



Terry McKee, IT & Procurement Director

901 N. Broadway • Knoxville, TN 37917-6699
 865.403.1133 • Fax 865.594.8858
 purchasinginfo@kcdc.org
 www.kcdc.org

Addendum

Solicitation Name	Construction of an Affordable Housing Development at Five Points Phase 4 C19013	Addendum Number	1	Date	12-21-2018
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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 it be possible to schedule a time to walk through some of the buildings in phase 3 before or after the pre-bid to see the finished product?
	The first opportunity will be at 10:00 a.m. on Friday the 21st. KCDC will set a second date for after the holidays. Details will be posted on KCDC's webpage. Bring your hard hats to the walk through.
Q2	Should we expect to use KCDC's normal service providers for fire sprinklers, security/firm alarms/video systems, pest control services and elevators?
	KCDC uses Morristown Automatic Sprinklers, Gallaher & Associates, Orkin and National Elevators respectively. Should bidders decide to use a different firm, the systems/equipment provided must be compatible with the standard service that KCDC uses from these vendors.
Q3	Concerning the on-going demolition-is everything being taken out?
	The contractor is removing the buildings, foundations and parking lots/sidewalks. The disturbed areas will be rough graded and over-seeded. The existing stormwater piping, structures and other underground utilities will remain to be removed as shown in the bid documents.
Q4	When will the demolition complete?
	Demolition will be complete by March 6, 2019.
Q5	Will the construction/demolition fencing remain?
	The plan is for the awarded bidder to take over the lease of the temporary fencing from the demolition contractor.
Q6	Were changes in the Phase 3 construction incorporated in the plans for Phase IV?
	Generally, yes. Bidders shall verify the scope of work included in these bid documents.
Q7	Does KCDC/its owner's representative enforce OSHA requirements?
	No. Should KCDC or its representative have concern with issues related to jobsite safety, KCDC will relay those concerns to the General Contractor.
Q8	Can general contractors "fine" subcontractors for OSHA issues?
	KCDC does not regulate the actions of the contractor or subcontractors beyond what is provided in the solicitation documents.
Q9	Is this an Energy Star project?
	Please refer to specification section 01 81 13 – Sustainable Building requirements. Enterprise Green Communities Criteria and Energy Star Program Requirements are included. Contractor is responsible for all requirements indicated.



Q10	Is the contractor required to provide surveying?
	The contractor is not responsible to provide any survey documentation for the record. The contractor is responsible for the layout of all work to comply with the design documents. The engineer of record will conduct a final as-built survey of the site for consideration by the City of Knoxville. The contractor is responsible for correcting any work that does not comply with the design documents.
Q11	Does KCDC allow bidders to write a “Deduct” amount on the bid envelope?
	No.
Q12	Does KCDC have a geotechnical report for this site?
	Yes and it is now posted to the webpage.
Q13	Explain the “Notice to Proceed” for the two separate contracts.
	It is anticipated that KCDC will issue a notice to proceed for the infrastructure contract in early February. Once financing is complete for the housing contract, KCDC will then issue a Notice to Proceed for the housing contract. Refer to section 31 “Time for Completion” of the solicitation document. The 16-month timeline is related to the housing contract. The infrastructure work shall be completed within the housing contract timeline.
Q14	Will a CAD file be available to distribute to site contractors?
	Yes, the site contractor will be required to sign an electronic files release form and once this has been signed, a CAD file will be available for their use. You may obtain this form from BarberMcMurry.
Q15	Is there an allowance for a playground?
	Yes, it is an allowance of \$65,000. This includes all materials, installation, taxes, overhead and profit.
Q16	Is there an allowance for building signage?
	Yes, it is an allowance of \$15,000. This includes all materials, installation, taxes, overhead and profit.
Q17	Are the kitchen range hoods included in the housing project scope of work, to be provided and installed by the GC?
	Yes, the General Contractor is responsible for providing and installing all range hoods. Refer to the project manual for hood specifications.

Other:

See the posted documents:

- 2018 12 21_177700 - Five Points Ph4 - Addendum 1 Construction Documents
- 2018 12 21_177700 - Five Points Ph4 - Addendum 1-Rev 2 - cover sheet and manual info