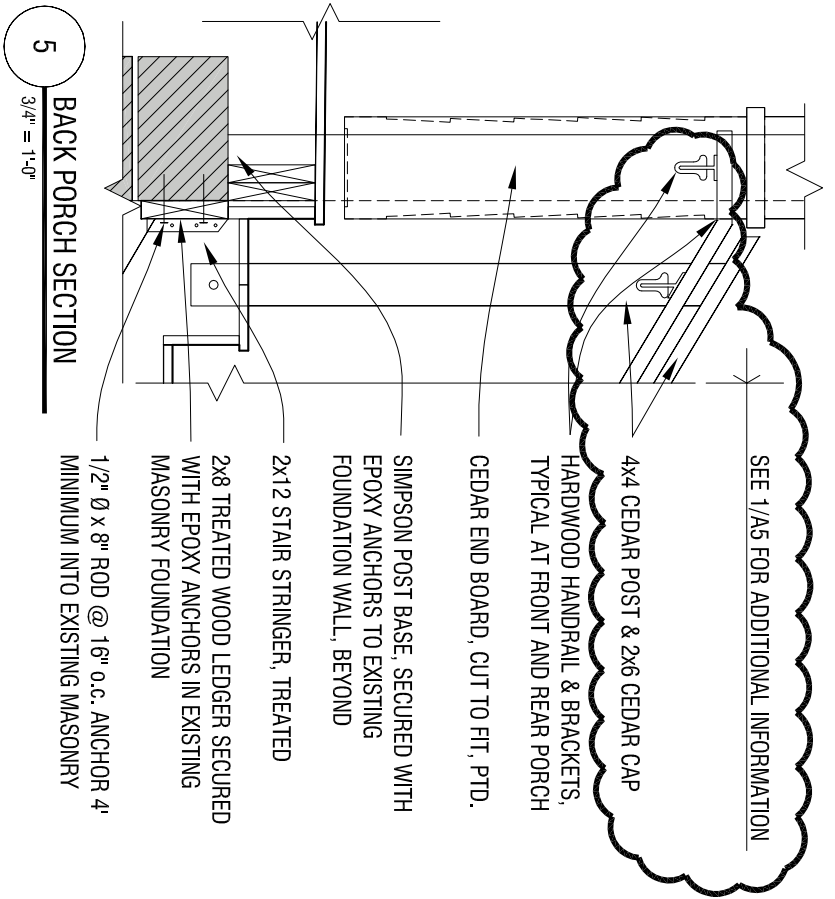
- A. GENERAL REQUIREMENTS
  - 1. Unit shall have an EF of 0.67, be AGA certified and have intermittent electronic ignition, glass lined tank, dip tube, screw in magnesium anode rods, turbo shot combustion system. ASME Temperature & Pressure relief valve piped to the floor, 5 year tank warranty, ASHRAE 90.1b-1992 and NAECA compliant, and draft switch. Provide PVC power vent to exterior.
  - 2. The water heater shall be surrounded with a minimum of 2 inches of CFC/HCFC-free rigid polyurethane foam insulation with an equivalent "R" value of R-16.
- B. MANUFACTURER: A.O. Smith or like product approved by Project Manager
  - 1. Hot water tank shall have ETL certification.

**PART 3 EXECUTION**

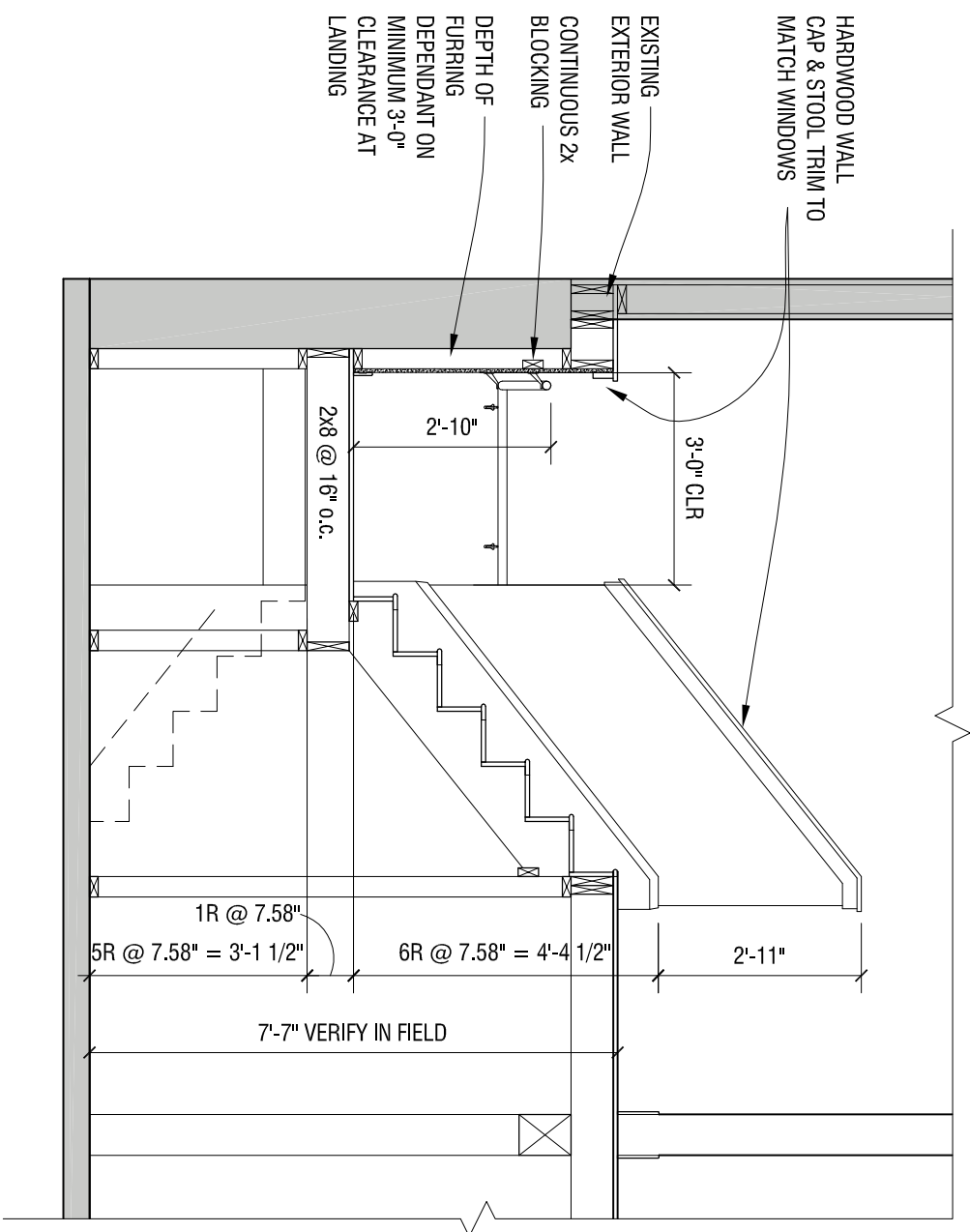
**3.01 INSTALLATION**

- A. Install plumbing equipment in accordance with manufacturer's instructions, as required by code, and complying with conditions of certification, if any.
- B. Coordinate with plumbing piping and related fuel piping work to achieve operating system.
- C. Hot water tank shall be installed by a heating contractor whose principal occupation is the sale and installation of plumbing, heating, and or air conditioning equipment and shall be installed in compliance with all applicable codes.
- D. Provide water & gas supply & flue piping

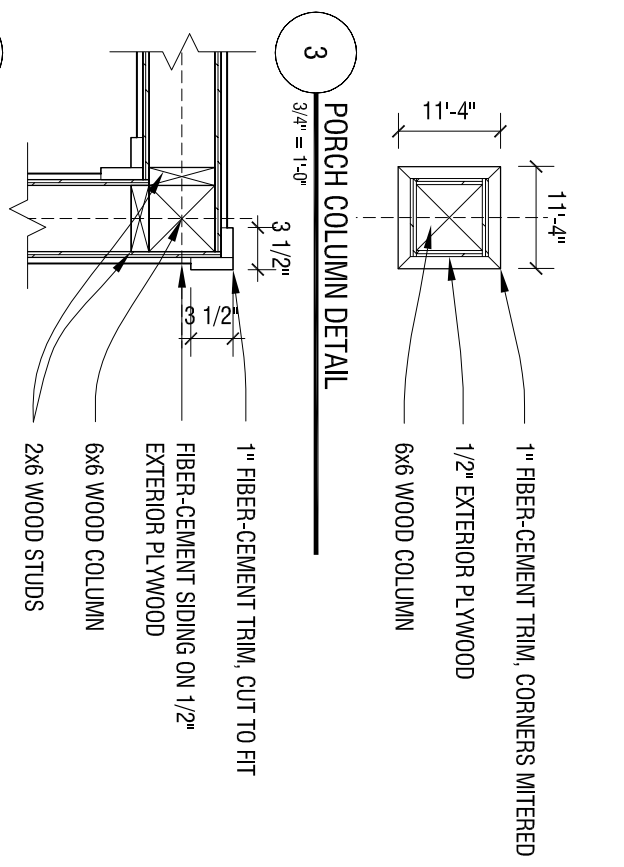
**END OF SECTION**



**5**  
3/4" = 1'-0"

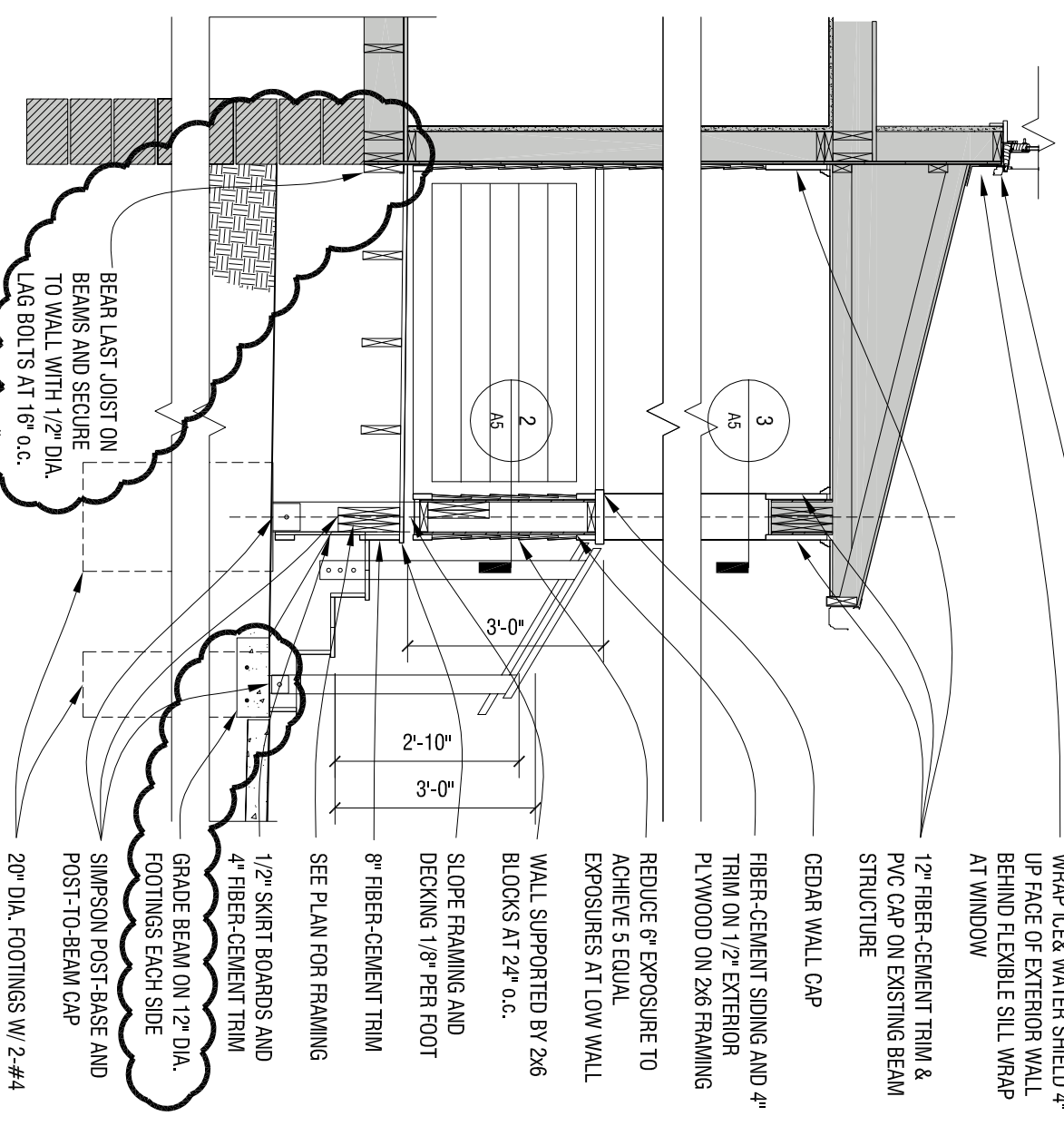
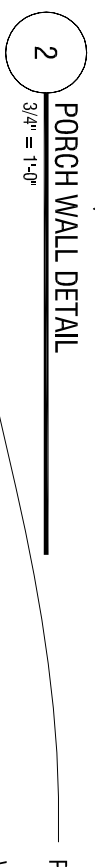


**4**  
3/8" = 1'-0"

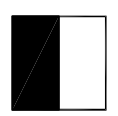


**3**  
3/4" = 1'-0"

**2**  
3/4" = 1'-0"



**1**  
3/8" = 1'-0"



**CERMAK RHOADES ARCHITECTS**

275 East Fourth Street, Suite 800, St. Paul, MN 55101  
p 651.225.8623 • 651.225.8720 www.cermakrhoades.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.  
Signed \_\_\_\_\_

DATE \_\_\_\_\_  
REG. NO. \_\_\_\_\_

**BACK STAIR SECTION & PORCH SECTIONS**

**591 LAFOND AVENUE**

HRA OF ST. PAUL NSP HOMES  
ST. PAUL, MN

| REVISIONS   | DATE                    | BY |
|-------------|-------------------------|----|
| ADD 01      | 08/09/12                |    |
| DATE ISSUED | 07/27/2012              |    |
| JOB NO.     | 1205                    |    |
| FILE NAME   | 1205-CO-591 Llafond.dwg |    |

**A5**

# CERTIFICATE OF SURVEY FOR: HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

## LEGAL DESCRIPTION:

Lot 23, Block 1, Michels Subdivision of Block 5, Stinson's Division to St. Paul, Ramsey County, Minnesota.

Parcel Number: 36.29.23.22.0169

## NOTES:

- The orientation of this bearing system is based on the Ramsey County Coordinate Grid, (NAD 83-96 Adj.)
- The area of the property described hereon is 4,967 square feet.
- No title work was provided in the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances to the property.
- Visible improvements are shown on the survey. Other improvements not visible to the surveyor may be present.
- Existing utilities and services shown hereon, were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher One per ticket No. 120170472. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

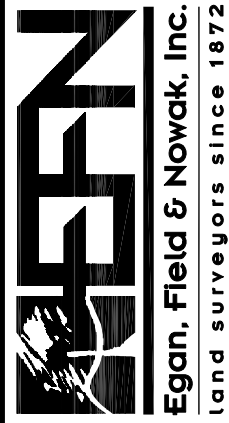
## CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 17th day of January, 2012.

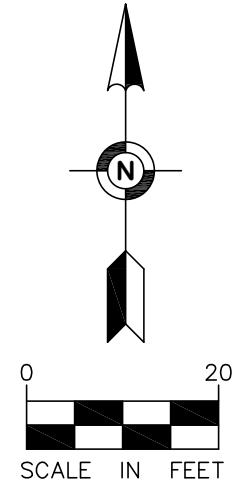
Lee J. Nord, P.L.S.  
Minnesota License No. 22033

1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
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**SURVEY FOR:**  
HOUSING & REDEVELOPMENT AUTHORITY  
OF THE CITY OF SAINT PAUL, MINNESOTA  
  
591 LAFOND AVENUE, SAINT PAUL, MN

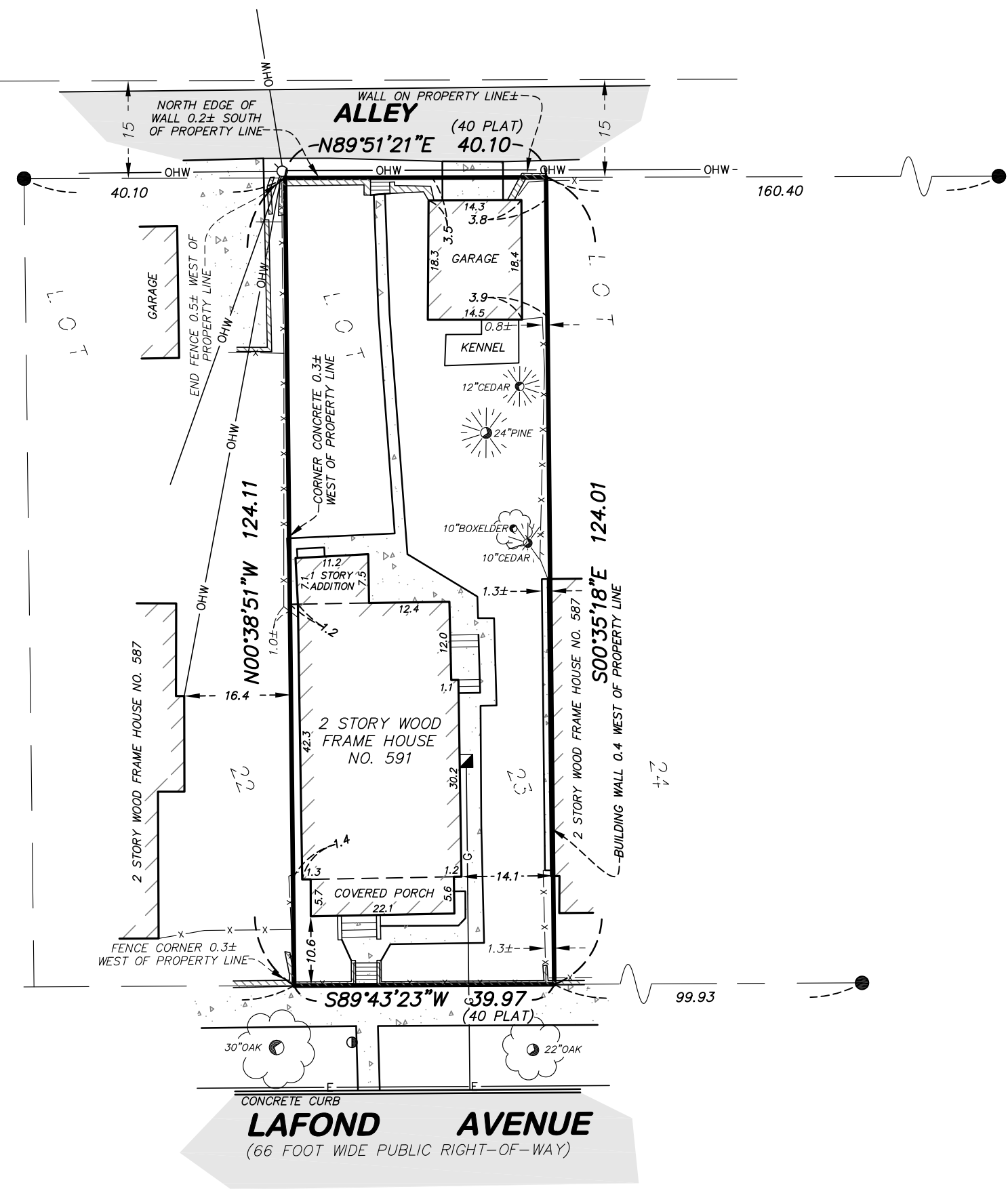
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| 2899           | 23   | T.H.             | kgf       | LJN         |
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● DENOTES FOUND IRON MONUMENT

### LEGEND

|       |                      |
|-------|----------------------|
| ○     | STOPBOX              |
| ⊗     | POWER POLE           |
| ⊠     | GAS METER            |
| —OHW— | OVERHEAD WIRES       |
| —G—   | GAS SERVICE          |
| —W—   | UNDERGROUND ELECTRIC |
| ▨     | WALL                 |
| -X-X- | FENCE                |
| ▒     | BITUMINOUS SURFACE   |
| ▤     | CONCRETE SURFACE     |



**LAFOND AVENUE**  
(66 FOOT WIDE PUBLIC RIGHT-OF-WAY)