



INVITATION TO BID

Fire Restoration
at
Ballinger Commons

April 4, 2025

ADDENDUM NO. 2

This addendum is used to clarify, change, delete, add to or substitute items in the original contract documents.

BID DATE: ~~April 3, 2025,~~ April 17, 2025 at 1:00 pm

QUESTIONS DEADLINE: Wednesday, April 9, 2025 at 9:00 am

NUMBER OF PAGES: 3

CONTRACT NUMBER: DW2403331

NOTICE TO BIDDERS: Bidders are hereby notified of the following changes and/or clarifications to the Contract Documents for this project:

CHANGES: Due Date is changed from April 3, 2025, to April 17, 2025, at 1:00 pm

QUESTIONS:

Q1: Substitution Request.

A1: No substitution requests are allowed until after the contract is awarded. All bids should include the costs for specified scopes and materials. After the contract is awarded and signed any proposed substitutions will be reviewed as part of the submittal review process.

Q2: Finish Selections Follow-up

A2: There were questions in Addendum 1 on several finish selections. See the list below for details.

Ballinger Commons Building A Fire Restoration – Finish Selections

Cabinets-

-Provider-**DDN**

-Style-**Shaker style**

-Color- **Stain Grade, Color to be verified by submittal review**

- Hardware-**Single bar satin nickel pulls**, soft self-close hinges
- Sink-**Undermount sink**

Counters-

- Provider-**DDN**
- Material-**Acrylic 17mm (no drop edge)**
- Color- **Stone**
- Backsplash- **4"**
- Counter overhang- **1.5"**
- Sink-**Undermount Sink**

Window Liner Sill

Material-**Window Sill** same as counters, sides and head liners to be **GWB**

Kitchen Sink

Moen Prep 23" Stainless Steel Undermount, GS 20167B

Bath Sink

Moen Porcelain White Oval Undermount BGCW10OU1619

Base Trim— (*Note-4" rubber or vinyl cove base/trim at LVP and sheet vinyl floor locations (kitchen/ dining room, bath, living room)

- Wood Material Millwork at carpet area-**MDF**
- Color- **primed white**
- Depth- **.5"**
- Height- **4"** Nominal (3 ½" dimensional)
- Profile- **Standard square with 1/8" round over edge**

Door Casing, Bar Counter Apron, Windowsill Apron

- Wood Material Millwork -**MDF**
- Color- **primed white**
- Depth- **.5"**
- Width- **2.25"** dimensional
- Profile- **Standard square with 1/8" round over edge, with 2 ½" x 2 ½" x ¾" Thick Square Base block**

Interior Doors

Jeld-Wen Textured 6-Panel Solid Core Primed Composite Prehung, Standard sizes as noted in plans and materials list. Verify all openings and jamb width prior to placing material order.

Door Hardware

Defiant Brandywine Polished Brass Bed/Bath Doorknobs

Appliance Color

All appliances are to be stainless steel. See Ballinger Commons Materials List for specific appliance selections.

Light Fixtures

Kitchen - 4' LED Strip-Fixture, Lithonia Lighting 4' Led Wraparound Light Fixture 40w 5000lm Dimmable 4000k

Ceiling Mount – Seasons Carlisle 10" LED Flush Mount, Satin Nickel

Bathroom Vanity – Season Linear 24.5" LED Bath Vanity Fixture

Electric Heaters

Baseboard Heater- In all bedrooms King Electric

Cadet Wall Heater- In all living rooms

Flooring

In all areas except bathrooms and bedrooms:

Luxury Vinyl Plank (LVP), Shaw Industries Tawny Oak 203 LVP, Alternate: Modeled Oak 709 LVP 7" x 48" plank, 12 mil wear layer, standard floor prep per mfg. recommendations.

In all bedrooms except where unit is on concrete slab on grade:

Carpet, Mohawk SmartStrand Texture, Standard Color (Grey to be selected during submittals).

For bedrooms on concrete slab on grade install LVP.

In All bathrooms:

Sheet vinyl Mohawk Divinity Wool Oak

Fireplace Inserts

The scope of work from the insurance estimate includes replacement of electric fireplace inserts.

The plans show the deletion of fireplace inserts and filling in the area to match adjacent materials.

The plans prevail, no new fireplace inserts are to be included. Refer to the permit plans for details.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 2