



Housing Authority of the City of Pittsburgh

Contracting Officer
412 Boulevard of the Allies
6th Floor
Pittsburgh, PA 15219
(412) 456-5116
www.hacp.org

January 18, 2024

Northview Heights Midrise IFB #2023-40

ADDENDUM NO. 4

This addendum issued January 18, 2024 becomes in its entirety a part of the IFB #2023-40 as is fully set forth herein:

Item 1: **Q: 1a:** Section 281500.30 calls for Multi-Family Data-on-Credential Access Control Devices. The drawings show access control devices only in the common spaces, and egress doors. There is nothing shown on the unit plans for access control. Please confirm the access control system is only for the locations that show on the drawings. Section 281500.30 1.8 C & D list responsibilities for the Div. 26 Contractor and the Access Control System Integrator. Please confirm who is responsible for the Access Control System Integrator Scope of work.

Q: 1b: The notes following the responsibilities Matrix calls for the EC to provide the utility primary service wire, as well as new and relocated utility poles. This work is required to be performed by the utility company, and pricing will not be available from the utility company at the time of bidding. If the EC is to carry the cost for this work, please provide an allowance for the purpose of bidding.

Q: 1c: The responsibility Matrix shows Div. 27 & 28 as the responsibility of the General Contractor. Please confirm this is the intent.

A: 1a: All unit entry locks must be provided with access control devices per 281000.30. 08 06 71 Hardware Door Schedule has been revised to include Unit entry door hardware and is included as Attachment A. Division 28 is the responsibility of the GC with the exception of items specifically attributed to other contractors, for example 281500.30 1.8 C.

A: 1b: The utility pole to be raised is privately owned by the HACP. This is the responsibility of the EG. If Duquesne Light is responsible for pulling the wire from their pole to the transformer, exclude DL's work from bidding. Note that the Electrical Site Plan E010 calls for two 5" conduits with pull cord.



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A: 1c: Division 28 is the responsibility of the GC with the exception of items specifically attributed to other contractors, for example 281500.30 1.8 C.

Item 2: **Q:** If a prime contractor is an MBE or WBE certified company, would the percentage of participation for their respective certification be 100%, with no other participation required (100% MBE and 0% WBE /100% WBE and 0% MBE)?

A: If the prime contractor is a certified MBE or WBE company their percentage of participation would be 100%. Yes, they would have to get other participation. If the prime contractor is a MBE certified company, then they would have to get WBE participation. If the prime contractor is a WBE certified company, then they would have to get MBE participation.

Item 3: **Q:** The plumbing contractor is responsible for all “rain leaders”. Does this mean downspouts, which are typically general construction type work, or is this only referring to the downspout cleanout at ground level, with the actual downspout by the general contractor? (This was modified last time to have the GC responsible for all of this work in question, with the plumbing contractor only responsible for the interior work and to 5’ outside the building for the interior conductors only.)

A: The plumbing contractor is responsible for all rain leaders and the underground rain conductors within the building and to the point 5-feet outside of the building. The G.C. shall be responsible for all exterior downspouts, gutters, boots, cleanouts, and any other components of the stormwater/rainwater connection system around the perimeter of the building whether they are shown within 5-feet or not. The site storm system is the responsibility of the G.C.”

Item 4: **Q:** There is a deduct alternate for the lead filters. Will the plumbing bid form be revised to include this deduct pricing?

A: Yes, please find attached “Form of Bid 00331-1(r1)” through “Form of Bid “Form of Bid 00331-9(r1)” document as Attachment F to this addendum.

Item 5: **Q:** Spec section 01 74 19 Waste Management references specification 01 12 00 Multiple Contract Summary. However, this section is not in the specifications.

A: Section 01 74 19 Construction Waste Management and Disposal has been revised to omit unused “Related Requirements” and included as Attachment B.



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Item 6: **Q:** Are all prime contractors required to hire a commercial videographer under section 01 79 00 for training?

A: Please remove any reference to the requirement to hire a commercial videographer from any and all parts of IFB #2023-40.

Item 7: **Q:** What Energy Star certification path is going to be utilized?

A: ENERGY STAR Multifamily New Construction program, Energy Rating Index (“ERI”) path.

Item 8: **Q:** Who is responsible for hiring the blower fan testing official?

A: Fukui Architects has hired Building Performance Architecture, the project’s HERS Rater, to do the blower door testing.

Item 9: **Q:** Is this project being phased or subject to phased commissioning?

A: Commissioning shall comport with Specification section 01 91 00 General Commissioning Requirements. It is the responsibility of the affected contractors to coordinate and schedule commissioning.

Item 10: **Q:** Under section 23 05 29, 3.5 A states the mechanical contractor is to pay the roofing contractor for flashing. However, as the roofing contractor is not selected, how does the mechanical contractor determine costs? Or are all heat pump stands and pipe supports to be non-penetrating?

A: All heat pump stands, and pipe supports shall be non-penetrating.

Item 11: **Q:** Section 23 81 26 from the VRF equipment state filter-dryers are not to be used, but they are required under the system charging and adjusting under spec 23 23 00 3.7 and 3.8 for refrigeration piping. Please clarify.

A: No filters dryers per VRF requirements.



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Item 12: **Q:** Is Greenheck an acceptable alternative for grilles, registers, and diffusers?

A: Greenheck is acceptable.

Item 13: **Q:** Are any other manufacturers such as Daikin permitted for the VRF System or is the sole sourced Mitsubishi City-Multi?

A: Other manufacturers are acceptable, note alternated manufacturers must meet project specifications, additionally any electrical up-size will be the responsibility of the contractor.

Item 14: **Q:** Are there any requirements for refrigeration leak detection?

A: No requirements.

Item 15: **Q:** On drawing M101 the transfer air grilles in Social Services and the Administration Offices have fire dampers, but the transfer air duct between the offices and the diffusers off of AHU 1 do not show fire dampers. Please confirm only the M grilles in this space require a fire damper at the ceiling.

A: Return air boots removed, a transfer air duct with grilles between offices provided with no fire dampers. A 6" round fire damper will be required on the outside air duct. Refer to SD1.1, revised portion of Mechanical First Floor Plan M101, included as Attachment C.

Item 16: **Q:** Who is responsible for providing access panels in gypsum ceilings? Who is responsible for installing these panels?

A: Access panels shall be supplied by the prime contractor who requires the access panels. The GC shall install the access panels.

Item 17: **Q:** What is the last day for questions?

A: January 23, 2024 at 9:00 AM



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Item 18: **Clarification:** Building Sections and Wall Sections do not always show the finish ceiling height. For finish ceiling heights and materials refer to the Reflected Ceiling Plans A107 through A110. Ceilings noted with heights lower than 9'-0" indicate that a false drop ceiling of gypsum or acoustic vinyl tile is required in addition to the gypsum ceiling required as part of the UL Listed Floor/Ceiling or Roof/Ceiling Assembly.

Item 19: **Clarification:** For Fiber Cement Panel Siding, provide all manufacturer required accessories for a complete warrantable system whether shown on the drawings or not. Building Elevations show composed large rectangular panels and Specification section 07 46 46 Fiber Cement Siding 2.1 E and F call for 48" in width. For specified and approved alternative manufacturers offering different panel sizes, manufacturer shall submit shop drawings including dimensioned elevations showing proposed joints, trim, and any other accessories for architect's approval. Architect reserves the right to adjust the panel spacing and joint alignment.

Item 20: **Clarification:** The last page for Specification Section 27 15 12 Communications Copper Horizontal Cabling was mislocated at the end of the following Section, 28 15 00.30 Multi-Family Data-on-Credential Access Control Devices. The uninterrupted Section 27 15 12 Communications Copper Horizontal Cabling is included as Attachment D.

Item 21: **Clarification:** Specification Section 06 16 26 Underlayment, Part 2.2 B has been expanded to include: "Proper documentation shall include any proposed changes to UL assemblies, demonstration that all fire, STC, and IIC ratings are maintained. Changes shall not result in the increase in cost to other trades." The full Section is included as Attachment E.

Item 22: Bidders wishing to respond to the General Construction Scope of work should complete the attached "Form of Bid - G 00311-1(r1)" through "Form of Bid "Form - G 00311-9(r1)" document as Attachment G to this addendum. This form has been revised to include the deduct alternates indicated in the architectural specifications.

Item 23: The bid due date and time has changed to **January 30, 2024 at 9:00 AM**. The location stays the same at the HACP Procurement Department, 412 Boulevard of the Allies, 6th Floor, Pittsburgh, PA 15219.




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Item 24: The Housing Authority of the City of Pittsburgh will **only be accepting physical bids dropped off in person from 8:00 AM until the closing time of 9:00 AM on January 30, 2024** in the lobby of 412 Boulevard of the Allies, 6th Floor Pittsburgh, PA 15219. Proposals may still be submitted electronically: <https://www.dropbox.com/request/vEYVz9C3sBQ05xb6BMG4> and may still be mailed via USPS at which time they will be Time and Date Stamped at 412 Boulevard of the Allies, 6th Floor, Pittsburgh, PA 15219. All proposals must be received at the above address no later than **January 30, 2024 at 9:00 AM** regardless of the selected delivery mechanism.

END OF ADDENDUM NO. 4


Kim Detrick (Jan 18, 2024 13:31 EST)

Mr. Kim Detrick
Sr. Procurement Director/Chief Contracting Officer

01/18/2024

Date