



Date: July 27, 2021

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Reference: RFP HC2020-01

Subject: **Addendum No. 2**

Pages: Addendum Cover Sheet Page 1
 Questions and Answers Page 2

Note: This addendum shall be included as part of RFP HC2021-01

Addendum 2 to RFP HC2021-01

- A. Procurement Schedule:** No Change in Procurement Schedule.
B. General Items:

SITE

- Question:** I'm not seeing a demolition plan page, only the utility demo plan. Page A1.0a is missing from the "100% DD Drawings". There is not enough info to bid it. Can we please get additional demo information/drawings?
Answer: Sheet A1.0a has been added to DropBox link below.
- Question:** Landscape drawings are not in the "100% DD Drawings". Pages LS101-504, LI101-502, & LP101-502 are missing. Can you please provide site landscaping information?
Answer: The complete landscape package has been added to DropBox link below.
- Question:** Please send irrigation plans.
Answer: The complete landscape package has been added to DropBox link below.

UNIT COUNT

- Question:** The Unit Matrix at the bottom of page G0.1 (shown below) shows 63 1 bedroom units, 23 2-bedroom units, and 3 3-bedroom units; but the overall floor plan drawings (page A2.9) are showing a count of 61 1-bedroom units, 25 2-bedroom units, and 3 3-bedroom units. (We count 25 (vs 23) 2-bedroom units, and the middle section of the 3rd floor has 2 1-bedroom units taken out.) Please clarify which is correct.

UNIT		LEVEL		
58	1 BED	615 SQ. FT.	LEVEL 1	29723 SQ. FT.
5	1 BED - ADA	615 SQ. FT.	LEVEL 2	27540 SQ. FT.
19	2 BED	900 SQ. FT.	LEVEL 3	27540 SQ. FT.
4	2 BED - ADA	900 SQ. FT.	TOTAL BUILDING AREA	84803 SQ. FT.
2	3 BED	1286 SQ. FT.		
1	3 BED - ADA	1286 SQ. FT.		
89	TOTAL UNITS			

Answer: The unit count shown on G0.1 is the correct unit count. The third floor will be updated during CDs to add the (2) one-bedroom units and remove (2) two-bedroom units to meet this unit count.

DOORS & WINDOWS

1. **Question:** Please provide more window/storefront information. I see the window schedule on page A10.1, but there are no details on page A9.0 or A9.2.

Answer: Basis of Design for Storefront: Manko 2450 Series in dark bronze.

Basis of Design for Windows: Milgard Vinyl-Trinsic Series V300.

CABINETS & COUNTERTOPS

1. **Question:** No details are shown for cabinets or countertops. Please provide material, face, etc. Pricing ranges dramatically depending on style/type.

Answer: Basis of Design for Kitchen Cabinets: Alpine Cabinet Co; Shaker-style door with standard laminate countertops.

APPLIANCES

1. **Question:** Unit plan pages A5.2, 3, 4, 7, etc. show top and bottom refrigerator in drawings. The specs section 11-3013 calls out for side-by-side refrigerator. Please clarify what is wanted.

Answer: Basis of Design for refrigerator/freezer: GE (Energy Star) Top Freezer in Black; model # Model#: GTE17GTNRWW (Basis of design only)

2. **Question:** Is there an appliance spec or legend to give some direction on what is wanted?

Answer: Basis of design for all appliances: GE Standard Electric Range in black (Model#: JBS460DMBB) and GE Dishwasher in Black (Model #GSD2100VWW).

3. **Question:** All the elevations show a hood above the range. Is this accurate, or is an over-the-range microwave wanted in the standard units?

Answer: A Range vent only is to be installed over the range. Must be vented to the exterior.

4. **Question:** The Amenity plans aren't detailed enough to know if there are any appliances in that area. Please clarify if anything is needed there.

Answer: No appliances are currently called for in the amenity space.

FLOORING

1. **Question:** Please provide Flooring details. We show LVT, carpet, tile, but which? Pricing ranges dramatically depending on style/type.

Answer:

- Basis of Design for LVT: Calif vinyl Pro with Mute Step – Vinyl Plank Flooring
- Basis of Design for Tile: Daltile "Chord" Color body porcelain
- Basis of Design for Carpet Tile: "Taped Off Tile" Mohawk Group
- Basis of Design for Broadloom Carpet: "Exquisite Portrait" Mohawk Group

GUARDRAILS

1. **Question:** What are the specifications for the balcony guardrails. Elevations look like wood planking?? Please clarify what is wanted. Guardrails on North Elevation at bottom level are different. They look like glass railings? Please clarify.

Answer: Prefinished 2" square steel guardrail with 1x4 cedar wood horizontal slats spaced 1.5" apart.

ELECTRICAL

1. **Question:** Does each unit have a media enclosure? None are seen; but this would reduce the cost of the project.

Answer: There will not be media enclosures.

2. **Question:** The facility designates one location for a comm room. The building is roughly 465' in length and would require multiple comm rooms. Which additional rooms should be added for low voltage. Please advise.

Answer: Additional locations will be investigated further during the preparation of Construction Documents.

3. **Question:** Metering requirements for the units are not shown; each electrical room shows "metering cabinets", but there are no details or direction on what is required.

Answer: Metering Requirements will be provided in the Construction Documents.

4. **Question:** The specifications table of contents lists division 26, 27, & 28, but no specs are provided. Will specifications be provided for these divisions?

Answer: Division 26 is being provided by our electrical engineer. Division 27 & 28 will not be provided.

MAILBOXES

1. **Question:** Are there any mailboxes for this project? None showing. Specifications are needed.

Answer: Basis of Design: 4C12D-12 - 12 Tenant Doors with 2 Parcel Lockers and Outgoing Mail Compartment

PLUMBING

1. **Question:** Plumbing supplier has questions and sees some concerns: sensor faucets for lavs, Elkay sinks for kitchens, no enclosure for showers, no tubs, Kohler toilets are pricier than we normally see. Please advise how to proceed.

Answer: Plumbing fixtures shown in the DD documents are intended to be used as a basis of design only. The General Contractor may submit other manufacturers that are equal to what is shown. No sensors are to be provided for unit lavs.

Tubs and Showers Basis of Design- 62" x 33" Freedom ADA Roll In Shower, LEFT

Handed by Seat wall 1-Piece, New Construction (60" x 30" ID)

Model: APFQ6233BFF875L

60" x 32 ½" ADA Bathtub, three pieces, Left Drain

Fiberglass

Model: APTG3260TSADA3PL

HVAC

1. **Question:** It was stated on the plan that there is an M0.2 Mechanical Controls and notes; however, that page is not included in the plans. Can we please get an updated file? Attached is a screenshot of the plan that is missing.

Answer: M0.2 was not intended to be included in the DD set. It will be provided in the Construction Documents.

A6.9	UNIT TYPE 3A - ELEVATIONS
A10.3	DOOR SCHEDULE - UNITS
A11.0.	FINISH SCHEDULES
M0.1	MECHANICAL LEGEND AND NOTES
M0.2	MECHANICAL CONTROLS AND NOTES
M0.3	MECHANICAL SCHEDULES
M0.4	MECHANICAL SCHEDULES
M0.5	MECHANICAL DETAILS
M1.1A	FIRST FLOOR MECHANICAL PLAN - NORTHERN SECTION
M1.1B	FIRST FLOOR MECHANICAL PLAN - MID SECTION
M1.1C	FIRST FLOOR MECHANICAL PLAN - SOUTHERN SECTION
M1.2A	SECOND FLOOR MECHANICAL PLAN -NORTHERN SECTION

DRYWALL

- Question:** Drywall subcontractors are looking for specs under the Section/Division 9 on the spec sheets, but the spec sheets skip section 9 (goes from section 8 to section 11). Please clarify drywall finishes.

Answer: Level 4 drywall with "smooth" finish. Full specifications will be provided as a part of CDs.

ROOFING

- Question:** What type of roofing insulation/taper is wanted? The specifications call out every type. Please clarify what is wanted.

Answer: Owens Corning FOAMGLAS® Insulation A, insulation to be tapered.

Please use this link, [RFI #1](#), to find the documents provided as part of the response. If clicking the link doesn't work, please copy <https://ejarchitecture.egnyte.com/fl/QckNcGBz2R> into your browser. Once there, you will enter the password **UNAJkG8u2cLK**

Contact the Purchasing Agent Emily Whittle at ewhittle@housingconnect.org if you have any issues using Dropbox.