



**Richmar Manor 504 Renovation to Units 17, 18, 33
Invitation for Bids (IFB #19-018)
Issue Date: June 28, 2019**

ADDENDUM #1

Issued: July 19, 2019

NOTICE TO PROPOSERS:

- A. This Addendum shall be considered part of the Contract Documents for the above mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents, this Addendum shall govern and take precedence.
- B. Offerors are hereby notified that they shall make any necessary adjustment in their estimates on account of this Addendum. It will be construed that each Bidder's documentation is submitted with full knowledge of all modifications and supplemental data specified herein.

Addendum #1

- 1) **Clarification:** Item # 2.1.1.2 in the IFB. Sales tax for materials that are to become part of the project that are purchased in Ohio will be exempt from sales tax. LMHA will furnish the contractor with a project tax exemption form.
- 2) **Clarification:** Item # 3.1 in the IFB. LMHA will not pay for overtime. The contractor's schedule should reflect adequate number of days to complete the project. LMHA is asking for a Lump Sum proposal so that labor hours are included in the proposal. If the awarded contractor wishes to work outside of normal hours (8:30 – 5:00 pm M-F), prior approval must be obtained from the Maintenance Supervisor and Property Manager.
- 3) **Question:** Are the Brey-Krause products specified acceptable for use? If not, please provide the name of the manufacturer and part numbers for the products that you would like used on the project.
Answer: Mounted at appropriate ADA height, all Brey-Krause materials are acceptable for use on this project.
- 4) **Question:** Will concrete testing be required?
Answer: Yes. See Specifications Section 321313 Concrete Paving para. 1.6 Quality Assurance and para. 3.10 Field Quality Control.



5) **Question:** If concrete testing is required what specific tests will you require?

Answer: *See above*

6) **Question:** Will Third party air clearance testing be required?

Answer: *Yes*

7) **Question:** If Third party air clearance testing is required will LMHA do it at their expense? If the contractor is responsible for the testing, please provide a list of approved providers.

Answer: *LMHA will provide one (1) air clearance test, following abatement, per unit. Additional testing or multiple trips to the site required due to previous test failure or Contractor's work sequence, will be at the Contractor's expense.*

8) **Question:** There is no work other than the floor drain in the mechanical closet of unit 17. Can we leave the HVAC unit and hot water tank in place and protect them during construction?

Answer: *No. Remove all existing VCT flooring, resilient base and accessories in ALL Kitchens and Mechanical rooms. This will necessitate removing water heater and furnace as noted in Demolition notes for each unit. Kitchen and Mechanical Room/Closet to receive new Resilient Tile Flooring, Resilient Base and Accessories as specified.*

9) **Question:** There is no work other than the floor drain and painting the walls in the mechanical closet of unit 33. Can we leave the HVAC unit and hot water tank in place and protect them during construction and paint around them?

Answer: *Remove all existing VCT flooring, resilient base and accessories in ALL Kitchens and Mechanical rooms. This will necessitate removing water heater and furnace as noted in Demolition notes for each unit. Kitchen and Mechanical Room/Closet to receive new Resilient Tile Flooring, Resilient Base and Accessories as specified.*

10) **Question:** The specified Safe N Sound door is not available with a factory finish it only comes primed and it is not available with a 4 1/2-inch hinge. Please approve onsite finishing of doors and 3 1/2-inch standard hinges or provide a different specification. See attached specification sheet for details.

Answer: *Prefinished controlled factory finish is preferred, but if unavailable with this style of door, on-site finishing is acceptable. Provide 3 1/2" standard hinges as noted in manufacturer specifications sheet.*

11) **Question:** Is half inch white Corian acceptable for tub surrounds with custom Corian trim around windows?

Answer: *Provide Swanstone products as specified on drawings.*



- 12) **Question:** The manufacturer of the Allure flooring does not recommend the use of wax please see attached specification sheet. Will we still be required to wax the floor?
Answer: *Provide one coat of Floor Polish as recommended by manufacturer and as specified in Section 096519 Resilient Tile Flooring para. 2.3.C Installation Materials, & 3.4.D Cleaning & Protection, as an extra safeguard from damage prior to tenant move-in. Unless otherwise specifically recommended by Manufacturer. (Do not void warranty)*
- 13) **Question:** I would like to confirm that all fees associated with the basic building permits have been paid by LMHA and will not be the responsibility of the contractor, and that the only fees the contractor will be responsible for will be for the necessary mechanical permits.
Answer: *All BUILDING permit fees have been paid by the Architect as required for submittal and review of project drawings by City of Toledo. Contractor is responsible for any and all required Mechanical, Electrical, Plumbing, or other permits and fees required as part of this work.*
- 14) **Question:** Please provide clarification on the level of drywall finishing for existing drywall that is not cracked or have holes in it but may have been repaired prior or was poorly done in the 1st place. Will we be required to redo all of the existing drywall to the standards of the new work?
Answer: *See Specifications Section 092900 para. 3.5.D Finishing Gypsum Board as well as General Notes for both Demolition – (1.) Repair, patch and/or replace existing floor, wall, and/or ceiling finishes adjacent or contiguous to renovation work for consistent finish, acceptable to Architect. (It is expected that a smooth feathered transition from new to existing materials is provided) and Construction – (6.) Repair and/or replace any existing materials or surfaces to remain that become damaged due to construction operations.*
- 15) Attached is the sign-in sheet from the Pre-Bid Walk-thru that was held on July 11, 2019.

(End of Addendum #1)

#####

Solicitation Inquiries: Craig Bartley

E-Mail:

cbartley@lucasmha.org

Section 3 Inquiries to: Martice Bishop

Mbishop@lucasmha.org

PRE-BID MEETING ATTENDANCE

PROJECT: Lucas Metropolitan Housing Authority
 Richmar Manor – 2019 UFAS/ADA/504 Renovations (3 UNITS)

DATE: July 11, 2019

PLEASE PRINT "CLEARLY"

NAME	COMPANY	PHONE	FAX	E-MAIL
Andy Gronkowski	Forum Architects, LLC	(574) 233-2119	(574) 288-0924	agronkowski@forumarchitectsllc.com
Mike Bais	EMTHA	419 592 2925		
Charles Weisz	J Davis Contractors	419 266 1799 or 567-342-4488		charlie.weisz@yahoo.com
Frank Montgomery	Madwest Env	419-382-9200		Frank@MEC-inc.com
Joe Kissner	KMK/A			J.Kissner@LucasMHA.org
Bill Kröma	SEI	419 476-5670	419 476-4456	Bill@Surfaceenterprises.com
Tom Barnison	Barnison Electric	419-376-0201	419-727-0969	WSC@TExec.com
Luther Terry	TNT ANCHOR BAR	419/810-1310		lutherterry@gmail.com
Graice-Barnick	EMTHA			
James Coyle	Coydemelh	419 419-466-5536	419-729-4320	Jim C@CoyleMechanical
Jim Osberhanske	Bucher Painting	419 262-0927		JimO@bucherpainting.com