



Allies & Ross
Management and Development Corporation
200 Ross Street
Pittsburgh, PA 15219
412-456-5000

December 6, 2017
Allies & Ross Management and Development Company
IFB#2017-22 –E-P-H

**OCCUPIED RENOVATION OF GLEN HAZEL (BERNICE CRAWLEY) HIGHRISE
(AMP-33) / GLEN HAZEL FAMILY COMMUNITY (AMP-32)**

ADDENDUM NO. 3

This addendum issued December 6, 2017 becomes in its entirety a part of the Request for Proposals IFB#2017-22 as is fully set forth herein:

- Item 1:** **Q:** On E-105 should there be a smoke detector in the 2nd bedroom?
 A: **Yes. Within the Bernice Crowley High Rise, all existing smoke detectors are being replaced in kind.**
- Item 2:** **Q:** When relocating panels, should we replace the entrance cable from the panel to the meter or can we set a j-box and extend the entrance cable?
 A: **Use the J-box or existing panel to extend the entrance cable to the new panel.**
- Item 3:** **Q:** Can we use the old panel as a-j box to extend to the circuit to the new location or should we set a separate j-box to extend the circuit?
 A: **Existing panel is an option as long as it does not conflict for space of new panel.**
- Item 4:** **Q:** Please verify the countertop height is 34" above the finish floor for all kitchen counters in the Bernice Crowley Highrise?
 A: **No. 34" above finish floor to top of rim of the sink within the countertop.**
- Item 5:** **Q:** There does not appear to be enough room for the specified bathroom vanity cabinets in the family community – please verify the sizes indicated will fit, or provide new sizes to include in the bid.
 A: **Contractor to bid cabinetry dimensions as indicated on the construction documents. Varying conditions within each unit will be required to be verified and documented by the G.C. and coordinated with the P.C.**

Item 6: **Q:** Is it the intention for this project to replace all unit light fixtures in the high rise, or just those shown on the plans? There were additional lights found in the units at the site walk through (walk-in closet, some showers).

A: **Contractor to bid what is shown on the construction documents. Varying conditions within each unit may occur and will be required by the E.C. to be verified and documented. Coordinate with G.C.**

Item 7: **Q:** Per Addendum #1 issued November 29, 2017. Item 2 clarifies the locations of the showers with flex hose shower faucets as only UFAS units. According to the Specification Section 011000 – Summary, under #6 Plumbing Prime Contractor. Paragraph one states that “replacement of shower faucet and heads at tub surrounds in all Standard Units only”, this is for the 97 units in the high rise. Paragraph two makes the same statement as above only directed to the 128 low rise units. My question is, are any UFAS showers being replaced?

A: **All is correct as stated above. However, Alternate P-002 refers to UFAS Type F Unit 1019 Johnston Avenue, which would require a flex hose.**

Item 8: **Q:** The drawings call for replacing the smoke detectors in the low rise apartment buildings. Is this required again, or will be deleted like the last time the job was out for bid?

A: **Contractor to bid what is shown on the construction documents.**

Item 9: **Q:** Just for clarification, is the work called for in the allowances in additional work shown on the drawings?

A: **Allowances are specific to quantity and price. Allowances are to be broken out and are not included in the base bid. Provide a cost per allowance on the bid form. Detailed information on the drawings and in the specifications are provided for additional information required for bidding.**

Allowances G-001 to G-007 indicates specific quantities and specifications are included within the construction documents for detail information. Locations are not indicated on the drawings due to varying conditions and requirement by G.C. to be verified in field.

Allowances G-009 and P-001 indicate specific scope of work and associated allowance cost not indicated on the drawings or specifications.

Allowance G-010 indicates specific quantities. Reference to drawings G101 and G110 are only for unit identification.

Allowance E-001, E-002 and E-003 indicate specific quantities for varying conditions. The drawings and specifications show locations and detail information. Costs associated are to be indicated in each allowance and not in the base bid.

Item 10: **Q:** The Alternates spec calls for the smokes and strobes to be replaced in the base bid. The bid form only lists replacing smoke detectors. Please clarify what the base bid will entail for fire alarm.

A: **Incorrect. No Fire Alarm in the base bid. Replacement of all existing smoke detectors is in the base bid of the Bernice Crawley Highrise as shown on the construction documents. Alternate E-001 indicates an alternate to bring the entire building up to code inclusive of smoke detectors and fire alarm system and fixtures.**

Item 11: Q: E-105 Reference Note calls to remove light fixtures and replace in same location. In the High Rise units toured at the pre bid, most of the lights are wall mounted. Please verify light types and locations in the high rise units. Specified Type A is Ceiling Mount.

A: **Incorrect. Type A allows for a ceiling or wall surface mounting. Due to varying conditions, the contractor is to verify in field prior to installation.**

Item 12: Q: The following drawings are listed on the cover page (Dated October 27, 2017) but not available on the website to download:

L-101B Privacy Fence and Mechanical Equipment Pad Location Plan
L-102B Privacy Fence and Mechanical Equipment Pad Location Plan
L-103B Privacy Fence and Mechanical Equipment Pad Location Plan
L-104B Privacy Fence and Mechanical Equipment Pad Location Plan
L-105B Privacy Fence and Mechanical Equipment Pad Location Plan
L-106B Privacy Fence and Mechanical Equipment Pad Location Plan
L-107B Privacy Fence and Mechanical Equipment Pad Location Plan
L-108B Privacy Fence and Mechanical Equipment Pad Location Plan
L-109B Privacy Fence and Mechanical Equipment Pad Location Plan

Please advise.

A: **Drawings were mislabeled, corrections have been done. Attached are pages L104B and L204A, which have also been uploaded, and are now available for viewing and download on the Housing Authority City of Pittsburgh website: www.HACP.org.**

Item 13: Q: Note: 096.000.02, Will new flooring be applied over existing flooring?

A: **Yes. Refer to Item 18 for note change.**

Item 14: Q: General Note #10: Will new flooring be applied over existing flooring:

A: **Please verify that you have the most current set of documents dated October 27, 2017. General Note #10 for the Family Community references flooring to be installed underneath all cabinets and appliances. In general, all new flooring is to be applied over existing flooring, unless noted otherwise, in the construction documents.**

Item 15: Q: The Low Rise Units show a handful of detectors to be replaced in each unit. There are no detectors shown in the bedrooms. There is also a note saying all units shall have smokes and strobes to code. Please clarify if EC will need to add or replace smoke detectors and strobes other than those shown on the plans. Please specify where they need to be added or replaced if not shown.

A: **Contractor to bid what is shown on the construction documents, except as changed within the Addenda. Varying conditions within each unit may occur and will be required by the E.C. to be verified and documented. Coordinate with G.C. The drawings are based on previous drawings of record. Code requires every unit to have smoke detectors in the bedrooms or just outside the door of bedrooms, where smoke detection alarm will be heard within the bedrooms and surrounding rooms at 75 dBA level minimum within the bedroom. Refer to Item 34 on this Addendum for additional information.**

Fire alarm strobes are existing and are not being replaced in Low Rise UFAS Units.

Item 16: Q: Will non-metallic (Romex) cable be acceptable concealed in the Low Rise apartments, seeing as they are already wired with it? Will it be allowed exposed up in the joists of the unfinished basements?

A: Romex is allowed with proper support and spacing. Follow manufacturers installation instructions and all applicable codes.

Item 17: Q: There were concerns when this project went out for bid last month that the existing low rise smoke detectors were not properly interconnected. Will the EC be responsible for the rewiring the existing smoke detectors?

A: No. Contractor to bid what is shown on the construction documents.

Item 18: On Drawings A-111 to A-122:

- 1.** Remove "and 12200 Unit Prices," from the reference note 096000.01.
- 2.** Delete note 096000.02 in its entirety and replace with, "Existing flooring to remain unless noted otherwise. Remove and discard existing base. Prepare existing flooring surfaces as required for new finishes. Patch and repair walls as required and furnish and install base. Furnish and install luxury vinyl tile flooring over existing. Refer to specification section 012100 Allowances for replacement of damaged flooring. Typical of all units, unless noted otherwise. Refer to finish schedule."

Item 19: Drawings A-101 to A-106 and A-111 to A-122 on General Note #19, add to first sentence; where floors are indicated to have existing floor finishes, "to be removed," substrate to be removed prior to new floor finishes.....

Item 20: Drawing A-101. Change reference note on first floor plan kitchen 115 and kitchen 125 from "096000.04" to "096000.06."

Item 21: Q: E-101 Electrical note #2 Are this lights existing or need to be installed? There not marked on the prints.

A: These existing exterior lights are not shown on the drawings, and need to be replaced.

Item 22: Q: Alternate G010 in the family units is regarding replacing ceramic tile. We are unable to find a spec for the tile to use. Please advise.

A: Ceramic Tile for Family Community Low Rise: Flooring & Base Tile Specification. Add to Specification Section 012300 Alternates #G-010.

- **Manufacturer:** Crossville
- **Style:** Colorblox 3"x3" mesh-mounted mosaic
- **Size:** 3"x3". ¼" thick
- **Color:** TBD
- **Finish:** Unpolished

Item 23: Q: Where existing to remain panels do not have additional breakers/spaces, how will power be supplied to the new AC units?

A: A new panel will be required. However, contractor is to bid on what is shown on construction documents. Varying conditions within each unit may occur and will be required by the E.C. to be verified and documented. Coordinate with G.C.

Item 24: Q: Is the Pre-Bid sign in sheet available from the 1 st pre-bid, before the job was cancelled, as well as from the pre-bid on 11/29?

A: The Presubmission Sign-in Sheet for this Procurement is available for download on the website: www.HACP.org. The Presubmission Sign-in Sheet for the Cancelled Procurement is still available for download on the website: www.HACP.org.

Item 25: Q: Spec. Section 230500, 3.10 calls for equipment pads to pinned & poured at the furnaces. Would it be acceptable to place 2" precast concrete pads under the furnaces in lieu of poured pads?

A: Equipment pads under existing furnaces are existing and not to be replaced. Reuse existing. With specification 230500, 3.10 delete #1, #2, #3 and #7, and change any reference from "Poured in place concrete," to "Existing Concrete."

Item 26: Q: Duct smoke detectors are called out in spec section 230500, 3.17. Are duct smoke detectors required for this project?

A: Duct smoke detectors are existing to remain. Delete any reference to replacement of duct smoke detectors within the construction documents.

Item 27: Q: What equipment is to be balanced on this project? Please provide balancing values for execution.

A: No equipment is to be balanced. Delete any reference to balancing within specification section 230593, "Testing, Adjusting and Balancing for HVAC."

Item 28: Q: Is uninsulated PVC acceptable for use on furnace condensate drains?

A: Yes, uninsulated PVC is acceptable for condensate drains at furnaces. Add the following info into spec 221316 (PVC piping)

A. Solid-Wall PVC Pipe: ASTM D 2665, drain, waste, and vent.

1. PVC Socket Fittings: ASTM D 2665, socket type, made to ASTM D 3311, drain, waste, and vent patterns.

B. Solvent Cement and Adhesive Primer:

1. Use PVC solvent cement that has a VOC content of 510 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

2. Use adhesive primer that has a VOC content of 550 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

Item 29: Q: Spec. Section 230993 outlines controls programming that does not appear to apply to this project; i.e., warm up, occupied, & unoccupied mode, etc. Please confirm.

A: The only control is a thermostat. Delete any reference to other control programming, such as warm up, occupied and amp, unoccupied mode, etc., except in relation to the thermostat, from the construction documents.

Item 30: Q: Where trim associated with through wall units is removed during demo; Is it the Mechanicals Contractor's responsibility to replace interior/ exterior trim?

A: Yes. If the interior and/or exterior trim is removed by the mechanical contractor, it is the responsibility of the mechanical contractor to replace. Refer to General Note #15 "Each Prime Contractor is responsible for their demolition, cutting and patching....." Contractor to bid what is shown on the construction documents.

Item 31: Q: During the site visit, we reviewed removal of a through wall exhaust fan. I can't seem to locate these on the drawings. Are these to be removed? If so, please provide a detail for patching of exterior siding. Would a blank panel be acceptable?

A: Mechanical General Note # 2: "Some units have range hoods and some have wall exhaust fans. Remove either and replace with new range hood...." Leave exhaust duct behind drywall, fill with insulation and leave outside wall cap on wall to terminate outside. Blank panel is not acceptable without a submittal to the architect. Contractor to bid what is shown on the construction documents.

Item 32: Q: Exterior condensing unit pads were discussed at the site visit to be precast concrete pavers. The drawings detail a 4" pad on gravel within treated timbers. Is a simple concrete paver pad acceptable?

A: No. Contractor to bid what is shown on the construction documents.

Item 33: Q: Please clarify the number of window air conditioners to be replaced. When looking at the elevation drawings there are 77 in the front and back for a total of 154. However when looking at the unit type there are only 146 (Small one bedroom 55 - 1 unit each, Large 1 Bedroom 25 units at 2 each = 50, UFAS 1 Bedroom 10 units at 2 each = 20, 2 bedroom UFAS 7 at 3 units each = 21. $55+50+20+21=146$).

A: 154. (146 in units) + (1 Community Laundry Room + 7 storage rooms) shall be replaced as well. Provide one AC-2 for Laundry Room and seven AC-2 units for the Storage Rooms.

Item 34: Q: In the Family Community Units - Where is the new CO monitor to be located? Please provide a model for basis of design.

A: Referencing the City of Pittsburgh – PLI, Smoke Alarm and Carbon Monoxide Alarm Requirements in Existing Dwellings dated 2/22/2016, requiring a Carbon Monoxide monitor, "centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms." ; Smoke Alarms are required to be located, "On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics."

B. Construction Documents E-111 through E-122 currently indicate Carbon Monoxide / Smoke Detectors everywhere within the Low Rise units. Change drawings E-111 through E-122:

1. Add note to ELECTRICAL NOTES on each sheet: "Provide Smoke Detector Kidde FireX, 120V AC/DC Wire-in Smoke Alarm. Part Number 21006376, Model i12060. White. Include 9V batteries, to replace existing smoke alarms, ONLY WHERE NOT "centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms," or in bedrooms, as required by code."

2. Within the ELECTRICAL NOTES, add to existing note at end: "Provide Kidde Model 21007624 Combination Smoke Detection and CO Alarm..." : "ONLY WHERE "centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms," or in bedrooms, as required by code.""

3. Within the ELECTRICAL NOTES, add to existing note at end: "Provide Kidde Model 21007624 Combination Smoke Detection and CO Alarm..." : delete "and strobes."

Item 35: Q: In the Family Community Units - Do the chimney's require new flue liner as part of the furnace replacement?

A: No. All flues are existing to remain. Contractor to bid what is shown on the construction documents.

Item 36: Q: In the Family Community Units - Is the mechanical contractor responsible for patching the wall where kitchen wall fans were? If so how many units have wall fans vs. range hoods now?

A: On Construction Documents M-102, M-105, M-106: within REFERENCE NOTE, Range Hood: add to note "Furnish and install batt insulation within existing duct opening, infill existing opening with GWB flush with the existing wall surface, patch to match. Coordinate with G.C. for painting."

B. On Construction Documents M-111, M-112, M-113, M-115, M-117: within MECHANICAL NOTE, add note "Kitchen Exhaust Fans at vertical walls: Remove and discard existing exhaust fan and grill. De-energized electrical circuit prior to demolition. Provide and install an aluminum cap securing to and overlapping existing wall sheathing opening within the wall cavity; R-19 batt insulation infill within the existing interior wall opening; and GWB flush with the existing wall surface, patch to match. Coordinate with G.C. for painting. 70 total units."

C. On Construction Documents M-111, M-112, M-114: within MECHANICAL NOTE, add note "Kitchen Exhaust Fans at Ceilings: Remove and discard existing exhaust fan and grill. De-energized electrical circuit prior to demolition. Provide and install R-19 batt insulation within the existing duct opening on the interior ceiling, AND at the exterior wall vent cap. Infill existing interior opening with GWB flush with the existing wall surface, patch to match. Coordinate with G.C. for painting. 34 total units."

Item 37: Q: In the Family Community Units - Unit type J show second floor bathrooms with no new exhaust fans. Are these fans to be replaced?

A: Type J Units have a window in the second floor bathroom. No exhaust fan is existing or required by code. Contractor to bid what is shown on the construction documents.

Item 38: Q: Is a poly pad acceptable in lieu of a concrete pad for the new condensing units? Or would a wall bracket be permissible?

A: No poly pad and no wall bracket. Contractor to bid what is shown on the construction documents.

Item 39: Q: Note 11 on drawing E-111 states we must provide power to the new hood fan and to disconnect existing wall fan or range hood. Are we to assume there is an existing circuit in each unit? If not, please advise how many units will need a new circuit for the new range hood

A: Yes. Assume there is an existing circuit. If an existing circuit is not nearby for the new range hood, utilize existing receptacle circuit for power.

Item 40 Q: Note 12 on drawing E-111 states we are to provide wiring and circuit breakers for new light in kitchen if necessary. How many lights are we to assume will be needed?

A: Refer to all electrical drawing plans and lighting fixture schedule indicating light fixture "I". Construction Documents show a light at every High Rise and Low Rise kitchen sinks. Light is hardwired. Change note to read, "Provide wiring. Utilize existing circuit breaker for existing kitchen sink light fixture to be removed."

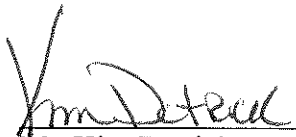
Item 41: Q: If space is not sufficient in current load centers to add the breakers required, are mini style breakers acceptable to be installed to avoid a complete panel replacements?

A: No. Mini-style breakers are not acceptable. Refer to response for Item #23.

Item 42: On Drawing E-111, Second Floor Electrical Plan, Change two notes from "Light Fixture (F)" to "Light Fixture (I)".

Item 43: The Proposal due date id changed to December 18, 2017, time and location remain unchanged at 11:00 a.m., at HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

END OF ADDENDUM NO. 3



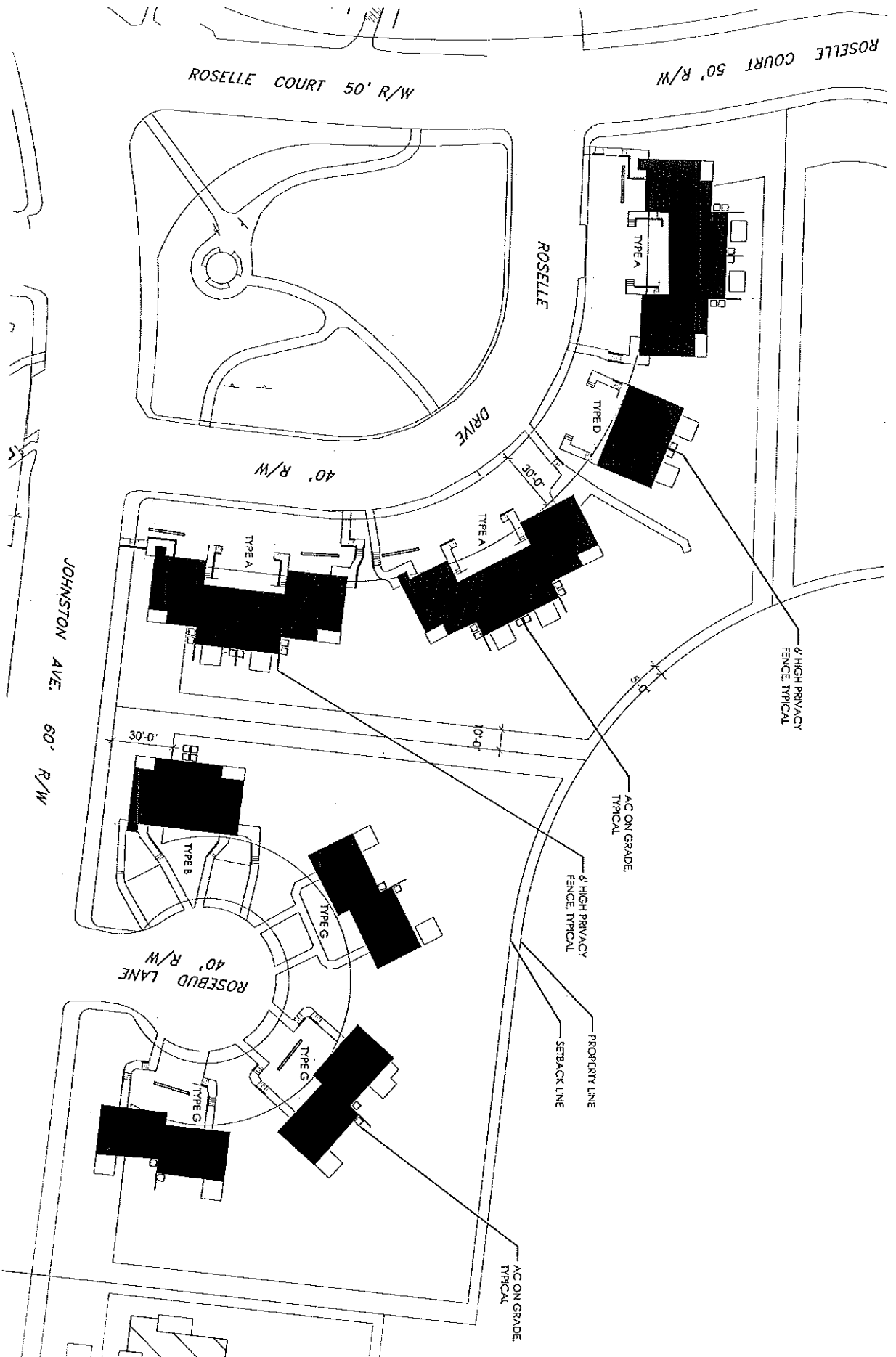
Mr. Kim Detrick
Agent

12-6-17
Date

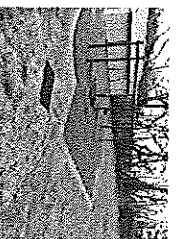
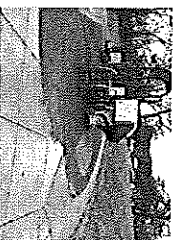
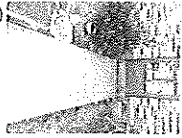
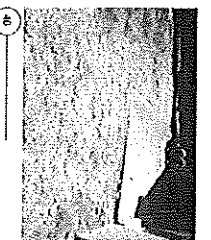
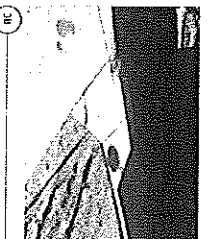
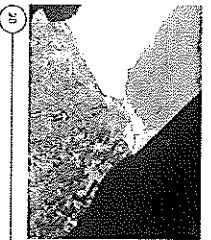
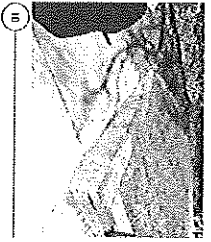
Attachment A

L104B and L204A

Scale: 1" = 20'





	<p>Task Order Contract No. 33 - Glen Hazel Rental Assistance Demonstration (RAD)</p>	<p>Task Order Contract No. 33 - Glen Hazel Rental Assistance Demonstration (RAD)</p>	<p>Task Order Contract No. 33 - Glen Hazel Rental Assistance Demonstration (RAD)</p>	<p>Task Order Contract No. 33 - Glen Hazel Rental Assistance Demonstration (RAD)</p>	<p>Task Order Contract No. 33 - Glen Hazel Rental Assistance Demonstration (RAD)</p>	<p>Task Order Contract No. 33 - Glen Hazel Rental Assistance Demonstration (RAD)</p>
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NOTE: REPAIR SURFACE AS NEEDED
TO CORRECT WALKTHRESHOLD GRADE
ISSUES.

General Notes:
Bids must include information that has been provided by the owner. *Provisions* are improvements by *Access Design Associates* are shown on Owner supplied data plans. *Access Design Associates* does not guarantee or warrant the exact condition, location, extent, quantities or dimensions of the conditions of the improvements shown. The contractor is responsible for verifying the conditions documented in this photograph. During construction the materials will be obtained. The Contractor is responsible for maintaining access to the units at all times during construction.

	 <p>University of California 100 Shields Avenue Santa Barbara, CA 93106 Phone: (805) 893-1000 Fax: (805) 893-1001 www.ucsb.edu</p>	<p>Contract No. 33- Glen Hazle Rental Assistance Demonstration (RAD)</p>	<p>Task Order Contract No. 33- Glen Hazle Rental Assistance Demonstration (RAD)</p>	<p>CONSTRUCTION OPERATIONS</p>	<p>ISSUED: 04/01/01 SCALE: 1/8" = 1'</p>	<p>Site Image References</p>	<p>UCSB L-204A</p>
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