

Addendum

Solicitation Name	Construction of Multifamily Housing Phase 1 of Austin Homes Redevelopment C20007	Addendum Number	1	Date	05/28/2020
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This addendum has two parts.

Part One 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 the question. Part Two addresses modifications to the Bid Package Set of Drawings, dated May 06, 2020.

Part One: Questions Raised and Answered:

Q1	Does this project include a discretionary fund?
	There is no discretionary fund included in this project.
Q2	With unit prices on the bid form and a soils report provided, is this an unclassified or classified bid?
	This is a classified site.
Q3	What is the anticipated start date for the project?
	It is anticipated the Notice To Proceed will be in early July.
Q4	Sheet L1.1 calls out an 8' Privacy fence but the detail on L2.3 calls out 6'. Which is correct?
	The privacy fence at townhomes will be six foot in height. At the northern property line it will be eight foot in height.
Q5	Asphalt section calls for Prime and Tack coat. Will both of these be required?
	Asphalt will be installed per the details and specifications shown in the bid documents.
Q6	Section 10 14 00 references to use an allowance per section 01 21 00. This section is not available.
	There is no allowance for signage in the bid.
Q7	Will alternate cabinets manufacturers other than the 1 listed be approved prior to bid?
	Please see the Alternates section in this addendum for alternate cabinet types and manufacturers.
Q8	Will you be using submeters on the Austin Home Redevelopment?
	Electric will be metered as shown on the drawings and water will be metered at the street connection for each block.
Q9	Who provides appliances?
	Please refer to Section 11 30 13 Residential Appliances/2.01/A&C.
Q10	Will the intermediate foundation system for Building 1 be included in the bid?
	The intermediate foundation system for Building 1 is included in the bid. Refer to sheet MF.S1.101 for engineers notes and the geotechnical report included in the project manual.



Q11	Will the infrastructure contractor provide suitably compacted building pads at a working sub-grade?
	The infrastructure contractor will provide the site as shown on drawing C100.
Q12	Spec on Buildings 2-9 are for Silent Knight Fire Alarm but open spec for Building 1? Can system used in Building 1 also be installed for Building 2-9? I know you like to use non-proprietary fire alarm systems but it looks like everything is acceptable option for Austin homes based on this spec section copied from Bldg 1 28 31 11 spec.
	Silent Knight is listed as basis of design. Fire alarm in all buildings shall be from the same manufacturer. Refer to ESG Addendum No. 1.
Q13	Does Building 1 include both Longboard and Alpolic siding?
	Alpolic siding has been removed from the project.
Q14	Is the soffit for Buildings 2-9 Longboard or MAC steel siding?
	The soffits are all Longboard.
Q15	What is the extent of the paving, curb, and sidewalk included in project?
	The extent of paving, curb, and sidewalks is shown on C200 either hatched or shaded.
Q16	Can Type SER cable be use on building 2-9 instead of pipe to each apartment?
	No. Conduit or Type MC cable is acceptable for townhome load-center feeders in Buildings 2-9.
Q17	Please clarify the requirement for AWS casework in section 06 41 00/1.06
	AWS is required as specified for the casework on this project.
Q18	Can molded panel doors be substituted in lieu of the true stile and rail wood doors?
	Pre-hung hollow core wood doors have been listed an alternate.
Q19	The door schedule calls for the wood doors to be painted and the specifications call for them to be pre-finished (stained). Which is correct?
	Pre-hung hollow core wood doors have been listed an alternate.; these would be painted.
Q20	Details 10, 13, 14, & 15 on MF.S2.104 are not included in the documents.
	Details 10, 13, 14, & 15 on MF.S2.104 and associated references have been deleted from the project.
Q21	Please confirm what types of elevators are required.
	Elevators are a Freedom MRL Elevator. Please see the revised elevator specification.

Part Two Modifications to the Bid Package Set of Drawings, dated May 06, 2020.

This section of the addendum addresses modifications to the Bid Package Set of Drawings, dated May 06, 2020.

GENERAL NOTES / CLARIFICATIONS:

1. Table of Contents has been revised to reflect revisions to the list of specifications sections.
2. Section 00 01 15 – List of Contract Documents: Drawing list has been updated to reflect all sheets.
3. Section 00 63 25 – Substitution Request: Form has been added to scope of work for all substitution requests to be reviewed.
4. Section 01 23 00 – Alternates: Specification section has been added to scope of work listing all Alternates for project.
5. Section 06 15 01 – Lumber Framing and Finish Carpentry (Landscape): Specification has been added to the scope of work for landscape lumber. Refer to 06 10 00 and 06 20 00 for lumber and finish carpentry for building requirements.
6. Section 06 41 00 – Architectural Wood Casework: Clarification and Alternate to specification section.
 - a) Cabinet to meet the “THDA Minimum Design Standards for New Construction of Single Family & Multifamily Housing Units”. Cabinet fronts shall be made of solid wood (not particleboard); doors, drawers and fronts shall be factory finished. Cabinet ends shall be finished with appropriate veneer. All cabinets shall be Kitchen Cabinet Manufacturers Association (KCMA) approved.
 - b) Alternate manufacturer’s have been revised in specification section to include requirements for Alternate ‘10’ & ‘11’ – Cabinets.
7. Section 07 25 00 – Weather Barriers: Specification section has been revised to include requirements for Alternate ‘6’ – Vapor Barrier.
8. Section 07 46 46 – Fiber Cement Siding: Equitone Fiber Cement Panel, listed in section, to be the ‘Base Bid’. Specification section has been revised to include requirements for SwissPearl and American Fiber Cement Corporation ‘AFCC’ as listed in Alternate ‘2’ & ‘3’ – Exterior Wall Veneer.
9. Section 07 81 00 – Applied Fireproofing: Refer to specification section for Cementitious Spray Fire-Protection, as indicated in Alternate ‘5’, in lieu of Intumescent Fire Protection as indicated in section 07 81 23.

10. Section 08 14 23.19 – Molded-Hardboard Faced Wood Doors: Specification section has been added to include requirements for Alternate '7' – Interior Unit Doors.
11. Section 09 65 19 – Resilient Tile Flooring: Omit specification section from scope of work.
12. Section 12 36 00 – Countertops: Specification has been revised to include the "THDA Minimum Design Standards for New Construction of Single Family & Multifamily Housing Units."
13. Section 12 36 40 – Granite Countertop: Specification section has been added to include requirements for Alternate '12' – Countertops
14. Section 12 93 00 – Site Furnishings: Specification section has been added to scope of work for site furnishings.
15. Section 14 21 00 – Traction Elevator: Section has been revised. Substitutions will be considered for elevators that meet the basis of design requirements, dimensionally complies with the shaft width and depth, and requires no additional structural modifications. Maintenance and Services to not be proprietary.
16. Revision 1, dated 05-06-2020, on the drawings pertains to items related to the City of Knoxville Plans review comments. These items were already reflected on the Bid documents issued on 05-06-2020, but must be clouded to resubmit to the City. Revision 2, dated 05-26-2020, are new revisions to the Bid documents included in this Addendum.
17. Remove all references to Alpolic panel on Building 1 exterior elevations sheet. Fiber cement panel, as noted on drawings and listed in specifications, to be in place of the Alpolic panel.

CHANGES TO DRAWINGS:

1. Multifamily, Building1: Alpolic panel changed to FCP4 on Elevations; Restroom in Community Room to be built as a shell space (stub up utilities).
2. Townhomes – References to R-3.8 min. Rigid insulation removed from Wall sections and details. References to Blown in insulation at spaces under low roofs removed from wall sections (only required at gable roofs). Gypcrete added to townhome floors between units (not required on second story of two-story units).
3. Added sheet MF-E0-2.
4. Additional modifications per the drawings and included in this addendum.

SHEET NO.	SHEET NAME	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
T0.1	DRAWING INDEX	R2 - 5/26/20	ADDENDUM 1
L0.1	LANDSCAPE NOTES & LEGENDS	R2 - 5/26/20	ADDENDUM 1
L1.1	LANDSCAPE LAYOUT & MATERIALS PLAN	R2 - 5/26/20	ADDENDUM 1
L1.2	LANDSCAPE PLANTING PLAN	R2 - 5/26/20	ADDENDUM 1
L2.1	ENTRY MONUMENT ENLARGEMENTS & DETAILS	R2 - 5/26/20	ADDENDUM 1
L2.3	LANDSCAPE WALL AND FENCE DETAILS	R2 - 5/26/20	ADDENDUM 1
L2.4	LANDSCAPE AMENITY DETAILS	R2 - 5/26/20	ADDENDUM 1
L2.5	LANDSCAPE PLANTING DETAILS	R2 - 5/26/20	ADDENDUM 1
G1.2	ARCHITECTURAL SITE PLAN	R2 - 5/26/20	ADDENDUM 1
MF.A1.0	FLOOR PLAN - LEVEL 00	R2 - 5/26/20	ADDENDUM 1
MF.A3.1	BUILDING ELEVATIONS	R2 - 5/26/20	ADDENDUM 1
MF.A3.2	BUILDING ELEVATIONS	R2 - 5/26/20	ADDENDUM 1
MF.A3.3	BUILDING ELEVATIONS	R2 - 5/26/20	ADDENDUM 1
MF.A3.4	BUILDING ELEVATIONS	R2 - 5/26/20	ADDENDUM 1
MF.A7.19	INTERIOR ROOM FINISH LEGEND & FINISH NOTES	R2 - 5/26/20	ADDENDUM 1
MF-E0.2	SITE PLAN - LIGHTING CALCULATIONS	R2 - 5/26/20	ADDENDUM 1
TH2.A1.1	BUILDING 2 - FIRST FLOOR PLAN	R2 - 5/26/20	ADDENDUM 1
TH2.A2.1	BUILDING 2 - REFLECTED CEILING PLAN, ROOF PLAN & NOTES	R2 - 5/26/20	ADDENDUM 1
TH2.A3.1	BUILDING 2 - EXTERIOR ELEVATIONS	R2 - 5/26/20	ADDENDUM 1
TH2.A4.1	BUILDING 2 - BUILDING SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH2.A4.2	BUILDING 2 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH2.A4.3	BUILDING 2 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH2.A4.4	BUILDING 2 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH2.S1.1	BUILDING 2 - STRUCTURAL PLANS	R2 - 5/26/20	ADDENDUM 1
TH3.A4.2	BUILDING 3 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH3.A4.3	BUILDING 3 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH3.A4.4	BUILDING 3 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH3.A4.5	BUILDING 3 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH3.S1.1	BLDG.3 STRUCTURAL PLANS	R2 - 5/26/20	ADDENDUM 1
TH4.S1.1	BLDG. 4 STRUCTURAL PLANS	R2 - 5/26/20	ADDENDUM 1
TH4.S1.2	BLDG. 4 STRUCTURAL PLANS	R2 - 5/26/20	ADDENDUM 1
TH5.A4.2	BUILDING 5 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH5.A4.3	BUILDING 5 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH5.A4.4	BUILDING 5 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH5.S1.1	BUILDING 5 - STRUCTURAL PLANS	R2 - 5/26/20	ADDENDUM 1
TH6.A2.1	BUILDING 6 - REFLECTED CEILING PLAN, ROOF PLAN & NOTES	R2 - 5/26/20	ADDENDUM 1
TH6.A4.2	BUILDING 6 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1

TH6.A4.3	BUILDING 6 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH6.A4.4	BUILDING 6 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH6.A4.5	BUILDING 6 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH6.S1.1	BUILDING 6 - STRUCTURAL PLANS	R2 - 5/26/20	ADDENDUM 1
TH7.A2.1	BUILDING 7 - REFLECTED CEILING PLAN, ROOF PLAN & NOTES	R2 - 5/26/20	ADDENDUM 1
TH7.A4.4	BUILDING 7 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH7.S1.1	BUILDING 7 - STRUCTURAL PLANS	R2 - 5/26/20	ADDENDUM 1
TH8.A4.1	BUILDING 8 - BUILDING SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH8.A4.2	BUILDING 8 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH8.A4.3	BUILDING 8 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH8.A4.4	BUILDING 8 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH8.A4.6	BUILDING 8 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH8.S1.1	BUILDING 8 - STRUCTURAL PLANS	R2 - 5/26/20	ADDENDUM 1
TH9.A4.2	BUILDING 9 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH9.A4.3	BUILDING 9 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH9.A4.4	BUILDING 9 - WALL SECTIONS	R2 - 5/26/20	ADDENDUM 1
TH9.S1.1	BLDG. 9 STRUCTURAL PLANS	R2 - 5/26/20	ADDENDUM 1
TH.G1.5	TOWNHOMES WINDOW DETAILS	R2 - 5/26/20	ADDENDUM 1
TH.G4.2	TYPICAL FIRE PARTITION & WALL DETAILS	R2 - 5/26/20	ADDENDUM 1
TH.G5.1	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS - ACCESSIBLE UNIT PLAN 'J1'	R2 - 5/26/20	ADDENDUM 1
TH.G5.2	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS - UNIT NAME 'J2'	R2 - 5/26/20	ADDENDUM 1
TH.G5.3	ENLARGED FLOOR PLAN & INTERIOR ELEVATIONS - ACCESSIBLE UNIT 'K1'	R2 - 5/26/20	ADDENDUM 1
TH.G5.4	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS - UNIT NAME 'K2'	R2 - 5/26/20	ADDENDUM 1
TH.G5.5	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS - UNIT NAME 'L'	R2 - 5/26/20	ADDENDUM 1
TH.G5.6	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS - UNIT NAME 'M'	R2 - 5/26/20	ADDENDUM 1
TH.G5.7	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS - UNIT NAME 'N'	R2 - 5/26/20	ADDENDUM 1
TH.G5.8	ENLARGED FLOOR PLANS INTERIOR ELEVATIONS - ACCESSIBLE UNIT 'O'	R2 - 5/26/20	ADDENDUM 1
TH.G5.9	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS - UNIT NAME 'P'	R2 - 5/26/20	ADDENDUM 1
TH.G5.10	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS - UNIT NAME 'Q'	R2 - 5/26/20	ADDENDUM 1
TH.G5.11	ENLARGED UNIT FLOOR PLANS & INTERIOR ELEVATIONS - UNIT NAMES 'R' AND 'S'	R2 - 5/26/20	ADDENDUM 1
TH.G5.12	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS - UNIT TYPE 'T'	R2 - 5/26/20	ADDENDUM 1

TH.G5.13	ENLARGED FLOOR PLANS & INTERIOR ELEVATIONS - TYPE 'U'	R2 - 5/26/20	ADDENDUM 1
TH.S1.0	STRUCTURAL NOTES	R2 - 5/26/20	ADDENDUM 1
TH.S2.1	STRUCTURAL DETAILS	R2 - 5/26/20	ADDENDUM 1
Grand total: 71			

SUBSTITUTIONS:

1. Section 07 54 00 – Full Adhered Thermoplastic Membrane Roofing; *Substitution Requests*. Subject to compliance with the requirements listed and indicated in the construction documents, the following are acceptable manufacturer's and/or products.
 - a. **Flex Roofing Systems 60 TPO Plus Roof Membrane**; www.flexroofingsystems.com ; April Johnson at South East Associates, 423-503-0924
 - b. **DEXcell FA Roof Board**; www.dexcellroofboard.info and www.nationalgypsum.com ; April Johnson at South East Associates, 423-503-0924
 - c. **EverGuard 60 mil TPO**; www.gaf.com; George Tobjy at Architectural Information Services, 1-973-531-2821
 - d. **EnergyGuard Polyiso for flat and tapered roofs**; www.gaf.com; George Tobjy at Architectural Information Services, 1-973-531-2821
 - e. **Dens Deck Prime Roof Board**; www.gaf.com; George Tobjy at Architectural Information Services, 1-973-531-2821
 - f. **Everguard TPO Bonding Adhesive**; www.gaf.com; George Tobjy at Architectural Information Services, 1-973-531-2821

ALTERNATES:

1. See **Specification Section 01 23 00 – Alternates** for a list of alternate pricing in addition to the base bid.

END OF ADDENDUM #1