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February 19, 2021
412 Blvd of the Allies Office Build-Out
IFB #600-01-21

ADDENDUM NO. 7

This addendum issued February 19, 2021 becomes in its entirety a part of the Invitation For Bid IFB #600-01-21 as is fully set forth herein:

Item 1: The sheets listed in the below are hereby revised and replaced as part of this Addendum #7, and a separate attachment entitled “Revised Drawings 600-01-21” will published on HACP’s website as part of this procurement:

General Drawings: G000, G020, G101, G105, G106 and G107 are hereby replaced with G000R, G020R, G101R, G105R, G106R and G107R, respectively.

Structural Drawing: S201 is hereby replaced with S201R.

Architectural Drawings: A105, A106, A107, A151, A155, A156, A157, and A451 are hereby replaced with A105R, A106R, A107R, A151R, A155R, A156R, A157R, and A451R, respectively.

Plumbing Drawings: P-001, P-202, P-203, and P-204 are hereby replaced with P-001R, P-202R, P-203R, and P-204R, respectively.

Mechanical Drawings: M-002, M-003, M-102, M-103, M-104, M-201, M-202, M-203, M-204, M-205, and M-420 are hereby replaced with M-002R, M-003R, M-102R, M-103R, M-104R, M-201R, M-202R, M-203R, M-204R, M-205R, and M-420R, respectively.

Electrical Drawings: E-302 and E-304 are hereby replaced with E-302R and E-304R, respectively.

Item 2: Certain sections of Division 1 of the Project Manual are to be revised. These revisions will be published in a yet to be issued Addendum #9.

Item 3: Q: “Is it possible to take a look at the site another day this week, or was this the only opportunity?”

A: **No, there will not be another opportunity to visit the space before the bid opening.**

Item 4: Q: “Who is responsible for hiring the commissioning agent? Please clarify the role of each prime contractor in commissioning.”

A: The HACP is responsible for hiring the commissioning agent for their build-out.

Item 5: Q: “Who is responsible for roof flashing the new pipe portal? Please provide information on roof material and any warranty requirements.”

A: The 412 Blvd of the Allies Roofing system is currently under warranty by Carlisle SynTec Systems until 7/25/2038; Therefore a Carlisle Authorized Roofing Applicator must perform all revision work. Carlisle recommends that the original applicator who installed the roofing system perform any revision work, if possible. The Carlisle Authorized Roofing Applicator must notify Carlisle when the revision work is complete. The form can be found on Carlisle’s website under the password protected section titled Warranty Revision/Alteration Procedures. Please see below for Carlisle SynTec Systems contact information. Contractor who makes penetration will also be responsible to repair the roof as directed under the warranty.

**Carlisle SynTec Systems
Attn: Warranty Services
PO Box 7000
Carlisle, PA 17013
Tel: 800-233-0551
Fax: (717) 245-7121 or (717) 245-7181**

Item 6: Q: Is the parking area next to the building available to use a crane lift?

A: Yes, HACP will arrange with co-owners.

Item 7: Q: “Can you please confirm if the DIRT Wall Package will be included in the GC scope or if it will be contracted directly? I had a subcontractor, BurkeMichael+ (Certified WBE), interested in submitting a substitution request as they are an equal to DIRT”.

A: The DIRT Wall Package system will not be included in the GC scope and is not available to bid.

Item 8: Q: Are there any LL rules & regulations for construction or any LL fees for construction?

A: There will not be Landlord fees. Rules and regulations for building access and staging areas will be discussed in more detail during the pre-construction meeting.

Item 9: Q: Are there any required or preferred contractors for the building (fire alarm, sprinkler, roofer, etc?)

A: The fire alarm manufacturer is EST. 412 Blvd of the Allies has an ESTIII and is serviced by IES (Intelligent Electronic Systems, LLC).

Item 10: Q: What type of roofing is on the building? Is there a warranty on the existing roofing?

A: Please see Item #5 of Addendum #7.

Item 11: Q: Please confirm if there is room on site for a dumpster or if costs should be carried to have one off site.

A: **The parking lot will be made available for a dumpster.**

Item 12: Q: CSI Wall Panels would like to propose our Soundcore® Flaps Bezel Acoustical Ceiling Baffles (www.csisoundcore.com) in lieu of the SoftFold® Baffle Modules by Arktura.

A: **This substitution request has been rejected. The originally specified Arkturka SoftFold measures much wider in width, and much shorter in length than the CSI Soundcore Flaps bezel. The difference in module sizes between the two products will drastically effect how this module fits into the space, as well as the pre-coordinated MEP systems that work around the originally specified panel size. The 1' added length to each panel with the CSI Soundcore Flaps Bezel will not allow proper layout in LVL 05 and 07 Break Rooms.**

Item 13: Q: CSI Wall Panels is proposing our Soundcore® Plus Panels in lieu of the FeltWorks® Panel by Armstrong, which is an exact match.

A: **This substitution request is still under review.**

Item 14: Q: I am reaching out in regard to a project called “412 Blvd of the Allies/City of Pittsburgh Buildout. In the plans for this project, the Div08 hardware is listed as Falcon no-substitution.

My purpose in this email is to A) **better understand the needs of Pittsburgh Housing Authority** in terms of door hardware/access control so that we can better assist on your projects, and B) **request that the project be opened to our Yale brand** which directly compete with Falcon. Opening this portion of the specification will provide more competitive pricing and a wider range of options for your hardware and access control.

A: **Division 08 & 28 Hardware can be Falcon or approved equal.**

Item 15: Q: Would I be able to bring a subcontractor to look at the 5th-7th floors to evaluate the extent of the cementitious underlayment required? We completed the 8th & 9th Floor renovations for the URA and from our experience, there was significant underlayment required to make the floors smooth.

A: **Please see Item #3 of Addendum #7. There will not be another opportunity to visit the space before the bid opening.**

Item 16: Q: I'm sorry to keep bugging you on this but I wanted you to understand why I was asking about this. There appears to be some discrepancies in the documents. It would appear that they are asking for a switch to be provided by the security contractor for the cameras. It also appears that the owner is supplying their data switch. Also a different (727) IDF is indicated on this as well. It should read 525 if it is to match the drawings. I hope this information helps you get some answers.

A: **Switch for cameras shall be provided by the owner. See Addendum #7, Item #20 below. The CATV headend shall be in 5th floor IDF as shown on security drawings.**

From T2.02 Drawing

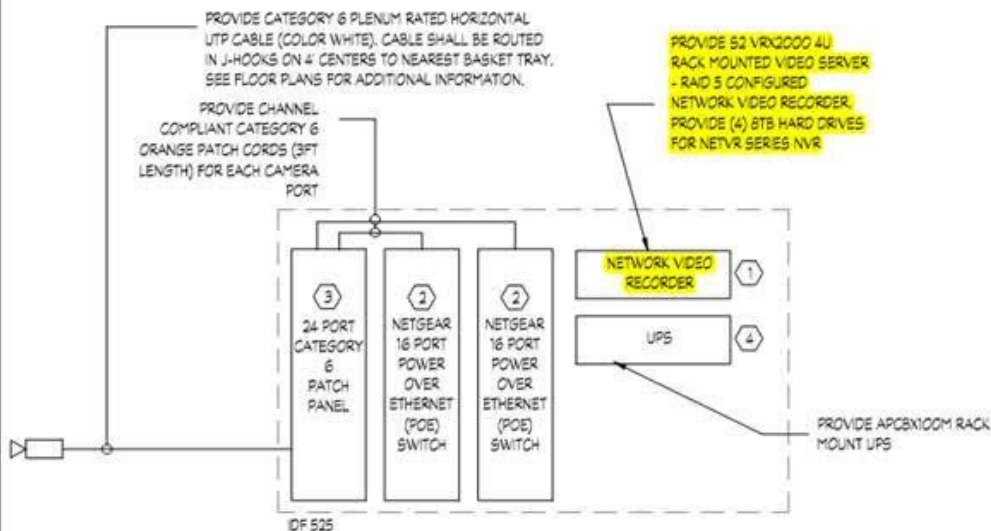
RACK 'A'

3 IDF T27 - RACK ELEVATION
T2.02 SCALE: 1" = 1'-0"

RACK 'A' LINE-UP EQUIPMENT SCHEDULE - IDF T27			
MTG. POSITION #	EQUIPMENT TYPE	EQUIPMENT DESCRIPTION	STATUS
1	LINRISE 760-210-740	FIBER DISTRIBUTION ENCLOSURE (2U HIGH) WITH LC ADAPTERS AND CONNECTORS	PROVIDE AND INSTALL. PROVIDE ADAPTERS AS REQUIRED TO TERMINATE FIBER FROM LEVEL 6 AND LEVEL 7 (DR'S). SEE FIBER BACKBON DIAGRAM ON DRAWING T2.01 FOR ADDITIONAL REQUIREMENTS.
4, 8 & 14	REFER TO SPECIFICATIONS	48 PORT CATEGORY 6A PATCH PANEL (2U HIGH). PROVIDE BLUE JACKS FOR (DATA) AND GREEN JACKS FOR (WIRELESS DATA)	PROVIDE AND INSTALL. WIRELESS IS CAT6A JACK AND DATA IS CAT6 JACKS
6, 11 & 16	CHATEAUX 30130-718	HORIZONTAL CABLE MANAGEMENT PANEL (2U HIGH)	PROVIDE AND INSTALL.
8, 13 & 18	-	48 PORT POE SWITCH BY OWNER	-
30	-	24 PORT CATEGORY 6 PATCH FOR SECURITY CAMERAS	PROVIDED AND INSTALLED BY SECURITY CONTRACTOR
31	-	POE SWITCH FOR SECURITY CAMERAS	PROVIDED AND INSTALLED BY SECURITY CONTRACTOR
33	-	NETWORK VIDEO RECORDER FOR CAMERAS	PROVIDED AND INSTALLED BY SECURITY CONTRACTOR
35 THRU 48	-	SPACE FOR FUTURE CABLING AND OWNERS NETWORK EQUIPMENT	-

GENERAL NOTE:
MANUFACTURER AND MODEL NUMBERS ARE FOR DESCRIPTION PURPOSE ONLY. SEE TELECOMMUNICATIONS GENERAL NOTES ON DRAWING T2.02 FOR APPROVED MANUFACTURERS.

From ES202



1 TYPICAL CCTV/SURVEILLANCE IP SYSTEM WIRING DIAGRAM
ES202 SCALE: NTS

Item 17: Q: Is there a Division 27 specification available for this project?
A: **No, all manufacturer and model numbers are on drawings. Security system must be S2 as to maintain the existing building system. Security contractors shall follow all S2 manufacturer requirements for installation and programming.**

Item 18: Q: The S2 access control system- if it is an expansion to a new system, the listed “NB32-E2R-WM” controller from ES2.01, it is essentially the server for a system and will not connect back to another existing controller. If the intent is for this building to connect to an existing system, the network controller is not required, just NODES would be added. If this is the case, we will likely need to get from the customer the “about” page from the existing system that lists the system ID/ serial number and license information. Also, it should list if it has a current support license in place.

A: **The work includes replacing the NB32-E2R-WM with S2-EXT-64-WM in order to expand the number of portals. This will be a direct replacement. A full backup will be required and then restored to the new controller.**

Item 19: Q: Video system- the cameras listed (QND-7080R) are going to be discontinued shortly. There is a 5MP camera they recommend instead that will be about \$25 more per camera. The new camera will be a QND-8080R. Can we have this model (QND-8080R) submitted as an equal even though it will be a better camera? It does have a slightly different lens (3mm-10mm compared to 2.8mm-12mm) but it’s a 5MP camera compared to 4MP so it likely would get the same picture field of view.

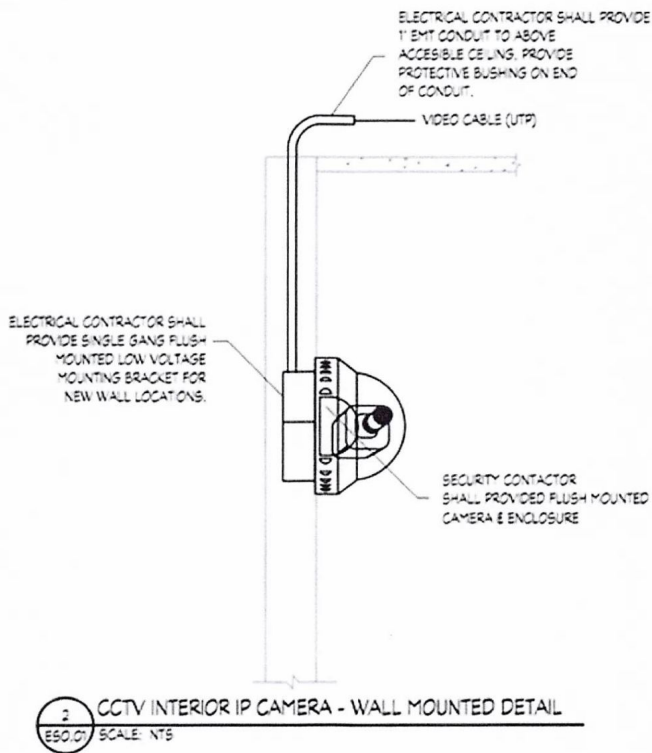
A: **This is acceptable.**

Item 20: Q: Video system- will guys you be supplying all of the network gear? Patch panels, switches, and UPS?

A: **1500VA UPS and patch panel are included, network equipment by others.**

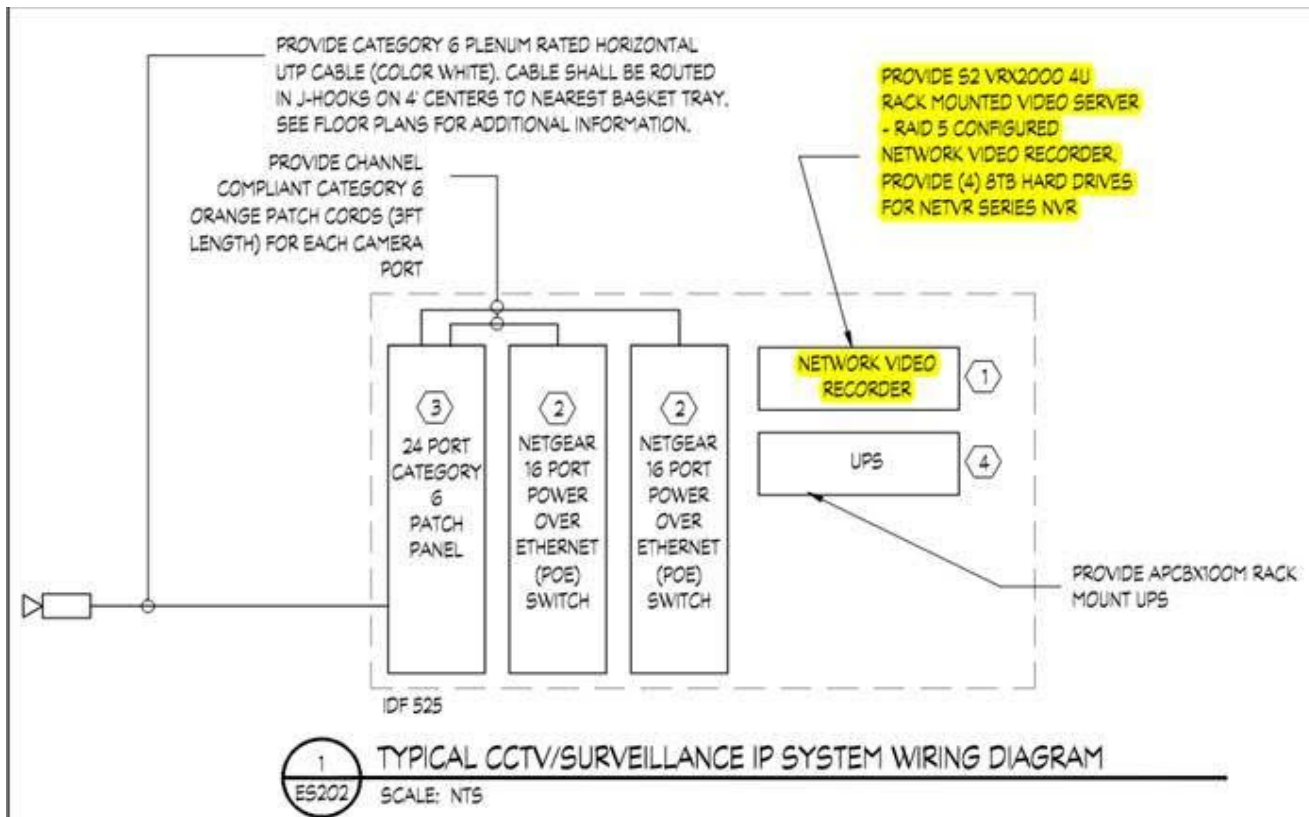
Item 21: Q: Video system- the camera schedule on ES2.02 states “PROVIDE WALL MOUNT W/ JUNCTION BOX AND PENDANT CAP” for all wall mount cameras. However, the camera drawings show the cameras just being mounted to the wall without any type of mount or pendant cap. Can you further clarify? I do not want to add cost if it is not needed. Screen shot below for reference.

A: **Wall mount and pendant caps required for all wall mounted cameras.**



Item 22: Q: Also the NVR states that the VRX2500 to be a 4U unit and is not available in a 4U configuration and only a 2U configuration is available. It is likely an error but wanted to bring light to it. The 2U VRX2500 is what we will be quoting unless they change the model to a 4U model with an appropriate model number to match. This is a pricey part and I need to be sure that we are quoting the correct one.

A: Correct part is VRX2000 and is only 2RU.



Item 23: Q: Are we to split the sound masking speakers into zones?
 A: Please refer to sheets SM0.01, SM1.05, SM1.06, and SM1.07 for sound masking zones. Each floor only has one zone, and each floor is zoned separately. Each IDF closet has a Three-Zone Controller to allow for future zone break out on each floor as needed. Refer to sheet SM0.01 Controllers/ D for expanded information on the Three-Zone Controller.

Item 24: Q: Is there any power needed to be supplied to the sound masking speakers, are we providing it or is the EC doing that?
 A: Response from IT/ AV: The power for sound masking emitters is via the low voltage cable and the controllers located in rack in each IDF as per drawings. Controllers plug into power receptacles above rack in IDF. Response from Electrical: The sound masking power requirements are not large; the equipment can be plugged into receptacle on racks or located on walls within data room.

Item 25: Q: Where is the TMGB located for the individual bus bars in each closet to run to?
 A: Response from IT/AV: Low voltage contractor would need to ground racks and tray in each IDF to the room serving ground bar. Response from Electrical: The telecom ground bus bar shall be tied all the way back down to the Main Electrical Service Equipment Ground bar located in the basement at switchgear. Cabling shall be #4/0 Green insulated ground cabling between the ground bars.

Item 26: Q: Spec section 017419 1.7 A – Is each prime required to have their own waste management coordinator?

A: The GC is the only prime required to have a waste management coordinator. GC is required to coordinate with other primes for their waste management needs.

Item 27: Q: Spec section 018113 1.7D – the IAQ plan says to submit not less than 60 days before enclosure of the building. This is an existing building and therefore closed. Please clarify the timeline for the IAQ plan.

A: 15-30 days before construction starts is acceptable.

Item 28: Q: 018113- Per the IAQ plan, is the existing HVAC equipment to be utilized for heating during construction? If so, please provide locations and sizes for return air ducts required filters for IAQ requirements.

A: HVAC is not to be used for temporary heat during construction. Please see revised drawings M-002R for more information regarding this (see Item #1, Addendum #7 regarding revised drawings).

Item 29: Q: 018113 3.4- who is responsible for engaging a firm for the air quality testing?

A: The general contractor shall be responsible for engaging the air quality testing agency.

Item 30: Q: I am unable to print drawing M-003 due to reoccurring error code. Can you please reissue it?

A: M-003 s is hereby revised and replaced with M-003R. Please see Item #1 of Addendum #7.

Item 31: Q: Drawing M002 references a deduct alternate regarding commissioning but there is no deduct alternate on the mechanical bid form. Please clarify.

A: Commissioning is the responsibility of the Owner, please see Item #4 in Addendum #7. Therefore, no deduct alternate is necessary for commissioning.

Item 32: Q: For the building flush out on drawing M-004, does the preoccupancy flush out just require the work areas to be unoccupied or does the entire building need to be unoccupied?

A: The rest of the building will be occupied during either the Pre-Occupancy (Path 1) or During Occupancy (Path II) Flush Out, but either path can be pursued, as the requirements for Path I and II relate to occupancy within the scope of work for this LEED submission, which is confined to the HACP tenant fit out space.

Item 33: Q: It appears the Building Permit has been filed with the City of Pittsburgh and is under review. Are the electrical and mechanical drawings being submitted for review by the City of Pittsburgh? If not, will the contract time be extended to give the EC and MC time to obtain permits?

A: Per Mechanical Specifications Sheet M-002 and the replaced M-002R (see Item #1 Addendum #7), ‘Mechanical General Conditions – A. #2’, “Obtain permits and pay all fees.” Electrical contractor shall obtain all permits and pay all fees for electrical and fire alarm.

- Item 34:** Q: Is the MC required to undercut doors for keynote 6 on drawing M-202? Please provide a door material type and how much is to be removed from the door for undercutting.
A: **Sheet M-202 and the replaced M-202R (see Item #1, Addendum #7) Keynote #6 indicates that a ½” undercut of door shall be provided. Door material is existing and shall be confirmed in the field.**
- Item 35:** Q: Please confirm the existing building BAS system is Carrier I-vue.
A: **Base building BAS system is Carrier I-Vue. A front end exists for both the building’s BAS system and also the Urban Redevelopment Authority’s (URA) tenant space (Trane installed for URA). The front end for which the HACP tenant fitout shall tie into is the Carrier I-Vue base building system.**
- Item 36:** Q: Is screening required around the HVAC equipment to meet zoning requirements?
A: **The building does not fall within a district that requires mechanical screening of equipment. No screening is required around new HVAC equipment at roof level.**
- Item 37:** Q: Drawings G020 responsibility matrix states HVAC/ Mechanical work by GC or sub. Is this not a separate prime?
A: **This is a general responsibility matrix provided by the demountable partition manufacturer, the HVAC/ Mechanical work will be by the separate prime as outlined in the project manual. This matrix has been clarified on a revised drawing. See Item # 1, Addendum #7.**
- Item 38:** Q: Please provide a summary of multiple prime contracts clarifying who is responsible for things such as dumpsters, temporary lighting, etc.
A: **These responsibilities will be clarified in the revised Division 1 documents issued in Addendum #9. Please see Item # 2, Addendum #7.**
- Item 39:** Q: Please provide a rough routing of refrigeration piping for AC 1-1 to CU1-1. Note 4 on M-201 suggests the piping is to go up.
A: **See revised M-201R drawing for revised refrigerant piping direction. Please see Item #1, Addendum #7. Refrigerant piping routing shall be field coordinated with existing conditions and shall not be routed through main building entry lobby and corridor. Provide long line applications as required.**
- Item 40:** Q: Are there any work restrictions for working in routing the refrigeration piping in areas where other work is not occurring?
A: **The refrigerant piping shall be held tight to the wall behind the elevator shaft and held as high to ceiling/structure as possible. Future fit out of the other portion of the first floor shall be completed in coordination with refrigerant piping installed in this scope of work. Work related to refrigerant piping routing and installation through existing loading docks shall be conducted as to not interfere with scheduled deliveries.**
- Item 41:** Q: Please provide a duct size for VAV5-8 ductwork.
A: **Per sheet M-401 Mechanical Schedules, VAV5-8 shall receive a 9” round inlet duct connection.**

- Item 42:** Q: Please provide a specification for the BTU meter on M-202, M-203 and M-204.
A: **Please see Item #1, Addendum #7. M-201, M-202, M-203, and M-204 are hereby replaced with M-201R, M-202R, M-203R, and M-204R. The revised drawings keynote for specification of BTU meter for the hot water system.**
- Item 43:** Q: Who is responsible for painting exposed spiral ductwork?
A: **The general contractor shall be responsible for the painting of exposed spiral ductwork.**
- Item 44:** Q: Outside of new controls, is any work required on the existing roof top units?
A: **No additional work is required for the existing rooftop unit equipment.**
- Item 45:** Q: Is it possible to schedule a site visit?
A: **Please see Item #3 of Addendum #7. There will not be another opportunity to visit the space before the bid opening.**
- Item 46:** Q: Drawings P-203 & P-204, Notes 9 & 10: What is the specification for the water coolers being installed.
A: **There are (2) electrical water coolers to match units previously installed on other floors of the building. A single unit is Elkay model # LZSG8, and the unit next to the single unit with the bottle fill station is Elkay model #LZSG8WSLK, both units with standard light grey granite vinyl clad finish.**
- Item 47:** Q: Drawings P-202, P-203, & P-204, Note 4: What is the specification for the ¾” Water Meter being installed.
A: **The water meters for LEED metering of the tenant water shall be a Neptune Aquity model ¾” x 5/8” with E-Coder reader or approved equal.**
- Item 48:** Q: The responsibility matrix on G020 indicates DIRTT to be furnishing and installing all Millwork. Is there a scope of work for DIRTT (and/or what millwork isn’t included)? Are the GC’s to include the pricing from DIRTT in our proposals?
A: **All millwork is through the GC except for 3 closet locations – Storage 618B, Chief Office Closet 616, and Coat/Storage 715S, which are part of the DIRTT scope. Any casework included as part of the architectural package, are part of the GC scope. Blocking locations for GC provided casework is accounted for as part of the DIRTT scope and have been previously coordinated.**
- Item 49:** Q: A08 on A105, A106, and A107 states: "refer to detail 7/A570 for exposed pipe detail...". 7/A570 is a window stool detail. Please confirm the correct detail here and/or if anything is to be modified.
A: **Please see Item #1, Addendum #7 regarding revised drawings A105, A106, and A107. Note should reference 8/A570.**
- Item 50:** Q: Please confirm that fire protection is part of the GC scope.
A: **The plumbing contractor is responsible for fire suppression/sprinkler piping. The fire alarm scope falls under the electrical contractor’s responsibility, which is tied into the existing building system. No other manufacturers except for the base building will be accepted. The fire extinguisher/ cabinets are part of the GC scope.**

Item 51: Q: The responsibility matrix G020 lists cabinets furnished and installed by DIRTT and countertops furnished and installed by GC. Please confirm this is correct.

A: Please refer to Item #48 in Addendum #7. The GC is responsible for furnishing and installing all countertops and cabinets called out as part of the architectural drawing package.

Item 52: Q: Please confirm DIRTT is only furnishing and installing cabinets in demountable partitions. Is the GC responsible for furnishing and installing ALL counter tops and any casework not attached to demountable partitions?

A: DIRTT is only installing casework for the 3 rooms outlined in Item #48, Addendum #7. The GC is responsible for furnishing and install of ALL countertops, as counters are not a part of the DIRTT package for this project. The GC will have to install casework and counters against and on the DIRTT wall system. Refer to Item #47 for more information on blocking in DIRTT walls for GC provided casework.

Item 53: Q: I am interested in submitting a proposal/bid for the 412 Boulevard of the Allies Office Build Out. I am looking at the security camera portion of this project. I was wondering if you had a prints or plans for camera locations. I also wanted to see if there is any need for a security system or even monitoring of a fire alarm. We also install access control systems with key fob readers if there is a need for that on this project. I look forward from hearing from you and possibly being apart of this project.

A: The full set of drawings are located on our website. Please refer to Item #12 of Addendum #7 regarding substitutions.

Item 54: Q: Is there any chance I can walk the site the first week of February?

A: Please see Item #3, Addendum #7.

Item 55: Q: Attached is our RFI #1 for HACP – 412 Blvd. of Allies; Substitution 1

- Proposed Substitution - CSI Soundcore© Plus 1” Acoustic Panel
- Proposed Substitution - CSI Soundcore© Flaps Bezel Acoustic Ceiling Baffle

A: Please see Addendum #7, Items #12 and #13.

Item 56: Q: Please see attached Substitution Requests for the above referenced project for your review and response.

1. Spec. 095113 ACP-01 – Proposed Substitution – CSI Soundcore Flaps Bezel Acoustic Ceiling Baffle
2. Spec. 095113 ACP-04 – Proposed Substitution – CSI Soundcore Plus 1” Acoustic Panel

A: Please see Addendum #7, Items #12 and #13.

Item 57: Q: I just wanted to follow up and confirm our Substitution Requests were received and being reviewed by AE7? Will there be an additional Addendum No. 6 issued prior to the 2/18 Bid Date?

A: All inquiries submitted to Kim Detrick, Chief Contracting Officer on or before February 3, 2021 have been addressed in Addendum #7 herein.

Item 58: The bid due date, time, and location remain unchanged at March 4, 2021 at 10:00AM, at the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

Item 59: The Housing Authority of the City of Pittsburgh will only be accepting physical proposals dropped off in person from 8:00 AM until the closing of 10:00 AM on March 4, 2021. Bids may still be submitted electronically at the following link: [IFB #600-01-21](#) and may still be mailed via USPS at which time they will be Time and Date Stamped at 100 Ross Street 2nd Floor, Suite 200, Pittsburgh, PA 15219. All bids must be received at the above address no later than March 4, 2021 at 10:00 A.M., regardless of the selected delivery mechanism.

END OF ADDENDUM NO. 7

Kim Detrick

Kim Detrick (Feb 19, 2021 10:10 EST)

Mr. Kim Detrick
Procurement Director/Chief Contracting Officer

Feb 19, 2021

Date