

ADDENDUM # 2

To: File 1901-910-23-4878
QQ for: Villa Tranchese Fire Protection Improvements

Please note the following change:

The submittal deadline is changed to March 29, 2019 at 2:00 p.m.

The following questions are asked:

- Question 1:** Sheet MED-1B KN# 2 & 3. Please confirm existing u/g conduit shall remain in place and be re-used for new feeders.
- Answer 1:** Per sheet MED-1B, as noted in keyed notes 2 and 3, the feeder including conduit are not to remain in place and be re-used, but rather be removed in their entirety. On Sheet ME-1B keyed noted 2 and 3 calls for new feeders including new conduit. The referring sheet for keyed note 2 should be ME-7B in lieu of ME-8. Sheet ME-7B indicates the quantity and size of feeders and conduits for each ATS.
- Question 2:** Sheet MED-2D KN# 5. Does SAHA want the existing fire pump / jockey pump , etc., stored on site or disposed?
- Answer 2:** Awarded Contractor will dispose of the existing items.
- Question 3:** Spec 230100 / 3.11A states the fuel for the GenSet will be provided by Owner. Please confirm.
- Answer 3:** The awarded Contractor will be responsible for fuel for testing etc. and will provide a full fuel tank upon on final acceptance.
- Question 4:** Sheet ME-6B. Shall a steel cage be placed around the wall-mounted electric unit heaters?
- Answer 4:** Steel or wire cages are not required.
- Question 5:** Sheet ME-7B KN#8. The drawing requires a 24 hour run-time belly tank for the GenSet. Spec 262310 / 2.8 B 2 stipulates 12 hour capacity. Which is correct?
- Answer 5:** Fuel capacity shall be sufficient for 24 hours run time at full load.
- Question 6:** Sheet FA 100 SOW note 2. Who is the current FA service firm?
- Answer 6:** Firetrol Protection Systems, Inc. 105 Windy Meadows, Schertz, TX 78154
phone:210-270-8400

Question 7: Sheet FA 100 SOW notes 4 & 5 and FS 100 SOW note 3. These notes require the GC to provide sealed FA / FS drawings and secure and pay for the permit from COSA Development Services. Will SAHA add 75 days to the 300 day POP for the design and permit process alone. This requirement essentially renders this bid a Design / Build bid. In order to properly establish a bid amount, preliminary design needs to be generated and priced out. Will SAHA allow 45 days for the bid prep period?

Answer 7: Bidders are provided a line to enter their determination of time required for the project if they feel additional time other than what SAHA has estimated. As to bid preparation the closing has been moved to March 29 (see change at beginning of this addendum).

Question 8: The basement fire suppression main pipes have patches placed on them to control leaks. Shall those sections of pipe be replaced to withstand the greater system pressure?

Answer 8: Yes, Please refer to sheet FP200.

Question 9: Sheet FS 201 does not show any sprinkler heads in the area of the balconies. Are they required?

Answer 9: Yes they are required and are shown on sheet FS201.

Question 10: The location of the new Fire Pump Room has suspect ACM mastic / tile piled up along one side. Will that become part of this bid or will SAHA abate that material prior to mobilization?

Answer 10: SAHA will have our contract abatement firm dispose of any existing loose ACM.

Question 11: Will SAHA have an independent 3rd party inspector? If yes, will submittals have to go through that inspector? If yes, will pay applications have to go through that inspector?

Answer 11: No, RKCI (Raba Kistner) will serve as the inspector. Pay applications will be reviewed by RKCI.

Question 12: Given the challenge of coordinating asbestos abatement, occupant schedules, and installation of the FA / FS system into approximately 200 living units, plus the basement / first floor / elevator machinery room, etc., a 300 day construction POP seems very low. Will SAHA increase the construction POP to 18 months?

Answer 12: Please refer to the response to Question 7.

Question 13: Please confirm that Builder's Risk insurance must be provided for this project?

Answer 13: Yes, see Section 36 item (b) of HUD form 5370 and Section 3.24 of the the Bid document.

Question 14: Will SAHA allow the use of one (1) of the two elevators to be used for materials and supplies?

Answer 14: One elevator may be utilized for the movement of personnel and their personal hand and small power tools.

Question 15: Will SAHA fix the existing freight elevator before the construction begins?

Answer 15: SAHA has no plans to return the freight elevator to service at this time.

Question 16: May a hoist be mounted on the roof to lift material to each floor?

Answer 16: Yes a hoist system may be temporarily installed.

Question 17: Please confirm the TDSHS letter to Ron Bishop of AEHS, dated 29 Oct 2018, is applicable to the fire suppression and fire alarm system installers, and the electricians. Regarding that letter, it is relevant to Fair Avenue ONLY. Will SAHA provide the TDSHS variance for Villa Tranchese also?

Answer 17: SAHA is waiting for an identical variance specifically for Villa Tranchese per the notes included in the bid document. The variance will be provided to the awarded contractor prior to the start of construction.

Question 18: Will the contractor be allowed a laydown yard in the back parking lot, near the existing generator unit?

Answer 19: The SAHA Project Manager and Property Manager will work with the awarded contractor to provide space for a laydown/storage area.

Question 20: Please confirm that unit prices, as per Spec 012200 / 3.1 are required. If yes, please amend the Bid Fee Sheet to reflect that requirement.

Answer 20: There are no unit prices being requested.

Question 21: Please confirm that a professional photographer is required as per 013233 / 1.4A.

Answer 21: A professional photographer is not required, however; the awarded Contractor is advised to fully document existing conditions as they will be responsible for returning the property to pre-construction condition.

Question 22: Please confirm that SAHA will allow the contractor interior space for field office use, as per 015000 / 2.2.

Answer 22: Awarded Contractor will be allowed to position a portable office on the property but will not be allowed use of any interior space for offices.

Question 23: Is the existing roof under warranty? If yes, who is the roofing company providing the warranty?

Answer 23: We do not believe the roof has a current warranty in effect at this time.

Question 24: What is the FA EVACS system name / company of the off-site monitoring station referenced in 283101 / 1.1A?

Answer 24: Believe it is SimplexGrinnell.

Question 25: Upon receipt of invoice approval from either the SAHA PM or 3rd party inspector, within what time period will SAHA pay contractor invoices?

Answer 25: SAHA will pay within 30 days of receipt of a complete and correct (Valid) invoice.

Question 26: Will SAHA allow the identification of subcontractor bonds on the Schedule of Values to be paid on the first submitted invoice?

Answer 26: Yes, subject to standard retainage percentages being withheld.

Question 27: Is the occupant responsible for moving of their personal belongings to allow the contractor access to the FA / FS installation areas?

Answer 27: The building will be occupied during construction so personal belongings will not be moved but must be covered and protected from damage by the awarded Contractor.

Question 28: What is the budget for this project?

Answer 28: There is not an established budget specific to this project, our construction estimate exceeds \$2,000,000.00.

Question 29: I would like to submit for "Aksa Generators by LJ Power" be pre-approved to bid as a Generator Supplier/Manufacturer for the Villa Tranchese Fire Protection Improvements Project. Aksa Generators is an equivalent product to the listed approved manufacturers. Specifications Section 362310 2.1.A, which lists approved generator manufacturers states "Other manufacturers to submit for prior approval prior to bid."

Answer 29: Please refer to section "3.15 Or Equal" of the bidding documents. If a bidder desires to provide a brand different from those specified they must provide documentation with their submission supporting that the unit offered meets all specified criteria. SAHA in consultation with the design professional will be the final determination of equality.

Question 30: In the Fair Ave specs you had the following clause:

ADDRESSABLE FIRE-ALARM SYSTEMS 284621.11 - 2

5. Non-Proprietary Systems Only

a. System components shall be available from multiple sources for both procurement and servicing. Systems exclusively available for procurement and service from only the manufacturer are prohibited.

Will you apply this to the Villa Tranchese project also?

Answer 30: Proprietary systems are not acceptable to SAHA.

By: Charles R Bode
Charles Bode Asst. Director of Procurement

Date: March 4, 2019