

**CITY OF SAUSALITO**  
420 Litho Street, Sausalito, CA 94965

**Addendum No. 2**

Issued **May 7, 2024**

**429.5 Johnson Street Tenant Improvement Project**

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**NOTICE TO ALL PLAN HOLDERS SUBMITTING BIDS FOR THIS WORK:**

You are hereby notified of the following information, changes, clarifications or modifications to the original Contract Documents, Project Manual, Drawings, Specifications and subsequent Addenda. This Addendum shall supersede the original Contract Documents and previous Addenda wherein it contradicts the same and shall take precedence over anything to the contrary therein. All other conditions remain, UNCHANGED.

This Addendum is hereby made a part of the Contract Documents to the same extent as though it were originally included therein.

**Revised set of plans (dated 4.30.24 – Plan Check):** Revisions include, but not limited to, plumbing improvements including installation of noted appliances and fixtures, removal of existing HVAC system, furnace and water heater.

**Site visit:** A site visit will be set for May 9, 2024 from 2pm-3pm at the project site: 429.5 Johnson Street.

**Revised date for last day of questions:** May 13, 2024 at 2pm

**Revised Bid submittal deadline:** May 23, 2024 at 2pm.

**Questions and answers:**

Q1: Will a hazardous materials survey be required?

A1: No, a hazardous materials survey will be conducted by the City prior to bid opening. Results will be shared in future addendum.

Q2: Will the appliances be provided by the owner or contractor?

A2: Contractor to provide and install appliances.

Q3: Will an interior finish schedule be provided?

A3: Yes, an interior finish schedule will be provided.

Q4: Will interior elevations be provided?

A4: Yes, interior elevations for the bathrooms and kitchens will be provided.

Q5: The existing loft ladder at the 2<sup>nd</sup> story is 33" from the exterior wall. Will that provide enough clearance to the fridge and cabinets?

A5: Please ensure 36" clear from the loft stairs to cabinets/fridge area.

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Q5a: Are cabinets going the length of the wall on upstairs unit? If so, that will not provide 3' clear to access ladder.

A5a: Cabinets are not going the length of the wall and 3' clear should be provided. 3' clear is roughly placing kitchen sink in the center of the upstairs front facing window.

Q6: What species and grade will the fence and handrail be?

A6: Handrail should be redwood. Fence should be pressure treated cedar.

Q7: Is there a detail for the infill at existing rough openings where the doors will be removed?

A7: Yes, the infill details are now shown on Sheet A2.1, item G – new body/guard v-rustic siding.

Q8: A2.1 Material Key calls out Hardie Panel Siding. What size trim for the doors and windows?

A8: Trim for doors and windows are to be 2¼"

Q9: The existing siding is board and batten. Should the new Hardie siding include battens as well?

A9: No, the new Hardie panel should not include battens.

Q10: There is an existing cold air return grill in the middle of the dining and living room at the 2<sup>nd</sup> story. Will it be removed and the floor patched?

A10: Yes, it should be removed and floor patched to match the existing floor.

Q11: A5.0/3 shows a Marvin slider at the 1<sup>st</sup> floor. What type of front door and casement window will be used?

A11: Both the casement window and sliding door are Marvin Essentials, the front door is TBD.

Q12: Will the penetration at the eave and roof need to be patched once the HVAC and water heater vent is removed?

A12: Vent should be removed and the roof should be patched.

Q13: Does upstairs bedroom have ceiling or is it open to the loft?

A13: Bedroom to have ceiling in which some railings from above will be removed and framed around.

Q14: Is the existing siding to remain as is or is there a new finish?

A14: The existing siding to remain as is.

### Pictures of site:

Exterior of residence



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Stairs to be removed upper



Stairs and deck in back right corner to be removed



Stairs and deck to unit to be replaced



Downstairs unit. Location of relocated bathroom to be against wall that current has shelving. Required plumbing to be included in scope.





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Upstairs unit. Loft and ladder to remain.  
Location of upstairs kitchen is in area of  
window and sliding glass door.



Existing condition of garage.  
Proposed location of first floor  
kitchen.



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Existing condition of upstairs bathroom. New appliances to be placed with new layout configuration.



Existing condition of downstairs bathroom. Bathroom to be relocated and flooring to be leveled. Different elevations in bathroom can be seen in photo. Flooring to be demolished and leveled.



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**END OF ADDENDUM NO. 2**

**Issued By: City of Sausalito  
Ali Iqbal  
Project Manager**

**ACKNOWLEDGED**

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**Bidder's Signature**

**A signed copy of this addendum is to be submitted as a part of the bid package for the subject project. Failure to do so may subject the Bidder to Disqualification.**