

Addendum

Solicitation Name	Renovations at Montgomery Village C19011	Addendum Number	1	Date	12-07-2018
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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	Will unoccupied units all be in the same building?
	The unoccupied units will be in different buildings but to the extent possible, KCDC will arrange the maximum number of unoccupied units in each building.
Q2	If the bids come in over budget, will KCDC use the "allowances" to reduce the cost?
	Yes.
Q3	Will the company always have vacancies so there is not down time?
	Working together and communicating effectively, this should be doable.
Q4	What is the status of permitting the project?
	Permits were applied for over three weeks ago.
Q5	Is the completion date of November 26, 2019 firm?
	This date is required by the terms of KCDC's FHA loan agreement.
Q6	Can the company work on Saturdays?
	Yes. KCDC will consider Sunday work if the successful vendor explains the need.
Q7	Can there be "walk throughs" after the award so that we can assess what all we need to order?
	Yes.
Q8	Are you planning to add the alternate for VCT to the bid form.
	Yes. See the new form attached.
Q9	Does the bidder replacing the pads that HVAC units sit on with the new concrete pads mandate a HVAC license?
	The State of Tennessee Contractor Licensing Board said: If local codes require a permit and inspection to make the re-connections then the work will require someone licensed for either HVAC or electrical. If the total portions for the re-connections are less than \$25,000, a local license may be all that is required or the LLE license (if the local government accepts). Current project budgeting shows that the scope of work to disconnect and reconnect the affected condensing units would exceed the \$25,000 threshold. For the purpose of bidding, bidders should assume that a licensed HVAC contractor will be required.
Q10	Are there some concrete pads already in place? If so, do those need replaced?
	If there is a pad already in place, no.

Q11	Will you provide some recently approved Davis Bacon classifications to guide us?																																																																								
	<p>The classifications listed below guide you to estimating rates acceptable to the United States Department of Labor (DOL). However, the ultimate approval authority resides with DOL as detailed in the solicitation document.</p> <table><tr><th>Title</th><th>Hourly Rate</th><th>Fringe Benefit</th></tr><tr><td>Air Distribution Installer</td><td>\$17.50</td><td>\$0.00</td></tr><tr><td>Batt Insulation Installer</td><td>\$13.86</td><td>\$0.00</td></tr><tr><td>Blown Insulation Installer</td><td>\$13.86</td><td>\$0.00</td></tr><tr><td>Damp-proofer</td><td>\$15.00</td><td>\$0.00</td></tr><tr><td>Drywall Finisher/Taper</td><td>\$14.09</td><td>\$0.00</td></tr><tr><td>Drywall Finisher/Taper</td><td>\$14.09</td><td>\$0.00</td></tr><tr><td>Drywall Hanger</td><td>\$14.79</td><td>\$0.00</td></tr><tr><td>Duct Work Installer</td><td>\$17.50</td><td>\$0.00</td></tr><tr><td>Flooring Installer</td><td>\$18.00</td><td>\$0.00</td></tr><tr><td>Gutter Installer</td><td>\$12.72</td><td>\$0.00</td></tr><tr><td>Gutter/Downspout Installer</td><td>\$20.00</td><td>\$0.00</td></tr><tr><td>HVAC Equipment Installer</td><td>\$17.50</td><td>\$0.00</td></tr><tr><td>Ironworker</td><td>\$23.00</td><td>\$0.00</td></tr><tr><td>Motor Grader</td><td>\$20.77</td><td>\$0.00</td></tr><tr><td>Operator: Backhoe, Dozer, Loader, Scraper, Grader</td><td>\$19.14</td><td>\$0.00</td></tr><tr><td>Operator: Blade Grader</td><td>\$17.08</td><td>\$0.00</td></tr><tr><td>Operator: Bobcat. Self-propelled Soil Compactor</td><td>\$16.48</td><td>\$0.00</td></tr><tr><td>Painter</td><td>\$13.89</td><td>\$0.00</td></tr><tr><td>Painter</td><td>\$14.00</td><td>\$0.00</td></tr><tr><td>Paver Operator</td><td>\$19.26</td><td>\$0.00</td></tr><tr><td>Roller Paver</td><td>\$17.88</td><td>\$0.00</td></tr><tr><td>Truck Driver</td><td>\$14.86</td><td>\$0.00</td></tr><tr><td>Waterproofer</td><td>\$14.00</td><td>\$0.00</td></tr></table>	Title	Hourly Rate	Fringe Benefit	Air Distribution Installer	\$17.50	\$0.00	Batt Insulation Installer	\$13.86	\$0.00	Blown Insulation Installer	\$13.86	\$0.00	Damp-proofer	\$15.00	\$0.00	Drywall Finisher/Taper	\$14.09	\$0.00	Drywall Finisher/Taper	\$14.09	\$0.00	Drywall Hanger	\$14.79	\$0.00	Duct Work Installer	\$17.50	\$0.00	Flooring Installer	\$18.00	\$0.00	Gutter Installer	\$12.72	\$0.00	Gutter/Downspout Installer	\$20.00	\$0.00	HVAC Equipment Installer	\$17.50	\$0.00	Ironworker	\$23.00	\$0.00	Motor Grader	\$20.77	\$0.00	Operator: Backhoe, Dozer, Loader, Scraper, Grader	\$19.14	\$0.00	Operator: Blade Grader	\$17.08	\$0.00	Operator: Bobcat. Self-propelled Soil Compactor	\$16.48	\$0.00	Painter	\$13.89	\$0.00	Painter	\$14.00	\$0.00	Paver Operator	\$19.26	\$0.00	Roller Paver	\$17.88	\$0.00	Truck Driver	\$14.86	\$0.00	Waterproofer	\$14.00	\$0.00
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Q12	You specified a six inch pad. Will a four inch pad be satisfactory?																																																																								
	A four inch pad is satisfactory. The specifications currently call for a 2,000 psi concrete mix. This addendum shall modify that to a requirement for a 3,500 psi concrete mix.																																																																								
Q13	Concerning the concrete and asphalt testing-is this necessary?																																																																								
	Since the concrete amount is small-no. However asphalt testing is required.																																																																								
Q14	Will you provide for a cash allowance for the testing?																																																																								
	Suppliers shall include a cash allowance of \$7,500.00 to cover the costs of any required testing. Any remaining balance at the end of the project shall be credited back to KCDC prior to close out.																																																																								
Q15	Is it necessary to have pollution insurance for this project?																																																																								
	Yes-see the details in the solicitation document.																																																																								
Q16	On the architectural plans it calls for new LVP tile but on the demo plans it shows nothing being removed. At the walkthrough it was pointed out that the intent is an overlay installation.																																																																								

	If this is the case it is highly recommended by the manufacture to skim coat the existing floors prior to installing new floors. If this step is left out the new floors will not last. Please advise.
	Install per the manufacturer's specifications as to not void the warranty.
Q17	How old are the AC units and what type of units are they, such as R22 or 410A refrigerant?
	The HVAC units are approximately eight to ten years old. They are 410A refrigerants.
Q18	Allowance #4 replace concrete sidewalks-can that be a Sq. Ft. price due to various widths?
	The per linear foot unit was included in error. The proper unit of measure for Allowance #4 shall be per square foot.
Q19	Are the downspouts and gutters at the Maintenance Shed PVC pipe or residential metal downspouts?
	The existing downspouts at the Maintenance Sheet are made of painted PVC piping and the gutters are standard K-style pre-finished metal gutters.

Other:

1. KCDC has posted revisions to:
 - a. Section 004-012200 Unit Prices
 - b. Section 005-012300 Alternates

Renovations at Montgomery Village C19011- REVISED	
Solicitation Document A General Information and Cost	
Cost Offered	
Total Project Cost in Numerals	\$
Alternate Deducts	
Alternate 1 - Delete Re-roofing of the Maintenance Garage	-\$
Alternate 2 - Delete Installation of new Floor Finishes in Ministry Building	-\$
Alternate 3 - Delete Installation of new Floor Finishes in the Community Building	-\$
Alternate 4 - Delete Installation of new Ceiling Finishes in the Community Building	-\$
Alternate 5 - Delete replacement of new light fixtures at stairwells of dwelling units in "B, C, and D" type buildings	-\$
Alternate 6 – Provide and install new VCT flooring in Dwelling units in lieu of the specified LVT. See specification Section 09 65 00 – Resilient Flooring	-\$
Allowances	
<u>Allowance 1</u> - Provide an allowance for milling and surface restoration of 10,180 square feet parking lot and driveway as indicated in the plans.	\$
<u>Allowance 2</u> - Provide an allowance for the sealing of 203,400 square feet of existing asphalt as indicated in the plans.	\$
<u>Allowance 3</u> - Provide an allowance for 170 linear feet of pavement repair as indicated in the plans.	\$
<u>Allowance 4</u> - Provide an allowance for 1,675 linear feet of Portland Cement concrete pad and sidewalk removal as indicated in the plans.	\$
<u>Allowance 5</u> - Provide an allowance for the location, removal and replacement of waterline appurtenances as indicated in the plans.	\$
<u>Allowance 6</u> - Provide an allowance to locate, pothole and record the depth of waterline in 36 locations as indicated in the plans.	\$
<u>Allowance 7</u> - Provide an allowance for 5,000 lineal feet of excavation and lowering of waterline to meet a minimum depth of 36-inches of cover from the crown of the pipe.	\$
<u>Allowance 8</u> - Provide an allowance for implementation of erosion prevention measures as detailed in the construction plans.	\$
<u>Allowance 9</u> - Provide an allowance to remove and clean 140 HVAC registers/grilles in a mold and mildewcide solution and to reinstall the cleaned grilles	\$
<u>Allowance 10</u> - Provide an allowance to remove and replace the silicone sealant used in 100 tub and shower surround assemblies.	\$
<u>Allowance 11</u> - Provide an allowance to remove and replace the silicone sealant used in 100 tub and shower surround assemblies include the removal and replacement the FRP bathtub/shower surrounds.	\$
<u>Allowance 12</u> - Provide an allowance to provide and install 5 new oak veneer, hollow-core interior doors with a new primed and painted finish.	\$
<u>Allowance 13</u> - Provide an allowance to remove, and properly dispose of 6,000 square feet of mold contaminated gypsum wall board.	\$

<u>Allowance 14</u> -Provide an allowance to remove 1,100 linear feet of wood base trim and replace it with new wood trim to match adjacent existing wood trim.	\$
<u>Allowance 15</u> - Provide an allowance to remove and properly dispose of one lower kitchen sink base cabinet.	\$
<u>Allowance 16</u> - Provide an allowance to remove and properly dispose of two upper cabinets.	\$
<u>Allowance 17</u> - Provide an allowance to properly remove and dispose of the soffits of two exterior entry canopies.	\$
<u>Allowance 18</u> - Provide an allowance to properly remove, replace and relocate existing high lighting in the interior stairwells of each of the units located in "B, C, or D" buildings.	\$
<u>Allowance 19</u> - Provide an allowance to replace damaged or molded drywall from the first finished floor level to 4'-0" above the first finished floor level at the location of the water main replacement work for fifty percent (50%) of each unit type.	\$
<u>Allowance #20</u> : Provide an allowance to properly and completely clean the interior surfaces of the existing ductwork of 135 dwelling units with a mold and mildewcide solution.	\$
Unit Prices	
<u>Unit Price #1</u> : Provide a unit price per square foot for milling and surface restoration of parking lot and driveways	\$
<u>Unit Price #2</u> : Provide a unit price per square foot for the sealing of existing asphalt pavement.	\$
<u>Unit Price #3</u> : Provide unit price per linear foot of pavement repair.	\$
<u>Unit Price #4</u> : Provide a unit price per linear foot for the removal and replacement of Portland Cement concrete pad and sidewalk.	\$
<u>Unit Price #5</u> : Provide a unit price per each for the location, removal and replacement of waterline appurtenances. Provide unit pricing for removal and replacement of each of the following appurtenances	\$
6a – Remove and Replace Tee, 4-inch	\$
6b – Remove and Replace Tee, 2-inch and smaller	\$
6c – Remove and Replace Reducer, 4x2-inch	\$
6d – Remove and Replace Reducer, 2 x 1-inch	\$
6e – Remove and Replace Bend (all angles), 4-inch	\$
6f – Remove and Replace Bend (all angles), 2-inch and smaller	\$
6g – Remove and Replace Valve Coupling, 4-inch	\$
6h – Remove and Replace Valve Coupling, 2-inch and smaller	\$
<u>Unit Price #6</u> : Provide a unit price per each to locate, pothole and record depth of waterline as directed by the Owner.	\$
<u>Unit Price #7</u> : Provide a unit price per linear foot for excavating and lowering of waterline to meet minimum depth requirements of 36-inches of cover from the crown of pipe.	\$
<u>Unit Price #8</u> : Provide a unit price per linear foot to replace HDPE water lines.	\$
8a –Replace Water Line, 4-inch	\$

8b – Replace Water Line, 2-inch	\$
8c – Replace Water Line, 1-inch	\$
<u>Unit Price #9:</u> Remove one existing pre-finished metal wall mounted HVAC grille (approximately 14" x 6" in size) and thoroughly clean the register in a mold and mildewcide solution.	\$
<u>Unit Price #10:</u> Remove existing sealant at one bathtub and FRP surround assembly, clean surrounding surfaces with mold and mildewcide solution and install new mildew resistant sealant.	\$
<u>Unit Price #11:</u> Remove existing sealant and FRP surround at one bathtub and clean surrounding surfaces with mold and mildewcide solution and install new FRP surround and seal all joints with new mildew resistant sealant.	\$
<u>Unit Price #12:</u> Remove and properly dispose of existing interior door and replace with new oak veneer hollow core flush wood door.	\$
<u>Unit Price #13:</u> Provide a cost per square foot unit price for the replacement of damaged gypsum board, in thickness to match existing.	\$
<u>Unit Price #14:</u> Provide a per linear foot unit price to install new wood base where existing base has been removed as part of the mold abatement.	\$
<u>Unit Price #15:</u> Provide a per piece unit price to provide and install one (1) kitchen Residential Casework sink base cabinet.	\$
<u>Unit Price #16:</u> Provide a per piece unit price to provide and install one Residential Casework wall mounted upper cabinet	\$
<u>Unit Price #17:</u> Provide a per piece unit to properly remove and dispose of the soffits of three exterior entry canopies. Each soffit to be replaced is approximately 160 square feet in size.	\$
<u>Unit Price #18:</u> Provide a per unit price to properly remove and relocate the high lighting fixture located above the interior stairs of the dwelling units in all of the B, C, and D buildings.	\$
<u>Unit Prices #19:</u> Provide unit prices to replace damaged or molded drywall from the first finished floor level to 4'-0" above the first finished floor level at the location of the water main replacement work for unit type. These unit prices will be used as a deduct or addition concerning Allowance 19.	\$
Unit Type 1	\$ per unit
Unit Type 2	\$ per unit
Unit Type 3	\$ per unit
Unit Type 4	\$ per unit
Unit Type 5	\$ per unit
Unit Type 6	\$ per unit
<u>Unit Prices #20:</u> Provide a unit-price to properly and completely clean the interior surfaces of ductwork on a per-dwelling unit basis.	\$ per unit