



QUESTIONS FOR OWNER /ARCHITECT / ENGINEERS

Sage Springs Duplex
September 10, 2026

1. Will the chain link be 6' high? Are any privacy slats required?
I think a 6' high wood fence would be better for the residence.
2. Will the septic drain field and well be a part of this bid?
Yes, and please provide a separate cost for the septic and the well
3. There is turf landscaping shown on sheet C102. How will this be watered?
We do not need turf in the center of the circle drive, however there should be turf in the back yards as well as the front. We will need to discuss more about an irrigation system.
4. Will the appliances and restroom accessories be owner supplied? Contractor installed? Contractor supplied and installed.
5. What floor finishes will be used?
Sheet vinyl in the kitchen, bathrooms, laundry, and utility rooms.
LVP for the rest of the house.
Paint grade wood base, 3 3/4" colonial. 2 1/4 colonial for trim. Raised panel doors.
6. Do we need to furnish and install window coverings?
Yes
7. Will there be any in floor radiant heat? No
8. Will the shower surrounds be a single unit or will we need to install marble/tile?
Single Unit
9. Are precast or fiberglass tubs preferred? Fiberglass
10. Will the water heaters be electric or gas? Tank or tankless? Electric, Tank
11. How many hose bibs are required for the exterior?
4 total. Discuss suitable locations to fit frost free 2 in back, 2 in front
12. Are PVC and/or PEX ok for plumbing materials? Yes, Either. PEX preferred.
13. Will the ADA sinks be wall hung? Will the other restroom sinks be in a vanity?
The ADA sink comes in a premade convertible cabinet that is 34" high with a removable bottom. The other sinks can be set in a vanity but not integral.
14. Is there a preference on the millwork materials? Wood, plastic laminate, or melamine? Wood preferred, cost dependent.



September 14, 2026

1. Is there a preference on the material for countertops? Plastic laminate, quartz, etc.
laminate
2. Will DWA be supplying the propane tank?
No- there is a state contract for this that will involve coordination for installation.
3. Do you prefer to have a mowstrip under the chain link fencing? No
4. Should there be any exterior concrete for the exterior doors on the west side of the duplex? There is a concrete patio shown outside the back doors on plans.
5. What materials need to be replaced in the existing parking lot for the new electrical service? Gravel, concrete, asphalt? Existing shop yard is gravel.