MAPLE GROVE HEALTH & REHABILITATION CENTER
RENOVATION SCOPE ADDENDUM

Supplemental Line-Item Pricing Form

Bidder / GC:	**Bid Date:**
Contact:	**Phone / Email:**

BID BASIS AND SCOPE CLARIFICATIONS

- This addendum supplements the Maple Grove renovation bid documents and shall be priced as part of the renovation work. It is intended to clarify and add scope identified after review of the project requirements.
- "Work area" means all spaces included in the renovation scope. Requirements identified as applying to the work area apply throughout all renovated spaces unless a specific exception is stated below.
- Where this addendum specifically addresses an item differently from the base scope, the bidder shall price the item in accordance with this addendum and identify any perceived conflict or required clarification before bid.
- Bidder shall include labor, materials, equipment, supervision, demolition/disposal, patching, finish restoration, testing, permits, and coordination necessary to complete each listed item unless specifically identified as Owner-performed or excluded.

SECTION 1 - DEMOLITION, WALLS, DOORS, AND GENERAL FINISH WORK

Item	Work Item	Scope of Work	Bid Amount
1.01	**Wallpaper removal and wall restoration**	Remove all existing wallpaper in the work area. Remove residual adhesive and prepare/skim-coat/repair walls as required to provide a smooth, uniform substrate ready for the scheduled paint or wall finish.	$
1.02	**Wall-mounted kiosk / monitor removal**	Remove all kiosk monitors recessed or mounted in walls within the work area. Terminate associated electrical in place and make safe. Patch the remaining wall opening to match adjacent construction and paint to match the scheduled wall finish.	$
1.03	**Door refinishing**	Sand and refinish existing doors within the work area. Final door color/stain shall match the existing door color unless otherwise directed by the Owner.	$
1.04	**Office built-in casework demolition**	Where built-in casework exists in an office being renovated, demolish and remove the casework. New casework is not to be reinstalled unless specifically shown elsewhere.	$
1.05	**Nurse-call termination**	Where nurse-call devices/components are removed as part of the renovation, terminate the nurse-call system in place and make safe. Patch disturbed finishes as required.	$
1.06	**Drywall deflection correction allowance**	Include an allowance to correct existing drywall deflection in renovated areas where required to achieve an acceptable finished wall/ceiling surface. Bidder shall state the allowance included in the bid.	$
DEMOLITION, WALLS, DOORS, AND GENERAL FINISH WORK SUBTOTAL			**$**

SECTION 2 - LIGHTING AND ELECTRICAL

Item	Work Item	Scope of Work	Bid Amount

Item	Work Item	Scope of Work	Bid Amount
2.01	**Replace existing LED lighting in renovated spaces**	Remove existing tube light fixtures in the work area and replace with like-kind LED fixtures. This includes overhead lighting in resident rooms, offices, and other renovated spaces unless a different fixture is specifically identified in the fixture schedule.	$
2.02	**Remove ceiling fans**	Remove all ceiling fans in the work area. Terminate the electrical connection in place, make safe, and install a blank cover plate that matches the ceiling color.	$
2.03	**Decorative flush / semi-flush fixtures**	Remove all existing flush-mount and semi-flush decorative light fixtures in the work area and replace with like-kind LED fixtures or as specified in schedule if specified in schedule.	$
2.04	**Nurse-station soffit-light switching**	Wire soffit lights at nurse stations on a separate switch from the general lighting. Mount the soffit-light switch behind the nurse station in a location coordinated with the final millwork layout.	$
2.05	**100 Hall nurse-station soffit exclusion**	Do not construct the soffit at the 100 Hall nurse station due to the existing low ceiling condition. Lighting associated solely with that omitted soffit is excluded unless otherwise directed.	$
LIGHTING AND ELECTRICAL SUBTOTAL			**$**

SECTION 3 - FLOORING, TESTING, TRANSITIONS, AND HAZARDOUS MATERIAL ALLOWANCES

Item	Work Item	Scope of Work	Bid Amount
3.01	**Slab testing allowance**	Include an allowance for slab testing in renovated areas, including asbestos testing and moisture testing as needed to support flooring installation and substrate preparation.	$
3.02	**VCT demolition / asbestos-abatement allowance**	Include an allowance for demolition and asbestos abatement of existing VCT flooring if testing or field conditions determine abatement is required.	$
3.03	**ADA-compliant floor transitions**	Where flooring materials of different finished heights meet, furnish and install ADA-compliant transition strips. Coordinate profile, anchorage, and finish with the adjacent flooring systems.	$
FLOORING, TESTING, TRANSITIONS, AND HAZARDOUS MATERIAL ALLOWANCES SUBTOTAL			**$**

SECTION 4 - RESTROOM, SPA, AND PLUMBING-RELATED WORK

Item	Work Item	Scope of Work	Bid Amount
4.01			$
4.02	**Toilet replacement allowance**	Include an allowance to furnish and replace 50 existing toilets with new toilets of like kind. Include removal/disposal, installation, reconnection, seals, supply connections, and testing.	$
4.03	**Toilet accessories**	Furnish and replace existing toilet accessories with like-kind accessories, including mirrors, grab bars, and toilet-paper holders. Owner will furnish new paper-towel, hand-sanitizer, and soap dispensers; coordinate installation requirements with the Owner.	$
4.04	**Spa shower finishes**	In spa areas where the existing shower is tiled, remove and replace the shower tile in accordance with the finish schedule. Where the existing shower has a manufactured shower surround, the existing surround shall remain in place and be protected during construction.	$

Item	Work Item	Scope of Work	Bid Amount
4.05	**Spa tub controls and chemical dispensers**	Spa tub controls and chemical dispensers will be removed and reinstalled by building staff. GC shall coordinate sequencing and protect adjacent construction; removal/reinstallation of these devices is not included in the GC scope.	$
RESTROOM, SPA, AND PLUMBING-RELATED WORK SUBTOTAL			**$**

SECTION 5 - ROOM CONVERSIONS AND SPECIAL AREA MODIFICATIONS

Item	Work Item	Scope of Work	Bid Amount
5.01	**Room 139 - clean linen storage**	Convert Room 139 to a clean linen storage room. Demolish and remove existing casework, overbed lights, and plumbing not required for the new use. Terminate utilities in place and make safe. Patch and paint walls and finish affected surfaces for the new storage-room use.	$
5.02	**Rooms 137 and 141 - offices**	Convert Rooms 137 and 141 to offices. Demolish and remove existing casework, overbed lights, and plumbing not required for office use. Terminate utilities in place and make safe. Complete required patching and finish restoration. Finish using typical office finishes as per the finish schedule.	$
5.03	**Room 48 - employee lounge**	Convert Room 48 into an employee lounge instead of room 44. Include installation of new casework and required plumbing for the new lounge configuration, together with associated connections, patching, and finish restoration that was previously specified for room 44.	$
5.04	**Existing therapy bathroom - therapy storage**	Convert the existing therapy bathroom to therapy storage. Demolish bathroom fixtures and other elements not required for storage, terminate plumbing in place and make safe, and patch/finish the room for storage use.	$
5.05	**Existing Central Supply room 44 - resident lounge**	Convert the existing Central Supply space into a resident lounge instead of room 48. Include demolition of existing finishes as required, installation of new flooring, preparation and painting of walls, and installation of decorative light fixtures. Finish using typical resident lounge finishes as per the finish schedule that was previously specified for room 48.	$
5.06	**Small nurse station - refinish in place**	Refinish the small nurse station in place using the same finish palette and material intent as the larger nurse stations. Existing configuration is to remain unless specifically noted otherwise.	$
5.07	**Murphy beds - remain in place**	The two existing Murphy beds are to remain in place. Protect the units and perform renovation work around them without removal or damage.	$
ROOM CONVERSIONS AND SPECIAL AREA MODIFICATIONS SUBTOTAL			**$**

SECTION 6 - SITE / COURTYARD / SIGNAGE

Item	Work Item	Scope of Work	Bid Amount
6.01	**Courtyard drainage to remain**	Existing catch basins and drainage systems in the courtyards shall remain in place as-is. Protect them from damage and keep drains clear and operational during construction.	$
6.02	**Monument sign replacement**	Demolish and remove the existing monument sign and install the new monument sign in accordance with the monument drawing. The graphic/sign-face portion will be furnished and installed separately by others. Coordinate substrate, dimensions, electrical provisions if required, and final installation interface.	$

Item	Work Item	Scope of Work	Bid Amount
SITE / COURTYARD / SIGNAGE SUBTOTAL			**$**

SECTION 7 - PERMITS AND PROJECT ALLOWANCES

Item	Work Item	Scope of Work	Bid Amount
7.01	**Permit allowance**	Include an allowance for all required permits and inspection fees. GC is responsible for pulling all necessary permits using architectural plans to be provided by the Owner.	$
PERMITS AND PROJECT ALLOWANCES SUBTOTAL			**$**

OWNER-PERFORMED / EXISTING ITEMS TO REMAIN

Item	Responsibility / Constraint	Requirement
O-1	**Owner-furnished dispensers**	Owner will furnish paper-towel, hand-sanitizer, and soap dispensers. GC shall coordinate with Owner regarding installation if installation is required by the base contract.
O-2	**Spa controls / dispensers**	Building staff will remove and reinstall spa tub controls and chemical dispensers.
O-3	**Murphy beds**	Existing Murphy beds in two rooms remain in place and shall be protected.
O-4	**Courtyard drainage**	Existing catch basins and drainage remain in place as-is.
O-5	**Monument sign graphics**	Graphic/sign-face portion of the new monument sign will be installed separately by others.

ADDENDUM PRICING SUMMARY

Subtotal - Scope Items 1 Through 7	**$**
Contractor Profit, Overhead & General Conditions Attributable to This Addendum	**$**
TOTAL RENOVATION SCOPE ADDENDUM	**$**

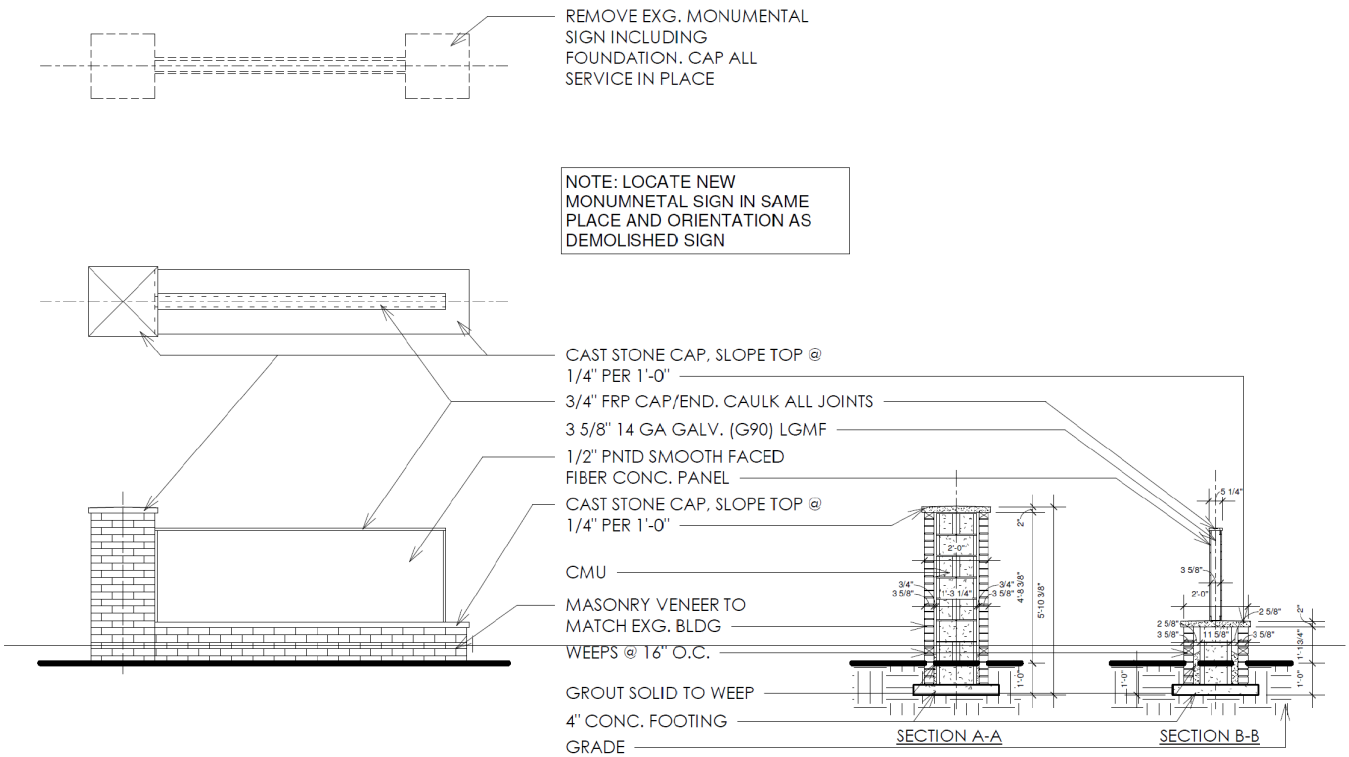
REQUIRED ALLOWANCE BREAKOUT - INCLUDED IN PRICING ABOVE

Item	Allowance	Included Amount
A-1	**Slab testing, including asbestos and moisture testing as needed**	$
A-2	**VCT demolition and asbestos abatement if required**	$
A-3	**Replacement of 50 existing toilets with like-kind toilets**	$
A-4	**Drywall deflection correction as needed**	$
A-5	**Permits and inspection fees**	$

BIDDER NOTES / CLARIFICATIONS / EXCLUSIONS

Pricing note: For all allowance items, bidder shall identify the dollar allowance included and note any assumptions regarding quantity, testing limits, disposal, abatement, permit fees, or restoration.

Monument Sign Drawing



All areas marked with a red X are excluded from the "work area" unless otherwise stated in the bid documents. All areas not marked with a red X are included in the "work area" unless otherwise stated in the bid documents.

