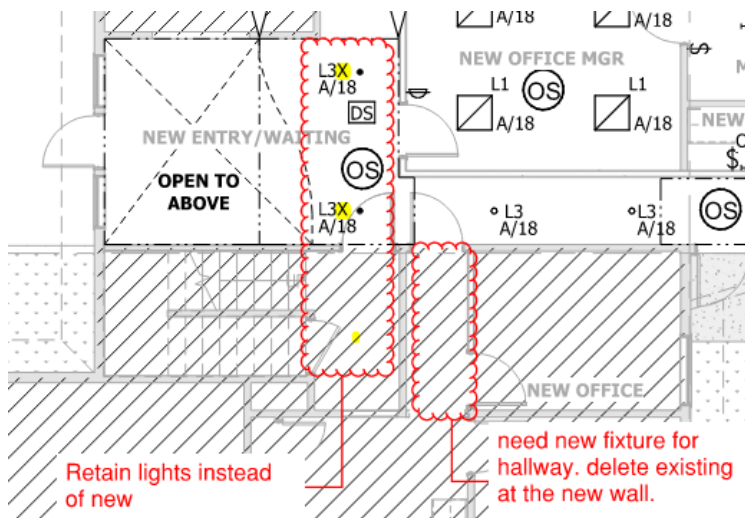


**Peninsula Housing Authority**  
**Addendum #1**  
**Questions & Answers**

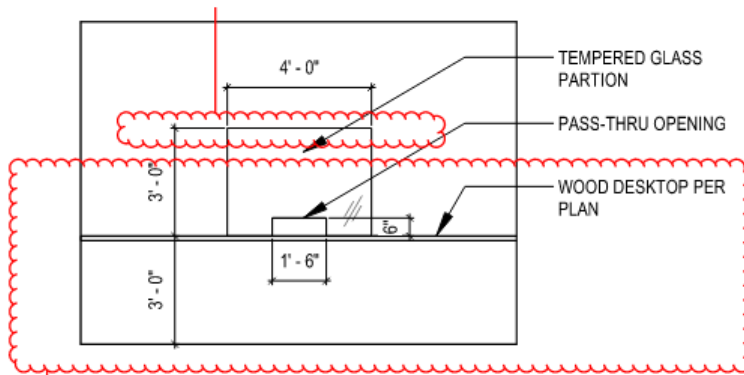
1. Assume I just need to list my sub companies for services that I'll sub out? Do I need to list their license info or a contact person as well? **The Subcontractor list is part of Section 3 requirements. This is a program created by HUD that encourages contractors and subcontractors, working on public works projects, to hire employees with lower incomes. The Section 3 Plan and the 2 subsequent pages are requesting the contractor bidding on this public works project provide assurances that, *if new employees are hired for this project*, they will implement this plan and keep records to show how they advertised, who applied, who was hired, etc. If you or your subs do not plan on hiring new employees for this project, only the first document needs to be completed and signed.**
2. I'm looking at diagrams that show the rooms that will be "touched" by the remodel work. Based on the square footage of the building it seems to me that its about 30-40%. Does this sound right to you? (not including the parking lot and retaining wall stuff) **I cannot substantiate the percentage of building that is "touched". Those square footages have not been established.**
3. As I mentioned on the phone there are a lot of references to Rushing for approvals and permissions. What will that process look like and will there be a time limit on the responses? **As mentioned at the site walk, all contact with the architect and consultants will be through the project coordinator. Turn-around time for RFIs will be 3 working days, submittals and shop drawings will be 10 working days. This assumes RFIs, submittals, and shop drawings requests are complete.**
4. Where will job materials be stored on site? Can I leave a trailer in the parking lot or have a dry storage box located there? **As mentioned at the site walk, the garage in the northwest corner of the lot is available for storage. We are not opposed to storage containers placed at an approved location on site as long as the necessary permits are secured from the city beforehand.**
5. Assume that if there is a change to the design docs or specifications that I'll be able to respond to those with a change order and completion time adjustment? **Yes**
6. The restricted access stairway wall goes only to the height of the upper parapit wall and not to the ceiling, is that right? **Correct**
7. Who will acquire the ecology block for the retaining wall proposed fix? **The contractor**
8. Pg 2-11, Section 1.04, B7. Could you please clarify what this means? Assume you're relying on GC to scope "Gaps" in scope. But, this often happens "after" the project starts and on discovery of some unanticipated condition. **The contractor is responsible for identifying any known or perceived gaps in scope at time of bid. Unanticipated discoveries will be addressed as they come up through the change order process.**
9. Same section: hard to know what the permit fees will be for subs until they actually estimate the work. So, I'll make some assumptions in my estimate but is there a way to line this out so that actual costs can be accommodated when known? **As mentioned at the site walk, the building permit (including plumbing, mechanical and the site work permits) have been secured. The only permit needed for the building would be te electrical.**
10. Same section, P8. relationship with Rushing. Can you clarify how you anticipate this working? **See response to question 3 above.**

11. Pg 4/11, Permit Set; Seciton G: I did not see a list of where anticipated access panels will be required. Can you clarify this one? **Where new valves need to be concealed in walls or ceilings, an access panel shall be provided and documented by the contractor.**
  12. Pg 4/11, Coordination, Section D; In our conversation on the phone you'd indicated that the GC will be responsible for all the finish work. Can you clarify the meaning of this section? **Key Note #1 reads "Patch & paint to match existing @ floor, walls & ceiling."**
  13. In the electrical section you've specified specific Lithonia products. Will the GC be responsible for acquiring these or will you be supplying these components? If GC supplied, do you have a preferred supplier (and discount) set up for these or is this up to the discretion of the GC? **The contractor will be responsible for supplying and installing. We do not have a preference on the supplier.**
  14. There is a bid deposit and bond requirement that seems onerous just to bid on this project. I don't have a problem supplying these once I know that I have the contract award but tying up that much cash ahead of time is a big ask. Can this be mitigated at all? **The housing authority requires a bid bond (guarantee) on all projects over \$25,000 to ensure that the successful bidder will enter into a contract at their stated bid price.**
  15. There appears to be a fairly aggressive time line for this project given the moving parts. How rigid is the delivery date of December 2024 for occupancy? **The dates noted in the advertisement for the Invitation are intended to convey our desired timeline. Should our proposed schedule conflict with your current workload, please provide an alternate timeframe of construction start and completion. This will be taken into consideration.**
- Resurfacing or just sealing and restriping of the parking lot? **The parking lot will be sealed and restriped. No resurfacing is needed.**
  - Which parking lot striping layout should be followed? **Follow the Civil site plan (C1.0) provided by Coughlin Porter Lundeen date April 26, 2024.**
  - E4.01 There are existing lighting fixtures in the entry that run down the halls to the east and west. Will those be removed and the L3s installed? **See revision below.**
  - E4.01 The creation of the additional hallway at Office 124 doesn't reflect the existing fixtures that need to be removed or what is being relocated or newly installed. **The new hallway will receive a single L3 fixture centered. See revision below.**



1. Not real familiar with the section 3 form – are we required to advertise and hire people for the project or is it ok to do with our own forces? **You are not required to hire other personnel for this project. If you do though, then compliance with Section 3 is needed. See bullet 1 on the first page.**
2. Reading through the gen conditions it talks about contractor reimbursing for utilities used during construction – is this something we need to account for? **Since the building is currently connected to all utilities, this is not needed. The PHA will pay the utilities.**
3. Shows reception window and calls for a wood desk top – couldn't find any details on a wood desk top or how the glass is framed in or detailed **See revised plans below...**

revise head to 7'-0" AFF;  
increase window size.  
spec glazing thickness for  
security.

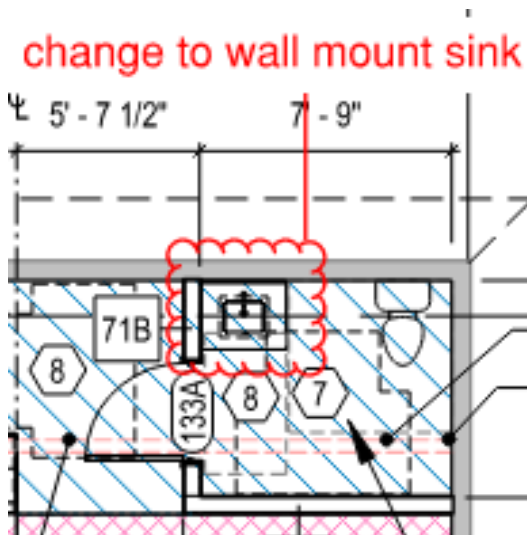


provide laminate  
counter/detail. check  
ADA counter height.

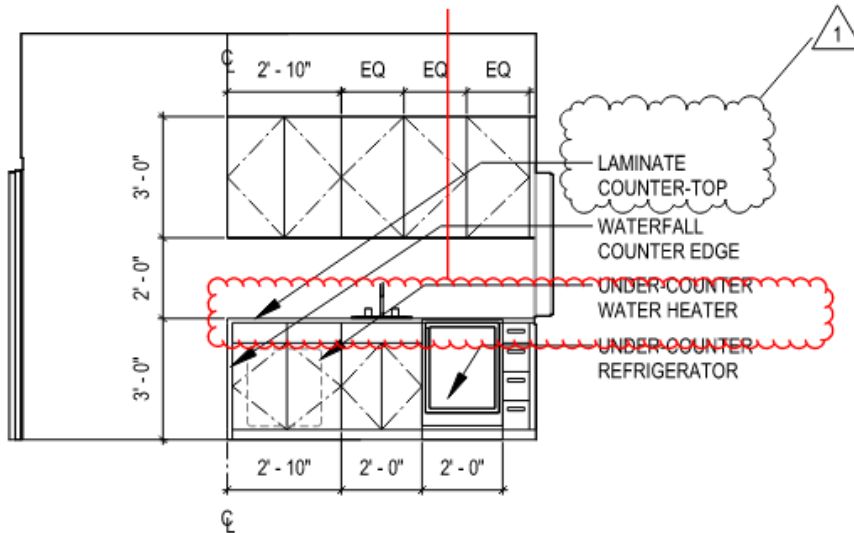
### 3 RECEPTION DESK - EAST

1/4" = 1'-0"

4. New cabinets – assuming mods in kitchen are to match similar to existing? What about the new kitchenette and bathroom top? **Match existing materials – bathroom shall have wall mount sink. See below.**



laminite countertops. at new and existing kitchen to match existing type. Owner to select from standard colors.

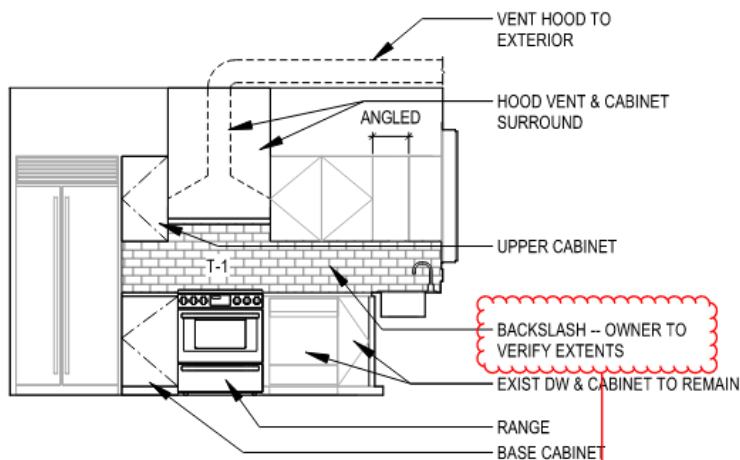


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## KITCHENETTE - EAST

1/4" = 1'-0"

- Is the new kitchen hood to be built in to a new cabinet? Mechanical mentioned some info on the hood but couldn't find a specific product detail **There will be some new cabinets needed to accommodate this change. The hood fan shall be 30", ducted, white, 160cfm (min), max 3 sones, Nutone/Broan or equal.**
- It appears that the existing kitchen is to have a tile backsplash? It also says to verify extent with owner **See revision below**



5

## KITCHEN - SOUTH

1/4" = 1'-0"

no full tile. match existing

7. Is the range provided by owner? **Contractor to provide: GE JB256DMWWW or equal GE product. Electric coil, 30", white, self-cleaning.**
8. Didn't see any info for door hardware for the new doors **Match existing hardware. Key to the existing master.**
9. Existing doors are mostly hollow core is that the intent for the new doors? **Yes**
10. Is there a spec or any product details on the floor coverings? **Not at this moment. Match existing quality. Owner to select from standard colors.**
11. Are you guys going to clarify the new sewer hookup or should we just assume tying separately from existing and you guys will take care of any connection fees or right of way permits? **Anticipate running separate line to existing sewer line in alley. We will pay the connection charges and ROW permit fees.**
12. Do I have the ability to access the interior of the building again with any of my potential subcontractors? **We will have staff at the building on Tuesday July 2<sup>nd</sup> from 10-12.**
13. The L1 fixtures are specified as a troffer type to mount in a suspended ceiling – they won't work well to try and mount on a hard lid. **This particular fixture has a drywall adaptor kit.**