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**Addendum**

<b>SOLICITATION NAME</b>	Apartment Painting Services Q1818	<b>ADDENDUM NUMBER</b>	1	<b>DATE</b>	02-19-18
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This addendum answers questions raised about this solicitation. To aid in readability, the questions are in black, the answers are in **bolded blue**, and the answers follow immediately below.

Q1	What are the resident's duties to prepare for painting?
	<b>The residents will be given 48 hour notice. They are to unplug their electronic devices (such as televisions, computers, stereos, clocks et cetera) and remove them. The residents will remove pictures/figurines/items from the walls and will move all over items to the center of the room for the vendor to cover with a drop cloth. Should the vendor enter an apartment and it is not suitable for painting, contact the site management for assistance. KCDC has provided a space on the pricing sheet for a cost for the vendor to move furniture if the resident is unable to do so.</b>
Q2	What is an apartment is too dirty or cluttered to paint?
	<b>Contact the site management for assistance.</b>
Q3	Clarify what we are to do about popcorn ceilings.
	<b>Generally unless there is a specific need, the vendor will leave the popcorn ceilings alone. When desired by the site management team, the vendor will repair minor areas of popcorn to match existing. Some popcorn ceilings are already scraped by a KCDC authorized vendor. When desired by the site management team, the vendor will skim coat the ceiling to make the ceiling smooth. This is to be specified as an additional cost.</b>
Q4	Clarify colors.
	<b>The colors listed in the solicitation are the standard KCDC Colors. There are exceptions such as at those dwelling units under the umbrella of Taylor Homes.</b>
Q5	Must my firm have lead based paint certification?
	<b>Please read paragraph 19 for details but yes at some our sites, this is a requirement. Please submit such certification with your bid.</b>
Q6	Do any areas have asbestos?
	<b>The popcorn ceilings at the four high rise sites (Cagle, Isabella, Love and Northgate) do. The vendor will either not service these areas (if requested) or will hold proper licensure/certification to do so.</b>
Q7	Do the popcorn ceilings at Autumn Landing and Nature's Cove have asbestos?
	<b>No.</b>
Q8	Are all of the properties covered under the "Taylor Homes" umbrella consistent as to painting needs and colors?
	<b>No not at the newer units called Passport, Residences at Five Points, Five Points Duplexes, Five Points Multiplexes and the Five Points Phase II. These properties will likely need different colors.</b>



	<b>Plus they will need a price for trim painting, walls only, ceiling only and the complete unit.</b>
Q9	Discuss the timing of notifying residents that work is set to begin and then actually performing the work.
	<b>The site manager should conduct a home visit to notify the resident that their apartment is going to be painted and set up a date for them. The site manager will contact the vendor ahead to let them know that scheduling is occurring in occupied units. The site manager will go to the apartment and look at the unit while explaining the process that take place. The apartment must be in a sanitary condition. This means setting up the preparation parameters and the time and date for the paint. The site manager will set up an exact time and date to ensure the resident will be prepared to vacate the unit while it is being painted. Site managers do not allow the resident back in the unit until the paint job is complete.</b>
Q10	Will KCDC supply the paint?
	<b>No the successful supplier will provide the paint.</b>
Q11	Do the popcorn ceilings at Lonsdale have asbestos?
	<b>No. These were recently tested for asbestos and the results were negative.</b>
Q12	Some units (ex. Autumn Landing) document B cost page 23 has cost per unit including ceiling... Does this mean these unit ceilings are not popcorn ceilings?
	<b>Correct (though Autumn Landing does have popcorn ceilings).</b>
Q13	Page 23-Cagle Terrace: Cost per unit... Is this the cost for painting walls only excluding painting ceiling?
	<b>Yes</b>
Q14	Page 23-Cagle Terrace: Add for ceiling... Is this the cost for painting popcorn ceilings only?
	<b>Yes</b>
Q15	Page 23-Cagle Terrace: Add for removal of popcorn ceiling ... Is this the cost for removal of popcorn ceiling, prep and paint?
	<b>Yes but these have asbestos and KCDC has a company under contract to do so. However if your company happens to have asbestos certification, KCDC will entertain a cost quote.</b>

**Clarification 1:**

**The successful vendor will not normally complete ceiling work at Autumn Landing and Nature’s Cove. The price bid will not include ceiling work. When/if ceiling work is required; KCDC will pay separately for it.**

**Clarification 2:**

**The successful vendor will normally complete ceiling work at Lonsdale by spraying on new paint. This is to be included in the bid price for the units at the site.**

**Clarification 3:**

**Two bedroom units at Autumn Landing have 840 square feet.**

**Clarification 4:**

**a. Isabella has 21 one-bedroom units in its “Low Rise” units. They have 560 square feet.**

**b. There is asbestos in the ceilings at Isabella.**

**Clarification 5:**

- a. The solicitation lists the Passport properties (see pages 27-28) with an administrative address on Jourolmon Street. The correct address is 317 McConnell Street-these are now managed by the Taylor Homes property.
- b. On page 19, delete the information about the KHDC Duplexes.

<b>KHDC DUPLEXES 3-77</b>	
2 Bedroom	840
3 Bedroom	965

**Clarification 6:**

The solicitation does not list the Five Points Multiplex and other properties:

<b>Five Points Multiplex and Other Properties</b>		
<b>Description</b>	<b>Square Footage</b>	<b>Number of Units</b>
<b>2 Bedroom Duplex</b>	<b>1,128</b>	<b>2</b>
<b>3 Bedroom Duplex</b>	<b>1,384</b>	<b>2</b>
<b>3 Bedroom House</b>	<b>1,495</b>	<b>1</b>
<b>6 Plex-1 Level downstairs</b>	<b>1,290</b>	<b>4</b>
<b>6 Plex-1 Level upstairs</b>	<b>1,206</b>	<b>4</b>
<b>6 Plex-2 Level</b>	<b>1,273</b>	<b>4</b>