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**Addendum**

<b>Solicitation Name</b>	Renovations at Northgate Terrace C22005	<b>Addendum Number</b>	1	<b>Date</b>	09-13-21
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This addendum answers questions raised about this solicitation. Questions are generally verbatim as received. To aid in readability, the questions are in black, the answers are in **bolded blue** and the answers follow immediately below.

**Part One: Answers to Questions Raised**

Q1	I saw the bid is out for this and it calls for new wireless nurse call but there is no spec or information listed. Is the intent to use the same products here as Love, Cagle an Isabella? If so, you may want to ask them to add the same spec that was used to bid those.
	<b>The construction documents include conduits for nurse call equipment installation but does not specify the system itself. However, the desired system is wireless, so the construction documents have been revised and the system is detailed in the new specification. Note that the specified system is mandatory and “or equals” will not be accepted. Specifications for this system will be issued with Addendum 1</b>
Q2	What is the anticipated start date for the renovations at Northgate Terrace?
	<b>KCDC estimates the construction start date will be after the first of the year with the contract signing in late October 2020.</b>
Q3	While we were examining the specifications for the project above, we noticed the following were missing per the Table of Contents. Were these left out intentionally? <ul style="list-style-type: none"> <li>• 012300 Alternates</li> <li>• 024119 Selective Demolition</li> <li>• 087100 Door Hardware</li> <li>• 262821 Enclosed Switches &amp; Circuit Breakers</li> </ul>
	<b>The following Sections will be issued with Addendum 1 and posted to KCDC’s webpage:</b> <ul style="list-style-type: none"> <li>• <b>011000 Summary of Work</b></li> <li>• <b>012300 Alternates</b></li> <li>• <b>013200 Construction Progress Documentation</b></li> <li>• <b>024119 Selective Demolition</b></li> <li>• <b>(087100 Door Hardware to be issued with Addendum 2)</b></li> <li>• <b>262821 Enclosed Switches &amp; Circuit Breakers</b></li> <li>• <b>275225 Wireless Emergency Call System</b></li> </ul>
Q4	The pricing sheet shows “Deduct Alternates,” but the listed alternate appears to be for an added cost. Please clarify.
	<b>Refer to 012300 Alternates section of specifications and construction documents for description of deduct alternate.</b>
Q5	Please clarify the plumbing drawings.
	<b>Clarifications for the plumbing drawings are issued with Addendum 1:</b>



Q6	The plans do not provide detail on the new electrical panels to be installed other than location. Please provide an electrical panel schedule.
	<b>Clarification for the electrical drawings will be issued with Addendum 1: Basis of design for the electrical panels.</b>
Q7	The plans do not show any work in corridors. It is assumed that repeaters for the nurse calls will need to be installed in corridors. Please advise.
	<b>Clarification for the electrical drawings are issued with Addendum 1: Nurse call system will be provided by a third-party vendor. Specifications for this system will be provided with Addendum 1.</b>
Q8	Can KCDC provide information about asbestos and lead based paint in the facility?
	<b>Yes. KCDC has posted the environmental report to its webpage. Demolition General Note 11 was revised to refer to environmental report</b>
Q9	There seems to be confusion about some of the numbering of the solicitation documents. Can you clarify?
	<b>Use the forms in the solicitation document irrespective of their numbering/naming. Should an addendum change any of the forms, use the revised forms provided with the addendum.</b>
Q10	What work hours are allowed?
	<b>Acceptable work hours are Monday through Saturday from 7:30 a.m. until 5:30 p.m. Work on Sundays or holidays requires KCDC's advance approval.</b>
Q11	Unfortunately, with our current committed bid backlog, we cannot meet the September 17 <sup>th</sup> bid date. However, we could potentially meet a September 24 <sup>th</sup> or October 1 <sup>st</sup> bid date.
	<b>KCDC is able to extend the bid due date to Monday September 20, 2021 at 2:00 p.m.</b>
Q12	If the deadline is extended, will the deadline for questions be extended?
	<b>Questions will be accepted through 6:00 p.m. on Wednesday September 15, 2021.</b>
Q13	The Nurse Call system will it be rough in only? Conduit stub ins only?
	<b>The pull-chord system is wireless. Refer to specification section 275225 Wireless Emergency Call System</b>
Q14	Replacement of the existing unit smoke detectors with HUB Compliant 120v Smoke Detectors? the symbol on the drawings for the smokes detectors is a "S" with a LF beside it? and some have a LF and a V?
	<b>Yes, all the existing smoke detectors are to be replaced with HUD compliant smoke detectors. LF (low frequency) tag has been removed and is issued with Addendum 1. Smoke detectors with a subscript "V" denoted are to be photoelectric, visual base detectors and are only required in accessible and sensory impaired units.</b>
Q15	There seems to be a discrepancy in the bid document. Page 4 item 14 references Appendix 1 but the actual insurance Appendix is entitled A.
	<b>You are correct. The insurance attachment is entitled Appendix A.</b>
Q16	Does KCDC want/require Terrorism Insurance?
	<b>No.</b>
Q17	Is the contractor supplying the appliances or only installing them? Page G0.003 1.9 Resident units item "C" states to replace refrigerators and ranges and A7.101 Finish General Notes #1 states owner furnished contractor installed. Please advise.
	<b>The contractor will provide and install the appliances.</b>

**REVISED 09-13-21 Solicitation Document B Bid Form**

Pursuant to and in compliance with the solicitation documents, the supplier signing Solicitation Document A, having thoroughly examined the work to be performed, agrees to perform the work for the following total bid amount for the above referenced project. The prices quoted cover all the supplier’s expenses including, but not limited to, overhead, profit, insurance, subcontractors, supplies and bonding.

A Notice to Proceed is anticipated within 90 days of the bid opening. If the Notice to Proceed is not issued within 60 days of the bid opening, prior to issuance of the Notice to Proceed, KCDC may give the selected supplier the opportunity to adjust bid pricing based on the current market conditions. If so, the selected supplier must provide documentation to support its bid pricing and current market pricing. Adjustments in bid pricing will not be permitted without adequate documentation and approval from KCDC. After final pricing is approved by KCDC, a contract will be executed and Notice to Proceed issued.

**Complete all “blanks”-even if the amount is \$0.00**

**Do not change KCDC pricing schematics**

Cost Information	
<b>Total Project Cost</b>	\$

Alternates	
Alternate 1: Cabinet doors to provided painted wood doors and drawer fronts in lieu of thermofoil doors and drawer fronts.	-\$ <b>total</b>

Unit Prices				
Unit process will be used for changes in the quantities of work items from those indicated in the base contract documents upon written instructions from the Owner or his designated representative.				
Unit prices shall include labor, materials, bailing, shoring, removal, overhead, profit and miscellaneous incidental costs required to complete the construction.				
#	Description	Unit of Measure	Cost for Adds	Credit for Deduction
1	Range- Hotpoint Model RAS200 DMWW	Each	\$	-\$
2	Water Heater-AO Smith Commercial Grade ENLB 30*+	Each	\$	-\$
3	Refrigerator- Hotpoint Energy Star 15.6 model HPE 16BTNLWW-White	Each	\$	-\$
4	Refrigerator- Hotpoint Energy Star 15.6 model HP16BTNRWW-White	Each	\$	-\$
5	PTAC Unit & Cord Trane 12,000 BTU Heat Pump model PTHF1201HAA +20 AMP PTAC Cord PWR 00288	Each	\$	-\$
6	Replace existing outlet with a GFCI type outlet	Each	\$	-\$
7	Seal cost existing asphaltic concrete parking lots and driveways	Square Yard	\$	-\$

8	Restripe existing asphaltic concrete parking lots and driveways	Linear Foot	\$	-\$
9	Repaint existing asphaltic concrete handicap parking spaces	Each	\$	-\$
10	Patch existing concrete parking and driveways with 6" stone and 2" of TDOT specified asphaltic concrete wearing surface	Square Foot	\$	-\$
11	Replace unit electrical panel including wiring and breakers	Each	\$	-\$
12	Relocate sprinkler head in unit for code compliance with electrical panel	Each	\$	-\$
13	Replace existing smoke detector with HUD compliant unit	Each	\$	-\$
14	Install new LVT in the unit over the existing strata	Square Foot	\$	-\$
15	Install new non-slip basement floor finish system	Square Foot	\$	-\$
16	Install new 2 x 2 ceiling tiles	Each	\$	-\$
17	Remove existing and replace with new unit kitchen cabinetry	Each	\$	-\$
18	Reposition existing side grab bar in restroom	Each	\$	-\$
19	Replace all ceiling light fixtures in a unit	Each	\$	-\$
20	Replace existing shower heads with high efficiency handheld shower heads	Each	\$	-\$
21	Replace existing unit toilet fixture flange	Each	\$	-\$
22	Water cooler	Each	\$	-\$
<b>Note that there is no substitution on appliances</b>				