



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

412-456-5000

October 4, 2017

**Allies & Ross Management and Development Company
IFB#2017-21 –E-P-H**

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

ADDENDUM NO. 5

This addendum issued October 4, 2017 becomes in its entirety a part of the Request for Proposals IFB #2017-21 as is fully set forth herein:

Item 1: Q: On the provided electrical construction bid form for this project there is nowhere to enter alternate pricing or unit prices. Please advise.

A: Delete ALL UNIT PRICES, refer to attachment for additional information. See Attachment C.

Item 2: Q: During the site visit, while in the end units (up/down) unit we observed in the top unit that the electrical panels are currently installed behind duct work and does not have proper working clearance per code. Will these panels need to be relocated under this contract?

A: Yes, electrical panels in the Low Rise Family Community Standard Units that do not allow the electrical panel door to open 90 degrees for access, are required to be turned 180 degrees in the existing wall. Electrical, Mechanical and Plumbing Prime Contractors to coordinate their work to either reduce the number of occurrences where existing space allows, and not create any further occurrences. Refer to Reissued and attached Specification Section 012100 ALLOWANCES, Added E-001 Allowance. The scope of work indicated above is in addition to the (7) UFAS Electrical Panels calling for relocation on the Bidding Construction Documents. Please see Attachment D.

Item 3: Q: During the site visit, while in the top unit of an up/down unit and in the townhouse unit we observed the smoke detectors to be 120v but were not interconnected. The drawings call for only replacing smoke detectors. Will the 120v smoke detectors need to be interconnected under this contract?

A: All Smoke Detectors in Family Community Low Rise are to remain and are NOT being replaced. Refer to Attachment.

Item 4: **Q:** It was mentioned during the site visit that the fire alarm system in the high rise does not need upgraded under this contract. Please confirm no work on the existing fire alarm system is required.

A: As indicated in the Bidding Documents: There is no work in the base bid in the Bernice Crawley High Rise fire alarm system, except replacement of smoke detectors in kind. Refer to Alternate E-001 in Specification Section 012300 ALTERNATES for fire alarm system upgrade. The Alternate is based on additional work to bring the fire alarm system up to current code and was based on information from the Fire Alarm System Installer/Service personnel, Jeff Gasparik at Simplex Grinnell.

Item 5: **Q:** The units in the high rise appear to have system smoke detectors and no 120v smoke detectors. Please confirm the smoke detectors are system smoke detectors and please confirm no work on the system smoke detectors in the units is required under this contract.

A: In the Bernice Crawley High Rise there are existing system connected smoke detectors, which are to be replaced in kind as indicated in the Bidding Construction Documents.

Item 6: **Q:** Please confirm I just revised that it is \$300 per million dollars of contract value per day.

A: The amount of liquidated damage is \$300 per million of the respective Prime Contractor contract value per each day of delay.

Item 7: **Q:** In the specs that the liquidated damages is 300 million, can you tell me if this is correct or is this a typo.

A: Please see the answer to the question in Item 6.

Item 8: The Proposal due date, time and location remain unchanged at October 12, 2017 at 2:00 p.m., at HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

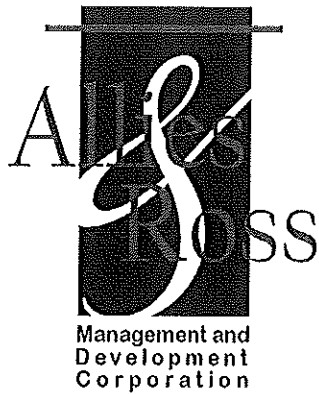
END OF ADDENDUM NO. 5



Mr. Kim Detrick
Procurement Director/Contracting Officer

10-4-17

Date



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Attachment C

1. SPECIFICATIONS

1.1 000110, TABLE OF CONTENTS

- A. Change No of Pages from "7" to "2"

1.2 012200 UNIT PRICES

- A. Delete All Unit Prices: 3.2., 3.3, 3.4 and 3.5.
- B. Replace with 3.1 " A. THERE ARE NO UNIT PRICES".

1.3 012100 ALLOWANCES

- A. Delete in its entirety and replace with Attached.
- B. Clarification: Deleted All References to Unit Prices and Added E-001 Allowance.

2. DRAWINGS

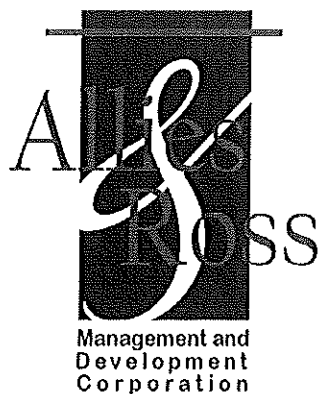
2.1 E-111 THROUGH E-122

- A. These drawings have been revised as denoted by Revision 2 dated 10.03.17. The newly issued drawings supersede the previously issued Drawings E-111 through E-122, dated 08.11.17 with Revision 1 Dated 9.11.17. Please take the action as required by this revision. All items described become a part of the Project and are governed by the general provisions of Contract, including General and Supplementary Conditions and Division 1 Specifications Sections. The following revisions have been made:
 - 1. Delete all reference to new Smoke Detectors in the Family Community Low Rise, existing are to remain.

3. CLARIFICATIONS/PREVIOUS ADDENDA

- A. Clarifications were included in changes and notes above. Clarifications shall further define the work as specified in the Contract Documents. The information contained herein does not change the scope of work.

END OF ADDENDUM NO. 5



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Attachment D

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Contingency allowances.
 - 2. Quantity Allowances
- C. ~~Related Requirements:~~
 - 1. ~~Section 012200 "Unit Prices" for procedures for using unit prices.~~

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.4 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

1.5 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.6 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.7 QUANTITY ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials selected by HACP and Architect under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to HACP, after installation has been completed and accepted.

1.8 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for HACP's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by HACP under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit margins.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to HACP by Change Order.

1.9 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
 - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 GENERAL PRIME CONTRACTOR SCHEDULE OF ALLOWANCES
G-XXX (G-NUMBER)

- A. **Allowance No. G-001:** Square Footage Allowance: Include replacing deteriorate or damaged gypsum drywall, inclusive of corner and J beads, taping, sanding, providing a level 1 finish. Includes up to 100 sq ft of gypsum board wall and ceiling repair per unit, as specified in Section 092900 "Gypsum Board."
- ~~1. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~
- B. **Allowance No. G-002:** Square Footage Allowance: Include replacing deteriorate or damaged moisture resistant gypsum drywall, inclusive of corner and J beads, taping, sanding, providing a level 1 finish. Includes up to 30 sq ft of gypsum board wall and ceiling repair per unit, as specified in Section 092900 "Gypsum Board."
- ~~1. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~
- C. **Allowance No. G-003:** Square Footage Allowance: Include ~~up to~~ 64 sq ft per Low Rise building replacing deteriorated or damaged roofing sheathing with APA rated plywood roof sheathing to match exiting thickness (existing drawings note roof sheathing at 1/2" - Contractor to verify) , as specified in Section 061600 Sheathing.
- ~~1. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~
- D. **Allowance No. G-004:** ~~NOT USED~~ Square Footage Allowance: Include ~~up to~~ 64 sq ft per replacing deteriorated or damaged sub floor underlayment with 5/8" tongue and groove plywood sheathing , as specified in Section 061600 Sheathing.
- ~~1. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~
- E. **Allowance No. G-005:** Square Footage Allowance: Include ~~up to~~ 64 sq ft per Low Rise unit replacing deteriorated or damaged underlayment with 5/8" tongue and groove plywood sheathing for LVT Flooring Finish, as specified in Section 061600 Sheathing.
- ~~1. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~
- F. **Allowance No. G-006:** Square Footage Allowance: Include ~~up to~~ 64 sq ft per Low Rise unit to receive 1/4" underlayment to be placed over existing flooring, as specified in Section 061600 Sheathing.
- ~~1. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~
- G. **Allowance No. G-007:** Linear Footage Allowance: Include ~~up to~~ 100 linear ft of interior wood trim at doors per Low Rise Unit. Match existing door trim profile and finish.

- ~~1. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~
- H. **Allowance No G-008: Square Footage Allowance:** Include up to 100 linear ft of exterior window trim per Low Rise Unit by "Versatex". Match existing manufacturer, profile, texture and color.
 - ~~1. Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~
- I. **Allowance No G-009: Quantity Allowance:** Removal of the identified underground inactive storage tank (UST) containing an undetermined amount of diesel fuel, with a 2,000-gallon capacity; and removal of any associated piping inclusive of fill port and vent pipe. The tank and piping are associated with a former emergency generator located adjacent to the Bernice Crawley High Rise. No report of leakage or spillage is on record per the report. The tank is not required to be registered with the Pennsylvania Department of Environmental Protection (PADEP). Removal shall be in accordance with applicable local, state and federal codes, regulations and law. Registration of the tank with the PADEP is not required; however, the tank should be removed per PADEP UST Tank Closure procedures, including proper confirmatory sampling. Preparation and submittal of a UST closure report is required. The report should be provided to HACP.

Any liquid inside the tank should be removed and properly disposed. If localized impacted soils are found during removal of the tank, they should be segregated from obvious non-impacted soils. The potentially impacted soils along with the excavation confirmatory samples shall be tested by the Owner's Consultant. The tank excavation pit should be properly backfilled and compacted with clean materials following removal of the tank. General Contractor is to verify dimensions and outline of the paved asphalt surface prior to removal, and that in which is removed as part of the UST removal process and shall be replaced in the same shape and grade. Include wedge curb. Refer to Bituminous Detail 6 on L-310A. General Contractor is to verify dimensions and outline of the landscaped surface area prior to removal, and that in which is removed as part of the UST removal process and shall be replaced in the same shape and grade and covered with mulch. Any plantings shall be removed, salvaged and protected, and replanted.

Underground Storage Tank (UST) is identified within the Phase 1 Environmental Site Assessment Report completed by PSI on March 27, 2017. A copy can be obtained from HACP upon request. Post-removal testing will be conducted by the Owner's Consultant PSI.

1. Allowance of \$15,000.
- J. **Allowance No. G-010: Removal of Carpeting in the Bernice Crawley High Rise Units:**
 1. Allowance to include (55) Small Units at 400 sq ft Each, (25) Large Units at 675 sq ft each, (10) UFAS 1 Units at 675 sq ft each, and (7) UFAS 2 Units at

1,000 sq ft each. Refer to Drawing Sheet G-101 and G-110 for additional unit information.

**3.4 MECHANICAL PRIME CONTRACTOR SCHEDULE OF ALLOWANCES
H-XXX (H-NUMBER)**

A. Allowance No. H-XXX Title:

1. None at this time

3.5 PLUMBING PRIME CONTRACTOR SCHEDULE OF ALLOWANCES

- A. Allowance No. P-001:** Quantity Allowance: A Radon Remediation System for four (4) Low Rise Apartment Units, in the Glen Hazel Family Community Low Rise, shall be a Design Build System under the Plumbing Prime Contractor. Apartment Unit addresses requiring remediation are located at 657, 724, and 737 Johnston, and 360 Renova. A Design Build Radon Remediation System Allowance for the four units shall include design, demolition, construction and final testing by a State Certified Radon Mitigation Sub-Contractor with a minimum of 5 years experience; required to comply with all governing codes, regulations and governing authorities; and all fees for required permits, approvals and inspections.

1. Allowance of \$ 43,500.
2. ~~Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~

- B. Allowance No. P-002:** Quantity Allowance: Plumbing Contractor to furnish and install water filtration systems at all kitchen and bathroom faucets in all 225 Apartment Units . Water filtration system or approved equal PUR Bluetooth Ultimate Faucet Filtration System. SKU PFM800HX. Color: Chrome Warranty: 2 Years. Plumbing Prime Contractor to furnish and install "Non-Potable Water" signs at all existing outside hose bibs.

1. Allowance of \$ 44,800.
2. ~~Coordinate quantity allowance adjustment with unit price requirements in Section 012200 "Unit Prices."~~

**3.6 ELECTRICAL PRIME CONTRACTOR SCHEDULE OF ALLOWANCES
E-XXX (E-NUMBER)**

- A. Unit price No. E-001: Title:** Quantity Allowance: Electrical Contractor to furnish and install 100 amp panel, with 16 breaker slots, and 3-1/2" deep flush panel box and breakers. Reconnect wiring to new breaker box and new circuit breakers. Patch drywall hole in Mechanical Closet smooth to match and prepare for paint.

1. Allowance of 7 panels

TASK ORDER CONTRACT NO. 33
GLEN HAZEL RAD
ALLIES & ROSS MANAGEMENT AND DEVELOPMENT
R3A PROJECT NO. 15074B

ALLOWANCES
012100
ADDENDA 5

END OF SECTION 012100