



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

412-456-5000

December 27, 2017

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

New Construction of Northview Midrise

ADDENDUM NO. 2

This addendum issued December 27, 2017 becomes in its entirety a part of the Invitation for Bid IFB#2017-23 as is fully set forth herein:

Item 1: Q: The first two pages of Exhibit 6 insurance references are barely legible. Is a clearer copy available?

A: Please see Attachment A, Exhibit 6 (pages 68 & 69).

Item 2: Q: In the summary of work 011000 section 1.5 B states all work to comply with UFAS. Are all units to be UFAS accessible?

A: The Project includes 10 UFAS Accessible Units, as Type 1A and 2A. Common Areas and Site components should also provide UFAS Accessibility to the residents.

Item 3: Q: Multiple Contract Summary section 1.5 D states the HVAC contract it to provide temporary HVAC including utility service and use charges. However, under use charges (section E) the electrical contract is required for electric power service and section 1.9 B that the electrician is responsible for temporary electric including usage fees. Please clarify who is responsible for providing temporary utility service and fees associated with temporary electric heat.

A: A temporary electric service should be provided by EC. HVAC Contractor should own all Temporary Heat, no matter the type of heat provided. All use charges are to be by the GC.

Item 4: Q: Please clarify what if any site utility connections are required by the HVAC contractor (011200 1.8 A 6).

A: Geothermal utility connections are by the HVAC Contractor. There are no other site utility connections required.

Item 5: Q: Who is responsible for providing temporary sanitary facilities?

A: GC to provide temporary sanitary facilities.

Item 6: Q: Alternates 3 and 4 are missing from the schedule of alternates. Please clarify.

A: There is no Alternate 3 or 4. Alternate 5 should also be removed from the project scope. See updated Specification Section 012300. (Attachment B)

Item 7: Q: Drawing CS3 outlines the LEED certification. There do not appear to be any responsibilities assigned to the HC, EC, or PC. Is this correct?

A: The LEED scorecard shown on CS3 identifies the intended credits to be pursued in order to achieve LEED certification. All Primes are responsible for understanding the intended credits to be pursued and allow for coordination of their scopes relative to the pursuit of these Credits. See updated Specification Section 031520 Green Building criteria, with more information on responsibilities relative to the Fundamental Commissioning that will be pursued for this project. (Attachment C)

Item 8: Q: Per section 13520 on Green Building 3.2.5, who is responsible for engage an independent test agency?

A: This section has been removed and replaced with the Fundamental Commissioning requirements

Item 9: Q: Who is serving as the LEED coordination / waste management coordinator?

A: The GC serves as the LEED waste management coordinator.

Item 10: Q: Drawing schedule M502 lists exhaust fans with disconnects for the trash room / mechanical room, however the detail on M403 show this disconnect being by the EC. Please clarify.

A: HVAC Contractor is to provide all disconnects for HVAC systems. The EC is to provide wiring, power, and connection. Though the EC is not responsible for the HVAC disconnects, the EC does own the Plumbing Disconnects.

Item 11: Q: Are all controls stand alone? Is there any building wide management system required?

A: There is Not a building wide management system is required.

Item 12: Q: Drawing M106 show AHU 2-3 and 2-6 but only one AHU; and Ahu 2-2 and 2-7 but only one AHU. Are these supposed to be AHU 2-6 and AHU 2-7?

A: On M106, the air handling unit that is labeled as AHU2-2, should be labeled AHU 2-7. On M106, the air handling unit that is labeled as AHU 2-3, should be labeled as AHU 2-6.

Item 13: Q: Notes 1 and 3 on drawings M103, M104, M106, M107, M108, M109, M110 reference that 'C' grilles are to be installed, but 'J' grilles are shown on the drawings. Please clarify the correct grille type.

A: The correct grille type shall be type 'J' grilles.

Item 14: Q: The roof plans drawing M111 and M112 show 17 HPU-2, but there are only 16 2-bedroom units. Please clarify what the additional unit serves or if it is to be HPU 1 (and which unit is to be changed).

A: There should be 16 HPU-2 heat pumps and 71 HPU-1 heat pumps.

Item 15: Q: Please clarify the responsibilities on the geothermal piping. Drawing MD601 and M601 note 1 that geothermal piping to be demolished and replaced by GC but the site drawings indicate this work is by the HVAC contractor.

A: All work as a result of the Geothermal scope of work is to be by the HVAC Contractor. Therefore, on MD601 and M601 "Geothermal HVAC General Notes", should state "1. REFER TO CIVIL ENGINEER DRAWINGS FOR SIDEWALK REMOVAL SCOPE OF WORK. HOUSE SLAB AFFECTED BY NEW GEOTHERMAL PIPING OR DEMOLITION OF EXISTING GEOTHERMAL PIPING TO BE DEMOLISHED AND REPLACED BY H.C."

Item 16: Q: Who is responsible for replacing sidewalks that are part of the Geothermal scope of work?

A: The HVAC Contractor is responsible for replacing in kind any sidewalks, landscaping, and fencing that has been damaged.

Item 17: Q: Is wrapped ductwork acceptable for concealed round ductwork in lieu of liner? If not, would rectangular ductwork be acceptable?

A: Wrapped round ductwork is acceptable in concealed areas.

Item 18: Q: Please clarify the flue and intake venting material for piping shown in mechanical room 126A.

A: Flue and Intake piping to be Schedule 40 PVC piping.

Item 19: Q: The columns are drawn in a non-standard profile. Would you like to go with a normal Tuscan Square (see picture below)?

A: The Tuscan Square profile is acceptable.

Item 20: Q: A404/Detail 4 – Some of those columns are measuring 11" in diameter. Our standard molds are in even numbered diameters. So, I have a 10" or a 12". Which would you prefer?

A: 12" would be preferred.

Item 21: Q: The Acoustical Tile Ceilings Specification 095120 needs clarified for the Basis of Design Ceiling panels.

- Section 095120, 2.2,
- A. lists USG Mars ClimaPlus or approved equal.

- B. the item numbers are a High Recycled Content (HRC) not standard Mars.
- C. the NRC: 0.90/30 *is the performance for Mars High-NRC .90 panel not Mars ClimaPlus*
- H. The ACT-1, ACT-2, ACT-3 panels *are Armstrong panels and don't match the USG panels listed under A.*

A: Acoustic Ceiling Tile is not being bid as part of the Mechanical, Electrical, and HVAC Prime Contracts being Procured.

Item 22: Q: From the Specification, USG panels comparable to the Letter H. panels:


1. ACT-1: Mars #86985 with DXI Indentitee 9/16" Suspension System
2. ACT-2: Mars High-NRC .90 #88139 (2'x2') with 9/16" Centricitee DXT 9/16" Suspension System
3. ACT-3: Sheetrock Lay-In Kitchen Panel #3260 (2'x2') or #3270 (2'x4') with DX/DXL Suspension System.
 - a. Note: Kitchen Suspension System should be upgraded to Aluminum Cap requirement at a minimum.

A: Acoustic Ceiling Tile is not being bid as part of the Mechanical, Electrical, and HVAC Prime Contracts being Procured.

Item 23: P402 identifies the plumbing associated with Units 1.2 and 2.2. As it relates to the bathroom plumbing, please add a floor drain to each bathroom in Units 1.2 and 2.2. This would total to (28) additional floor drains not currently documented on P402 and subsequent Sanitary Riser Diagrams.

Item 24: The Proposal due date, time and location remain unchanged at January 4, 2018 at 11:00 a.m., at HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

END OF ADDENDUM NO. 2


Mr. Kim Detrick
Agent

12-27-17
Date



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New Construction of Northview Midrise

Attachment A – Exhibit 6 (Pages 68 & 69)

NORTHVIEW MIDRISE, LLC, The Project Owner

New Construction of Northview Midrise (PA-09)

ARMDC IFB No. 2017-23-E-P-M

Insurance requirements of the Tax Credit Equity Provider are hereby incorporated and made part of said IFB:

EXHIBIT 6

REQUIRED INSURANCE

PNC Real Estate

A. General Requirements

All policies or documents evidencing the required Insurance shall:

1. Be provided at least ten (10) days prior to equity closing to ensure adequate lead time for PNC to engage its consultant and receive its Final Insurance Due Diligence Report prior to closing; updates must be provided as required for each capital contribution.
2. Be maintained throughout the term of the loan(s) and the term of ownership for all borrowers/owners/investment partners.
3. Clearly identify the property location or description on each certificate.
4. Be provided in the following form, with all forms and endorsements noted:
 - Accord 25 - Ink-signed Certificate of Liability Insurance
 - Accord 28 (2003/10 edition) - Ink-signed Evidence of Property Insurance
 - A full copy of the policy when available
5. Name the Operating Company as the Named Insured on each policy provided by the Owner, or on behalf of the Owner, and name the following entities as Additional Insureds on all policies required of any party under these guidelines (with the exception of auto liability, professional liability (E&O) and Workers' Compensation:
 - IMs and their successors and assigns,
 - SMs and their successors and assigns and
 - All Additional Investors (the equity providers)
6. All liability insurance policies provided by parties other than the Owner shall name the Company and/or the entities that comprise it as Additional Insureds. Professional liability coverage shall indicate the Company as certificate holder
7. Binders may be accepted for a 30-day period only.
 - Continuous binders are acceptable if issued by the insurance company's underwriter. Continuous binders must be replaced with certificates or policies within 30 days of receipt.
 - Facsimile copies are acceptable as temporary evidence of coverage. Hard copies must be promptly delivered to confirm evidence.
8. Be issued/written by insurance carrier or carriers acceptable to the lender and investor and having:
 - A rating of A: Class VII or better (a couple of investors require A+X or better) by A.M. Best's Key Rating guide (*note: the insurance company's NAIC number is needed in addition to their name*), or
 - A rating of "A" or higher from Standard & Poor's.
9. Be written on a per occurrence basis (, professional liability coverage and Environmental Impairment Liability including contractor's pollution legal liability insurance coverage, which may be written on a claims-made basis).
10. Have a cancellation provision requiring the carrier to notify the parties (Company, Managing Member, IM, SM, Lenders and equity providers) at least thirty (30) days in advance, (10) days for nonpayment of premium, of any policy reduction, cancellation, premiums due, any lapse expiration, material change, amendment or non-renewal intent. Notice should be advance *written* notice via certified mail return receipt requested.
11. Be written for a term of not less than one year, with premiums prepaid and evidence of premium payment accompanying the binders and policies.

The following requirements apply to Property policies:

12. Name the Lender and its successors and assigns (collectively, the Lender) as Mortgagee and Loss Payee.
13. Name the SM and its successors and assigns as Loss Payee

14. Contain a deductible or self insured retention (SIR) not greater than \$10,000 (except when a separate wind-loss deductible applies, then the amount must not exceed 3% of the face amount of the policy).
15. Builders Risk policies must be on a non-reporting basis.
16. Not contain any effective co-insurance provisions.
17. Not use a blanket or package policy unless it provides the same or better coverage as a single property insurance policy, and:
 - All other projects must be listed and identifiable in the policy and associated schedules. Note: The Declaration page listing each appropriate Endorsement /Form and copies of each Form will be accepted as evidence.
 - Total coverage must be based on 100% replacement value of all properties covered. Coverage limits other than replacement cost are generally not acceptable and any variations from an amount less than replacement cost must be pre approved by the SM.

B. Insurance to be Maintained During Construction

The following coverages must be maintained on all properties, on a per project basis, during construction and until permanent insurance is placed, and are required by all Investors (unless noted) though amounts may vary.

1. Owner's Commercial General Liability and Excess/Umbrella Liability Insurance: Managing Member shall carry, for the benefit of the Company and Managing Member, covering the premises and operations by independent contractors, Commercial General Liability Insurance of the real estate development class against claims for bodily injury, personal injury and products and completed operations..

- Form should remain silent on assault & battery, sexual assault and punitive damages (no exclusions or limitations).
- Environmental Liability Insurance will be required for existing Apartment Complexes that are being substantially rehabilitated.
- The minimum amount of primary coverage is \$1 million per occurrence / \$2 million general aggregate and contain a deductible no greater than \$10,000.
- The minimum Umbrella/Excess Liability Insurance ranges from \$4 million per occurrence and \$4 million general aggregate to \$30 million per occurrence and \$30 million general aggregate (depending on Investor and the guidelines shown below):

Garden Apts 1-3 stories, SF, & other non-elevator buildings:

- < 50 Units: \$4 million as noted above
- \$1 - 300 Units: \$5 million
- > 300 Units: \$5 - \$10 million, depending on location/conditions

Mid-rise Apartment Building (4-10 stories):

- < 50 Units: \$5 million as noted above
- \$1 - 300 Units: \$5 - \$10 million, depending on location/etc.
- > 300 Units: \$10 - \$20 million, depending on location/conditions

High-rise Apartment Building (11-40 stories):

- 1 - 300 Units: \$10 - \$30 million, depending on location/conditions
- > 300 Units: \$30 million and above, depending on location/etc.

2. All-Risk Builder's Risk Insurance: Insurance providing 100% replacement cost coverage (including a 5% contingency), in an amount equal to the completed construction value plus personal property and shall include coverage for Soft Costs including 12 months Business Interruption (Loss of Rents) or actual loss sustained, loan interest, real estate taxes, architect's & engineer's fees, legal & accounting fees, insurance premiums, and advertising and promotional expenses. Additional coverage requirements are as follows:
 - If any of the units will be turned over and occupied prior to completion, policy shall include a Permission for Partial Occupancy Endorsement.



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Attachment B – Updated Section 012300 – Alternates

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. This Section specifies administrative and procedural requirements for Alternates. Included in part or in whole in the following Sections:
- B. (TBD)

1.2 RELATED DOCUMENTS

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

1.3 DEFINITION

- A. An Alternate is the dollar amount proposed by Bidders and stated on the Bid Form for certain construction activities defined in the Summary of Work that may be deducted from Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems or installation methods described in Contract Documents.
- B. Deduct Alternate Items. These items are included in the base scope and will be removed from the base bid based upon the Owner's project budget. The apparent lower bidder will be determined as the base bid in the event that the cumulative base bids are within the Owner's budget. If not, the apparent low bidder will be determined as the base bid minus those alternates selected by the Owner.

1.4 COORDINATION

- A. Coordinate related Work and modify or adjust adjacent Work as necessary to ensure that Work affected by each accepted Base Bid is completed and fully integrated into the project.
- B. Notification: immediately following the award of the Contract, prepare and distribute to each party involved in project, notification of the status of each Alternate Bid Selection. Indicate whether Alternate Bid has been accepted, rejected or deferred for consideration at a later date. Include a complete description of modifications accomplished through the acceptance of Alternative Bid.

1.5 SCHEDULE

- A. The Contract documents contains scope description for materials and methods associated with the Base Bid and Alternates. In addition to this the descriptions below identify scopes to be included in the Base Bid:
 - 1. Include as part of each bid, miscellaneous devices, accessory objects and similar items incidental to or required for a complete installation whether or not mentioned as part of the Base Bid or Alternate Bid scope.

PART 2 – ALTERNATES

2.1 ALTERNATE ONE: UNIT WINDOW BLINDS

- A. Base scope includes 2" faux wood horizontal blinds with cordless lift and tilt wands in lieu of the aluminum blinds at the exterior windows of the residents units.
- B. Deduct Alternate One includes 1" aluminum horizontal window blinds with cordless lift and tilt wands at every exterior window within the residential units, in lieu of the 2" faux wood blind system.

2.2 ALTERNATE TWO: ACCESS CONTROL AT RESIDENTIAL UNIT ENTRY DOORS

- A. Base scope includes a keyed entry lock with a card reader access system at the Residential Unit Entry Doors. This system should be full connected and integrated with the Building Access Control system, and include all wiring, conduit, and power supplies required.
- B. Deduct Alternate Two includes a keyed entry at the Residential Unit Entry Doors at the Corridor, in lieu of the card reader access system.

PART 3 - EXECUTION (Not Used)

END OF SECTION 012300



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Attachment C – Updated Specification Section 031520
Green Building Criteria

SECTION 013520 – GREEN BUILDING CRITERIA

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. This Section includes general requirements and procedures for compliance with Pennsylvania Housing Finance Agency 2016 Green Building Criteria, the 2015 Enterprise Green Communities requirements per the PHFA guidelines, and LEED v4 for Multifamily Midrise. The program criteria and reference documents are attached with the specifications.
- B. Related Sections include the following:
 - 1. Divisions 1 through 33 various requirements.

1.3 SUBMITTALS

- A. Before finalizing contracts, submit final Green Building Compliance demonstrating the performance requirements for PHFA, the Enterprise Green Communities program, and LEED v4 for Multifamily Midrise requirements, including the following:
 - 1. **All required submittal information for the Enterprise Green Communities and LEED v4 Multifamily Midrise review process. A project kick off meeting will be held before the start of construction to review the process related to the passive house design and testing procedures.**
- B. At construction completion, submit final Green Building Compliance demonstrating the performance requirements for PHFA, the Enterprise Green Communities and LEED v4 Multifamily Midrise program requirements, including the following:
 - 1. Total material cost for the project.
 - 2. Value of Recycled Content Materials, itemized by material.
 - 3. Total wood cost for the project. Include all wood products, including doors, trim, and cabinetry.
 - 4. Value of Certified/ Salvaged/ Engineered Wood Products, itemized by material.
 - 5. Total amount of Construction Waste, by either volume, weight, or cost.
 - 6. Total amount of recycled or salvaged construction waste, by either volume, weight, or cost.

PART 2 - PRODUCTS

2.1 REQUIRED INTEGRATION OF DESIGN STANDARDS

- A. Energy Star Testing: Per PHFA requirement, the project shall be certified through the Energy Star Multifamily High Rise program. This shall include all reviews, inspections, and testing necessary for an Energy Star label. The sampling protocol shall be as approved by Energy Star.
- B. Per PHFA's requirements for energy conservation and green building criteria described in the 2016 Design Architect's Certification of Threshold Criteria. The reference document is attached with the specifications.
- C. Per PHFA's additional energy conservation / green building requirements included in the Design Architect's Certification of Selection Criteria.
- D. **Enterprise Green Communities 2015 Criteria's Mandatory + 25 points. The reference document is attached.**
- E. **LEED v4 for Multifamily Midrise Certification. The reference document is attached.**

PART 3 - EXECUTION

3.1 CONSTRUCTION WASTE MANAGEMENT

- A. At least 15% of non-hazardous construction and demolition debris shall be recycled or salvaged.

3.2 FUNDAMENTAL COMMISSIONING

- A. The commissioning agent will organize and lead the commissioning team and meetings. The Commissioning team will include all Prime Contractors.
- B. The Prime contractors are to be prepared for commissioning meetings, any observed start-ups and functional performance testing. It is understood that meetings, start-ups and functional performance testing will be scheduled at least two weeks in advance. It is understood that the Prime Contractors will perform all necessary checklists, start-ups and functional performance tests, overseen by the commissioning agent and that the Controls Contractor will have performed his point-to-point checkout and provided copies to the commissioning agent prior to functional testing. During functional testing sampling is assumed for terminal units and with the VRF system, the manufacturer's representative must be available for testing.
- C. The following items are to be provided for preparation of the Final Commissioning report
 1. A sequence of operations for the building (Provided by the Controls Contractor)
 2. The building occupancy schedule (Provided by the Controls Contractor, and coordinated with the Owner)
 3. Equipment run time schedules (Provided by the Controls Contractor)
 4. Set points for all HVAC equipment (Provided by the Controls Contractor)
 5. Set lighting levels throughout the building (Provided by the Lighting Control Contractor)
 6. Any changes in schedule or set points for different seasons, days of the week, and times of day (Provided by the Controls Contractor, and coordinated with Owner)

7. A preventive maintenance plan for building equipment described in the systems narrative
(Provided by the Prime Contractor)

END OF SECTION 013520