## ROSELANE GARDEN APARTMENTS IMPROVEMENTS

**SMHA PROJECT #04292019-CF17 ROSELANE RENOVATION**

**ARCHITECT PROJECT #18054A**

**ADDENDUM #2 MAY 14, 2019**

**A. GENERAL**

# **Insert this Addendum with the project manual. The Addendum supplements and amends the original drawings and specifications and shall become a part of the Contract Documents.**

This addendum forms a part of the contract documents and modifies the original documents dated April 29, 2019. These items modify the portions of the documents specifically noted, all other provisions of the Contract Documents shall remain in effect.

This Addendum embraces additions to, deductions from, and changes and substitutions in, or clarifications to and emphasis on part of requirements of the Construction Documents drawings and specifications, pertaining to all trades herewith mentioned for the completion of the Bids. Bidders shall distribute addendum to all subcontractors and suppliers, and assume full responsibility for complete content and its relation to each branch of work.

**B. CHANGES TO PROJECT MANUAL**

**General:** Changes have been indicated in ***BOLD ITALICS*** text.

~~Cancelled~~ words or phrases have been crossed off.

# **C. CHANGES TO SPECIFICATIONS**

1. Section 012300 – Alternates:
   1. Revised section to incorporate Add Alternate #9 – Renovation Sequencing (see attached).
2. Section 123600 – Solid Surface Countertops:
   1. Section added to Project Manual, previously included on Table of Contents but not included in digital copy (see attached).

**D. CHANGES TO DRAWINGS**

1. Sheet T0.0 – Alternates, Code Info., and General Notes:
   1. Added Add Alternate #9 – Renovation Sequencing (see attached).
2. Sheet AS1.0 – Architectural Site Plan:
3. New fence along north and west property lines added to drawing, note S1 (see attached).
4. Sheet C3.01 – Site Plan:
5. New fence along north and west property lines added to drawing (see attached).
6. Sheet L1.1 – Landscape Plan:
7. Plan coordinated to match final front sidewalk design (see attached).
8. Sheet SG1.1 – Signage Plan:
9. Signage drawings have been added to signage plan (see attached).

**E. OWNER REQUESTED MODIFICATIONS**

1. Owner would like for fencing to be included along north and west property lines, notes added to drawings as described above.
2. Owner would like to utilize deduct alternates per their provided bid form. Base bid to include the full scope of work and all improvements, deducts to be provided per the owners bid form.
3. Owner would like an alternate included for renovating the building in phases of four units at a time, notes added to drawings as described above. (Add Alternate #9)

**F. RELEVANT RFIs**

*Q1. Do permit cost need to be in the bid?*

A1. Yes, contractor will need to cover the cost of all permits and inspections through the City of Canton. For the bid, provide an allowance of $9,000 for permit and inspection fees.

*Q2. When is project to begin?*

A2. Owner is looking to start project June 1, 2019.

*Q3. Note 1 on Sheet E100 refers to life safety plan on sheet E300, please clarify.*

A3. Life Safety Plan information is provided on unit plans, reference to sheet E300 has been deleted from drawing sheet.

*Q4. Is Romex allowable?*

A4. No.

*Q5. Have text borings been completed in the proposed parking lot site area?*

A5. Test borings have not been completed. Based on observation of site conditions and previous records, it is not believe that borings will be necessary for the parking lot proposed. The contractor will be responsible for ensuring proper compaction on site.

*Q6. Is there another opportunity for a site visit?*

A6. Site visits can be arranged and must be organized through Stark Metropolitan Housing Authority Project Manager Curt Rohrbaugh. He can be reached at 330-323-1372 Monday - Thursday 7:00 am to 4:30 pm.

*Q7. Please confirm, per Addendum 1: All Alternates are now Deduct Alternates?*

A7. Correct, owner would like base bid to be price of full project, all alternates now listed as Deduct Alternates per owners bid form.

*Q8. Conflicting information: Drawing A7.1 calls for Avonite SS UFAS Bath tops, Drawing MP001 calls for L-1 top as Glacier Bay Integral Bowl Sink. Which is correct?*

A8. Sink to be drop-in sink in solid surface countertop supported with wall brackets as shown on detail 3 on sheet A7.2. Drop-in sink to be American Standard Aqualyn Countertop Sink.

*Q9. Specification Section 123661 is not included in the Specification book, please provide.*

A9. Specification provided with this addendum, see attached.

*Q10. Will substitutions be accepted for window treatments?*

A10. Yes, substitutions of equal quality will be considered. Contractor will need to provide documentation as necessary to determine product equality.

*Q11. MP001, Showers SH-1 and SH-2 indicate the same model Shower Base and Accessories (including grab bars and shower seats) for ALL units, is this correct?*

A11. Standard units to receive new tub and fiberglass surround. Tub to be American Standard #0255.212 New Salem Bath, 60” x 30” x 14-1/4”. Surround to be Mustee 350WHT Durawall Premium Fiberglass.

*Q12. Plumbing, are offset controls required for UFAS unit showers?*

A12. Yes

*Q13. Plumbing, are offset controls required in Type A or Type B units where tub/shower faucets are replaced?*

A13. No

*Q14. Will the UFAS Rooms have floor drains? Per note U-18 drawing A1.3, no notes shown on the plumbing drawings.*

A14. Yes, provide one floor drain centered in bathroom and one floor drain in roll-in showers.

*Q15. Can we use equals to the plumbing fixtures that are specified?*

A15. Yes, substitutions of equal quality will be considered. Contractor will need to provide documentation as necessary to determine product equality. Additionally, product will need to be approved by owner and owner’s maintenance staff for compatibility and availability with stocked spare parts.

*Q16. Is there a spec on the laundry ray and faucet? Cannot locate the spec on the drawings.*

A16. Provide El Mustee Double Bowl Utility tub (34 inch height), and 2-handle service sink faucet.

*Q17. Will the tub, shower enclosure, faucet and shower head be Alt-3 (per note U3 on drawing A1.3) or on the base bid? I do not see this on the deducts for Roselane.*

A17. Tub, shower enclosure and faucet are base bid, shower head only is alternate.

Q8. *If I don’t have time to get electronic copy created before due date can I turn in hard copy and follow up with electronic copy?*

A18. Yes this is acceptable as long as the hard copy is date and signed stamped by the due date and time.

### END OF ADDENDUM

The due date for quote submissions has been changed to allow time to review changes and clarifications contained in this addenda. The new due date is **Weds May 29, 2019 at 2:00 PM (EST)**. See IFB package for submission requirements.

**Please remember to acknowledge Addenda #2 in your quote submittal!**