

# **Pre-Bid Addendum**

## **Affordable Single-Family Homes – Moraine Addition Phase 1 8675, 8691, and 8709 Moraine Drive Shakopee, MN**

Developed by:



**Scott Count CDA Community Land Trust  
Scott County, MN**

Executive Director, Julie Siegert  
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Architect:

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**July 30, 2025**

**Pre-Bid Addendum to the Invitation For Bid previously issued by the Scott County CDA on July 10, 2025**

Affordable Single-Family Homes – Moraine Addition Phase 1  
8675, 8691, and 8709 Moraine Drive  
Shakopee, MN

**BID DUE DATE: August 19, 2025 at 10:00 am**

Public Bid Opening will occur at this time.

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The following addendum was prepared by Marnie Peichel Architecture and Design, LLC. It includes both clarifications and responses to questions asked by potential bidders prior to and during the Pre-Bid Conference held on Tuesday, July 29, 2025. It also includes changes made to the scope that shall be included in the final bid. Note that erosion control plans are currently missing but will be provided for the plan review process. Typical erosion control measures will be expected with special attention to the rear sloped area and preventing erosion into the road or the site drainage area.

This Addendum should be used in conjunction with all previously issued Bid Documents.

As a reminder, the physical location of the Scott County offices will be relocating just prior to the bid opening so if a bidder would like to be in attendance, please note the following address as the location for the public bid opening:

Scott County CDA  
100 5<sup>th</sup> Avenue E  
Shakopee MN 55379

**Responses to Questions for Clarification**

*1. Are all three specifications the same?*

Yes. They are all the same, though the exterior finish schedule indicates different color selections for each address.

*2. Is this a prevailing wage job?*

No.

*3. Is this project phased?*

Yes. This is the first of three phases. Three of the eventual 10 homes will be built. Contractors are able to bid on the following 2 phases which will take place of the following two years.

*4. Are there any trees to be removed from the site? The site development grading plan is unclear.*

No, there are no trees on site that need to be removed. The “tree line” shown on the development grading plan is not accurate.

*5. What is the overall finished square footage of each of the 2 plans?*

Sheet A1.2 indicates gross sf of each. Contractor is responsible for take offs for finished square footage calculations.

6. *There was a discrepancy in the tub/shower surrounds...dreamline base? cast iron/steel tub or just multi piece units.*

The intent is to have an enameled steel tub with a compatible multi-piece tub surround. At the showers, the intent is to have a multi-piece acrylic surround compatible with the reinforced acrylic base. See modified spec for plumbing fixtures below. Note that this is a partial listing of the plumbing fixture specifications – only items which have been modified are listed here.

7. *What is the dollar amount per s/f for LVT or Carpet?*

Please see the modified spec sections below to clarify quality of product with product selections and “or approved equal” for clarification.

8. *What is the cost of the building permit with the park fees?*

Check on permit costs with city of Shakopee plan review department. Park dedication fees have been paid so do NOT need to be included in the Bid Proposal.

9. *The stone is paneling vs cultured stone?*

Yes - cement based manufactured stone veneer panel siding

10. *There is a mailbox at every home vs a multi/cluster mailbox system?*

See spec Section 10 55 00. Mail boxes are to be clustered, all three together and located at the boulevard of 8691 Moraine Dr.

11. *Where exactly do the notes go if a product is substituted?*

No product should be substituted during the bid process in order to provide comparable bids. Once a contract is awarded, substitutions may be requested in writing including manufacturer's information and should be reviewed by the Architect for approval before a substitution is made.

12. *Is cement board required behind the tub/shower enclosures?*

Yes. *Per R702.4.2 Backer boards. Materials used as backers for wall tile in tub and shower areas **and wall panels in shower areas** shall be of materials listed in Table R702.4.2 and installed in accordance with the manufacturer's recommendations.* As the panels are seamed at the corners and fixtures are cut into the panels, there is still some risk for water intrusion.

13. *Is a fiberglass sump basin cover acceptable in place of a metal cover?*

Yes. See revised spec section below.

### **Changes to the Specifications - noted in italics and underlined**

#### **02 71 20 - Foundation Drainage Piping**

- Install a minimum 4" slotted drainpipe around exterior and interior of basement footings, imbedded in loose fill gravel, minimum 12" deep. Wrap drainpipe with geo-technical fabric to prevent silt buildup and slope to and terminate in a collection sump basket with sump pump.

Provide a minimum 1/4" metal, fiberglass, or molded, heavy-duty durable plastic cover for sump basket and bolt down. Provide an outlet and install sump pump. Provide battery back-up for sump. Size appropriately for building size.

## 02 90 00 – Landscaping

- **Soil Preparation and Materials –**
  - General Contractor to inspect and approve grading before any landscape material is placed. Provide a slope of 6" in 10'-0" away from house for proper drainage.
  - Provide 6" black dirt and ground hardwood bark mulch free of dyes, minimum 3" deep over black fabric weed barrier at planting areas shown on drawing. Included to a 30" diameter around trees. Include black plastic edging at all landscaped areas.
  - See site plan for plant material locations.
  - **Sod:** Lay sod at entire front and side yards only per plan. Minimum 60% Kentucky Blue Grass, strongly rooted and free of weeds. Uniform thickness with 1/2" to 3/4" soil. Loosen the surface prior to placing sod. Each piece of sod laid shall be fitted and tamped into place. Contractor is responsible for sufficient watering until certificate of occupancy has been issued.
  - **Seed:** After vegetation removal and any necessary regrading, aerate and topdress with topsoil (use what is available on development site first), rake and seed rear yard, minimum 60% Kentucky Blue Grass. Include erosion control biodegradable mat of on significant slope. Contractor responsible for sufficient watering until certificate of occupancy has been issued.



## 09 65 00 – Resilient Flooring

Luxury Vinyl Plank – Install floating luxury vinyl plank/tile where indicated on Appendix A - Finish Schedule.

*Product MUST be acclimated for a minimum of 48 hours prior to installation at temperature and humidity levels typical of normal residential use. Follow manufacturer's directions regarding testing for moisture levels prior to installation. Along walls and permanent objects, install a 1" quarter round molding to base trim to conceal expansion area.*

Product to be approximately 7-9"x48" planks with min. 20-22 MIL wear layer with sound underlayment included. Product must be considered waterproof upon installation. Provide a limited lifetime residential manufacturer's warranty. Product must be FloorScore certified or similar certification. Include trim accessories at changes in floor finish. (See Appendix A - Finish Schedule for product location. LVP1 (wood look) -Lifeproof Waukee Mill Maple or approved equal. LVP 2 (tile look) – Lifeproof Ivory Lane Quatzite or approved equal.)

## 09 68 00 – Carpet



Provide/install stretched-in carpet where indicated on plans and Finish Schedule. Provide fiber cushion underlay. Polyester, textured cut pile, stain-resistant. Minimum 25 oz weight for bedrooms. Minimum 40 oz. weight for stairs and hall. Carpet, adhesive and cushion **must meet Green Label Plus standards** for

indoor air quality OR be NSF 140 certified. Include lifetime general warranty and 15-year defect, abrasive wear, texture retention and fade resistance warranty. (See Appendix A - Finish Schedule for location. Mohawk Everstrand Residential Carpet or approved equal – Architect to select color from samples.)

## 10 82 50 - Bath Accessories

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- Tension Curtain rods in ¾ and full baths – “never rust” aluminum, satin nickel finish. Rod for walk-in showers should be curved.

## 15 44 00 - Plumbing Fixture Schedule



**Fixtures and Fittings** - Provide and install plumbing fixtures as listed below *OR approved equal*. General Contractor to verify all Quantities. (Architect/Owner to approve all selections.) **Note fixture flow rates to meet Green Communities and rebate requirements as specified. All fixtures should have WaterSense label. Fixtures typical at each unit. Contractor to verify counts.**

**NOTE: The following is a partial listing of plumbing fixtures. Only items that have been revised from the original spec are included.**

Location	Fixture/ Fittings Description	Model #
Bath 2	Porcelain-Enameled steel tub and fixture, White, 14” depth, 30” x 60”	American Standard Princeton PRO or approved equal
Bath 2	multi-piece, acrylic tub surround, White – 60” x 30” x 60”; must be compatible with tub surround	American Standard Princeton PRO Alcove bathtub wall surround (3-piece) Model # 3961BWT60.020 or approved eq.
Bath 1	reinforced acrylic shower base with integral tile flanges and anti-slip floor, center drain, white, see Drawings for sizing, single threshold	American Standard Ovation Curve 48 in. L x 30 in. W Alcove Shower Pan Base with Center Drain in Arctic White, Model # B8015A-ST3.011 or approved equal
Bath 1	multi-piece, acrylic shower surround, White, 48” x 72”	American Standard Ovation Curve 48 in. w x 72 in. h alcove subway tile shower walls in Arctic White, Model # 2961SWT48.011 or approved equal