

Addendum

Solicitation Name	Renovations at Montgomery Village C19011	Addendum Number	2	Date	12-18-2018
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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	Since the HVAC units are 8 to 10 years old and one is deemed "dead" or not working; who will be responsible for changing out that unit?
	If the unit is not working prior to the contractor disconnecting then it will be KCDC'S responsibility to change the unit out, however if the unit is damaged due to the contractor's work it will be their responsibility to restore the unit.
Q2	Are the units heat pumps or straight cooling with gas heat?
	They are heat pumps.
Q3	Page A-105 New construction note 8 calls for new vanity and sink in bathroom. In plan drawing 4, there is no item 8, but there is an item 3, calling for a new deadbolt at the location of the vanity and sink. Please clarify if the new vanity and sink is installed in all Bldgs E, F, G units, and if a deadbolt is really being requested for a bathroom door's lock, not privacy hardware.
	The "3" tag on plan drawing 4 on sheet A-105 was placed in error. That particular note should read as an "8" note instead. New deadbolts are not required at the bathroom door.
Q4	Page A-110 New construction notes 8&9 is just for Bldg Type J, where note 8 calls for a new vanity, and note 9 calls for a new wall-hung sink. All building types except this one spec the vanity as Vanity A or Vanity B. What is the spec for the (first floor) vanities that go in Building J?
	Notes "8" and "9" on sheet A-110 refer to interior work and do not apply to the drawings on sheet A-110. See sheet A-109 for tags related to interior work. In most circumstances, the existing sinks are being replaced with new vanity and sink combos. In this particular instance there is not adequate clearance to install a new vanity and sink so a new wall mounted sink is being installed. See Demolition note "5" and New Construction Note "9". See also, fixture P-3 on Fixture Connection Schedule on sheet P-200 for plumbing fixture.
Q5	Page A-101 New construction note 5 calls for the install of "new LVT floor system to extent shown". On the first floor drawing (No.3), the scope item marker for Note 5 appears, indicating corner-to-corner install, and a grid appears on the floor space. On the second floor, a grid appears, but there's no scope marker for Note 5. Does LVT get installed on the entirety of the units on the 2 nd floor of the A buildings?
	Yes, LVT is to be installed on the entirety of the units on the 2nd floor of the A buildings. Also, please note the Alternate requesting alternate pricing for providing and installing VCT flooring in lieu of the specified LVT.
Q6	In the Community Center and the Ministry Building, will contents be out before work begins?
	KCDC will need to coordinate with the staff at each facility however the contents may have to be moved from room to room.

Q7	In the Community Center and the Ministry Building, will the electronics be disconnected or moved or stored by someone at Montgomery Village?
	Yes KCDC will need to coordinate with the staff at each facility.
Q8	In the Community Center and the Ministry Building, will the vending machine be moved so that the flooring can be installed?
	KCDC will need to coordinate with the staff at each facility to have vending machine moved.
Q9	Will be the existing baseboards be kept in the units? We wanted to make sure that was the case. If so, should we assume the existing base will be staying therefore not requiring any new base to be caulked?
	The existing baseboard will be kept in the units. Any damaged baseboard found will need to be replaced.
Q10	Jack told us the colors would be flat white ceilings and all baseboards, doors and walls would be staying the same beige color, but be converted from semi-gloss to eggshell. We just want to confirm this.
	Ceilings will be eggshell white not flat. All the other information is correct.
Q11	Is there a spec for new flooring other than VCT to be glue down or floating? In the community center, is a floating floor acceptable for flooring other than VCT?
	A floating floor installation at the Community Center is acceptable so long as the installer follows the manufacturer's recommendations for when adhesive will be required. E.g.at the perimeter of space and for maximum distances for un-adhered areas.
Q12	Is secure storage available onsite for the HVAC condensers while the pads are being formed?
	No, the vendor will need to provide storage. Also the vendor is responsible for any debris that get in refrigerant lines while condensers are removed.
Q13	What storage is available onsite for the condensers and other equipment in the scope of work?
	The vendor will need to provide storage. Also the vendor is responsible for any debris that get in refrigerant lines while condensers are removed.
Q14	What level of finish preparation is required on the ceilings and walls, turn Key quality or a higher level finish? Is there sq. ft. price for repairing holes in drywall?
	New gypsum board work will require a level 4 finish. Existing and gyp. bd. wall shall be at a turn-key level of finish. Replacement gypsum board at the areas where there are holes in the gypsum board, or where the gypsum board is missing should be the same as requested in Unit Price #13.
Q15	On page G-002 life safety plan is the only area where it calls out the scope of work for painting. The detail reads in level 1 alterations "PAINTING DWELLING UNITS". Please provide more details such as are all ceiling, walls and trim to be painted the same color, type of paint to use (flat or eggshell) and how many coats of paint such as maintenance coat (one coat) or two coats with or without primer?
	White ceilings in eggshell on all baseboards. Doors and walls will be staying the same beige color.
Q16	On page G-002 life safety plan, the scope of work has level 1 alterations and level 2 alterations, should our base bid include both levels 1 and 2?
	The designation of Level 1 and Level 2 alterations noted on sheet G—2 is necessary for the City Codes Review. All work noted in the bid documents shall be included in the Base Bid amount
Q17	Do the water heaters need to be removed and reinstalled for the tile installation?
	Yes.

Q18	Please clarify if the P-2 plumbing fixture is a new valve and trim or only trim only. We are having a hard time finding the fixture that was specified in section 22 42 13.
	The manufacturer is Symmons and KCDC just needs the hand held not the whole valve. (P-2 Hand Held Shower Tub Valve SYMMONS T 300 V. Chrome, 1.5 GPM)