

**ADDENDUM #1**  
**China Wok Renovation Project**  
**99 Park Street, Tupper Lake, NY**  
**Issue Date: 15 March 2024**

Item #	Section	Change
Item #1	Questions	<b>Q1:</b> Should the storefront windows in the dining room be replaced with double pane or triple pane windows? <b>A1:</b> Double pane. <b>Q2:</b> What should be the temperature rating of the heat pump system? <b>A2:</b> -5 - 0 °F
Item #3	Section 1: Advertisement for Bids	<b>REPLACE:</b> Bid due date. New date is March 28, 2024.
Item #3	Section 3: Project Workslope *See page 3 for updated written workslope	<b>ADD:</b> Kitchen - Install standard commercial swinging door with window. <b>ADD:</b> Dining Room - Install 2 additional electric baseboard heaters, one on each side of the dining room. <b>ADD:</b> Bathroom - Install 2-3 ft. electric baseboard with its own thermostat.

\* Changes are highlighted in yellow

Item No.	Description	Total Cost
Dining Room (450 sq. ft., 18' x 25')		
1	Demolition <ul style="list-style-type: none"> <li>Gut and dispose of all ceiling (foam tiles), flooring (rug), Wall covering (wood), glass, counter, electric sign and door.</li> </ul>	\$
2	Replace ceiling with a new suspended tile ceiling with recessed LED lighting. <ul style="list-style-type: none"> <li>Install drop ceiling strapping and brackets that are at least 9' in height.</li> <li>Install new wire 12-2 for lighting grid tied to a kitchen/ counter area switch.</li> <li>Install new ceiling tiles -white square foam with cutouts for recessed canister LED lighting.</li> <li>Install at least 12 recessed lights</li> </ul>	\$
3	Replace flooring with ceramic tile.	\$

	<ul style="list-style-type: none"> <li>• The subfloor is to be secured with screws to the joists. Replace subfloor if any areas of degradation are identified.</li> <li>• Level floor</li> <li>• Install ¾" plywood or hardiboard sheeting and secure with screws.</li> <li>• Install uncoupling membrane.</li> <li>• Prep for 12 x 12 ceramic tile and dark grout. Acrylic thin set for mortar. Tile appearance to be chosen by owner.</li> </ul>	
4	<p>Insulate and Hang Drywall</p> <ul style="list-style-type: none"> <li>• Check bare walls for plumbing.</li> <li>• Strap sidewalls to mount 5/8" drywall.</li> <li>• Install drywall. Tape, mud, sand, prime, 2 coats of durable paint. Paint color to be approved by owner.</li> <li>• Insulate the areas exposed to weather</li> </ul>	\$
5	<p>Windows and Doors</p> <ul style="list-style-type: none"> <li>• Install new 36" interior opening with glass front door. Style and type to selected by owner.</li> <li>• Install front wall framing to encase new temper glass windows approx. 15" off ground. Both sides should be uniform on either side of the new 36' door entry. This will match the rough size of the antique store window size. Size, style and type to be selected be approved by owner.</li> <li>• Install key lock and deadbolt lock.</li> </ul>	\$
6	<p>Front Counter</p> <ul style="list-style-type: none"> <li>• Install new 9' x 9' L counter 40" high. Strapped to wall and board mounted in subflooring.</li> </ul>	\$
7	<p>Electrical</p> <ul style="list-style-type: none"> <li>• Install 2 outlets under front windows (new breaker needed). They will be tied into the recessed lighting for the overhang outside (same circuit).</li> <li>• Install 2 additional electric baseboard heaters, one on each side of the dining room. Verify the appliance does not exceed maximum circuit load, or run a new electric line, as needed.</li> </ul>	\$
Kitchen		
1	<p>Demolition and Removal</p> <ul style="list-style-type: none"> <li>• Remove all large appliances from kitchen (owner responsible for small appliances). Large appliances will be stored outside.</li> <li>• Remove and dispose of existing tile flooring and grout.</li> </ul>	\$
2	<p>Flooring</p> <ul style="list-style-type: none"> <li>• The subfloor is to be secured with screws to the joists. Replace subfloor if any areas of degradation are identified.</li> <li>• Level floor.</li> <li>• Lay new ¾" plywood. Screw and glue down to subflooring.</li> <li>• Install uncoupling membrane.</li> <li>• Run new tile floor from dining room area into kitchen area. Tile appearance to be chosen by owner.</li> </ul>	\$
3	<p>Door</p> <ul style="list-style-type: none"> <li>• Install standard commercial swinging door with window. Size, style and</li> </ul>	

	type to be selected be approved by owner.	
<b>Bathroom (7 1/2' x 11 1/2')</b>		
<b>1</b>	Demolition and Removal <ul style="list-style-type: none"> <li>Gut existing storage area. Remove drywall, flooring, ceiling tiles and straps.</li> </ul>	<b>\$</b>
<b>2</b>	Openings <ul style="list-style-type: none"> <li>Open doorway and stud for pre-hung 36" door. Style and appearance to be selected by owner.</li> </ul>	<b>\$</b>
<b>3</b>	Framing and Drywall <ul style="list-style-type: none"> <li>Install framing for 1 new wall between new bathroom and old bathroom.</li> <li>Strap exterior wall for drywall (shared wall between restaurant and antique shop).</li> <li>Install 5/8" mold resistant drywall - tape, mud, sand, prime, 2 coats of durable paint. Paint color to be approved by owner.</li> </ul>	<b>\$</b>
<b>4</b>	Replace flooring with ceramic tile. <ul style="list-style-type: none"> <li>The subfloor is to be secured with screws to the joists. Replace subfloor if any areas of degradation are identified.</li> <li>Level floor</li> <li>Install uncoupling membrane.</li> <li>Tile and grout floor. 12x12 tiles, appearance to be chosen by owner.</li> </ul>	<b>\$</b>
<b>5</b>	Replace ceiling with a new suspended tile ceiling with recessed LED lighting. <ul style="list-style-type: none"> <li>Install drop ceiling strapping and brackets that are at least 9' in height.</li> <li>Install new wire 12-2 for lighting grid</li> <li>Install new ceiling tiles -white square foam with cutouts for recessed canister LED lighting.</li> <li>Install recessed lighting.</li> </ul>	<b>\$</b>
<b>5</b>	Electrical <ul style="list-style-type: none"> <li>Install exhaust fan/light piped to exterior.</li> <li>Install electrical GFCI for sink.</li> <li>Install motion activated light switch on left wall.</li> <li><b>Bathroom - Install 2-3 ft. electric baseboard with its own thermostat.</b></li> </ul> <p>Verify the appliance does not exceed maximum circuit load, or run a new electric line, as needed.</p>	<b>\$</b>
<b>6</b>	Plumbing and Fixtures <ul style="list-style-type: none"> <li>Plumb drain lines for new sink, mop sink, and toilet with proper vents.</li> <li>Install water lines for vanity, mop sink, and toilet.</li> <li>Install toilet flange.</li> <li>Install vanity.</li> <li>Install mop sink.</li> <li>Install handicapped accessible toilet and hand rail.</li> <li>Style, size, location, and final appearance of all materials to be approved by owner.</li> </ul>	<b>\$</b>
<b>Façade</b>		
<b>1</b>	Demolition and Removal	<b>\$</b>

	<ul style="list-style-type: none"> <li>Remove vinyl siding and overhang.</li> </ul>	
<b>2</b>	<p>Lower-Level Façade</p> <ul style="list-style-type: none"> <li>Prep lower façade (lower 38') surface for masonry application. Masonry board to be installed for proper brick layout.</li> <li>Level ground for brick laying.</li> <li>Install strap ties in the mortar bed.</li> <li>Mortar red brick veneer using mixed Type N to 38" height and level across the whole building (approx. 35').</li> </ul>	\$
<b>3A</b>	<p>Upper-Level Façade</p> <ul style="list-style-type: none"> <li>Install vapor barrier and pine clapboard siding for upper facade from 38" from the ground and up to the top of the building.</li> <li>Stain siding. Color to be chosen by owner.</li> </ul>	\$
<b>3B</b>	<p>Bid Alternative - Upper-Level Facade</p> <ul style="list-style-type: none"> <li>Install vapor barrier and composite siding for upper facade from 38" from the ground and up to the top of the building.</li> <li>Color to be chosen by owner.</li> </ul>	
<b>4</b>	<p>Overhang and Signage</p> <ul style="list-style-type: none"> <li>Supply and install an overhang with standing seam metal roofing to manufacturers specifications (See Attachment B). <ul style="list-style-type: none"> <li>Install ledger board and structural supports, then frame the overhang to the width of the building (approx. 35').</li> <li>Install all necessary underlayment, flashing and caulking to provide a weather proof finish.</li> <li>Install all necessary underlayments, flashing, caulking as required at the interface between the façade and roof structure to provide a weatherproof installation and to protect building below the roof structure from water damage.</li> <li>Frame and sheathe new dormer on roof overhang. Size and location to be approved by owner.</li> <li>Install standing seam metal roof to manufacturer's specifications.</li> <li>Supply and install soffit with recessed lighting fixtures connected to interior switch.</li> <li>The overhang is to match the materials, slope, and final appearance of the overhang at neighboring 115 Park Street.</li> <li>Size, location, and color of materials be approved by owner.</li> </ul> </li> <li>Install hanging sign under overhang above the front restaurant entrance with restaurant name and phone number on both front and back. Dimensions, style and material to be confirmed by owner.</li> </ul>	\$
<b>Side Wall</b>		
<b>1</b>	<p>Demolition and Removal</p> <ul style="list-style-type: none"> <li>Remove vinyl siding.</li> </ul>	\$
<b>2A</b>	<p>Siding</p> <ul style="list-style-type: none"> <li>Repair any rotted sheets or straps of exterior plywood.</li> <li>Install new vapor barrier.</li> <li>Install new pine clapboard siding.</li> <li>Stain siding. Color to be chosen by owner.</li> </ul>	\$
<b>2B</b>	<p>Bid Alternative - Siding</p>	

	<ul style="list-style-type: none"> <li>● Repair any rotted sheets or straps of exterior plywood.</li> <li>● Install new vapor barrier.</li> <li>● Install new pine composite siding.</li> <li>● Color to be chosen by owner.</li> </ul>	
	HVAC	
1	<p>Install heat pump</p> <ul style="list-style-type: none"> <li>● Install a heat pump system with 2 air handlers located in the dining area. Heat pump system will be used year-round for both heating and cooling. Ensure that heat loss calculations are performed and that the system is appropriately sized for the space and climate.</li> <li>● Install condenser, to be located outside on the side of the building with wall straps.</li> <li>● Install the supply line, which will have to snake through the dining room wall into the antique shop's ceiling and then through the outside wall.</li> <li>● Run power from panel located at the stairs of basement.</li> <li>● Install proper cut-offs and safety.</li> </ul>	\$
	Electrical	
1	<p>Install New 200 Amp Breaker</p> <ul style="list-style-type: none"> <li>● Install new service lateral and service drop with drip loop (if necessary) may be needed.</li> <li>● Install new 200-amp breaker panel.</li> <li>● Replace all existing breakers to the appropriate size wire feeds 15 amp or 14-gauge, 20-amp for 12-gauge, etc.</li> <li>● Ensure breaker panel box has room for future expansion.</li> <li>● Connect ground wiring for the main panel to the grounding rod outside.</li> <li>● Snake wiring to the different rooms from the basement joists.</li> <li>● Remove all old wiring.</li> <li>● Install new outlets, light/fan fixtures, GFCI's, etc.</li> <li>● <b>Install 3 additional electric baseboard heaters.</b> Verify the appliance does not exceed maximum circuit load, or run a new electric line, as needed.</li> </ul>	\$
<b>Total Project Cost</b>	Please total all columns.	\$

