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**Addendum**

<b>Solicitation Name</b>	Renovations at Cagle Terrace C20017	<b>Addendum Number</b>	2	<b>Date</b>	06/04/2020
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This addendum has four sections.

**Section 1: Answers to Questions**

This portion 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	Who will be responsible for abatement? <b>See Addendum 1. Appx 130 units remain to be abated.</b>
Q2	How much area of each building will be vacant and available for construction at a time? <b>Contractors will be given 1 floor at a time.</b>
Q3	Who will be responsible for move furniture/furnishing from apartments? <b>Apartments will be vacant.</b>
Q4	What is the contractor's responsibility for handling/installing the owner furnished appliances? <b>The contractor is responsible for installing the owner furnished appliances.</b>
Q5	Will entire trash chutes be replaced or on the chute doors? <b>Just the trash chute doors.</b>
Q6	Will cleaning exterior/interior of windows be required? <b>Washing of the exterior of the windows is to be included. Window interiors are expected to be cleaned as part of the final cleaning after completion of the work.</b>
Q7	Drawing M0-1 references reflected ceiling plan. No reflected ceiling plan was included in the drawings. <b>No RCP to be provided. Please see revised notes on A1.1-6.</b>
Q8	Does landscape allowance #1 include the extension of landscaping (note 6 on AS1.0)? <b>Landscape allowance includes scope as described in Note 6 on AS1.0.</b>
Q9	Can elevators be used for materials and demo'd materials? <b>Yes and KCDC will reserve one elevator for the contractor that will be used on a scheduled basis for loading and unloading. However, note that the large elevator is reserved for the Knoxville Fire Department and ambulances.</b>
Q10	Apartment A420 shows wall between bedroom and kitchen as exiting? Is this existing or will it be new? <b>Yes, this one apartment has already been renovated. Please see attached images.</b>
Q11	Are walls between kitchen and bedroom on 4 <sup>th</sup> floor of building B existing? <b>No, please see attached revised Sheet A1.4.</b>
Q12	Is there an existing sprinkler head in the current trash chute? _____



	<b>Yes.</b>
Q13	What hardware set do we need to use for door 211B?
	<b>Use hardware set 10 in both buildings A &amp; B. Refer to door schedules on A6.1 and A6.2.</b>
Q14	What type door for 215A? Listed as <By Category>
	<b>Solid core wood – All doors will be solid core wood doors per Addendum 1.</b>
Q15	Do we have a specification for the glass and aluminum storefront doors?
	<b>Replacement of aluminum storefront doors have been omitted from scope.</b>
Q16	Do we have a specification for the storefront door hardware?
	<b>Replacement of aluminum storefront doors have been omitted from scope.</b>
Q17	Door 32B says aluminum door but the hardware set is not the same as the other aluminum doors. Please verify which hardware set to use for this door.
	<b>Replacement of aluminum storefront doors have been omitted from scope.</b>
Q18	Demo plans note removing ceiling tiles and saving grid in apartments (Note 8 on AD1.2). The finish schedule calls for the ceilings in the units to receive paint. What type of ceiling is in the apartments? If acoustical which tile do we install and do we paint the ceiling grid the specified ceiling paint?
	<b>Please see revised tags on sheet AD1.2.</b>
Q19	ACT-1 says match existing. What is the manufacturer and number of the ceiling tile?
	<b>Armstrong Dune 2'x2' Tegular Ceiling Panel, #1774.</b>
Q20	Will there be any room signage required?
	<b>Yes, see attached spec “10 14 16-Interior Signage” and signage details 1/A6.2.</b>
Q21	The hollow core doors going in the new wall in apartment types 1 and 4 do not have any frames listed on the door schedule. will these openings require a new door frame? What type of frame are we to use for these openings?
	<b>See A6.1 and A6.2 for revised Door Frame Types and Door Schedules. Hollow core doors have been omitted from scope. See Addendum 1 for more information.</b>
Q22	The finish schedule is calling for paint on all unit ceilings and walls but this is not called out on the floorplans. Confirming units get new paint for all walls and ceilings
	<b>Yes, all walls and ceilings are to be repainted in the units.</b>
Q23	Sheet A-8.2 has a note #1 directed towards the new all and door for typ units, however no description or wall detail is given from what I can see for this note.
	<b>#1 Note on the new wall refers to Wall Type 1. See 13/A8.1.</b>
Q24	During the site visit it was discussed what needed to be included in the waste and vent riser alternate. Can you please clarify this item.
	<b>Waste and vent riser to be replaced along stack in units ONLY.</b>
Q25	It was mentioned that exterior caulking may need to be replaced as needed. How do you wish for us to price this item?
	<b>There is no exterior caulking in the project scope.</b>
Q26	How will the project be broken out into available areas of Work. Will we be given XXX number of rooms, a floor or larger area to address at a time. Thank you in advance for you time clarifying this question.
	<b>Contractors will be given 1 floor at a time.</b>

Q27	We seem to be missing sheet A-3.2 which is called out on A-1.1 to address the new canopy. It is also missing from the cover sheet.
	<b>Notes have been revised on attached Sheet A1.1. See specs for canopy information.</b>
Q28	In the units it's showing that the tubs are being replaced, but it does not depict on the prints to remove all the trim, heads, valves, etc. Are we supposed to price removing these items?
	<b>Refer to AD1.2, note #13 in the demo legend.</b>
Q29	Also in the tubs, we highly recommend that since the work of replacing the walls is taking place, that the valves be replaced as well, these are very old and looking for problems on new material once finished, what is your take on this?
	<b>Refer to 3/P2.1 &amp; P0.1, Plumbing fixture schedule SH1.</b>
Q30	The water heaters do not have a drain connection to them or a floor drain around them, will this need to be installed and priced, or leave as is?
	<b>Water heaters are to be left as-is.</b>
Q31	The mop sinks are not shown on plans for direction of what to do, are they considered existing and not to touch, or do we need to price removal and replacement of them?
	<b>There is no work to any existing mop sinks in the scope of work.</b>
Q32	Currently there are unit number on the doors in the corridor. They are also not braille signs. Will the room signage need to be replaced? What will the spec be for the new door signage?
	<b>Yes, see attached specification "10 14 16-Interior Signage" and signage details 1/A6.2.</b>
Q33	Will outlets and switches as well as their cover plates need to be replaced?
	<b>Outlets, switches and cover plates are not in the scope.</b>
Q34	Will there be a unit price to replace the wood door frames and transoms in the corridors? If so please provide a detail of the work to be done in the replacement of door and transom. What framing etc. will need to be performed for the replacement.
	<b>No.</b>
Q35	Are the walls where plumbing will be replaced rated shaft wall assemblies? Please provide detail for wall replacement at these areas.
	<b>The only rated plumbing chase walls are at the waste and supply risers. These walls are not modified in the project. All penetrations at these walls shall be fire caulked.</b>
Q36	Note 8 on AD1.2 states remove existing ceiling tiles, Existing grid to remain. While on the visit it looked as though the apartment ceilings were concrete with a popcorn finish. Is this the ceiling abatement to be performed? If so should the demo note change from note 8 to note 10?
	<b>Please see revised demo notes and tags on AD1.2.</b>
Q37	Some units had a divider track and also brackets for blinds at the window. Are these to be removed?
	<b>Yes.</b>
Q38	Will window screens need to be replaced? Some were observed to be damaged or could be damaged by pressure washing the exterior of the building.
	<b>Window screen replacement is not in the scope of work. Contractor shall take precautions so as to prevent damage during adjacent work.</b>
Q39	On page A 1.1 the plans state that a canopy detail can be found on A3.2 but there is not an A3.2 in the plans.

	<b>Notes have been revised on attached Sheet A1.1. See specs for canopy details.</b>
Q40	On AS1.0 item 5 is Allowance #1, Item #7 is Alternate number 2 and Item 8 is again listed as Allowance #1. Also in item number 7 it says that part of it's scope is in Allowance 1 but it is not.
	<b>Items #1 and #8 are included in Allowance #1. Note #7 has been revised for clarity Please see AS1.0 for revised notes.</b>
Q41	Is the ceramic base in bathrooms to be removed?
	<b>The ceramic base in unit bathrooms is to be removed. Repair and replace the gypsum wall board as required. Prepare for new wood base (detail 9/A9.1). See revised demolition sheets.</b>

**Section 2 modifies Section 10 14 00 Interior Signage.**

**REVISED SECTION 10 14 00: INTERIOR SIGNAGE**

**PART 1 GENERAL**

**1.1 SECTION INCLUDES**

- A. Common Area, Unit, Accessible Unit and Bathroom signs.
- B. Exterior Building signs.

**1.2 SUBMITTALS**

- A. Submit shop drawings and samples under provisions of Section 01 33 00.
- B. Submit shop drawings listing sign styles, lettering and locations, and overall dimensions of each sign.

**1.3 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver, store, protect and handle products to site under provisions of Section 01 60 00.
- B. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.
- C. Store products in weather protected environment, clear of ground and moisture.

**PART 2 PRODUCTS**

**2.1 MANUFACTURERS**

- A. Acceptable Manufacturers: Seton Identification Products.
- B. Model numbers and performance criteria for plastic signs manufactured by Seton Identification Products are listed to establish a standard of quality for design, function, materials, workmanship, and appearance.

**2.2 SIGNS**

- A. Public Accessible toilets: Standard Unisex Accessible sign w/ lettering symbol and brail.
- B. Common Area and Apartment Units: 4.5"h x required length, lettering 1 1/2"h, raised 1/32" with brail below.
- C. Building and Breezeway Exterior Signs: 8"h x required length, lettering 6"h.
- D. Leasing Office Sign: Engraved.
- E. Refer to Sign Sheet for Style and Colors.

**2.3 ACCESSORIES**

- A. Tape Adhesive: Double sided tape, permanent adhesive.

**PART 3 EXECUTION**

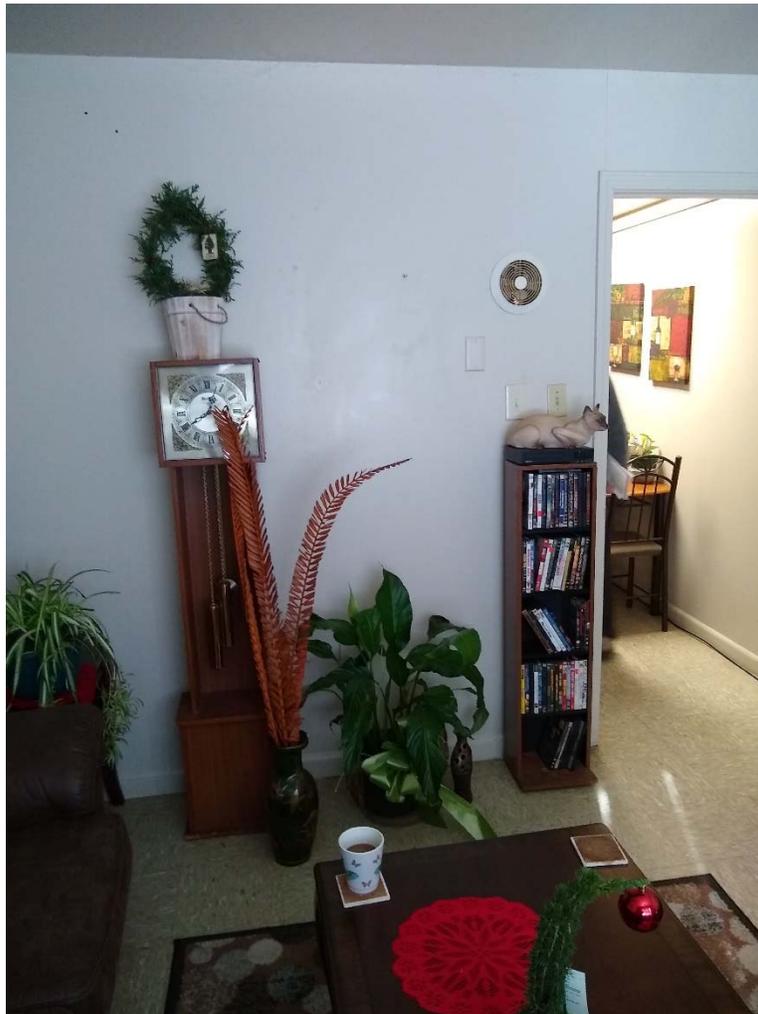
**3.1 EXAMINATION**

- A. Verify that surfaces are ready to receive work.
- B. Beginning of installation means installer accepts existing surfaces.

**3.2 INSTALLATION**

- A. Install in accordance with manufacturer's instructions and American with Disabilities Act.
- B. Locate sign on wall, handset side of door, level.
- C. Clean and polish.

**Section 3 provides apartment photos.**



**Section 4 revises Solicitation Document A-the pricing section.**

**Renovations at Cagle Terrace C20017**  
**REVISED Solicitation Document A General Information and Cost**

**General Information about the Supplier**

<b>Sign Your Name to the Right of the Arrow</b>	
Your signature indicates you read and agree to “KCDC’s General Instructions to Suppliers” ( <a href="http://www.kcdc.org">www.kcdc.org</a> ) and that you are authorized to bind the supplier or are submitting the response on behalf of and at the direction of the suppliers’ representative authorized to contractually bind the supplier. I represent that the supplier or its applicable representative(s) has reviewed the information contained in this Solicitation Package and that the information submitted is accurate.	
<b>Printed Name and Title</b>	
<b>Company Name</b>	
<b>Street Address</b>	
<b>City/State/Zip</b>	
<b>Contact Person (Please Print Clearly)</b>	
<b>Telephone Number</b>	
<b>Cell Number</b>	
<b>Supplier’s E-Mail Address (Please Print Clearly)</b>	

**Addenda**

Addenda are at [www.kcdc.org](http://www.kcdc.org). Click on “Procurement” and then on “Open Solicitations” to find addenda. Please check for addenda prior to submitting a proposal.

**Acknowledge addenda have been issued by checking below as appropriate:**

None <input type="checkbox"/>	Addendum 1 <input type="checkbox"/>	Addendum 2 <input type="checkbox"/>	Addendum 3 <input type="checkbox"/>	Addendum 4 <input type="checkbox"/>	Addendum 5 <input type="checkbox"/>
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**Statistical Information (Check all the apply)**

<b>This business is at least 51% owned and operated by a woman</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>				
<b>This business qualifies as a small business by the State of Tennessee</b> <i>Total gross receipts of not more than \$10,000,000 average over a three-year period OR employs no more than 99 persons on a full-time basis</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>				
<b>This business qualifies as a Section 3 business by defined herein</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>				
<b>This business is owned &amp; operated by persons at least 51% of the following ethnic background:</b>					
Asian/Pacific <input type="checkbox"/>	Black <input type="checkbox"/>	Hasidic Jew <input type="checkbox"/>	Hispanic <input type="checkbox"/>	Native Americans <input type="checkbox"/>	White <input type="checkbox"/>

**Prompt Payment Discount**

A prompt payment discount of \_\_\_\_\_% is offered for payment within \_\_\_\_ days of submission of an accurate and proper invoice.

**Insurance**

I have reviewed the insurance requirements and will comply with them without exception. Yes  No

**Renovations at Cagle Terrace C20017**

**REVISED Solicitation Document A General Information and Cost**

In compliance with the solicitation documents, the supplier signing Solicitation Document A agrees to perform the work for the following total bid amount for the above referenced project. The prices quoted cover all of the supplier's expenses including, but not limited to, overhead, profit, insurance, subcontractors, supplies and bonding. **Complete all "blanks"-even if the amount is \$0.00**

<b>Total Project Cost</b>	<b>\$</b>
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**Alternates**

<b>Alternate 1:</b>	+ \$
Replace waste and supply piping complete in all dwelling units.	
<b>Allowance 2 (only applies if alternate 1 is selected)</b>	
Include \$20,000 in Alternate 1, Plumbing, to include repair of stack plumbing inside the chase at unit connection locations as needed. (Historically, a small percentage of the connections from unit piping to stack piping has required repair of stack piping at the connection point) .	
<ul style="list-style-type: none"> <li>▪ Unit Price #1: Repair of stack plumbing inside the chase at unit connection locations as needed.</li> </ul>	\$ _____ Per supply connection
<ul style="list-style-type: none"> <li>▪ Unit Price #2: Repair of stack plumbing inside the chase at unit connection locations as needed.</li> </ul>	\$ _____ Per waste connection
<b>Alternate No. 2:</b>	+ \$
At all curbs besides curb of the sidewalk along south elevation of Building 'B', which is to be included in Allowance #1, paint curbs yellow.	
<ul style="list-style-type: none"> <li>▪ Unit Price #3: Remove existing site curbs and replace as needed prior to painting.</li> </ul>	\$ _____ Per linear foot of curb
<ul style="list-style-type: none"> <li>▪ Unit Price #4: In the event Add Alternate #2 is not selected, paint only the curbs as selected by owner.</li> </ul>	\$ _____ Per linear foot of curb

**Allowance 1**

<b>Allowance 1:</b> Landscaping, to include landscaping work at the south elevation of Building 'B'. Work includes select demolition of existing railing and large landscaping rocks at a feature near the canopy, remove existing and provide new segmented CMU block and cap stone at the beds along the south elevation (bond the new block with adhesive), new layer of pea gravel in beds, new plantings, and re-painting of sidewalk striping and painting curb of the sidewalk along south elevation. Supplier shall provide a landscaping design as a delegated design responsibility. The design shall be submitted to the Architect for review. See Sheet AS1.0 for more information.	\$40,000
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**Unit Prices –Renovations at Cagle Terrace C20017**

<b>Description</b>	<b>Cost</b>	<b>Unit of Measure</b>
<b>Unit Price No. 1:</b> Cost to replace the side hinged door within the unit where replacement is requested by the Owner on as-needed basis. The existing door shall be replaced in the existing frame with new solid core wood door, painted, and with existing hardware re-installed.	\$	Per Door
<b>Unit Price No. 2:</b> Cost to remove bi-fold doors and tracks within the unit where removal is requested by the Owner on as-needed basis. Patch and repair finishes at removal as required.	\$	Per door and track
<b>Unit Price No. 3:</b> Cost to remove tracks where bi-fold doors are missing. Patch and repair finishes at removal as required	\$	Per track