

Regional Housing Authority of Sutter and Nevada Counties

Richland Housing Development 1- Samuel and Bernard: Building Types A, B & C Rehabilitation and Improvements

Yuba City CA 95992

Addendum No. 4 to the Contract and Bidding Documents dated November 24, 2016

Drawing and Specification Clarifications

6/19/2017

Question: There are 2 "A" Bldgs on the drawings pages A1.0 & A1.6 but no designation as to which Bldg type is references on page G0.0, please clarify?

- **There is 1 "A" Bldg type on page A1.0. Page A1.6 is a Bldg type "C"**

Question: Is the Owner removing the old kitchen appliances?

- **All refrigerators have already been removed from all empty units. Contractor will be responsible for removing any remaining ranges. There are no other appliances.**

Question: Is Hardi Tile Baker Board required as underlayment for ceramic tile over the concrete slabs on the first floor?

- **Please see Addendum #1. Item #6**

Question: Will all the buildings be available to start work on at the start of construction?

- **Buildings number 5,6,13,14,15,16 will be available for first phase. Phase 2 will consist of all remaining buildings plus any alternates.**
- **Contractor will be responsible for construction fencings around the entire group of 6 buildings in phase 1 and later around the two remaining groups of buildings in phase 2**

Question: Page A1.1 Key Note 12, state the owner will supply and install appliance. Does that include hoods, washers, dryers & microwaves?

- **The Owner will install the refrigerator and range. The contractor will install the hood. There are no washers, dryers or microwaves.**

Question: Will the Owner be removing all existing appliances?

- **Please reference question two at the top of this page**

Question: Is the contractor responsible to pay for the building permits?

- **The Owner will pay for and pick up building permits.**

Question: Elk shingles are no longer being produced and no longer available. Request to use Certaineed Landmark Solaris as approved equal

- **The replacement Certaineed Landmark Solaris is approved as an equal**

Question: On G0.1 there are 2 fencing plans, each for A & C unit, is the A unit the same layout?

- **Yes, the layout is the same.**

Question: Are we relocating the existing condenser units as called for on page G0.0 or installing new units as called for on E2.2.

- **All HVAC equipment will be new.**

Question: On page G0.0 under "interior" it calls to "Recondition all kitchen upper cabinets" but the individual floor plans and elevations don't call for this work. Are the upper kitchen cabinets getting refurbished?

- **The upper cabinets are to be refurbished. The lower cabinets are to be replaced.**

Question: On page G0.0 under "Exterior" calls for "Patching of concrete patios". Can you clarify the amount of or type of patching required, or have an allowance per patio to include in the bid.

- **Existing joints are 2 x 4 wood, remove wood and replace with mortar or grout.**

Question: The specifications only mention Davis Bacon prevailing wages. Is this project Davis Bacon, State Prevailing wages or whichever is higher?

- **The project will require the higher of the two wage rates.**

Question: General demolition notes on sheets A2.0, A2.1 and A2.2 of the contract bid documents direct the contractor to "DEMO EXISTING ROOF SHINGLES AND SHEATHING ON ALL ROOF SURFACES". Key Note 3 on the same sheets states' "...REPLACE ANY DAMAGED SHEATHING..." Is it the intent of the project scope of work to remove and replace all roof sheathing? Or, is it the intent to only install new roof sheathing at the new framed ridge section of the roofs? Please clarify.

- **Replace all the roof sheathing and replace with radiant barrier sheathing except at the eaves. At the eaves, replace damaged sheathing only.**

Question: Elevations 5,6,7, & 8 on sheets A2.0, A2.1 and A2.2 of the contract bid documents show the existing gutters being removed, as indicated by the dashed lines. Section detail 8/A3.0 referenced on Elevations 2 and 4 of the same sheets references detail 8/A7.1 for detail pertaining to the eave/fascia/gutter assembly. This referenced detail appears to be an exterior corner trim detail. Please provide a detail for this assembly. Specifically, is the existing fascia being replaced?

- **Detail 8/A7.1 is indeed a corner detail and the eave/fascia/gutter detail is a part of 1/A7.2. Yes all the Fascia is to be replaced**

Question: Detail 1 on Sheet A7.2 titled Eave at Recessed Window shows new gutters, fascia, and scab tails. Please clarify where this detail applies.

- **This is an old detail and is not part of this project. Please ignore.**

Question: Key note 8 on sheets A1.0, A1.3 & A1.6 of the contract bid documents directs contractor to remove existing plumbing fixture. This note is shown at all existing bath tubs/ showers. Keynote 5 on sheet P2.1 and P2.2 directs the contractor to, "REMOVE EXISTING TUB SPOUT, SHOWER HEAD, CONTROL VALVE AND DRAIN. OPEN UP FLOOR AND REMOVE EXISTING TRAP". Plan view 2, 4, and 6 on sheet P2.3 reference fixture type "BT-1" at the bathtub locations. The fixture schedule on sheet P0.1 does not identify a new bathtub or shower enclosure for fixture identifier BT-1. Is it the intent of the project documents to reuse the existing bathtubs/showers? If not, please provide Please clarify. Also, no information is provided as to what the new tub/shower surrounds are scheduled to be. Is it the intent of the scope of the project to install new finished surfaces at these locations? If so, please provide information as to what the new surrounds are to be constructed of.

- **New tubs and showers, Sterling Ensemble Medley 4 piece tub/shower combination.**

Question: None of the section details shown on sheet A3.0 show finished surfaces at the interior walls or ceilings of the new storage rooms. Please confirm that the interiors of the storage rooms are unfinished with exposed framing. Also, the same section details show insulation between the rafters at these rooms. Will insulation be required at these unfinished, unconditioned rooms?

- **Line with 3/8 or 7/16 OSB**

Question: New Roof Section 8 on sheet A3.0 of the contract drawings reference detail 9/A7.1. After a thorough review of the drawings, it has been determined that this detail does not exist. Please provide detail referenced.

- **Detail 9/A7.1 was moved to detail 3/A7.2 and is the venting at the roof ridgeline.**

Question: Within the Scope of Work section identified on Sheet G0.0 of the contract bid documents, there is a note that states, "NOTE: THERE IS NOW SITE ASSOCIATED WITH THIS SCOPE OF WORK; PARKING, PAVING, WALKS, DRAINAGE, SIGNAGE, LANDSCAPING , OR IRRIGATION." With this, is the stamped concrete and flatwork outside of the storage room additions referenced on sheets A1.1, A1.4 and A1.7 to be included in the bid?

- **Yes, contractor is responsible for the stamped concrete and flatwork outside the front of the buildings.**

Question: With the referenced note in question 7 above, will any landscape or irrigation repair be required at the completion of the project?

- **Damaged irrigation lines will need to be repaired and all landscape areas returned to correct grade. Plantings will not need to be replaced.**

Question: The Milgard "Classic" line of windows has been discontinued, is there another line of windows the Owner would like to use.

- **The Milgard Montecito series will be accepted as pre-approved.**