

791 River Street Questions and Answers

The following questions have been received as of 05/09/2019:

1. In the Procurement Contracting Requirements document, under the General Construction section, it is noted that: **Work shall be substantially completed within 120 calendar days of the notice to proceed and ready for final payment 30 calendar days after substantial completion. The Owner shall endeavor to issue a Notice of Award during the week of November 26, 2019.**
Can further clarification of these dates be provided?
2. Page A105, "LVT on Treads" is not a recommend practice due to the need for a bullnose to protect the edge of the LVT from being a trip hazard. – Is there an alternate design for this
3. Page M101 & M102, references the need for 3 furnaces, yet sheet M102 only shows 2 rooftop condensers, please confirm the location for the 3rd condenser, if not required, please confirm.
4. Page M101 & M102, references a Goodman model furnace, will the owner consider an equivalent Bryant / Payne unit?
5. Page S101 & S102, The drawing lacks Truss sizing details. – Specific structural information is required to quote.
6. Access to building: Demo contractor would like to access the building to get a better understanding of the scope. Can this be arranged?
7. Various sections of the Procurement Contracting Requirements document note in some sections that construction must be completed within 90 days, and in other sections 120 days. Please clarify.
8. If the RFP requires responses to identify a timeframe that might be different than 90 or 120 days. It is suggested that bidders be permitted to submit bid pricing for the three categories (demo only, building only, demo and building together) in two sets of prices. One pricing set at the clarified date of when construction is required to be completed, and another pricing set to reflect the alternative timeline that is also requested in the RFP. May two sets of pricing be submitted?
9. A general question has been submitted relating requests for clarification of a number of building details. These questions are provided as a separate PDF that depicts the redlined marked-up issues of these details. This PDF can be accessed by clicking on this link:
<https://www.troycommunitylandbank.org/wp-content/uploads/2019/05/Question-9-Redlined-mark-up-drawing-questions-and-issues.pdf>

The following are answers correlate directly to the above questions, effective 05-09-2019

1. The text underlined is amended and replaced as follows: **Work shall be substantially completed within 90 days of the notice to proceed and ready for final payment 30 calendar days after substantial completion, pursuant to pricing reflecting this timeline submitted within the bid response. The Owner shall endeavor to issue a Notice of Award during the week of May 13, 2019. Where respondents submit an alternative to the 90 day period noted, pursuant to pricing reflecting such an alternative timeline, the 90 day period shall be changed to the alternative number of days indicated within the bid response.**
2. Wood framed stairs with oak treads and pine risers are acceptable. Assume an applied finish such as paint poly.
3. Please remove the AC coil and associated condenser from the HVAC components in the first floor commercial space. The furnace will still be required.

4. Yes, alternative brands are acceptable. Please provide cut sheets demonstrating similar performance.
5. Second and third floor trusses should be 16" deep at 24" on center using 40 lbs live load and 15 lbs dead load. Roof trusses should be 24" deep at 24" on center using 60 lbs. live load and 20 lbs. dead load. Please \$5000 for hangers and other accessories.
6. Access to the building interior and exterior shall be made available Friday, May 10, 2019 at 10:00 AM.
7. Construction shall be completed within 90 days from the date of issuance of the Notice to Proceed, not 120 days, with the exception of information provided in answer #1, above.
8. A second set of pricing may be submitted to reflect a schedule that is alternative to 90 days. Subsequently, Section 004113, 5., shall include the following additional information:

90-DAY SUBSTANTIAL COMPLETION - ALTERNATIVE PRICING

Where an alternative time period is noted in Section 004910, the following bids are submitted:

Alternative Bid Item No. 4 – Demolition of the existing structure at 791 River Street

Total Lump Sum Price:

_____ DOLLARS (_____)
 (Use words) (Use numbers)

Alternative Bid Item No. 5 – Construction of a new 791 River Street Building

Total Lump Sum Price:

_____ DOLLARS (_____)
 (Use words) (Use numbers)

Alternative Bid Item No. 6 – Demolition of the existing structure AND Construction of a new building at 791 River Street

Total Lump Sum Price:

_____ DOLLARS (_____)
 (Use words) (Use numbers)

9. The following information is provided in response to the general question and red-lined specific questions/issues raised:
 - a. Header Schedule: Use (2) 2x10 headers for openings less than 6' wide and (3) 2x10s for openings larger than 6'
 - b. Hold Downs: Use Simpson Strong Tie H/TSP Hurricane ties with recommended screws.
 - c. Hangers: Truss manufacturers will recommend truss hangers as part of their package.
 - d. Rim/Ribbon Requirements: Rim boards will be per truss manufacturer requirements which will vary with each truss package.

- e. Design Values: As listed on the drawings, please use 40 lbs. live load and 15 lbs. dead load for second and third floor framing and 60 lbs. dead load and 20 lbs. dead load for roof framing.
- f. Floor Truss to Steel Connection: Floor trusses are hung from a rim board that has been bolted to the steel.
- g. 2x10 to CMU Connection: 2x10s are hung using Simpson Strong Tie HUS Double Shear Face Mount Joist Hangers. Hangers are screwed to a rim board that has been bolted to the bond beam.
- h. Deck Ledger Requirements: Use 1/2" diameter thru bolts @ 24" on center to secure ledger to building, use Simpson Strong Tie HUS 2x12 Joist Hangers with Simpson approved screws.
- i. Deck Post Cap: There is no deck post cap, use a directly bolted connection.
- j. Deck Post Base: Please use USP CB66 post base
- k. Bond Beam Detail: Bond beam is a typical bond beam with (2) #4 horizontal rebar continuous. Use 8"x16" block at large CMU wall and 8"x8" block at ground face wall.
- l. 2x4 spacing @ CMU Wall: Space 2x4s at 24" on center.
- m. Subflooring: Please specify Advantek plywood subflooring.
- n. Parapet Height: Parapet height varies due to sloping roof trusses. Assume 6" minimum and 12" maximum.