



Terry McKee, IT & Procurement Director
 901 N. Broadway • Knoxville, TN 37917-6699
 865.403.1133 • Fax 865.594.8858
 procurementinfo@kcdc.org
 www.kcdc.org

Addendum

Solicitation Name	Renovations at Northgate Terrace C22005	Addendum Number	2	Date	09-16-21
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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.

Q1	Alternate 1 has changed on addendum #1. The original alternate 1 wanted a price for removing and replacing water lines and replacing the battery of fixtures coming off all SS stacks A thru F. On the new unit prices there is no mention of this. Question: Are all the waterlines part of the base bid?
	Yes, all waterline replacement is part of the base bid. In Addendum 01 documents there is alternate pricing.
Q2	The plumbing pages on the plans specify on Keyed Note 4 pages P9.001 and P9.002: "GC to field verify conditions of existing branch pipe. Provide unit cost in bid to replace branch pipes, as needed, based on field conditions. (Typical for all branch pipes in units)" Question: Will KCDC create a new unit price just for these "typical branch pipe replacements." Are we to figure all units in our base bid or 30 of them similar to the replacing of existing unit toilet fixture flanges, or something else?
	Key note 4 was revised in the Addendum 01 documents. Key note 4 read as follows: General Contractor is to replace horizontal sanitary sewer piping in residential units from plumbing fixture to sanitary stack. Provide cost in base bid. Dry wall to be cut and patched on kitchen side of chase. All units per addendum 1 drawings.
Q3	Unit price 12 calls for Relocating sprinkler heads that are too close to electrical panel for code compliance. Question: Are we to figure all units in our base bid or 30 of them similar to the replacing of existing unit toilet fixture flanges, or something else?
	Electrical Panel installation shall comply with NEC 110.26(F)(1)(a) through (F)(1)(d). A dedicated electrical space extending 6' above the electrical panel is reserved, and no sprinkler pipe shall pass through this section without the pipe being protected as stated in this code section.
Q4	Given the surge in COVID, will KCDC allow bids to submitted via email?
	Yes, in fact, due to the COVID surge KCDC requests that bids be emailed instead of physically delivered to the Procurement Division office. Notes: 1. Email your bid documents (as one file beginning with the "Envelope Coversheet" followed by Solicitation Document A, B, C, D, E, F and G) to procurementinfo@kcdc.org. 2. KCDC Procurement staff will acknowledge receipt of your emailed bid within 5 minutes of receipt. If you do not receive this response, please email hgibson@kcdc.org.



Q5	Will this be a public bid opening?
	Yes, however due to the COVID surge, the bid opening will be conducted via Zoom. Contact procurementinfo@kcdc.org for the link. Note that shortly after the bid opening, KCDC will post the raw data on its webpage for interested parties to review.
Q6	The LVT specified on page A3.101 Interior Finishes #1 is no longer available. This product was a snap tile installation and not glued down. Does KCDC want a glued down tile? If so what mil 12 or 20? Would 20 mil be used for common areas and a 12 mil for apartments? Please advise.
	It is KCDC's understanding that the specified product is available, but this is an "or equal" situation and you may submit an equal product.
Q7	Are we to assume that the new PTAC units will fit into existing concrete and if not will KCDC pay an extra charge to have the existing holes cut and the building cleaned from the concrete sludge?
	KCDC assumes that the specified product will fit into the existing sleeves as has occurred on other recent projects.
Q8	Test & Balance per specifications? PTAC's cannot be balanced since outdoor air is zero.
	That is correct- balancing is not possible nor expected. KCDC will omit from book specifications.
Q9	Cleaning and maintenance required for all PTAC's.
	The successful bidder will clean PTAC filters and vacuum coils for all units not replaced. Refer to M5.101 for procedures. Contact PTAC manufacturer for more questions.
Q10	A lot of references to ductwork and piping. Is there any work associated with these references?
	There shouldn't be any ductwork on any of the mechanical drawings. The coversheet is a general template for projects. There should only be condensate piping for the PTAC units.
Q11	Should we keep existing louvers so all will continue to match all 14 floors on the outside or keep existing and install new ones with the exterior not matching? It will be very hard if not impossible to match old louvers to new.
	Please refer to M6.101 PTAC schedule notes.
Q12	Commissioning Agent referenced. Will there be commissioning?
	Commissioning is not required. KCDC will omit this from the book specifications.
Q13	Factory start-up of PTAC's?
	Factory start -up is not required.
Q14	Training on operation and maintenance?
	Training on PTAC operation and maintenance is not required.
Q15	Below questions are all regarding fire alarm system scope and wireless nurse call. Drawing G0.003 dated Sept 10, 2021, Life Safety a. Fire alarm to remain as is Question, however smoke detectors listed in next item b. both lines of text is "Smoke detectors" with are fire system devices, as opposed to Smoke Alarms being stand alone. Please clarify if these are to be system detectors with sounder low frequency bases or stand alone 120-volt SMOKE ALARMS?
	These shall be stand-alone 120-volt smoke alarms.
Q16	Below questions are all regarding fire alarm system scope and wireless nurse call. Drawing G0.003 dated Sept 10, 2021, Life Safety Dwg G0.003 1.10 Overall ADA Compliance AV: b. Add AV HUD compliant smoke detectors in six non-designated handicapped dwelling units. Question, please clarify if these are to be system detectors with sounder low frequency bases or standalone 120-volt SMOKE ALARMS?

	These shall be stand-alone 120-volt smoke alarms.
Q17	Per the asbestos sampling report, it states drywall, joint compound, sink mastic, ceiling tiles and textured ceilings are asbestos containing which means any scope item that disturbs said material will have to be abated prior which deals with abatement taking place in every unit. Question: This report provides a significant change in abatement of ACM's, how are we to price? Include in base bid or will unit pricing be added for abatement.
	Coordinate the work with the Asbestos report and include the cost in the base bid.
Q18	Specification's page 134 & 135 Molded Wood Doors has a header stating Samariatan Recovery Center S. 5 th street and Shelby Avenue. Questions: Does this section apply to Northgate Terrace as well?
	Yes. Updated header for specification 081423 will be provided with Addendum 2.
Q19	Regarding Wireless Pull Cord DrwgG0.003 Section 1.7 C. Wireless pull cord system: Add wireless pull cord system in every unit. Question: The drawings "Add 1_E1.601" call for E Call pull cords in Bathroom and bedroom of 1-bedroom units, however the Studio only shows bathroom. Please confirm if pull cord is required in bedroom/living space of studio units. Note: The two-bedroom units also call for bedroom E call pull cord and the other recent KCDC reno projects with Studio apartments had a E Call device in Living/bedroom area.
	Yes, the pull cord is required in the bedroom/living space of studio units. See updated Studio Enlarged Unit Plan on Sheet E1.601.
Q20	Drawings Add_1 E601 and Add_1 E602 General Note 9 "Units defined as ADA-Type or for hearing and visually impaired occupants to be provided with a fire alarm horn-strobe notification device in each bedroom and living area, as well as a strobe in each bathroom. ALL other dwelling units to contain horn device in each bedroom and living area. All horns and horn strobes shall produce a low frequency alarm signal complying with NFPA 71 18.4.6." Question, please confirm all hearing impaired get new Horn strobe not just the (6) listed rooms (205, 214, 310, 315, 405 and 414)?
	Only rooms 205, 214, 310, 315, 405 and 414 that are receiving renovations apply to the above-mentioned comment.
Q21	Question, please confirm, ALL dwelling units to get low frequency sounders in bedroom and living areas as per above? (Obviously the ADA and select hearing impaired get low frequency horn/strobes as called for in documents). AS FYI, please note Gallaher inspects and test this system. The existing system does have horn strobes (not low frequency) in living areas however there is no fire alarm notification in the bedroom area of these dwelling units. Also, the corridors are voice evac speaker strobes.
	Yes, low frequency sounders in bedroom/living area are required.