



Public Works Department

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To Whom It May Concern:

The City of Sedona, Arizona is issuing **Addendum #2** to the plans, specifications, and Special Conditions as originally issued at the time of solicitation for bids for the **Improvements at Ranger Station Project.** For any bid to be considered responsible and responsive, receipt of this addendum must be acknowledged.

As specified in the Instructions to Bidders, this Addendum, upon issuance, has become a part of the Contract Documents.

This Addendum contains 20 pages including this page, 5 changed bid sheets, 0 plan sheets, and 15 changed Technical Specification pages. Any changed bid sheets shall be used in lieu of the originally issued bid sheets in order to submit a responsive bid.

This Addendum changes the following:

1. Replace the bid schedule and technical specifications with the attached updated versions, changes are indicated in red font.

ACKNOWLEDGEMENT

I have received Addendum #2 for the **Improvements at Ranger Station Project** as described above, and acknowledge it as part of the Contract Documents for the project.

Signature

Date

Print Business Name

Addendum #2 issued by J. Andy Dickey, PE, Director of Public Works/City Engineer, City of Sedona

J. Andy Dickey, PE
Director of Public Works/City Engineer

2/12/2020
Date

Bid Schedule – ADDENDUM #2

**City of Sedona – Improvements at Ranger Station Project
Project # COS 2020-PR-03**

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED TOTAL
	HOUSE				
1.0	AREA - A				
1.0.1	Repair porch flooring	1	SF		
1.0.2	Build porch railing (per ADA)	19	LF		
1.0.3	Remove electrical	1	LS		
1.0.4	Remove lighting	1	LS		
1.0.5	Add handrail at steps (per ADA)	1	LF		
1.0.6	Build wooden steps at porch (per ADA)	1	LS		
1.0.7	Repair/replace windows (make operable)	3	EA		
1.0.8	Repair/replace siding	261	SF		
1.0.9	Repair/replace porch covering	120	SF		
1.1	AREA - B				
1.1.1	Repair/replace windows (make operable)	6	EA		
1.1.2	Repair/replace siding	333	SF		
1.1.3	Remove electrical	1	LS		
1.1.4	Remove lighting	1	LS		
1.1.5	Remove dryer vent	1	EA		
1.1.6	Remove electrical cover and conduit	1	EA		
1.1.7	Remove water spigot	1	EA		
1.1.8	Remove gas line	1	LS		
1.2	AREA - C				
1.2.1	Repair/replace windows (make operable)	2	EA		
1.2.2	Repair/replace siding	171	SF		
1.2.3	Remove electrical	1	LS		
1.2.4	Remove lighting	1	LS		
1.2.5	Replace window to match others	1	EA		
1.2.6	Replace plywood with siding	63	SF		
1.2.7	Paint all flashing	1	LF		
1.3	AREA - D				
1.3.1	Repair/replace windows (make operable)	3	EA		

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED TOTAL
1.3.2	Repair/replace siding	90	SF		
1.3.3	Remove HVAC	1	EA		
1.3.4	Repair soffit	10	LF		
1.4	AREA - E				
1.4.1	Repair/replace windows (make operable)	1	EA		
1.4.2	Repair/replace siding	63	SF		
1.4.3	Repair soffit	9	LF		
1.4.4	Remove painted plywood cover at crawl space	1	EA		
1.4.5	Replace stone at crawl space	1	LS		
1.4.6	Remove pipe for condensation drain	1	EA		
1.4.7	Remove air conditioner electrical box	1	EA		
1.5	AREA - F				
1.5.1	Repair/replace windows (make operable)	1	EA		
1.5.2	Repair/replace siding	120	SF		
1.5.3	Repair soffit	16	LF		
1.5.4	Remove cable	1	LS		
1.5.5	Repair/patch rafters/rafter tails (do not replace)	8	EA		
1.6	AREA - G				
1.6.1	Repair/replace windows (make operable)	1	EA		
1.6.2	Repair/replace siding	126	SF		
1.6.3	Repair/replace door and door frame	1	EA		
1.6.4	Replace hardware on door	1	EA		
1.6.5	Build wood steps (per ADA)	1	LS		
1.6.6	Add handrail at steps (per ADA)	1	LF		
1.6.7	Remove cable	1	LS		
1.6.8	Repair or replace fascia at roof	18	LF		
1.7	AREA - H				
1.7.1	Repair/replace windows (make operable)	1	EA		
1.7.2	Repair/replace siding	156	SF		
1.7.3	Remove cable	1	LS		
1.7.4	Remove electrical box	1	EA		
1.7.5	Remove lighting	1	LS		

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED TOTAL
1.7.6	Remove/replace roof vent	1	EA		
1.7.7	Repair/replace vent cover at crawl space	1	EA		
1.8	HOUSE (MISCELLANEOUS)				
1.8.1	Chimney sealed and capped	1	LS		
1.8.2	Replace missing brick on chimney	1	LS		
1.8.3	Repair/replace mortar on crawl space stonework	1	LS		
1.8.4	Gently remove paint on crawl stonework	1	LS		
	BARN				
2.0	AREA - A				
2.0.1	Repair/replace windows (make operable)	6	EA		
2.0.2	Repair/replace siding	345	SF		
2.0.3	Remove/replace roof vent	1	EA		
2.0.4	Replace door frame	1	EA		
2.0.5	Replace door	1	EA		
2.0.6	Remove lighting	1	LS		
2.0.7	Remove electrical and conduit	1	LS		
2.0.8	Replace lower fascia with wood & new sill	21	LF		
2.1	AREA - B				
2.1.1	Repair/Replace double barn doors with window	4	EA		
2.1.2	Repair/Replace single barn door with window	1	EA		
2.1.3	Repair/replace siding	759	SF		
2.1.4	Repair/patch rafters/rafter tails (do not replace)	43	EA		
2.1.5	Remove electrical box	1	EA		
2.1.6	Remove HVAC	1	EA		
2.1.7	Remove lighting	1	LS		
2.1.8	Repair/replace windows (make operable)	1	EA		
2.1.9	Repair/replace foundation sill	78	LF		
2.1.10	Repair/replace lower fascia	78	LF		
2.2	AREA - C				
2.2.1	Repair/Replace dutch-style barn doors	2	EA		
2.2.2	Replace single barn door – no window	1	EA		
2.2.3	Repair/replace windows (make	2	EA		

	operable)				
ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED TOTAL
2.2.4	Repair/replace siding	324	SF		
2.2.5	Repair beam	1	EA		
2.2.6	Remove concrete steps	1	EA		
2.2.7	Repair/replace foundation sill	24	LF		
2.2.8	Repair/replace lower fascia	24	LF		
2.2.9	Remove electrical	1	LS		
2.3	AREA - D				
2.3.1	Repair/replace windows (make operable)	14	EA		
2.3.2	Repair/replace siding	759	SF		
2.3.3	Repair/patch rafters/rafter tails (do not replace)	43	EA		
2.3.4	Replace door	1	EA		
2.3.5	Remove electrical	1	LS		
2.3.6	Remove water heater vent	1	EA		
2.3.7	Remove gas line	1	LS		
2.3.8	Remove pipe for shower drain	1	LS		
2.3.9	Remove water spigot	1	EA		
2.3.10	Remove concrete steps	1	EA		
2.3.11	Repair/replace foundation sill	78	LF		
2.3.12	Repair/replace lower fascia	78	LF		
2.3.13	Repair and paint exposed foundation	234	SF		
2.3.14	Build wood steps and handrail at door	1	LS		
	BARN				
2.4	RAISED ROOF LINE – FACES WEST				
2.4.1	Repair/replace siding	72	SF		
2.4.2	Remove/replace roof vent	1	EA		
2.4.3	Patch fascia at peak	26	LF		
2.4.4	Remove box attached at peak	1	EA		
2.4.5	Remove telephone line	1	LS		
2.5	BARN (MISCELLANEOUS)				
2.5.1	Chimney sealed and capped	1	LS		
2.5.2	Straighten chimney top	1	EA		
3.0	MISCELLANEOUS (HOUSE AND BARN)				

3.0.1	Patch/repair siding where objects are removed	1	LS		
ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED TOTAL
3.0.2	Paint both structures	4,345	SF		
3.0.3	Repairing fascia	1	LS		
3.0.4	Mobilization	1	LS		
				TOTAL BASE BID	
4.0	BID ALTERNATE (HOUSE AND BARN)				
4.0.1	Install gutters	259	LF		
				TOTAL ALTERNATIVE BID	
				TOTAL BASE BID + ALTERNATE BID	

CIP: COMPLETE IN PLACE

Owner reserves the right to vary the quantities shown at their discretion. The contractor will accept the quantities if no corrections are made at the conclusion of the pre-bid meeting. All facilities incidental to the item are included in the unit price estimate. Bid Prices submitted include all local, state and federal taxes.

UNIT PRICES SHALL BE USED WHEN EXTENSION OF UNIT PRICES AND TOTAL AMOUNT CONFLICT. WRITTEN UNIT PRICES SHALL BE USED WHEN WRITTEN AND NUMERICAL UNIT PRICES CONFLICT. BID PRICES SUBMITTED INCLUDE ALL LOCAL, STATE AND FEDERAL TAXES.

The City of Sedona reserves the right to reject all bids, or to award only the base bid, or to award a bid based upon the total of the Base Bid plus additive alternate(s) as selected for award from the additive alternate bid schedule, if additive alternate bid schedule is applicable.

SECTION 00001 – ITEMS OF WORK

1.0 ITEMS OF WORK – HOUSE AREA - A

The item numbers listed below correspond to the item numbers listed in the Bid Schedule.

1.0.1 Repair Porch Flooring

This work shall consist of repairing the house porch flooring in this area. This will include removing and disposing of damaged white oak boards that need to be replaced, installing equal or better board product, and ensuring all boards are secure to floor joists by adding screws where needed, patching, and painting. Matching color shall be approved prior to applying to entire area. **Fasteners, such as modern screws for planks on top surface shall not be visible.**

1.0.2 Build Porch Railing (per Code ADA)

This work shall consist of installing railing around the full perimeter of the house porch, with the exception of the opening at the steps. However, this railing will be connected to the railing for the steps. The railing will be wood, with finished surface, painted, and design shall be as approved by city staff and shall comply with **Code ADA** requirements.

1.0.3 Remove Electrical

This work shall consist of removing and disposing of all electrical lines, conduit, boxes and associated components on the exterior in this area to include co-axle cable and telecommunication wiring.

1.0.4 Remove Lighting

This work shall consist of removing and disposing of all lighting components and fixtures on the exterior of this area. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.0.5 Add Handrail at Steps (per Code)

This work shall consist of installing railing for the steps at the house porch. This railing will be connected to the porch railing. The railing will be wood, with finished surface, painted, and design shall be as approved by city staff and shall comply with **Code ADA** requirements.

1.0.6 Build Wooden Steps at Porch (per Code)

This work shall consist of building and installing new steps at the house porch. This includes removal and disposal of the existing stone steps. The steps will be wood, with finished surface, painted or weather seal, and design shall be as approved by city staff and shall comply with building code requirements.

1.0.7 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

1.0.8 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be

approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.0.9 Repair/Replace Porch Covering

This work shall consist of repairing or replacing wood covering. This includes repairing the wood, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching paint color shall be approved prior to applying.

1.1 ITEMS OF WORK – HOUSE AREA - B

1.1.1 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with siding joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

1.1.2 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.1.3 Remove Electrical

This work shall consist of removing and disposing of all electrical lines, conduit, boxes and associated components on the exterior in this area to include co-axle cable and telecommunication wiring.

1.1.4 Remove Lighting

This work shall consist of removing and disposing of all lighting components and fixtures on the exterior of this area. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.1.5 Remove Dryer Vent

This work shall consist of removing existing dryer vent cover. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.1.6 Remove Electrical Cover and Conduit

This work shall consist of removing and disposing of all electrical lines, conduit, boxes and associated components on the exterior in this area to include co-axle cable and telecommunication wiring.

1.1.7 Remove Water Spigot

This work shall consist of removing existing water spigot and cap water line. Recess galvanized water piping under crawl space. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.1.8 Remove Gas Line

This work shall consist of removing existing gas line. Cap and recess gas line below-grade. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.2 ITEMS OF WORK – HOUSE AREA - C

1.2.1 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

1.2.2 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.2.3 Remove Electrical

This work shall consist of removing and disposing of all electrical lines, conduit, boxes and associated components on the exterior in this area to include co-axle cable and telecommunication wiring.

1.2.4 Remove Lighting

This work shall consist of removing and disposing of all lighting components and fixtures on the exterior of this area. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.2.5 Replace Window to Match Others

This work shall consist of replacing existing newer window to match existing windows (two on the left). This includes repairing the existing wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint

1.2.6 Replace Plywood with Siding

This work shall consist of removing existing plywood and replacing plywood with matching siding. This includes repairing the existing wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.2.7 Paint All Flashing

This work shall consist of painting all flashing to match house color. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

1.3 ITEMS OF WORK – HOUSE AREA - D

1.3.1 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

1.3.2 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.3.3 Remove HVAC

This work shall consist of removing and disposing of existing HVAC, electrical components, and pad, to include removal of condenser, air handler, and thermostat. Work shall be in compliance with EPA Standards.

1.3.4 Repair Soffit

This work shall consist of repairing or replacing damaged soffit. This includes repairing the wood soffit, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.4 ITEMS OF WORK – HOUSE AREA - E

1.4.1 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

1.4.2 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be

approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.4.3 Repair Soffit

This work shall consist of repairing or replacing damaged soffit. This includes repairing the wood soffit, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.4.4 Remove Painted Plywood Cover at Crawl Space

This work shall consist of removing and disposing of the painted plywood at the crawl space.

1.4.5 Replace Stone at Crawl Space

This work shall consist of repairing or replacing stone at crawl space after removal of painted plywood. Replacement of stone shall match existing stonework. **If it is determined this opening is needed for ventilation of the crawl space, the opening shall have a screened cover put in place to match that on House Area - H.**

1.4.6 Remove Pipe for Condensation Drain

This work shall consist of removing existing pipe for condensation drain. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.4.7 Remove Air Conditioner Electrical Box

This work shall consist of removing existing electrical box and wiring connected to air conditioner.

1.5 ITEMS OF WORK – HOUSE AREA – F

1.5.1 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

1.5.2 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.5.3 Repair Soffit

This includes repairing the wood soffit, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.5.4 Remove Cable

This work shall consist of removing existing cable to include co-axle cable and telecommunication wiring.

1.5.5 Repair/Patch Rafters/Rafter Tails (Do Not Replace)

This work shall consist of repairing existing rafters/rafter tails. This includes filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with rafter spacing to match existing, and including matching paint.

1.6 ITEMS OF WORK – HOUSE AREA - G

1.6.1 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

1.6.2 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.6.3 Repair/Replace Door and Door Frame

This work shall consist of repairing or replacing existing door and door frame. This includes repairing the door, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.6.4 Replace Hardware on Door

This work shall consist of **repairing, if possible, and the addition of, an exterior doorknob or** replacing hardware on door applicable to time period. Hardware shall be approved by city staff prior to installation. **The modern bolt lock shall be removed and the void filled, sanded and painted.**

1.6.5 Build Wood Steps (per Code ADA)

This work shall consist of building and installing new steps below door. The steps will be wood, with finished surface, painted or weather seal, and design shall be as approved by city staff and shall comply with building code and shall comply with **Code ADA** requirements.

1.6.6 Add Handrail at Steps (per Code ADA)

This work shall consist of installing railing for the steps at door. The railing will be wood, with finished surface, painted, and design shall be as approved by city staff and shall comply with **Code ADA** requirements.

1.6.7 Remove Cable

This work shall consist of removing existing cable to include co-axle cable and telecommunication wiring.

1.6.8 Repair or Replace Fascia at Roof

This work shall consist of repairing or replacing fascia at roof, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

1.7 ITEMS OF WORK – HOUSE AREA - H

1.7.1 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

1.7.2 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.7.3 Remove Cable

This work shall consist of removing existing cable to include co-axle cable and telecommunication wiring.

1.7.4 Remove Electrical Box

This work shall consist of removing and disposing of all electrical lines, conduit, boxes and associated components on the exterior in this area. This does include the panel/meter and electrical service to the panel/meter.

1.7.5 Remove Lighting

This work shall consist of removing and disposing of all lighting components and fixtures on the exterior of this area. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.7.6 Remove/Replace Roof Vent

This work shall consist of replacing existing roof vent. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

1.7.7 Repair/Replace Vent Cover at Crawl Space

This work shall consist of repairing or replacing existing vent cover at crawl space. Matching color shall be approved by city staff prior to applying.

1.8 ITEMS OF WORK – HOUSE (MISCELLANEOUS)

1.8.1 Chimney Sealed and Capped

This work shall consist of sealing and capping existing chimney. Sealing material to be determined by city staff.

1.8.2 Replace Missing Brick on Chimney

This work shall consist of replacing missing brick on chimney to match existing brick, tuck and point with mortar.

1.8.3 Repair/Replace Mortar on Crawl Space Stonework

This work shall consist of repairing or replacing the mortar on the crawl space stonework where needed to match existing mortar.

1.8.4 Gently Remove Paint on Crawl Space Stonework

This work shall consist of gently removing paint on stonework to reveal original stone without damaging stonework.

2.0 ITEMS OF WORK – BARN AREA - A

The item numbers listed below correspond to the item numbers listed in the Bid Schedule.

2.0.1 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

2.0.2 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.0.3 Remove/Replace Gable Roof Vent

This work shall consist of **repairing or** replacing existing **gable** roof vent. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.0.4 Replace Door Frame

This work shall consist of repairing or replacing existing door frame. This includes repairing the door frame, or filling void areas of wood and sanding as needed and applying paint. Matching

color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

2.0.5 Replace Door

This work shall consist of replacing existing door with a **staff approved, period-correct custom door to include screen. The replacement door could be a Dutch door as was originally installed.** City staff to approve design before install. This includes replacing the door, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

2.0.6 Remove Lighting

This work shall consist of removing and disposing of all lighting components and fixtures on the exterior of this area. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.0.7 Remove Electrical and Conduit

This work shall consist of removing and disposing of all electrical lines, conduit, boxes and associated components on the exterior in this area to include co-axle cable and telecommunication wiring.

2.0.8 Replace Lower Fascia with Wood and New Sill

This work shall consist of removing metal fascia and replacing fascia with wood and adding a foundation sill that matches all other areas of the barn. This includes filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

2.1 ITEMS OF WORK – BARN AREA - B

2.1.1 Repair/Replace Double Barn Doors with Window

This work shall consist of replacing barn doors **with which includes upper** window, replicating the **new barn doors which were recently installed (however, not distressing)** ~~existing barn doors.~~ This includes door, hardware, **including inside locking door pins,** primer, and paint. Paint color to be determined by city staff.

2.1.2 Repair/Replace Single Barn Door with Window

This work shall consist of replacing a single barn door **with which includes upper** window, replicating the existing barn door. This includes door, hardware, primer, and paint. Paint color to be determined by city staff.

2.1.3 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.1.4 Repair/Patch Rafters/Rafter Tails (Do Not Replace)

This work shall consist of repairing existing rafters/rafter tails. This includes filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with rafter spacing to match existing, and including matching paint.

2.1.5 Remove Electrical Box

This work shall consist of removing and disposing of all electrical lines, conduit, boxes and associated components on the exterior in this area. This does include the panel/meter and electrical service to the panel/meter.

2.1.6 Remove HVAC

This work shall consist of removing and disposing of existing HVAC, electrical components, and pad, to include removal of condenser, air handler, and thermostat. Work shall be in compliance with EPA Standards.

2.1.7 Remove Lighting

This work shall consist of removing and disposing of all lighting components and fixtures on the exterior of this area. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.1.8 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows **on northeast corner**. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

2.1.9 Repair/Replace Foundation Sill

This work shall consist of repairing or replacing the foundation sill. This includes filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

2.1.10 Repair/Replace Lower Fascia

This work shall consist of repairing or replacing lower fascia or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

2.2 ITEMS OF WORK – BARN AREA - C

2.2.1 Repair/Replace Dutch-Style Barn Doors

This work shall consist of replacing barn doors (no windows), replicating the existing barn doors. This includes door, hardware, primer, and paint. Paint color to be determined by city staff.

2.2.2 Repair/Replace Single Barn Door – No Window

This work shall consist of replacing a single barn door, no window, replicating the existing barn door. This includes door, hardware, primer, and paint. Paint color to be determined by city staff.

2.2.3 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

2.2.4 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.2.5 Repair Beam

This work shall consist of repairing/patching beam. This includes filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint. **Install white metal flashing to match existing roof flashing on top of beam to provide weather protection.**

2.2.6 Remove Concrete Steps

This work shall consist of removing concrete steps at door.

2.2.7 Repair/Replace Foundation Sill

This work shall consist of repairing or replacing the foundation sill. This includes filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

2.2.8 Repair/Replace Lower Fascia

This work shall consist of repairing or replacing lower fascia or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.2.9 Remove Electrical

This work shall consist of removing and disposing of all electrical lines, conduit, boxes and associated components on the exterior in this area to include co-axle cable and telecommunication wiring.

2.3 ITEMS OF WORK – BARN AREA - D

2.3.1 Repair/Replace Windows (make operable)

This work shall consist of repairing or replacing windows. This includes repairing glass glazing, replacing glass, or filling void areas of wood and sanding as needed and applying paint. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint. Matching color shall be approved prior to applying.

2.3.2 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.3.3 Repair/Patch Rafters/Rafter Tails (Do Not Replace)

This work shall consist of repairing existing rafters/rafter tails. This includes filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with rafter spacing to match existing, and including matching paint.

2.3.4 Replace Door

This work shall consist of replacing existing door with a **staff approved** ~~period-correct~~ door. ~~with window.~~ **Replacement door style may have the appearance of the Dutch-Style door same as Barn Area - A but may or may not operate as a Dutch-Style door.** City staff to approve design before install. This includes replacing the door, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

2.3.5 Remove Electrical

This work shall consist of removing and disposing of all electrical lines, conduit, boxes and associated components on the exterior in this area to include co-axle cable and telecommunication wiring.

2.3.6 Remove Water Heater Vent

This work shall consist of removing water heater vent. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.3.7 Remove Gas Line

This work shall consist of removing existing gas line. Cap and recess gas line below-grade. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.3.8 Remove Pipe for Shower Drain

This work shall consist of removal of pipe associated with the shower drain. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.3.9 Remove Water Spigot

This work shall consist of removing existing water spigot and cap water line. Recess galvanized water piping. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.3.10 Remove Concrete Steps

This work shall consist of removing and disposing concrete steps at door.

2.3.11 Repair/Replace Foundation Sill

This work shall consist of repairing or replacing the foundation sill. This includes filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

2.3.12 Repair/Replace Lower Fascia

This work shall consist of repairing or replacing lower fascia or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

2.3.13 Repair and Paint Exposed Foundation

This work shall consist of repair and painting exposed foundation. Apply paint, matching color shall be approved prior to applying.

2.3.14 Build Wood Steps and Handrail at Door

This work shall consist of building and installing new steps below door. The steps will be wood, with finished surface, painted or weather seal, and design shall be as approved by city staff and shall comply with building code ~~and~~ ADA. Also install railing for the steps at door. The railing will be wood, with finished surface, painted, and design shall be as approved by city staff and shall comply with ~~Code~~ ADA requirements.

2.4 ITEMS OF WORK – BARN AREA – RAISED ROOF LINE – FACING WEST

2.4.1 Repair/Replace Siding

This work shall consist of repairing or replacing siding. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.4.2 Remove/Replace Roof Vent

This work shall consist of replacing existing roof vent. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with joint spacing to match existing, and including matching paint.

2.4.3 Patch Fascia at Peak

This work shall consist of repairing or replacing fascia at roof, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

2.4.4 Remove Box Attached at Peak

This work shall consist of the removal and disposal of the box attached at the peak and the area to include co-axle cable and telecommunication wiring.

2.4.5 Remove Telephone Line

This work shall consist of the removal of the telephone line attached to the barn and the area to include co-axle cable and telecommunication wiring.

2.5 ITEMS OF WORK – BARN (MISCELLANEOUS)

2.5.1 Chimney Sealed and Capped

This work shall consist of sealing and capping existing chimney. Sealing material to be determined by city staff.

2.5.2 Straighten Chimney Topper

This work shall consist of straightening existing metal chimney topper, secure and stabilize chimney topper into correct position, and remove wiring.

3.0 ITEMS OF WORK – HOUSE AND BARN (MISCELLANEOUS)

3.0.1 Patch/ Repair Siding Where Objects Are Removed

This includes patching and or repairing siding for the exterior of the house and barn where objects are removed for this project. This includes repairing the wood siding, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, with siding joint spacing to match existing, and including matching paint.

3.0.2 Paint Both Structures

This includes painting the house and barn exterior, including all flashing. Color will be determined as project progresses.

3.0.3 Repairing Fascia

This work shall consist of repairing or replacing all fascia on house and barn, or filling void areas of wood and sanding as needed and applying paint. Matching color shall be approved prior to applying. If an area is too damaged for repair, replacement will be necessary, and including matching paint.

3.0.4 Mobilization

The City shall compensate the Contractor for a one time, round trip mobilization of the contractor's personnel equipment, supplies and incidentals, establishment of offices, buildings and other facilities, required for the performance of the work on the project, as well as preparatory work and operations prior to the commencement of the work on the project site. Mobilization will be measured for payment by the lump sum as a single complete unit of work.

This item includes managing and protecting the staging and storage areas utilized by the contractor. See Special Conditions and General Conditions for further information. This item also includes the restoration of the staging and storage areas to a condition equal to or better than the condition of the area prior to construction beginning for this project, as approved by the City Engineer.

This work shall be in compliance with General Conditions Sections 18, and 33.

3.0.5. General Comments

Design colors, and materials, to be approved by staff prior to purchase and installation to ensure compatibility with standards of historic preservation, e.g. design, materials, and colors of steps and railing replacement.

4.0 BID ALTERNATE – HOUSE AND BARN

4.0.1 Install Gutters

This work shall consist of roof rain gutter installation for the house and the barn. This includes down drains at locations to be coordinated with city staff. Color, type, and material to be approved by city staff.

For all Items of Work:

Payment will be made at the contract unit price bid, and such payment shall be compensation in full for the complete installation, repair or replacement and disposal of materials as needed.