

PROPOSAL ADDENDUM

**FAILURE TO RETURN THIS ADDENDUM IN ACCORDANCE WITH INSTRUCTIONS
MAY SUBJECT YOUR PROPOSAL TO REJECTION.**

Project: RFP - Design Updating and Development for 4 Residential Subdivisions

**Addendum Number: 2
Addendum Date: November 25, 2015**

INSTRUCTIONS:

1. Sign & return copy of this addendum with your proposal.
2. Check **ONE** of the following options:

Additions/Omissions resulting from this addendum are included in our proposal.

Proposal has already been provided. **No changes** resulted from this addendum.

Proposal has already been provided. **Changes** resulting from this addendum are as follows:

use separate sheet if needed

Addendum Acknowledgement:

Bidder: _____

Authorized Signature: _____

Name and Title (Typed): _____

Date: _____

This Addendum forms a part of the proposal documents for the above-identified project. All remaining portions of the documents dated **October 15, 2015** not specifically mentioned or otherwise revised by this Addendum remain in full force and effect. This addendum consists of 4 page(s) including this cover page

Acknowledge receipt of this addendum by signature in the space provided above. Failure to do so may subject your proposal to disqualification.

Modifications to the Bid Documents are as follow:

SEE ATTACHED

P R O P O S A L A D D E N D U M N O . 2

To: All interested parties

From: Dan Pierce, TRELLIS – Project Manager

Date: November 25, 2015

Subject: Clarifications and Responses to RFP for Design Updating and Development of 4 Residential Subdivisions 11/13/15 to 11/25/15

- General Information & Clarifications
 1. Document availability
 2. Title report(s)
 3. CC&R preparation
 4. Existing utility as-built design
 5. Appendix C – Projects 2 & 3, page 30, section 12
 6. Appendix C – Projects 2 & 3, page 30, section 12.a
 7. Appendix C – Projects 2 & 3, page 30, section 12.d.v
 8. Exhibit B – Qualifications Statement, page 47
 9. Exhibit F – Types of Agreements, page 55
 10. Proposal Due Date extension
- 17th & Cholla
 1. Biltform Architecture Site Plan

GENERAL INFORMATION:

1. Section 1 – General Information, page 4, bullet point 2 / PDF documents for review:
The Owner’s Approved plans, specifications and parcels are available for viewing at:
<http://trellisaz.org/building/projects-open-to-bid/rfp-for-design-professionals/>

NOTE: The Owner’s Approved Plans referred to herein are summarized and identified by Sheet Indexes of the Design Cover Sheets for project(s) as it applies. Complete sets of the drawings will be made available for review at the pre-proposal meetings. If specific sheets are needed for the purpose of completing the proposal, those sheets will be made available upon request.
2. The Owner will provide the awardee(s) with a current Title Report for use in completing the Condo Plat(s), as it applies.
3. The Owner’s Legal Counsel will prepare the CC&R for the project(s), as it applies.
4. Best available public records and blue stake identification methods are sufficient for use in producing the as-built existing utilities design(s).
5. Appendix C – Projects 2 & 3, page 30, section 12, Topographic Surveys and Utility Easements: *Reference second paragraph final sentence* / A Conformal Stereographic Double Projection in metric units to be used; and all surveys completed under this contract shall be completed in this projection.
Clarification / Not needed where control points are already well established.

6. Appendix C – Projects 2 & 3, page 30, section 12.a, Topographic Surveys and Utility Easements: Clarification / Not needed where control points are already well established.
7. Appendix C – Projects 2 & 3, page 30, section 12.d.v, Topographic Surveys and Utility Easements: Clarification / Required.
8. Exhibit B – Qualifications Statement, page 47
Clarification / Sole Proprietorship or Partnership also to include Corporations. Respondent to indicate which type, and date the organization was established in the space below.
9. Exhibit F – Types of Agreements, page 55
Clarification / In general, the types of documents that apply would be any form of contracted third-party partnerships, joint venture, or internship agreements, specifically developed, or put in place by a respondent for the purpose of the Project(s), and where capacity and/or financial obligation is relied upon.
10. The Proposal Due Date is extended to **December 4, 2015 at 4:30 PM**, and the deadline for RFI submittal is November 30, 2015.

17th & Cholla

1. Biltform Architecture will provide CAD backgrounds of Sheet A1.1 Site Plan (attached) to use as the basis to recreate V-3's design work, as well as prepare, assemble and submit the site plan for approval.



PROJECT DATA

ADDRESS: 1723 W. CHOLLA STREET, PHOENIX, ARIZONA
SITE AREA (SQ. FT.): 1,445 ACRES (62,961 S.F.)
PROPOSED USE: MULTIFAMILY RESIDENTIAL

NO. OF BUILDINGS: 1
NO. OF UNITS: 20
EXISTING ZONING: R-3 - MULTIFAMILY RESIDENTIAL
OPTION: MULTIFAMILY RESIDENTIAL

DENSITY ALLOWED: 20 UNITS PER ACRE
PRIMARILY ALLOWED: 20 UNITS PER ACRE
PRIMARILY PROHIBITED: 20 UNITS PER ACRE

BUILDING AREA: 16,409 S.F. / 62,961 S.F. = 26.2%
TOTAL GARAGE: 4,430 S.F. / 11,251 S.F. = 39.4%
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UNIT MIX

UNIT TYPE	NO.	SQ. FT.	TOTAL SQ. FT.	% OF TOTAL
1-BEDROOM (1 BR)	17	1,100	18,700	59.1%
2-BEDROOM (2 BR)	3	1,500	4,500	13.7%
3-BEDROOM (3 BR)	0	0	0	0.0%
TOTAL	20	2,600	23,200	100.0%

DATE: _____
PRINTED NAME OF COPYRIGHT OWNER: _____
SIGNATURE OF COPYRIGHT OWNER: _____

1. CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT CHANGES AS A RESULT OF THE CITY REVIEW AND ADOPTION OF THIS PLAN, CHANGES AS A RESULT OF THE CITY REVIEW AND ADOPTION OF THIS PLAN, CHANGES AS A RESULT OF THE CITY REVIEW AND ADOPTION OF THIS PLAN.

PROJECT NARRATIVE

THIS PROJECT WILL BE PERMITTED WITHIN TWO YEARS OF SITE PLAN APPROVAL.

PROJECT CONTACTS

OWNER: DESERT MISSION NEIGHBORHOOD RENEWAL
3224 N. CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85018
PHONE: (602) 331-9519
FAX: (602) 331-9519
CONTACT: JOE MCGARRE

LEGAL DESCRIPTION

LEGAL DESCRIPTION: PARCELS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

2. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.

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ZONING VARIANCES PER #ZA-344-08-3

1. VARIANCE TO REDUCE THE FRONT YARD SETBACK ON THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST, COUNTY OF MARICOPA, ARIZONA, FROM 10 FEET TO 5 FEET.

2. VARIANCE TO REDUCE THE REQUIRED LANDSCAPE ALONG THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST, COUNTY OF MARICOPA, ARIZONA, FROM 5 FEET TO 0 FEET.

3. VARIANCE TO ELIMINATE THE REQUIRED LEADING ZONE, 1 LEADING ZONE SETBACK.

