

Inc. Village of Hempstead Community Development Agency

Project Location: 40 Byrd Street, Hempstead, NY

Request for Proposal # 8 HEMV 2021-2022

ADDENDUM #2

Issued: September 17, 2021

BID DOCUMENTS

- 1) Bid Due Date has been extended to SEPTEMBER 30th, 2021
- 2) Additional clarifications, Details and descriptions will be provided in Addendum # 03 – to be issued on September 21, 2021 which will include sketches for clarification.
- 3) Bid Sheet has been revised. Please list all known sub-contracts. Showing separate amounts for A) Labor & Equipment and B) Materials.
- 4) Unit Pricing to be provided for:
 - A) Additional house sheathing ¾" CDX per square foot, furnished and installed.
 - B) Additional topsoil, per cubic yard – furnished and installed.
- 5) Existing disturbed lawn and landscaping areas to have a minimum of three inches of new topsoil installed, rolled and seeded. Allow 12 Cubic Yards of new Top-soil included in the Bid price. Feather in new with existing, spread remainder evenly throughout remainder of lawn. Seed to be applied at the rate of 3pounds per square foot.

Request for Information and Answers

The following are partial answers to the RFI questions. Additional information will be provided in Addendum # 03.

- Q-1. Please confirm if prevailing wages are required & if so, provide the wage rate schedule to be used for this project?
- A-1. ***i.) Prevailing Wages are not required for this Project. A minimum wage of \$15.00 per hour is required.***
- ii.) Contractor to provide wage rate sheets for each trade Contractor plans on using for this project (follow typical Prevailing Wage General job classifications): Carpenter; Laborer; Mason; Tile-setter; Equipment Operator; Teamster/driver; etc..***
- iii.) Bid Price is to be separated into two categories – 1) LABOR plus EQUIPMENT and 2) MATERIALS.***
- iv.) Note that Sub-contractors pricing must also conform to the above, and be listed separately (indicating what the Sub-Contractor's exact scope of work is), such as:***
- ***Solar Cell Furnishing and installation, set-up and commissioning;***

- ***Plumbing – Interior water/sewer/ Grey water connections, with caulk and escutcheons at all wall/floor/ceiling penetrations;***
- ***Exterior Piping for Grey Water & Rain collection;***
- ***Exterior Geothermal Well furnishing and installation, exterior and interior, plus insulation and connection to HVAC system plus commissioning;***
- ***HVAC Heat-pump system , ductwork and all insulation, outlets and registers - furnishing and installation, set-up and commissioning;***
- ***Kitchen, Bathroom and Laundry room exhaust systems ductwork and insulation, plus outlets and registers, start-up and commissioning;***
- ***Electric Car Charging Station – furnishing, installation, inverters and switching connection to back-feed house.***
- ***Electrical – including inverters, batteries, back-feed plug for small generator and from Electric Vehicle through charging station, Solar cell connections to system; monitoring read-out, whole house interior and exterior power and lighting, complete with all interior fixtures, lamps and connections to installed appliances/HVAC equipment;***
- ***Data/Internet/telephone outlets and wiring;***
- ***Grey-Water System furnishing and installation, set-up and commissioning;***
- ***Irrigation System furnishing and installation, set-up and commissioning;***
- ***Excavation – including landscaping, removals of asphalt, concrete pavers, stone pavers on patio, miscellaneous stone and other exterior unwanted items, trees, brush, installation of new topsoil and new plantings, removal and replacement of fencing;***
- ***Concrete/Asphalt;***
- ***Masonry brick and CMU, mortar and grouting, setting anchor bolts;***
- ***Insulation – Spray Foam;***
- ***Insulation - Batt;***
- ***Vinyl Siding and Trim (bottom, corner, top, window and door);***
- ***Painting;***
- ***Self-Leveling Floor compound;***
- ***Sub-Flooring Fiber-reinforced fully adhered underlayment;***
- ***Enhanced Vinyl Tile Flooring and trim;***
- ***Ceramic Tile, epoxy grout and trim;***
- ***All Hardware;***
- ***Doors and Windows;***
- ***House-wrap;***
- ***Exterior insulation;***
- ***Exterior foundation waterproofing;***
- ***List all Others such as Final Cleaning, roofing, etc..***

Q-2. Confirm that the project is tax exempt?

A-2. Confirmed, project is Tax Exempt. A certificate will be provided.

Q-3. Have the drawings been submitted to the town for approval and will the owner be paying for the building permit fees?

A-3. Drawings have been submitted and the Owner will take care of building permit fee, but not Electrical, Plumbing, Sewer, Water, DOT, etc... fees. The selected contractor shall be added to the Building Permit Application upon award and must meet the requisite requirements pursuant to the Inc. Village of Hempstead Rules and Regulations.

Q-4. When do you anticipate the project beginning?

A-4. As soon as possible after bid is awarded and contract signed. The goal is to have the house ready to occupy by this Christmas. See additional information in the Contract Documents.

Q-5. Confirm that all controlled inspections & testing will be paid for by the owner?

A-5. All controlled inspections & testing required by codes will be paid for by the Owner. Start-up, testing of systems, Commissioning and submittal of documentation will be the Contractor's responsibility.

Q-6. Confirm if there are any asbestos materials to be abated?

A-6. Confirmed. All visible asbestos materials has been abated and removed.

Q-7. At the site inspection there appeared to be termite damage at various locations. Please provide an allowance for the damaged framing to be replaced or provide a quantity?

A-7. Note that all exterior studs are being shortened/trimmed to allow a mortared 6-inch CMU and double 2x6 sole plates to be installed. The Quantity Allowance for replacement of 2x4 exterior wood studs above (after trimming for new base installation) that shall be an allowance/average of 12-inches per existing stud. See Detail to be issued with Addendum #3. This allowance will be used throughout the house, but not for garage work.

Q-8. Also, are we replacing any exterior sheathing due to termite damage?

A-8. Quantity of damaged wood siding/sheathing to be replaced with new 3/4" CDX plywood is an allowance/average of 18-inches high for the entire exterior perimeter of the house. Some will be higher than 18-inches, some lower, as detailed on-site by Owners Representative. New sheathing to extend down to bottom of new CMU, to act as anchorage for new exterior wall rigid insulation and new vinyl siding and trim. See Detail to be issued with Addendum #3

Q-9. Lastly confirm that the termites have been exterminated.

A-9. Yes.

Q-10. The site inspection revealed that the house was completely stripped of all finishes on the inside, so please confirm that the contract now includes all new drywall, interior finishes, doors & hardware?

A-10. Yes, as well as other exterior finishes. See Detail to be issued with Addendum #3.

Q-11. There is no door schedule or hardware schedule included in the bid documents, please provide.

A-11. Entire Finish/Door/Window/Hardware Schedule to be provided in Addendum #3.

Q-12. Please provide a specification for the following items:

q-a. Doors, frames & hardware.

To be issued with Addendum #3.

q-b. Lighting.

to be issued with Addendum #3.

q-c. Garage door.

(Door and electric opener with wall mounted and remote control) To be issued with Addendum #3.

q-d. Kitchen cabinets, countertops & backsplash:

i. Confirm if the existing cabinets & countertop are being replaced?

Existing Kitchen are not being replaced, they have been removed from the Kitchen for demo and stored. There will be a new breakfast counter installed outside the Kitchen, See Detail to be issued with Addendum #3.

ii. Also provide kitchen front elevation drawing. **To be issued with Addendum #3.**

q-e. Appliances:

i. Are appliances provided by the owner?

Kitchen sink, Faucet, Stove, refrigerator, most upper and lower cabinets, and stove hood are supplied by owner. They are currently stored and will be supplied for re-installation.

q-f. Ceramic tile:

i. Drawing A-600 indicates tile name, please provide manufacturer, size & required color?

To be issued with Addendum #3.

ii. Also provide bathroom elevation drawings.

See Detail to be issued with Addendum #3.

q-g. Roofing, siding & exterior trim:

Any holes patched in roof to be with similar quality and color materials.

i. Also confirm that the siding, exterior trim & roof shingles at the house are existing to remain?

All Existing vinyl siding and window/door/corner trim to be removed and replaced with new.

ii. Drawing A-202 indicates to patch the existing siding & studs, which I assume is just at any closed-up doors & windows. Please clarify?

(Yes, close-up any existing openings shown with 2x4 studs and CDX 3/4" plywood, inserting 2x6 studs in sequence with the repairs). Detail to be issued with Addendum #3.

- q-h. Windows. (Also confirm that the windows at the house are all existing to remain, except for one?)
Existing to remain, install perimeter insulation, backer rod, caulking and overlap the house-wrap. Re-level and install new exterior and interior trim. There are two new windows – one in the living room and one in the existing foyer. Details to be issued with Addendum #3.
- q-i. Wood trim at windows, doors & base.
Details will be provided to be issued with Addendum #3.
- q-j. Pull down attic access ladder.
To be issued with Addendum #3.
- q-k. Closet shelving (none shown).
Interior closet shelving and hooks shall be White vinyl coated Closet Queen Metal shelving.
- q-l. Patio pavers.
The existing patio pavers shall be removed and cleaned of cementitious material, stockpiled and re-installed on a layer of filter fabric under a 2-inch thick compacted coarse sand base. Additional pavers and boarder trim stone may be required. See Detail to be issued with Addendum #3.
- q-m. Toilet Accessories (none shown).
A large medicine cabinet, towel holders, paper holder, soap holder for tub and soap holder for shower, handicap bars in shower/tub and adjacent to water closet, will be required to be supplied and installed by the contractor. See Detail to be issued with Addendum #3.
- q-n. Brick at house foundation.
The brick shall be 1" Thin-brick veneer with water-resistant mortar and siloxane overcoat. Foundation to be waterproofed to 18" below grade. See Detail to be issued with Addendum #3.
- q-o. Electric charging station at garage.
The electric car charging station will be a Level 2 Charging system, supplied and installed complete by Contractor.
- A.12. *See Addendum # 03 for additional information and Details to be issued with Addendum #3.***
- Q-13. Please confirm that new 6" gutters with screen are required as per Drawing P-101 for the rain water harvesting system?
A-13. *Yes – Confirmed, See Detail to be issued with Addendum #3.*
- Q-14. Is there any new landscaping required or just topsoil & seed?
A-14. *Yes, See new Landscaping Detail to be issued with Addendum #3.*
- Q-15. Is a new irrigation system required as per drawing P-302?
A-15. *Yes, See new Irrigation system Detail to be issued with Addendum #3.*
- Q-16. Provide a detail for the built-in bookcase located at the Hall?
A-16. *See Detail to be issued with Addendum #3.*

Q-17. Confirm that the size of the new sewer service is 4"?

A-17. *The new sewer service shall be 4".*

Q-18. Confirm that all new concrete shall be 4,000psi?

A-18. *All new concrete will be 4,000 psi.*

Q-19. Confirm if fire-rated duct wrap is required per drawing M-001?

A-19. *No fire-rated ductwork is required. However, where there are penetrations, fire blocking must be employed.*

Q-20. Confirm if any seismic bracing is required per drawing M-001?

A-20. *Yes. The extent of seismic bracing is to limit allowable movement to 3 Degrees of Freedom (1-back & forth; 2-side-to-side; 3-Up-down). This will require both hanger with vibration isolators, and side bracing*

Q-21. Is there a solar or geotherm company that's already involved in the project? If so, please provide contact info.

A-21. *Solar sub-contractor is to be procured by the Contractor. Geothermal well company and HVAC sub-contractor are to be procured by the Contractor. Additional Details to follow in Addendum #3.*

Q-22. Clarify the insulation requirements at the existing house attic? (Drawing A-300 shows R-40 batt insulation at the ceilings & R-49 spray foam at the attic roof rafters.)

A-22. *In order to meet the project's R-65 requirement for the ceiling space, on this project both roof rafters and ceiling joists are to be insulated, after the new sistered joists/rafters are installed.*

Q-23. Drawing A-203 shows new brick at the house exposed foundation walls, is any required at the garage?

A-23. *Note, the brick is a 1-inch overlay on top of the foundation waterproofing that extends 18-inches below grade and up to the top of the new sole plates. See Detail to be issued with Addendum #3.*

Q-24. Are there any insulation or interior finish requirements at the garage?

A-24. *See Detail to be issued with Addendum #3.*

Q-25. Confirm that the driveway is to be replaced with new 6" thick concrete? Also is there any curbing required?

A-25. *See Detail to be issued with Addendum #3.*

Q-26. Do any trees need to be removed at the new garage location?

- A-26.** *Yes, as required for the foundation installation and erection of the new Garage. All Existing trees shall be trimmed at the property line within six feet of the new garage or entire house. See Detail to be issued with Addendum #3.*
- Q-27. Is there any fence work?
- A-27.** *Yes. Both landscaping and hard scaping, inclusive of fence and vegetation removal is in the contractor's scope. See Detail to be issued with Addendum #3.*
- Q-28. Confirm if the new ceramic tile floors throughout the house are to be installed with thin-set or mud over the existing concrete slab?
- A-28.** *The entire house is to have Ardex (or approved equal) self-leveling compound installed room by room, with the minimum of ¼" thick at the highest point, with the joints hidden below each rooms new door saddle (TBD). Rooms with ceramic tile (existing foyer entry and kitchen, new portico, bathroom and laundry room) shall have a waterproof thin-set applied to adhere the tile. Contractor is to match as closely as possible the adjacent wood floor finished height. Epoxy grout shall be used for all floor tile – color to be selected by Owner. Note: All wall tile to be adhered to cementitious wall board with waterproof mastic. Cementitious wallboard to have joints taped with fiberglass and waterproof compound prior to installing mastic and wall-tile. Wall-tile to be grouted with epoxy grout – color to be selected by Owner. See Detail to be issued with Addendum #3.*
- Q-29. The plans call for sistering the exterior wall studs with 2x6 every other stud. This doesn't leave any support for the sheetrock.
- A-29.** *To be issued with Addendum #3*
- Q-30. The plans also call for changing the top and bottom plates on the perimeter walls. Why would we keep the existing 2x4 walls, if they don't support the sheetrock and most of the sheathing gets changed?
- A-30.** *To be issued with Addendum #3*
- Q-31. Is there a list for the HVAC contractors that are approved by the CDA like the plumbers and electricians?
- A-31.** *No*
- Q-32. A-102 shows a T wall for the garage foundation with expansion joint around perimeter, A-301 shows a haunched foundation, monolithic pour. Which foundation is required?
- A-32.** *To be issued with Addendum #3*
- Q-33. There isn't specs for kitchen cabinets or appliances. It says that existing was to remain, but I believe everything was removed.

A-33. All existing appliances and kitchen cabinets are stored.

Q-34. Who is responsible for the furniture that is drawn?

A-35. Furniture shown is conceptual only and will not be included.

Q-35. Are there specs for the windows and doors?

A-35. To be issued with Addendum #3

Q-36. Is there a light fixture schedule?

A-36. To be issued with Addendum #3

Q-37. This is prevailing wage, correct?

A-37. This single unit project is being rehabilitated with HUD-sourced funding and therefore Davis-Bacon, prevailing wages do not apply.

Q-38. Is there a budget for this project?

A-38. Yes, there is an engineer's estimate, but that will not be made available to potential bidders.