



Allies & Ross  
Management and Development Corporation  
200 Ross Street  
Pittsburgh, PA 15219

412-456-5000

**March 15, 2018**

**Allies & Ross Management and Development Corporation  
IFB#2017-23 –E-P-M Rebid**

**New Construction of Northview Midrise Rebid**

**ADDENDUM NO. 1**

This addendum issued March 15, 2018 becomes in its entirety a part of the Invitation for Bid IFB#2017-23Rebid as is fully set forth herein:

**Item 1: Q:** In the multiple contract summary, the irrigation system is listed in the general contract scope and the plumbing contract scope. Is the plumbing scope only to include a tie-in point in the building for the system, or is the plumber to provide the entire irrigation system?

**A:** The Plumbing Contractor's scope of work includes ALL interior plumbing in Mechanical Room 126A to serve the irrigation system, including 2" tap into the domestic service line, installation of a deduct meter, gate valve, backflow preventer, boiler drain, and extending the 2" service line through the building wall to the exterior. The Plumbing Contractor is to coordinate the location of the point-of-connection with the General Contractor prior to installation.

The Irrigation subcontractor (as a subcontractor to the General Contractor) will install the exterior irrigation system components as part of the General Contractor's Landscaping scope of work. This will include all exterior controllers, valves, plastic pipe and spray heads. The irrigation subcontractor will NOT perform any work inside the building.

The Electrical Contractor's scope of work includes providing a single 120V circuit (20amp) to power the irrigation controller. This circuit shall be temporarily terminated outside near the point-of-connection.

Please see Attachments "Section 011200 – MULTIPLE CONTRACT SUMMARY" ("Attachment A") and "NV-P-1-P107" ("Attachment B") for further details.

**Item 2: Q:** Are there liquidated damages for this project? If so, how much are they?

**A:** For each calendar day that the contractor has not achieved substantial completion as set forth above, the contractor and the owner agree that the

owner is entitled to liquidated damage of \$5,000.00 per calendar day. If, for any reason, this provision is declared unenforceable by a court or arbitration panel having appropriate jurisdiction, the contractor and owner agree that the owner will be entitled to all direct and indirect losses that the owner has suffered as a result of the contractor's failure to achieve substantial completion by agreed upon date stated in the contract.

**Item 3: Q:** Is the exterior water pipe to be mechanical joint pipe with mechanical joint fittings, or should it be push on ductile pipe with mechanical joint fittings?

**A:** Provide "Class 52 DCL DIP with Field Lok gaskets subject to PWSA approval. Do not order material without written PWSA approval. Coordinate with and refer to MEP Plans for additional detail."

**Item 4: Q:** Which prime contractor is responsible for the foundation drains?

**A:** The General Contractor provides the foundation drain, the Plumbing Prime Contractor provides tie-in point.

**Item 5: Q:** Should we follow the specifications or drawing P001 for the piping materials required for each system?

**A:** Follow P001.

**Item 6: Q:** In the access control specification it states some items to be provided by access control vendor while others by electrical contractor. Is the Housing Authority using a private vendor for this or is the electrical contractor to utilize theirs?

**A:** Access Control scope is to be under Electrical Contractor

**Item 7: Q:** Also there are CCTV cameras on poles showing on the site drawings SL-04 that are not shown on the electrical site drawing. Can you confirm these cameras are to be included in the bid base?

**A:** Both Exterior and Interior security camera scopes are to be a part of the base bid and included by the Electrical Contractor.

**Item 8: Q:** There were no video surveillance specifications. Can you clarify what video management system the facility is going to use or currently using so we can account for proper licenses?

**A:** Milestone Xprotect Corporate is the video management system


**Item 9: Q:** Can you please tell me if this project is rebidding for all trades? I show it previously bidding 1/10/2018. All new documents are posted on-line?

**A:** IFB No. 2017-23-E-P-M-REBID is soliciting Electrical, Plumbing and Mechanical Prime Contractors.

**Item 10:** The Form of Bid for each Prime contract requires offerors to insert a lump sum amount in addition to multiple deduct alternates. Offerors must comply with the U.S. Department of Housing and Urban Development Safe Harbor Limits that require contractors to not exceed six percent (6%) of materials and labor costs for General Conditions, two percent (2%) of materials and labor costs for Overhead and six percent (6%) of materials and labor costs for Profit. The six percent (6%) allowed for General Conditions must also include the cost for the Bond Premium.

**Item 11:** The Proposal due date, time and location remain unchanged at March 29, 2018 at 11:00 a.m., at HACP Procurement Dept., 100 Ross St. 2<sup>nd</sup> Floor, Suite 200, Pittsburgh, PA 15219.

*END OF ADDENDUM NO. 1*

  
\_\_\_\_\_  
Mr. Kim Detrick  
Agent

March 15, 2018  
Date



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**ATTACHMENT A**

**Section 011200 – MULTIPLE CONTRACT SUMMARY**

## SECTION 011200 – MULTIPLE CONTRACT SUMMARY

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes a summary of each contract, including responsibilities for coordination and temporary facilities and controls.
- B. Specific requirements for work of each contract are also indicated in individual Specification Sections and on drawings
- C. Related Sections:
  - 1. Division 1 Section "Summary of Work" covered by the Contract Documents, restrictions on use of the Project site, coordination with occupants, and work restrictions.
  - 2. Division 1 Section "Project Management and Coordination" for general coordination requirements.

#### 1.3 PROJECT COORDINATOR

- A. The **Project Coordinator** shall be responsible for coordination between the General Construction Contract, Plumbing Contract, HVAC Contract, Electrical Contract, and Other Owner's contracts on site.
  - 1. The Project Coordinator will coordinate construction operations, material deliveries, storage with the project coordinators of the General Construction Contract, Plumbing Contract, HVAC Contract, Electrical Contract, and Other Owner's contracts.

#### 1.4 COORDINATION ACTIVITIES

- A. Coordination activities of Project Coordinator shall be in concert with the Owner.
- B. Coordination activities of Project Coordinator include, but are not limited to, the following:
  - 1. Provide overall coordination of the Work.
  - 2. Coordinate access to workspaces.
  - 3. Coordinate product selections for compatibility.
  - 4. Provide overall coordination of temporary facilities and controls.
  - 5. Coordinate, schedule, and approve interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
  - 6. Coordinate construction and operations of the Work with work performed by each Contract and separate contracts.
  - 7. Prepare coordination drawings in collaboration with each Prime Contractor in order to coordinate work by more than one contract.
  - 8. Coordinate sequencing and scheduling of the Work. Including the following:
    - a. Initial Coordination Meeting: At earliest possible date, arrange and conduct a meeting with Contractors for sequencing and coordinating the Work; negotiate reasonable adjustments to schedules.
  - 9. Control elevator use, permits, protection, operation, loading capacity, maintenance, controls, warranty, inspection.

10. Provide quality-assurance and quality control services specified in Division 1 Section "Quality Requirements."
  11. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of test and inspections.
  12. Provide information necessary to adjust, move, or relocate existing utility structures affected by construction.
  13. Coordinate progress cleaning of areas or pieces of equipment where more than one Contractor has worked. Each Prime Contractor is responsible for coordinating daily cleaning as a result of their work.
  14. Each Prime is responsible for coordination of cutting and patching.
  15. Each Prime is responsible for coordination of protection of the Work.
  16. Confirmation of firestopping and continuity of assemblies. Each Prime Contractor is responsible for firestopping of their work.
  17. Coordinate completion of interrelated Punch List items.
  18. Coordinate record documents of installations that are shared by more than one prime contractor.
- C. Responsibilities of Project Coordinator for temporary facilities and controls include, but are not limited to, the following:
1. Coordinate shared access to workspaces, site storage and work facilities, by mechanical, plumbing, and electrical contractors.
  2. Coordinate integration of mechanical, plumbing, and electrical work into limited space.
  3. Coordinate protection of mechanical, plumbing, and electrical contractors' work.
  4. Coordinate cutting and patching for mechanical, plumbing, and electrical work.
  5. Coordinate mechanical, plumbing, and electrical temporary services and facilities.
  6. Coordinate electrical, plumbing, and fire protection interface with elevator. E.C., H.C., and P.C. scope to include coordination of elevator electrical and fire protection elements including shunt trip breakers, phone connection, sprinkler scope, and fire alarm interface.

## 1.5 GENERAL REQUIREMENTS OF CONTRACTS

- A. Extent of Contract: Unless the Agreement contains a more specific description of the Work, requirements indicated on Drawings and in Specification Sections determine which contract includes a specific element of Project.
1. Unless otherwise indicated, the work described in this Section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the Contract Documents.
  2. Bracing of work and other protection of materials is the responsibility of each contractor.
    - a. Necessary work required and not shown on the contract documents shall be the responsibility of the respective trade.
  3. Blocking and backing panels for the work of each contract shall be the work of the General Construction Contract. All Contractors needing blocking in place for installation will submit drawings showing needed blocking to the General Contractor 14 days prior to the scheduled start of framing.
  4. Furnishing of access panels for the work of each contract shall be the work of each contract. Installation of access panels to the work of each contract shall be the work of the General Construction Contractor. A shop drawing showing panel locations, size and framing requirements will be given to the General Contractor by all Contractors within 30 days of Notice to Proceed.
  5. Site Equipment pads for the work of each contract shall be the work of each Prime contract.

6. In-Building Equipment pads for the work of each Contract shall be the work of the General Construction Contract with each Prime Contractor being responsible to coordinate this work **14 days** prior to the scheduled installation.
  7. Painting for the work of each prime contract shall be the work of each prime contract.
  8. Cutting and Patching: Provided under each prime contract for its own work.
    - a. Patching of Electrical, HVAC, and plumbing penetrations through the roof will be by G.C. Each contractor to coordinate and maintain a dry building interior.
  9. Through-penetration firestopping for the work of each prime contract shall be the work of each contract. Each contractor must be aware of the assembly ratings and building code parameters as established in the documents set in order to provide a full and complete package of firestopping as necessary to maintain and achieve all required ratings.
- B. Substitutions: Each Contractor shall cooperate with other contractors involved to coordinate approved substitutions with remainder of the work.
- C. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Division 1 Section "Temporary Facilities and Controls," each contractor is responsible for the following:
1. Installation, operation, maintenance, and removal of each temporary facility necessary for its own normal construction activity, and costs and use charges associated with each facility, except as otherwise provided for in this Section.
  2. Plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
  3. Its own field office, complete with necessary furniture, utilities, computer and internet service.
  4. Its own storage and fabrication sheds including provisions for materials that are to be removed, protected, and reinstalled.
  5. Temporary enclosures for its own construction activities.
  6. Staging and scaffolding for its own construction activities, unless coordinated with General Construction Contractor prior to use.
  7. General hoisting facilities for its own construction activities.
  8. Waste disposal facilities for collection and legal disposal of its own hazardous, dangerous, unsanitary, or other harmful waste materials. All other Construction Waste to be maintained by General Construction Contractor. Each Prime Contractor to review and follow LEED v.4 Construction Waste Management requirements.
  9. Progress cleaning of work areas affected by its operations on a daily basis.
  10. Secure lockup of its own tools, materials, and equipment.
  11. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.
- D. Temporary Heating, Cooling and Ventilation: The HVAC Construction Contract is responsible for temporary heating, cooling, and ventilation, including any utility-use charges, temporary meters, and temporary connections. The Owner is to provide utility service prior to permanent service connections. Each Prime Contractor is responsible for utility use charges once the building is tied into permanent services, and until Project Completion.
- E. Use Charges: Comply with the following:
1. Sewer Service: Include the cost for sewer service use by all parties engaged in construction activities at Project site in the General Construction Contract.
  2. Water Service: Include the cost for water service, whether metered or otherwise, for water used by all entities engaged in construction activities at Project site in the Plumbing Contractor Contract.
  3. Electric Power Service: Include the cost for electric power service, whether metered or otherwise, for electricity used by all entities engaged in construction activities at Project site in the Electrical Contractor Contract.
  4. Utility tap fees and connection charges are the responsibility of the Owner.

## 1.6 GENERAL CONSTRUCTION CONTRACT

- A. Work in the General Construction Contract includes, but is not limited to, the following:
1. Remaining work not identified as work under other contracts.
  2. All Sitework, grading, preparation, site structures, retaining walls, irrigation system and landscaping; but not including Site Plumbing, Geothermal, nor Site Electrical work.
  3. Superstructure, including foundation, structural framing, structural roof framing system, and roof system.
  4. Exterior enclosure, including walls, doors, windows, and roofing.
  5. Railings, guardrails, and other fall protection.
  6. Site and Building Masonry
  7. Interior construction, including partitions, doors, interior glazed openings, and fittings.
  8. Door Hardware, with the exception of Access Control Devices which will be by E.C.
  9. Interior finishes and finish carpentry.
  10. Equipment, including residential appliances and food service appliances.
  11. Trash Chute and Electric Traction Elevator.
  12. Signs, Fire Extinguishers, and Postal Specialties.
  13. Toilet Compartments, Bathroom and Toilet Room Accessories; including shower rods and curtains.
  14. Window Treatments
  15. Furnishings and shelving, including installing kitchen cabinets and providing counters with sink cutouts.
  16. Residential Storage Locker Systems.
- B. Temporary facilities and controls in the General Construction Contract include, but are not limited to, the following:
1. Temporary facilities and controls that are not otherwise specifically assigned to the Plumbing Contract, HVAC Contract, or Electrical Contract.
  2. Un-piped temporary toilet fixtures
  3. Temporary enclosure for building exterior, except as indicated.
  4. Project identification and temporary signs.
  5. General waste disposal facilities for Building Work.
  6. Pest control.
  7. Temporary fire-protection facilities.
  8. Barricades, and warning signs.
  9. Site enclosure fence.
  10. Security enclosure and lockup.
  11. Environmental protection.

## 1.7 PLUMBING CONTRACT

- A. Work in the Plumbing Contract includes, but is not limited to, the following:
1. All Plumbing fixtures. Including special or unusual hoisting requirements for one-piece tub/shower units into above grade spaces from outside the building enclosure. Include Drinking Fountain, Food Service Plumbing Fixtures and Grease Interceptor.
  2. Domestic water and gas distribution, protection, insulation, and testing.
  3. Roof drain collection systems starting from boot, site drains, and new storm drain lines.
  4. Sanitary waste system, protection, modification, and testing.
  5. All vent piping, including Radon Mitigation system.
  6. Site plumbing utilities, connection to landscape irrigation system, water and gas service, sanitary and stormwater systems, and other site features such as gas line to the fire pit.
  7. Fire-suppression systems.
  8. Plumbing and Fire Protection requirements for the Trash Chute and Electric Traction Elevator.
  9. Plumbing connections to equipment furnished by the General Construction Contract, Electrical Contract, and HVAC Contract.

- B. Temporary facilities and controls in the Plumbing Contract include, but are not limited to, the following:
  - 1. Temporary bracing of plumbing lines.
  - 2. Temporary bracing of sprinkler lines.
  - 3. Install and maintain one water source on each floor for construction use throughout the project by other trades.
  - 4. Plumbing connections to temporary facilities and controls furnished by the other Prime Contractors and Plumbing Contract.

#### 1.8 HVAC CONTRACT

- A. Work in the HVAC Contract includes, but is not limited to, the following:
  - 1. HVAC systems and equipment.
  - 2. HVAC instrumentation and controls.
  - 3. HVAC testing, adjusting, and balancing.
  - 4. Building automation system.
  - 5. Adjacent Site Geothermal System Interception and Installation.
  - 6. Site utilities and connections
  - 7. Mechanical connections to equipment furnished by the General Construction Contract, HVAC Contract, and Owners' Contractors.
- B. Temporary facilities and controls in the HVAC contract include but are not limited to, the following:
  - 1. Temporary bracing of ductwork.
  - 2. Supply, install and maintain temporary heating, cooling, and ventilation, including utility-use charges, temporary meters, and temporary connections.
- C. Connections to temporary equipment supplied under other trades as required.

#### 1.9 ELECTRIC CONTRACT

- A. Work in the Electrical Contract includes, but is not limited to, the following:
  - 1. Terminations and Testing of all electrical low-voltage and line-voltage systems and connections.
  - 2. Exterior and interior lighting.
  - 3. Exterior and interior power.
  - 4. Exterior and interior security camera systems and devices
  - 5. Building Communication wiring and terminations and testing.
  - 6. Access control systems and devices
  - 7. Coax and Cable connections and terminations
  - 8. Emergency Generator
  - 9. Fire alarm system.
  - 10. Electrical connections to equipment furnished by the General Construction Contract, Plumbing Contract, HVAC Contract, and Owner's Contractors.
  - 11. Trouble shooting of all integrated systems across prime trades until system is fully functioning to meet design intent.
- B. Temporary facilities and controls in the Electric contract include but are not limited to, the following:
  - 1. Supply, install and maintain temporary electric on every floor in areas adequate to support construction, including all usage fees associated.

2. Connections to temporary equipment supplied under other trades as required.
3. Temporary interior and exterior lighting throughout construction activity.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011200



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**ATTACHMENT B**  
**NV-P-1-P107**

NORTHVIEW MIDRISE  
PITTSBURGH, PA

**lars Consulting, LLC**  
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NO.	DATE	DESCRIPTION
1	11/20/17	ISSUED FOR PERMIT
2	11/20/17	ISSUED FOR PERMIT
3	11/20/17	ISSUED FOR PERMIT
4	11/20/17	ISSUED FOR PERMIT
5	11/20/17	ISSUED FOR PERMIT

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11/20/17  
P107  
PLUMBING - FIRST FLOOR - EAST  
DRAWING

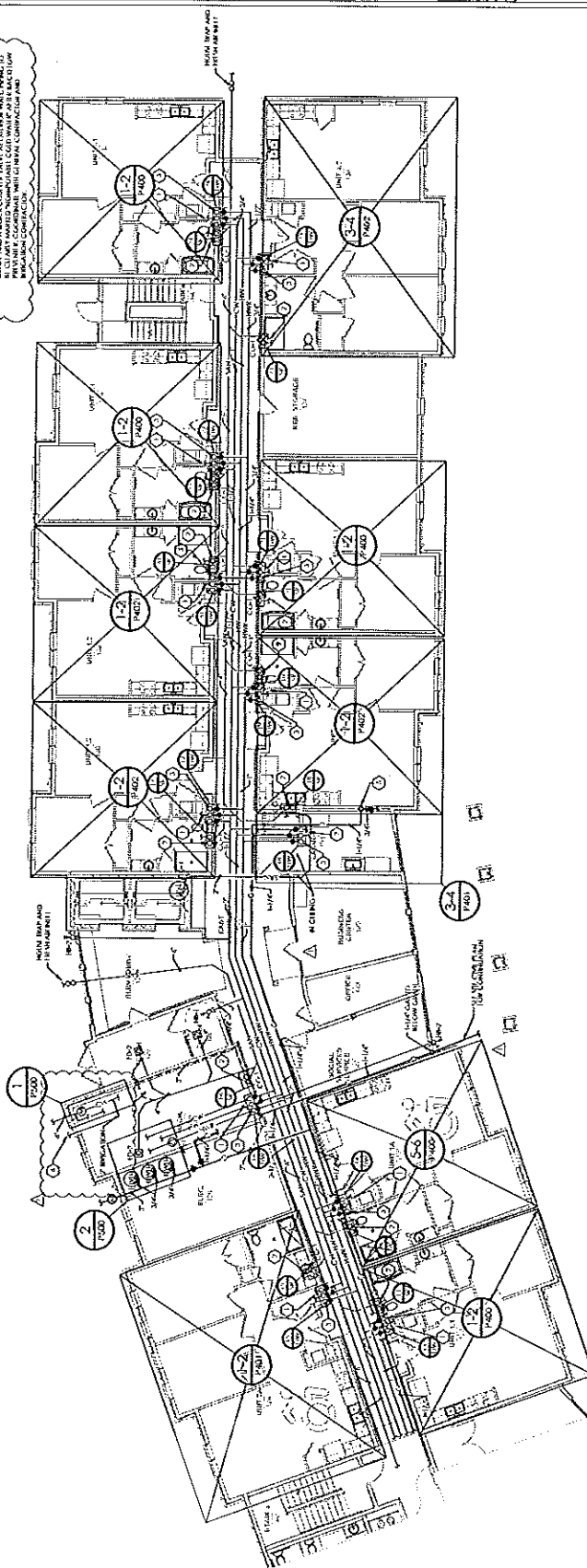
# **DRAWING NOTES**

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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## **KEYED NOTES**

1. GROUND FLOOR AND COLD WATER TO SECOND FLOOR.
2. SANITARY FROM SECOND FLOOR AND TO IN-ROOM FLOOR.
3. HOT WATER FROM SECOND FLOOR AND TO IN-ROOM FLOOR.
4. DOWNLINE HOT WATER, COLD WATER AND HOT WATER RETURN AND GAS FROM FLOOR ABOVE.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE USER OF THIS DRAWING ASSUMES ALL LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING ALSO ASSUMES ALL LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING.



PLUMBING - FIRST FLOOR - EAST

