

Shiprock Pinnacle Hotel & Restaurant

Highway 491 & Turquoise LN, Shiprock, NM 87420
Dyron Murphy Architects Project No. 2022.10



ADDENDUM No. 2

December 6, 2023

This addendum forms part of the Contract Documents and modifies the Bid Documents dated, November 3, 2023, as noted below. All Bidders must acknowledge receipt of this Addendum. Failure to do so may subject the Bidder to disqualification.

BIDDERS QUESTIONS AND ANSWERS:

(Please note that some questions may be paraphrased or edited to ensure clarity of responses to inquiries received)

1. *What is the anticipated start date for construction?*

Answer: Wednesday, February 14, 2024

2. *Per the bid form, there are sections for Value Engineering for each base bid item, what are the requested Value Engineering options?*

Answer: Each Bid Value Engineering Reduction is based on the Bidder's proposed reduction in costs without compromising the quality of products and materials.

3. *What is the intended drywall texture? Cornerbead: square or bullnose?*

Answer: Drywall is to have a smooth texture with a square cornerbead.

4. *Specification Section 26 0513 is calling for all wiring in raceway and MC cable to be used only for fixture whips. Is type NM romex cable acceptable for branch circuit wiring in the hotel rooms?*

Answer: MC cable is acceptable for use on branch circuits. NM may be used with in guestrooms with permission from the inspector and under the requirements outlined under New Mexico Electric Code.

CHANGES TO THE BID DOCUMENTS AS FOLLOWS:

DRAWINGS:

ARCHITECTURAL

A004 - SITE DETAILS

- Added R.V. sewer dump and water refill station details.

A110 - REFLECTED CEILING PLAN - RESTAURANT

- The 2' X 4' Acoustical Suspended Ceilings in Vestibules - 500 & 506 have been changed to a Gypsum Board Ceiling.

SKETCH A03 - R.V. STATION - A002

- Added call out for R.V. sewer dump and water refill station.

By:

Dyron Murphy, Principal Architect
Dyron Murphy Architects, P.C

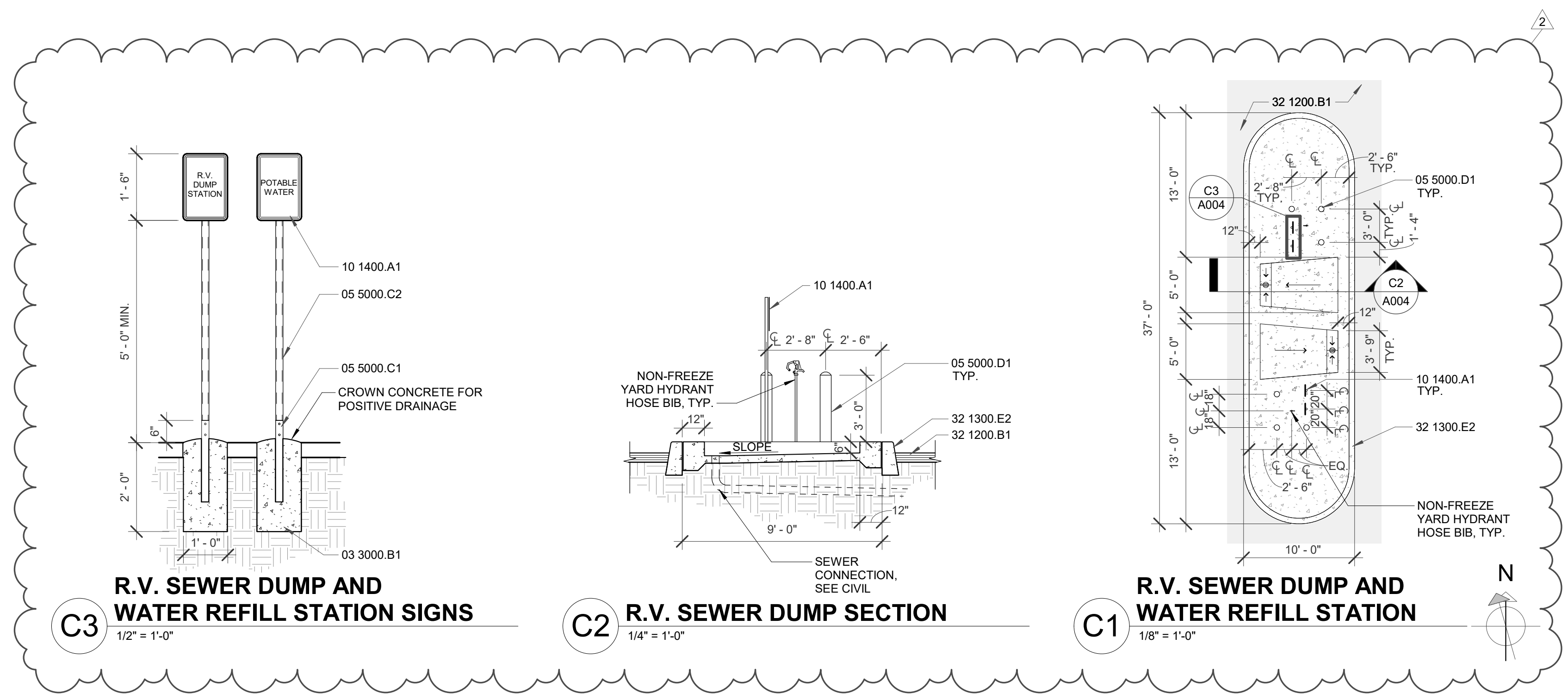
Attachments:

1. A004 - SITE DETAILS
2. A110 - REFLECTED CEILING PLAN – RESTAURANT
3. Sketch A03 - R.V. STATION – A002
4. Substitution Requests:
 1. Roofing: JM TPO Roofing System – “Approved as Noted”

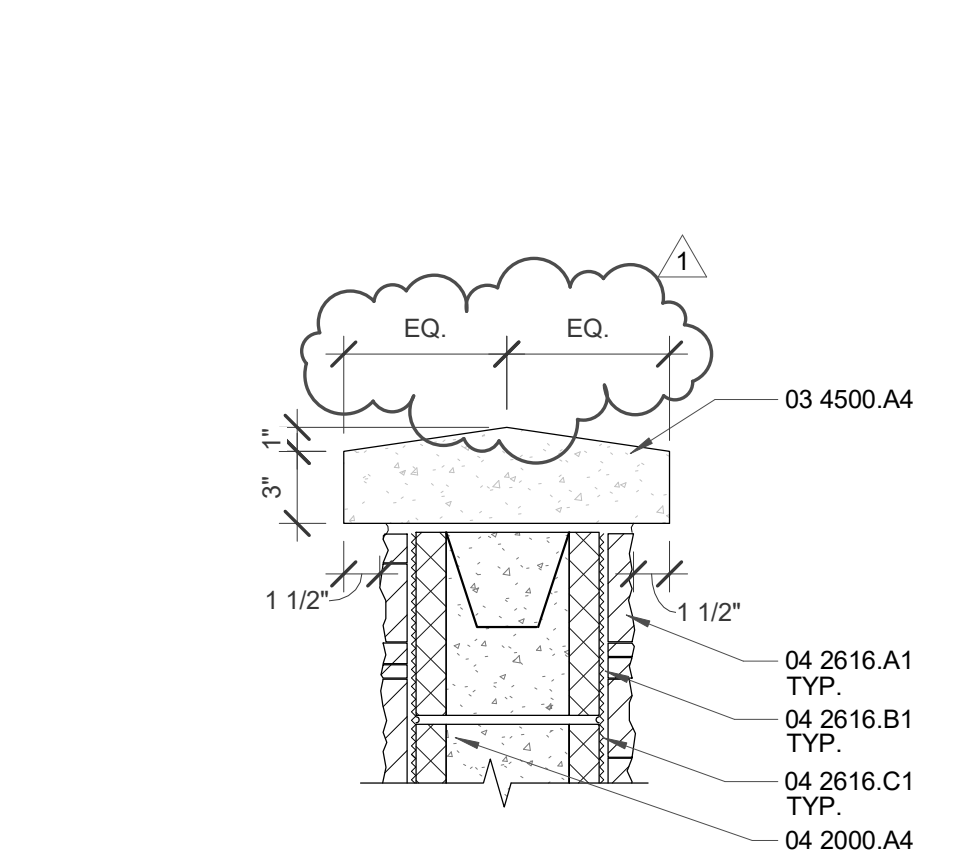
END OF ADDENDUM No. 2

KEYED NOTES

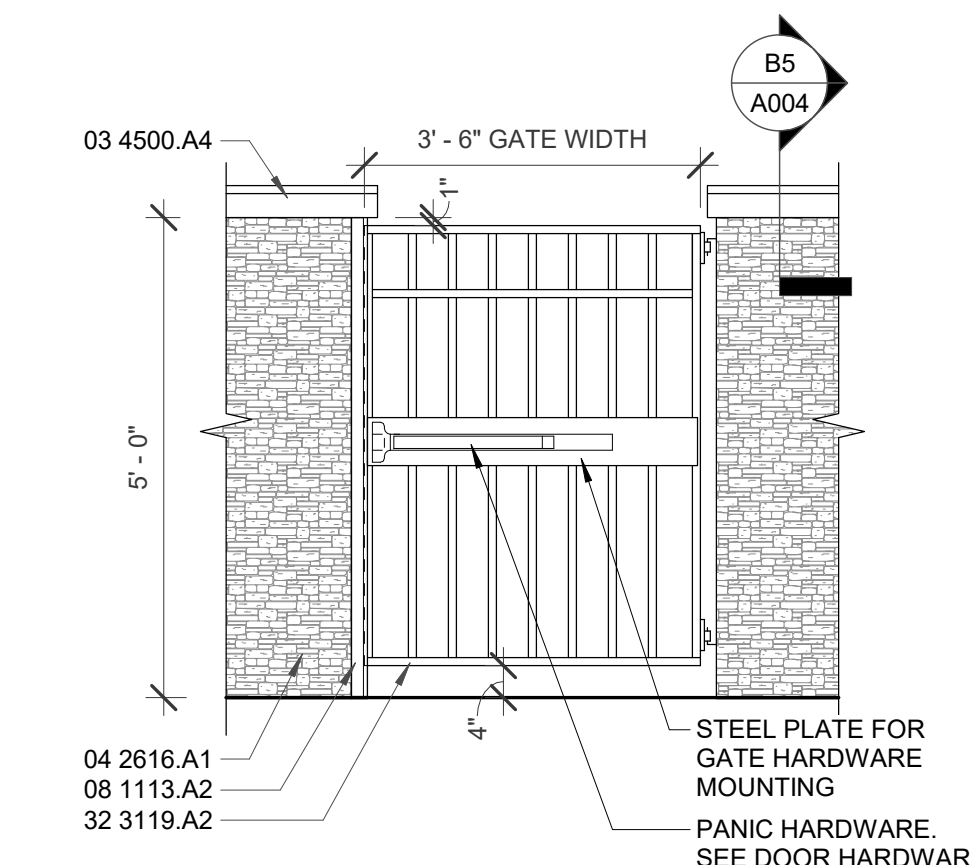
- 03 3000.B1 CONCRETE FOOTING
- 03 4500.A4 PRE-CAST CONCRETE CAP
- 04 2000.A4 8X8X16 CMU
- 04 2616.A1 ADHERED MASONRY VENEER
- 04 2616.B1 MORTAR SETTING BED
- 04 2616.C1 METAL LATH
- 05 5000.C1 PIPE SLEEVE
- 05 5000.C2 STEEL TUBE
- 05 5000.D1 CONCRETE FILLED STEEL PIPE BOLLARD
- 08 1113.A2 HOLLOW METAL FRAME
- 10 1400.A1 METAL SIGN ASSEMBLY
- 26 2653.B1 ELECTRIC VEHICLE CHARGING EQUIPMENT - LEVEL 2
- 32 1200.B1 ASPHALT PAVING
- 32 1200.C2 ACCESSIBLE AISLE PAVEMENT MARKING
- 32 1200.C3 CROSSWALK PAVEMENT MARKING
- 32 1200.C4 ELECTRIC VEHICLE CHARGING PAVEMENT MARKING
- 32 1300.A1 CONCRETE SIDEWALK
- 32 1300.A2 SIDEWALK RAMP
- 32 1300.A3 CONCRETE SLAB
- 32 1300.B1 CONTROL JOINT
- 32 1300.E1 CONCRETE CURB AND GUTTER
- 32 1300.E2 CONCRETE CURB
- 32 1726.A1 TACTILE WARNING TILE
- 32 3119.A2 DECORATIVE METAL GATE



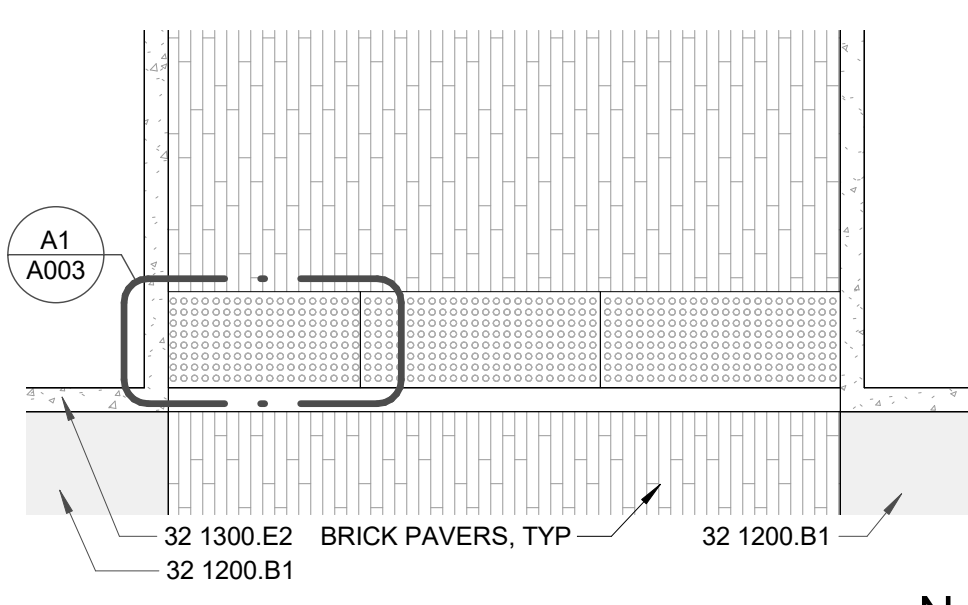
REVISION SCHEDULE		
#	Date	Description
1	2023.11.29	ADDENDUM 1
2	2023.12.05	ADDENDUM 2



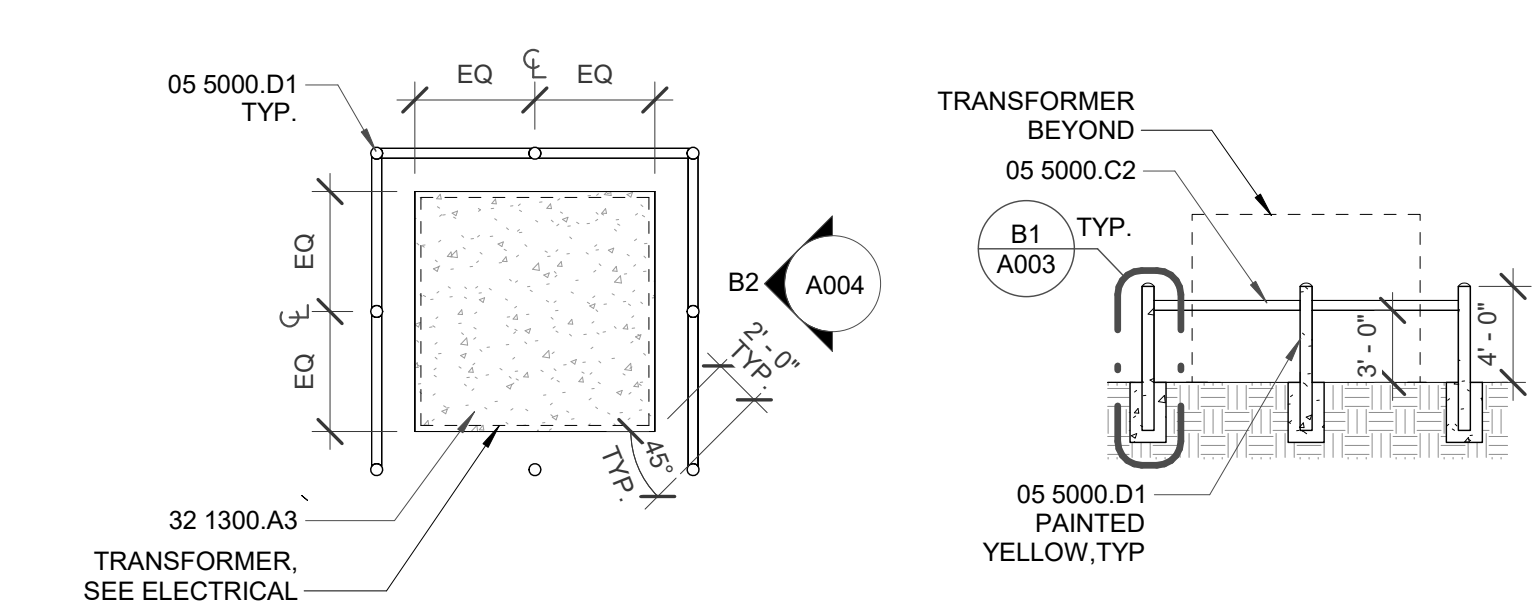
B5 PRECAST CONCRETE CAP
1/2" = 1'-0"



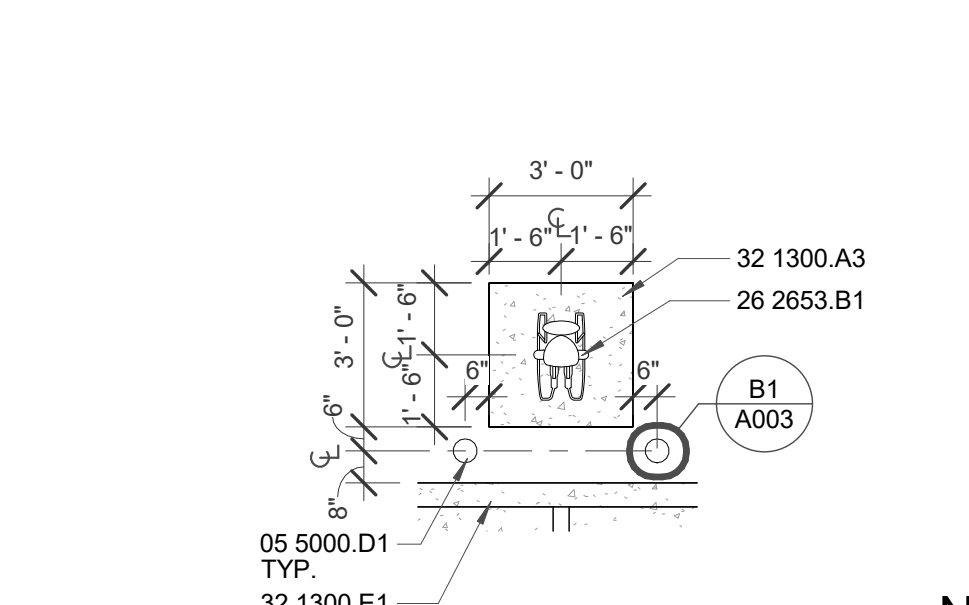
B4 STEEL GATE - G1 & G2
1/2" = 1'-0"



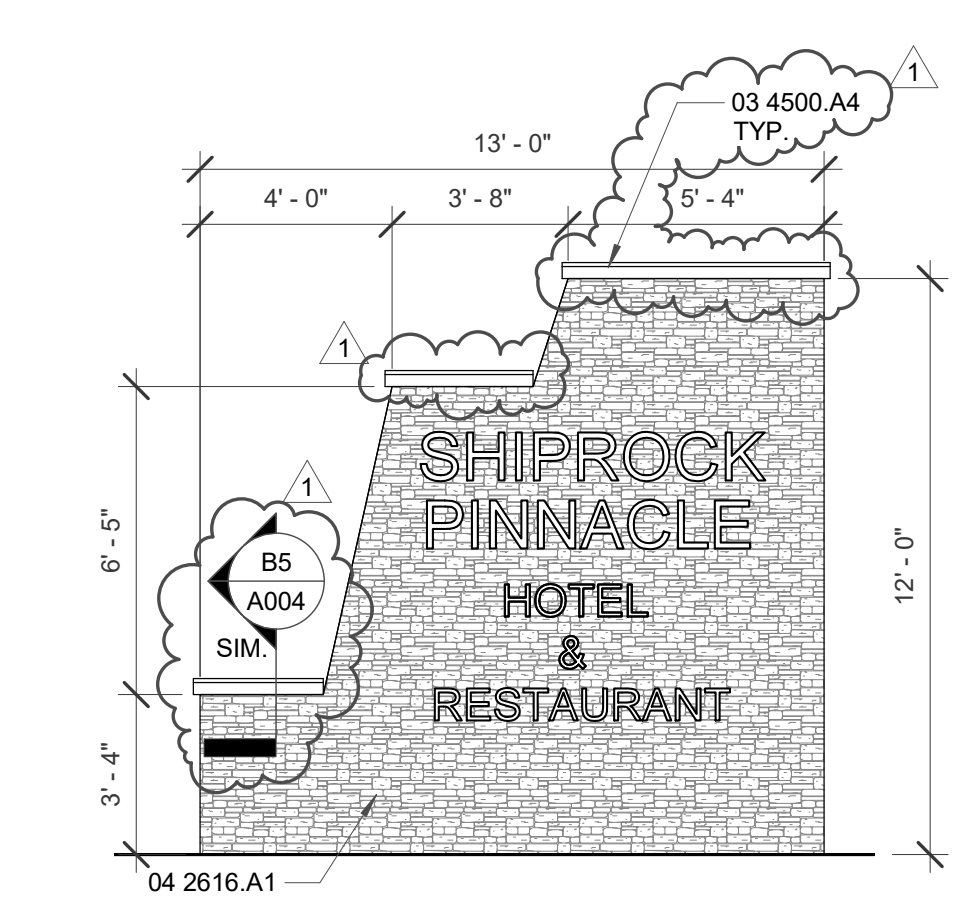
B3 WALKWAY TRANSITION
1/4" = 1'-0"



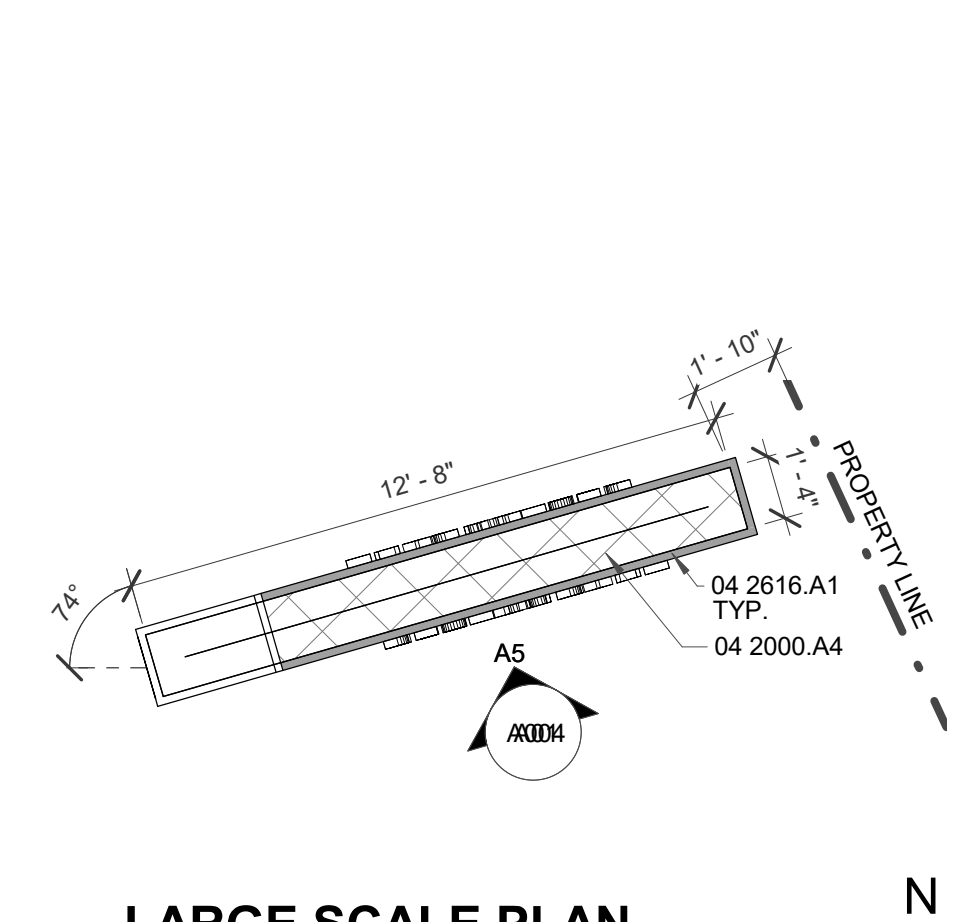
B2 TRANSFORMER BARRIER DETAIL
1/8" = 1'-0"



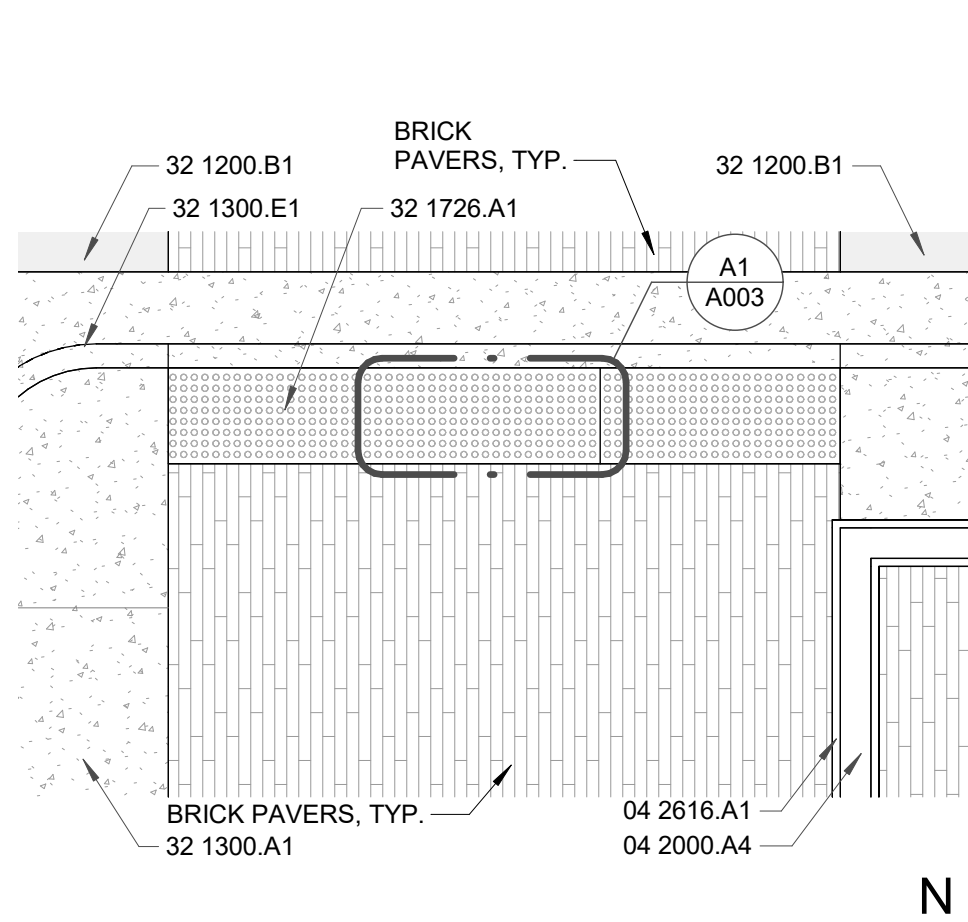
B1 E.V. CHARGING STATION
1/4" = 1'-0"



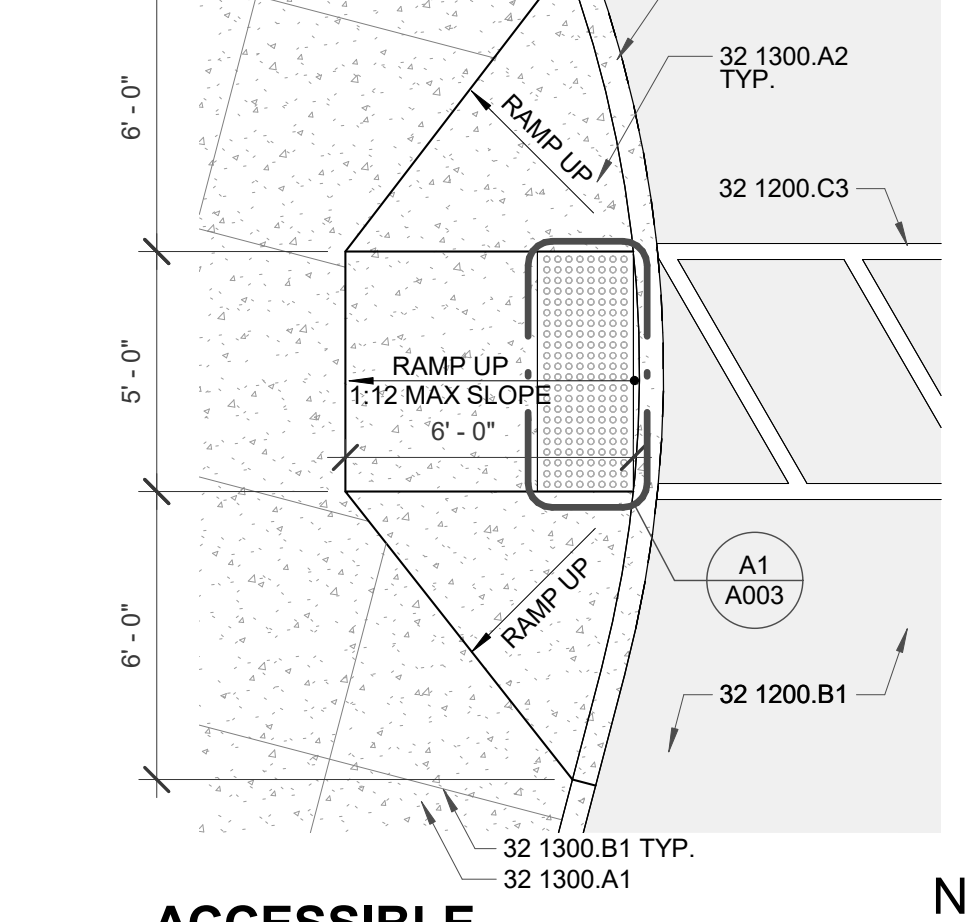
A5 MONUMENT SIGN
1/4" = 1'-0"



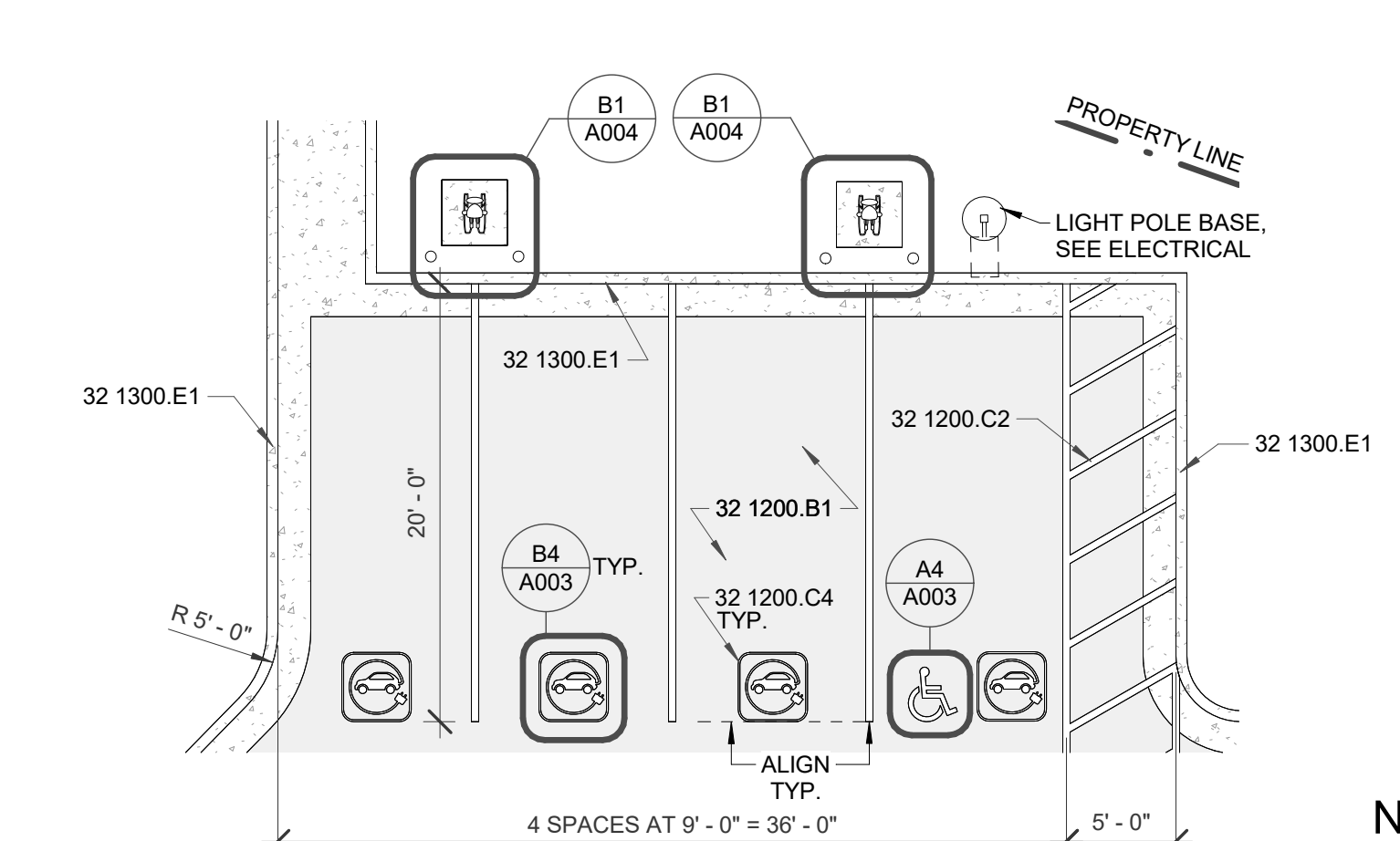
A4 LARGE SCALE PLAN - MONUMENT SIGN
1/4" = 1'-0"



A3 WALKWAY TRANSITION
1/4" = 1'-0"



A2 ACCESSIBLE SIDEWALK RAMP
1/4" = 1'-0"



A1 LARGE SCALE PLAN - E.V. PARKING
1/8" = 1'-0"

STAMP

DYRON MURPHY ARCHITECTS, P.C.

4505 Montbel Place NE, Albuquerque, New Mexico 87107

SHIPROCK PINNACLE HOTEL & RESTAURANT
SHIPROCK, NEW MEXICO
100% CONSTRUCTION DOCUMENTS
ISSUED FOR CONSTRUCTION
NOVEMBER 3, 2023

PROJECT NUMBER 2022.10	DRAWN BY DF	PROJ MGR DM
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SITE DETAILS

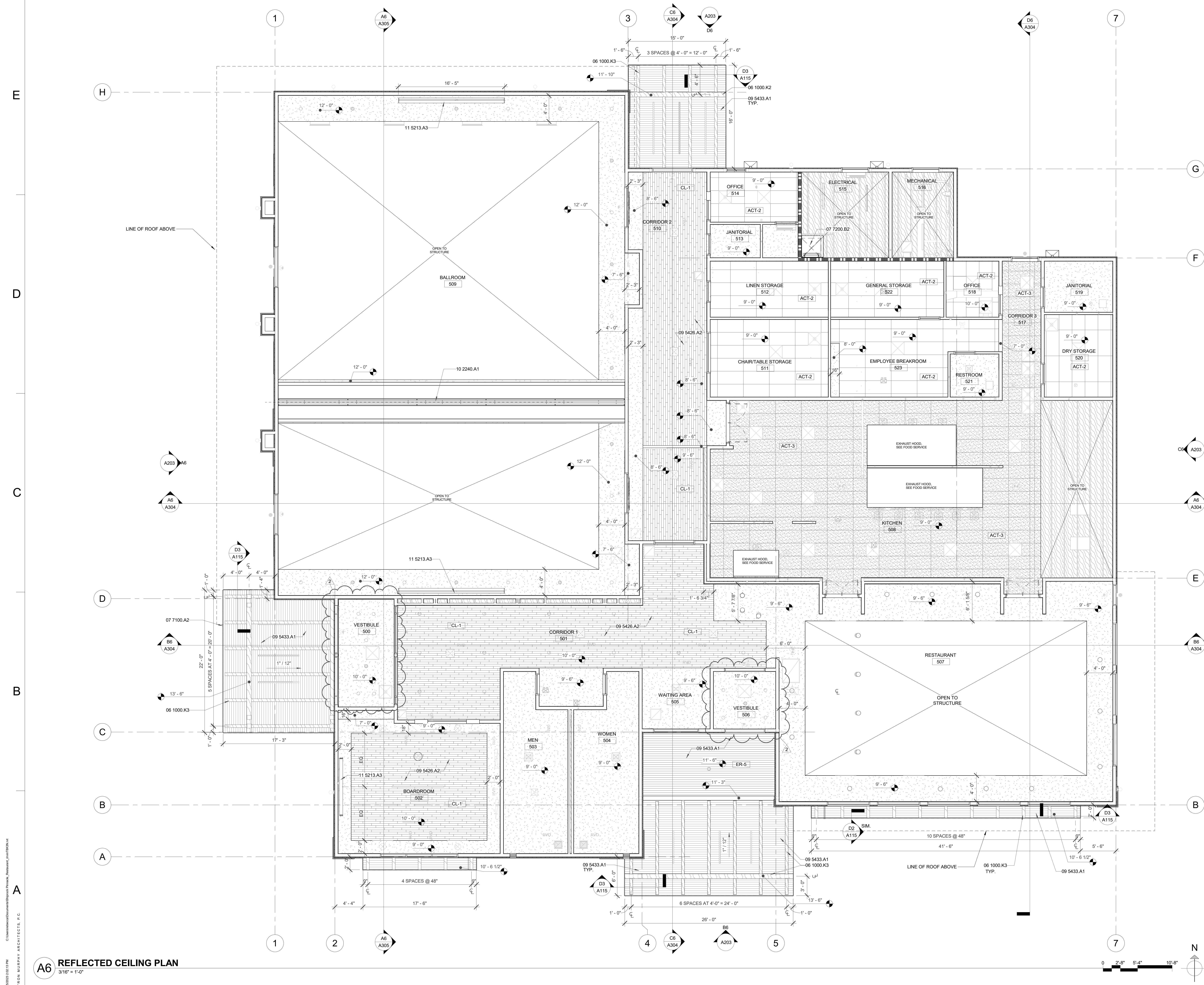
Sheet Title
Sheet Number

A004

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A

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DYRON MURPHY ARCHITECTS, P.C.



REFLECTED CEILING LEGEND

- 2x4' ACOUSTICAL SUSPENDED CEILING
- 2x2' ACOUSTICAL SUSPENDED CEILING WITH REVEAL
- 2x4' ACOUSTICAL SUSPENDED CEILING (KITCHEN)
- GYPSUM BOARD CEILING
- LINEAR WOOD CEILING SYSTEM
- ENGINEERED POLYMER WOOD CEILING

GENERAL CEILING LEGEND

N.T.S.
 1. FOR ELECTRICAL SYMBOLS, SIZES AND TYPES, SEE ELECTRICAL DRAWINGS.
 2. FOR MECHANICAL SYMBOLS, SIZES AND TYPES, SEE MECHANICAL DRAWINGS.

- WALL MOUNTED FIXTURE
- CEILING SURFACE OR PENDANT FIXTURE
- LINEAR LED LIGHT FIXTURE
- 2X2 LIGHT FIXTURE
- EXIT LIGHTS
- SUPPLY AIR DIFFUSER
- EXHAUST GRILL
- RETURN AIR DIFFUSER
- CEILING ACCESS HATCH

KEYED NOTES

- 06 1000.K2 WOOD BEAM
- 06 1000.K3 ROUGH SAWN WOOD BEAM
- 07 7100.A2 METAL EDGE FLASHING
- 07 7200.B2 ROOF HATCH SAFETY RAILING SYSTEM
- 09 5426.A2 SUSPENDED WOOD CEILING SYSTEM
- 09 5433.A1 ENGINEERED POLYMER CEILING STRIPS
- 10 2240.A1 AUTOMATIC VERTICALLY RETRACTABLE ACOUSTICAL WALL
- 11 5213.A3 MOTORIZED PROJECTION SCREEN

REVISION SCHEDULE

#	Date	Description
2	2023.12.5	ADDENDUM 2

STAMP

DYRON MURPHY ARCHITECTS, P.C.

4505 Montbel Place NE, Albuquerque, New Mexico 87107

SHIPROCK PINNACLE HOTEL & RESTAURANT
 SHIPROCK, NEW MEXICO
 100% CONSTRUCTION DOCUMENTS
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 NOVEMBER 3, 2023

REFLECTED CEILING PLAN - RESTAURANT

Sheet Title
 Sheet Number of

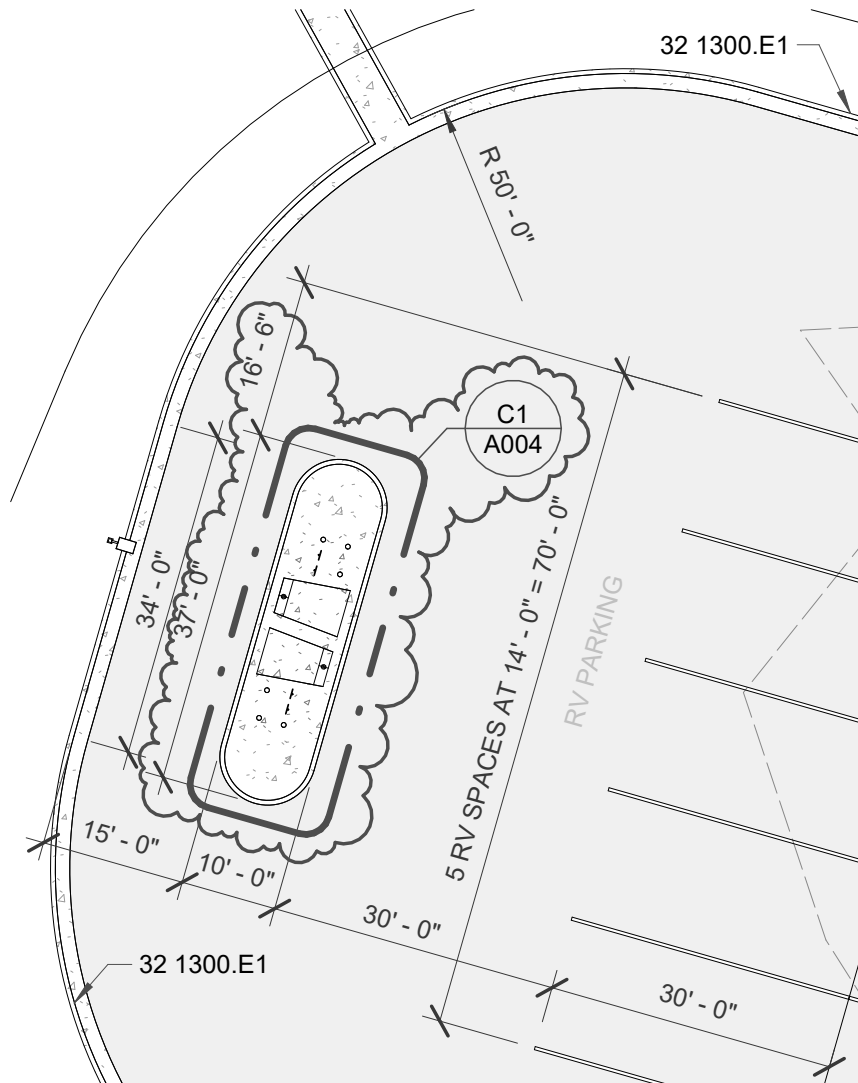
A110

A6 REFLECTED CEILING PLAN
 3/16" = 1'-0"

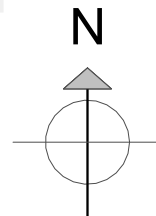
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 DYRON MURPHY ARCHITECTS, P.C.

KEYED NOTES

32 1300.E1 CONCRETE CURB AND GUTTER



A6 PARTIAL SITE PLAN - A6/A002
1" = 20'-0"



R.V. STATION - A002

SHIPROCK PINNACLE
HOTEL & RESTAURANT
SHIPROCK, NEW MEXICO

Project No: 2022.10

ADDENDUM 2

Drawn By: DF

PM: DM

Date: 12/05/23

Sketch #

A03

CSI Form 1.5C

SUBSTITUTION REQUEST

(During the Bid Period)

Project: SHIPROCK PINNACLE

Substitution Request Number: _____

HOTEL & RESTAURANT

From: DAVID VAUGHAN - JM PRODUCT REP.

To: REBECCA IRVIN

Date: 11/30/23

DYRON MURPHY ARCHITECTS

A/E Project Number: _____

Re: ROOFING SYSTEM PRIOR APPROVE REQ.

Contract For: _____

Specification Title: THERMOPLASTIC MEMBRANE ROOFING

Description: TPO MEMBRANE & POLYISO INSULATION

Section: 07-5400 Page: 3

Article/Paragraph: 2.01 MANF. / A & B

Proposed Substitution: ROOFING SYSTEM ASSEMBLY TPO/COVERBD/ISO

Manufacturer: JM Address: DENVER/ABQ. Phone: 505-659-5122

Trade Name: JOHNS MANVILLE ROOFING SYSTEMS Model No.: JM TPO, JM ENRCH 3 ISO

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.

SEE SUBMITTED PACKAGE

Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation. N.A.

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
Same warranty will be furnished for proposed substitution as for specified product.
Same maintenance service and source of replacement parts, as applicable, is available.
Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
Proposed substitution does not affect dimensions and functional clearances.
Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution. N.A.

Submitted by: DAVID VAUGHAN, CSI, CDT, CCPR

Signed by: David W. Vaughan

Firm: JOHNS MANVILLE ROOFING SYSTEMS

Address: 717 17th STREET

DENVER, CO. 80202 (HQ/OTRS)

Telephone: 732-225-9190 505-659-5122 LOCAL

A/E's REVIEW AND ACTION

- Substitution approved - Make submittals in accordance with Specification Section 01 25 00 Substitution Procedures.
Substitution approved as noted - Make submittals in accordance with Specification Section 01 25 00 Substitution Procedures.
Substitution rejected - Use specified materials.
Substitution Request received too late - Use specified materials.

Signed by: Rebecca L. Irvin Date: December 5, 2023
Manufacturer is accepted as an approved substitution. Color to be Determined.

Supporting Data Attached: [] Drawings [X] Product Data [] Samples [X] Tests [] Reports [X] Warranty Sample

This is not an official CSI Construction Contract Administration (CCA) Form. Please use CSI's official CCA Forms if required by your project needs.