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To Whom It May Concern:

The City of Sedona, Arizona is issuing Addendum #1 for the **Police Station Remodel Project**. For any proposal to be considered responsible and responsive, receipt of this Addendum must be acknowledged.

This Addendum contains 113 pages including this page, 0 changed bid sheets, 4 plan sheets, and 0 additional Technical Specification. 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, adds, or clarifies the following:*

1. Advertisement for Bids: The Advertisement was originally published on July 2 and July 9, 2021. The bid due date/time has been changed from July 22, 2021 at 2:00 P.M. to August 26, 2021 at 2:00 P.M. The pre-bid conference was also changed from July 12, 2021 to August 4, 2021.
2. Schedule of items from Gabor Lorant Architects, Inc. pages 1-6, attached, with additional attachments including additional 106 pages.

**Acknowledgement**

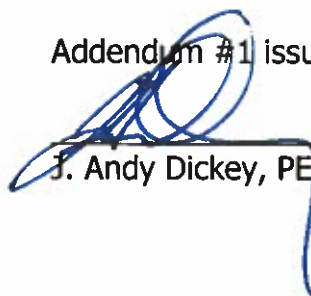
I have received Addendum #1 for the Police Station Remodel Project as described above and acknowledge it as part of the Contract Documents for the project.

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Print Business Name

Addendum #1 issued by:

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

Public Works

**Sedona Police Department Renovation**

Sedona Project No.: 2020-PD-03

GLA Project No: 19107

**ADDENDA 01  
16 AUGUST 2021****Page 1 of 6****I. Pre-Bid Conference Notes and Sign-in Sheet**

1. See attached Meeting Notes from 04 August 2021 Pre-Bid Conference.
2. See attached Sign-in Sheet from 04 August 2021 Pre-Bid Conference.

**II. Additional/Clarified Work:**

1. Add Renovation of the Restroom adjacent to the public Lobby space at the east entrance to the Boynton Building to the Phase 1 Renovation. See attached Sheet a070.
2. The temporary door identified in Hall 130 for Phase 2 construction shall be provided with panic hardware in the direction of egress (to the south). No lockset or deadbolt is allowed on this door. See attached Sheet a070.
3. Revise Door 015 into Shower Room 115 to 2'-8" width; shift north wall of Shower Room 115 to the south. Adjust quantity of wall and floor tile in Shower Rooms 114 & 115 to accommodate wall shift noted. Shift location of Door 030 from Ammo Fire Arm Storage to Hall 130 to the east. Add new infill wall (similar to Wall Type W-7) at removed existing door (replaced by Door 030). See attached Enlarged Floor Plan – Phase 1, sheet a200 and Detail 1, sheet a201.
4. Revise Door 010 at Unisex Restroom 112 to swing out; provide wall extension behind open door all as shown on attached Enlarged Floor Plan – Phase 1, sheet a200.
5. Provide single door at cabinet with recessed/side door pull under sink as shown on revised Detail 14 of attached sheet a201.
6. Skylights identified by Keynotes 4 and 17 on Sheet a300 shall have a maximum U value of 0.50.
7. R-19 Batt Insulation shall be provided throughout the 2x6 wall cavity from the Roof Deck Line down to the 2x6 sill plate shown in Wall Sections 1 and 3 on sheet a501.
8. At EIFS at exterior of walls described in Wall Sections 1 and 3 on sheet a501, provide Plywood Substrate with liquid applied water resistant barrier on exterior side; at base of wall, provide corrugated lath strip for drainage per manufacturer's recommendations.
9. Kitchen appliances shall be included in the bid as described in Specification Section 11 30 13.

**III. Shop drawing of the Coreslab Structure over the existing basement are attached for the Bidders reference (5 sheets).**



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**IV. Original Construction Documents of the Courthouse Plaza (City Hall) are attached for the Bidders reference (91 sheets)**

**V. Contractor Questions Submitted as RFI's with Responses from Architect/Owner:**

1.Question (Q): Sheet a700: Confirm the flooring material in the Sgt Office. Is ceramic tile correct?

Reply (R): Sargent's Office 121 to receive carpet throughout the room.

2.Q: Sheet a700: Locker Room 106-107. Room schedule shows wall tile, but elevations on a200 show gyp board and rubber base. Which is correct?

R: Elevations are correct. Locker Rooms 106 and 107 will both have gyp board walls with painted finish and rubber base. Flooring remains ceramic tile (12 x 24 Daltile Portfolio Noce PF11).

3.Q: Sheet a700: Room schedule shows rubber base in rooms with floor and wall tile. Should this be Schluter cove per 2/a601?

R: All walls in rooms with floor and wall tile are to receive Schluter Dilex at cove.

4.Q: Wall tile to full height of wall: Clarify elevations that show wall tile to soffit.

R: Wall tile to extend full height of walls or to 8'wainscoat height as shown. At soffits, painted gyp board is the finish.

5.Q: Sheet a201 Keynote 4 – Appears that the floor in room 112 (only that room) is to be mud set. I think it is intended to be mudset only at the shower floor. The same in all shower rooms....

R: (5) Showers to have mud set floor tile and marble threshold: Rooms 104, 105, 112, 114, 115 (Detail 02-a601).

6.Q: Is there a Finish Plan for Phase 2 Flooring?

R: See Finish Plan/Room Schedule on Sheet a700; both Phases are included.

7.Q: What is the carpet Selection?

R: Mohawk Group. Collection: Artisanal – Blended twist tile – BT413./QB413. 7688 Earth.

8.Q: What is the tile selection for shower floors?

R: Shower floor tile shall be American Olean: unglazed color body porcelain mosaics. A94 (1) – Willow Speckled. 2" x 2" (Dot-Mounted).



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- 9.Q: On the floor plan below Showers 104, 105, there is a small Office and Storage Room (unnumbered) that are shown on 070 as "Existing", and they are not listed on the Room Schedule, but on the Finish Plan (page a700), they are shown with new flooring. Please Advise.
- R: These rooms are to receive new flooring.
- 10.Q: What Phases of Work would receive Allowances in the Bid Schedule?
- R: The Allowances are available for Owner use in both Phases. Include in Phase 1 as a separate line item on the Bid Schedule sheet.
- 11.Q: Are there any special wage rate requirements for this project?
- R: No special wage rates are required.
- 12.Q: During the Pre-Bid meeting it was stated that the Sinagua Building can be utilized as job trailer and restrooms facilities during construction, please confirm we are not to include in our bid?
- R: The Sinagua building will serve as the contractor office. Restrooms there are available for Contractor use throughout the construction.
- 13.Q: How long can the entrance drive to the basement parking area be blocked?
- R: The Owner Representative (Larry Farhat) will coordinate with Contractor for construction activities in the Basement with the Police Department as needed. Closure duration hours for construction work will be somewhat flexible.
- 14.Q: With the current supply chain issues can a foam applied roof be utilized in lieu of a TPO system with tapered insulation?
- R: Bids are to include the TPO system specified.
- 15.Q: Is there a preferred Fire Alarm vendor or system that can be shared?
- R: Metro Fire Equipment is the Owner's fire system vendor and inspector. 928-227-3661.
- 16.Q: Can the Mechanical System Controls vendor be shared?
- R: Building Control Systems – Brett Swerdseger. 602-943-4797.
- 17.Q: Can the period of Performance time be modified to account to lead time, construction and supply chain timelines?
- R: Modification to timelines will be considered by the Owner for the Notice of Proceed date. Timelines are as reported in the Pre-Bid Meeting notes.



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- 18.Q: The plans note soils inspection, can this be omitted?  
R: No soils inspections are anticipated in the Scope of Work.
- 19.Q: Are we to include the installation of the flooring in the hallway/corridor that divides the phasing after hours? And should this be accounted for at the end of Phase 2?  
R: The installation of flooring in the hallway/corridor shall be after-hours work as described on sheet a070.
- 20.Q: Has there been an asbestos test completed and if so, can it be provided?  
R: An asbestos test was not a part of this Project. Asbestos is not expected based on the dates of previous construction.
- 21.Q: On the Plumbing Plans keynote 29 Sheet P101 is that area of the base(ment) or a slab on grade?  
R: Conference Room 101 has a slab on grade floor. Water, waste line and vent lines for the sink in this room can be run in the wall space.
- 22.Q: Will there be any special requirements to access the base area under the current locker rooms for the new plumbing scope? And are there any ceilings in that area below and can they be identified?  
R: Basement work shall be coordinated with Owner. Time and hours are somewhat flexible.
- 23.Q: Keynote 28 on sheet p101 noting the new gas line with that location being next to the drive for the basement garage is there enough depth to meet the shading requirements or can this be routed externally along the wall?  
R: The driveway to the Basement Garage is south of that location. There is adequate soil depth for the gas line as shown.
- 24.Q: Can the gas company contact be shared?  
R: Unisource Energy Services. 928-203-1270.
- 25.Q: Should we include an allowance for Landscaping affected by proposed work?  
R: Minimal impact to landscape is anticipated. Any corrective/restorative work will be the responsibility of the Contractor (and not a separate Allowance).
- 26.Q: At the Pre-Bid the document notes to include and allowance for door and hardware, should we only carry that amount in out bid for that scope or would that be an add on to the door scope noted? Which Phase should this allowance be included in?

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R: Allocate Allowances to Phase 1 on the bid form. Door hardware cost shall be entirely covered by the Allowance. All other door costs shall be included in the Contractor's Bid.

27.Q: Is there a specific Mohawk carpet style that is to be provided?

R: See attached Finished Plan/Room Schedule.

28.Q: Is signage to be provided by the Owner? The Specifications mention signage is this to be included?

R: Signs are required in the Scope of Work for all new rooms, and as required by ADA and NFPA and IBC. Reference Specification 10 14 00, 2.04: Plastic Signage for all interior signs.

29.Q: The Specification refers to whiteboards are these to be provided and installed by Owner?

R: Two rooms require whiteboards:

- Conference Room 101 East Wall: Epson 100" (54.6" x 86.6") Whiteboard Model V12H831000.
- Break Room 111 South Wall: Quartet Magnetic Whiteboard 6 x 4 (TEM548A).

30.Q: Can the Arizona Pollutant and ADOT requirement be omitted from the specifications?

R: The requirements contained in the Owner's General Conditions in Section 16, pages 19-22 are not applicable to this Project.

31.Q: The shower wall finish elevation for the men's and women's reference the same details on sheet A201 can those be clarified?

R: (6) nominal 16" courses of wall tile are shown. Wall tile to extend to ceiling or soffit (8').

32.Q: Page a700- Room Schedule shows R1 (rubber base) all areas. Should the rooms with wall tile and Schluter cove per 2/a601?

R: All floor tile to tile wall transitions to receive Schluter cove. See attached Revised Finish Plan/Room Schedule, sheet a700.

**VI. Updated Sheet a700 (Finish Plan) is attached. Selections of finish materials and colors are summarized below.**

1. Floor Tile (Restrooms, Locker Rooms): Daltile Portfolio 12 x 24. PF11 "Noce"
2. Floor Tile (Showers): American Olean unglazed color body 2" x 2" A94 (1) "Willow Speckled".
3. Wall Tile (Women's): Daltile Linear collection 4 x 16 glazed. 0190 (1) "Arctic White".



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4. Wall Tile (Men's): Daltile Linear collection 4 x 16 gloss. 0109 (2) "Architectural Gray."
5. LVT: Mannington Commercial SS5W2507 – "Antique Oak".
6. Carpet Tile: Mohawk Group. Artisanal Collection – BT413/QB413. 7688 "Earth".
7. Rubber Base: Roppe 700 Series 193 Black Brown – Pinnacle – Type TS – 1/8".
8. Metal Lockers: Spacesaver FreeStyle
  - 72" H x 15" W x 37-1/8" D W/Foot Locker. Overall Height 6'-8" W/Sloped Top.
  - Footlocker with built-in bench drawer w/butcher block bench surface.
  - Double-wall welded door with hasp lock.
  - 8" H sloped top
  - 1ea duplex receptacle per locker, 13ea lockers per circuit, 4 circuit power.
  - Shelf with integral hanger bar
  - Rubber boot tray at bottom of the locker
  - Hook bracket hanger assembly on the inside sidewall of the locker, 3 hooks.
  - All finished ends/trim kits.
  - Color: MT Medium Tone (27) Textured powder coat.
9. Plastic Lockers: Bradley Corp. Lenox Z Locker: M227 "Toffee."
10. Solid Surface: LG Hausys HI-MACS L014 Geyser.
11. Millwork Laminate: Wilsonart Plastic Laminate Moteverdi 8236K-05.
12. Paint (Interior): Dunn Edwards DE6226 – Foggy Day

**END ADDENDA 01**



EXPIRES 6/30/2024