

EXHIBIT A TO ADDENDUM #2		
No.	Questions	Answers
1	The plan set notes to replace (4) windows on the north/south walls of the building. During the walk, it was discovered there are (5) windows total on the north/south walls - please confirm (5) windows should be replaced.	There are a total of 5 existing windows in the building. 3 on the north side and 2 on the south side. The current window sizes are 33.5"H X 46" W. These 5 windows will be replaced with the same size. We will not be enlarging these window sizes. The glazing U value will be 0.27. Additionally, four (4) windows will be added to the west wall. The sizes of the windows will be 33.5"H X 46" W. The city has engineering working on report and draft details of analysis for the window additions to the west wall. This information will be available 3-4 business days prior to the bid due date as Addendum No. 4
2	On the plan set detail 7 notes to install cat5 cable in the newly furred walls. Please confirm if Cat5/Cat6 should be used, or if a conduit raceway is preferred. Please confirm where the pathway needs to be run to.	CAT6 cable to be used. One drop in the ceiling of the main room and one drop in the ceiling of the kitchen. No Exterior raceway. Terminations are to be included in ceiling.
3	Please confirm electrical devices on all existing walls needs to be extended and installed in the new furred wall.	All outlets on existing wall need to be extended to the new wall for access. You can do this by reusing the wire, do not change the wire, this will cause the outlets to sit a little higher on the newly furred wall and not be at standard height.
4	Detail 3 notes to overlay the existing ceiling with 1/2" GWB and tape/finish. Please confirm the joists are able to handle the additional load, and whether or not 5/8" GWB should be used to better "level" the existing ceiling.	We have chosen to have asbestos abatement for the ceiling popcorn and sheetrock. All sheetrock on the ceiling will be removed by January 10, 2025. This will leave you a clean slate to install new sheetrock.
5	As discussed on the walk, please confirm that the kitchen will just need spackle/paint after removing the cabinets.	Based on what we believe is behind the cupboards, this will be the case and what you should bid on.
6	Please confirm urinal, sink, and toilet specifications, as noted on the walk.	The sink and toilet specification for the exterior bathrooms are attached in this addendum. Toilet Replacement ETF-1490-FM-FA-12"-TS-HC-GWC-TW4-NFV \$2,361.00; Lavatory Replacement Sink HS-1014-96-HC-FA-DMS-NV-4CC-RPT-OV \$1,456.00 these are our costs each, your cost would be reduced purchasing as a plumbing contractor.
7	As discussed on the walk, please confirm the west gutter on the north entrance canopy will need to be removed to provide demo access for the new window. Please confirm pressure washing the existing entrance metal roof & gutters is requested.	The city will not pressure wash any part of the building. They will provide water for pressure washing needs. The west gutter on the north entrance canopy may or may not need to be removed for the new window. That will be left up to the contractor to determine. The window sizes are being replaced like for like in size. If the gutter is removed, it will need to be reinstalled or replaced and painted.
8	Please confirm the exterior bathrooms to receive epoxy flooring should have an epoxy coved base and not rubber base. Please confirm the epoxy specifications.	The exterior bathroom flooring is epoxy coved base and not rubber. Grind off existing epoxy. 2) Install 4" base shoe 3) Apply tinted self-leveling epoxy to the floor to hide imperfections in concrete 4) Apply Natural Accents in a color 44067 (color are here: https://www.miraclemethod.com/portland/designer-colors) 5) Apply Polyaspartic clear coat with anti-microbial additive to inhibit smells and with slip-resistant additive to prevent falls.
9	During the walk, it was noted not to submit a bid if it is greater than \$225,000. If the low bidder on this project comes in above the \$225,000 maximum budget, will new scope be issued with another change to bid the work?	No. We anticipate with all the extra work we are paying for, this project is expected to come under \$225K. We will add work to the contractor to bring the spending up to \$225K for those that bid under. This would be inclusive of higher end products or additional labor and paint on the building.
10	The interior bathroom furred walls will require accessories, fixtures, bathroom partitions to be moved. In order to provide a uniform furred wall, the toilets would need to be removed, concrete chipped out, drain offset installed, and toilets reinstalled. Please confirm if this is the intent, or certain sections of the wall should not be furred out.	We have chosen to NOT fur the walls out on the interior restrooms, due to ADA accessibility and moving toilets. Instead, the existing pipes that are sitting on the exterior of the wall, need to be put inside the existing wall. Thus, remove needed sheet rock, replumb inside wall and replace sheetrock, and/or patch as needed, and paint wall. FRP panel on the backside of the wall behind the toilets to be replaced. Please add \$3/square foot into the bid for this product. The two toilets in the Woman's restroom and the one toilet in the mens restroom need to be replaced with High Flow Toilets. Toilets to be mid grade. Please factor into your bid \$400 cost per toilet for material cost.
11	Front door specs? Re-using existing jamb? Panic locking hardware and closer specs? Door material and configuration spec?	https://www.doorclosersusa.com , please refer to door type Alumitrex 72 in. x 84 in. (6070) ADA Narrow Stile Commercial Storefront Double Door With Panic Hardware, 1/4 in. Tempered Glass, Includes Self Closing Built In Door Closers, Offset Pivots, and Hardware, Clear Anodized Finish. We would like you to include \$12K in the price for the front door.

12	Window Spec? Are only providing an allowance for bidding purposes?	100 Series Gliding XO/OX, Andersen Windows. Active/Stationary (XO), 46 x 33.5, White w/White Sash / Frame: White White, Auto Lock Hardware . RO Size = 46 1/2" x 34" Unit Size = 46" x 33 1/2". Please see attached information from Local Hardware Store. These are 30 days out. Cost is \$472.24 each. Reduced price will be for contractors and additional if ordering in bulk (which was over 5). So bid at your cost.
13	Flooring Spec? Are only providing an allowance for bidding purposes?	The City has elected to abate all asbestos flooring and glue/mastic. This will leave a clean subsurface to install new flooring in the bathrooms and main gathering area/dining room. The asbestos removal will occur during the week of 12-27 to 1/10/2025. For Dining Room and Bathrooms; pour Ardex 22f fiber reinforced leveler, install 2,400 sq. ft of Shaw Contract 4110V Terrain II color Shade 00564, 5 mil thick, 20 mil wear layer 6" X 48" plank with releasable glue, providing for ease of maintenance. Finish with 4.5" cove base color black. NOTE: If bids come in where we believe, we will add the following work/flooring - We will have the flooring removed in the kitchen at the same time of abatement, including all the appliances. We will add pour Ardex 22f fiber reinforced gypsum-based leveler, install 491 sq. ft Alto Reliance 25 color D25903 Storm safety flooring coved and capped with Altro stainless steel wall cap.
14	CAT6 locations and cable count, terminations included?	See answer to no. 2 above.
15	Plumbing specs? Interior bathroom fixtures, exterior SS or alternative fixtures?	The interior bathroom fixtures will remain the same. The plumbing on the wall will not
16	Entry Finish Specs: T&G spec, grade and finish? Post Wrap Specs 0 wood and stone detail?	This information will be sent out on November 8 or sooner. Addendum #3
17	There is concern with added 5/8" sheetrock weight to ceiling to cover existing sheetrock and popcorn.	The city had determined they will have asbestos abatement for the entire ceiling in the community center. They have hired an abatement company to remove the existing sheetrock containing the popcorn, allowing new sheetrock to be hung and not go over existing sheetrock. The asbestos abatement will start on 12/27/24 and be completed by 1/10/25.
18	Permits, Engineering Asbuilt?	The city will obtain all permitting and complete the engineering asbuilt drawings.
19	Fur out of wall causes janitors closet door to only open at 90 degree angle, are you ok with this?	for the bid yes. Maybe we can figure something else out that will work to cause a full opening later.
20	Baby changing stations for exterior restrooms?	The city will purchase the baby changing stations. The contractor will be responsible to install on the wall. Example FOUNDATIONS Changing Station: 100-EH-BP, Plastic, 15 3/8 in x 34 1/4 in x 4 in, Flush Mount, Gray Item 39F735Mfr. Model 100-EH-BP \$400 we will be paying for.
21	Timeline schedule for completion and community center closing	We will close the entire community center from December 27 - March 29th. The exterior restrooms will have to be coordinated for closure to do the epoxy flooring.
22	Projector and screen	We will remove and rehang, as it needs to be removed as part of the asbestos abatement.