ADDENDUM #1

The following clarifications, additions, omissions, and corrections contained herein shall be made to the Contract Documents, and shall be included in the Scope of Work and Proposals to be submitted. References made below to Specifications and Drawings shall be used as a general guide only. Bidders shall determine for themselves the work effected by Addendum items.

*Acknowledge receipt of Addendums in the space provided on the Bid Form. Failure to do so may result in rejection of your bid.

1. The following questions were received and are responded to as follows:

   A. Asbestos Abatement
   1. Q: Will the owner hire a 3rd party air monitoring consultant or will the contractor be responsible for the required air monitoring?
      A: The owner will provide and pay for 3rd party air monitoring consultant only when required.

   2. Q: If the owner is to hire a 3rd party air monitoring consultant, who will that be?
      A: If 3rd party air monitoring is required, the consultant will be selected based on availability and best value.

   B. Resilient Flooring
   1. Q: Is the washing and waxing in our section or the people that will be doing the final cleaning?
      A: Delete all references to washing and waxing of the VCT in section 09 65 00. Washing and waxing of the VCT floors will be done by the final cleaning contractor.

   2. Q: What about attic stock do they want any? And if so how many boxes.
      A: Provide 5% of installed VCT tile for owners building attic stock.

   3. Q: In the mock up unit it has 4.5” vinyl wall base but in the specifications it has 4” vinyl wall base what would you like us to bid.
      A: Provide 4.5” vinyl wall base in all apartments.
C. Residential Equipment

1. Q: What is the zip code for this location?
   A: 55413

2. Q: What is the exact number of refers needed (48 or 49?). It appears that there were a couple of different numbers in the documents when referencing the total number of units at this bld.
   A: 48.

3. Q: Do you have any idea of how many of the referers will need to be hinged on the right side versus the left side? If you don’t know, no worries. We can figure that out later
   A: We are anticipating 24 left hand and 24 right hand.

4. Q: We cannot offer a warranty time frame beyond what the manufacturer offers on their products. The specs state that a 2 year warranty is required. GE only warranties their product for One Year (parts and Labor). Same goes for the Encore Plastics indoor, ac covers.
   A: When it comes to material supply only, the supplier needs to provide the manufacturer’s warranty only. If they are installing said materials, they need to warrant for 2 years.

D. Electrical

1. Q: Will you be providing a dumpster for the light fixtures that we will be removing, also who will be recycling the lamps that will be removed?
   A: The Construction Manager will be providing waste containers for construction debris only. All regulated or hazardous materials such as fluorescent lamps, PCB ballasts will be recycled or disposed of properly by the respective contractor.

2. Q: On the electrical plan page A301 key note E says “Salvage fixtures for reinstallation” And page A311 key note E says “install new light fixtures” which is the correct note?
   A: On Architectural sheet A311 – note E. delete reference stating “Install new light fixtures” the existing fixtures will be reinstalled.

3. Q: Per the Fire Alarm spec’s, 28,31,00, Sections 2.08 B, & 3.08 B, the 120VAC combination smoke/CO detectors are required to be replaced by Division 28 contractors. With most of the recent MPHA projects this work has been amended to be done by Division 26 (Electrical). To be done with 28’s contract requires a second electrical contractor and a second permit for each apartment unit. With Division 26 already working within each all the units it makes more sense that this be moved from Division 28 to Division 26.
   A: Replacement of the line voltage Smoke/CO detectors within the apartment Unit’s will be the responsibility of the Division 26 contractor, see following information included in this addendum.
E. Fire Alarm

1. Q: Is there any written exemptions from the AHJ for this project or will it be treated like a traditional Hi Rise since it is taller than 75ft from the lowest level to the highest occupied floor?

If not we will be including fire fighter phone jacks and stairwell pressurization into the bid.

A: Building is not taller than 75ft. from the lowest level to the highest occupied floor although the owner has opted to include some Hi-rise features as described in the specifications such as zoning by floor and emergency voice alarm communications.

2. Q: Is there an elevator contractor bidding on the upgrade work on this project such as the new traveler cable that will be needed to install a speaker in the elevator? If not we will get quotes to include it in our bid.

A: It not anticipated that a traveler cable will be required.

3. Q: Is Hamline or another contractor building a 2 hr enclosure for the new risers that will be needed? If not we can include 2hr Rated CIC cable for the riser in our bid.

A: No enclosure is planned, fire alarm contractor should plan to utilize the existing chases or stairwells for required risers.

4. Q: Will all on site staff have to have current lead abatement training?

A: We are not aware of lead materials within the building, if personnel encounters any suspect materials during the course of work, notify the construction manager immediately.

5. Q: Per the Fire Alarm spec’s, 28,31,00, Sections 2.08 B, & 3.08 B, the 120VAC combination smoke/CO detectors are required to be replaced by Division 28 contractors. With most of the recent MPHA projects this work has been amended to be done by Division 26 (Electrical). To be done with 28’s contract requires a second electrical contractor and a second permit for each apartment unit. With Division 26 already working within each all the units it makes more sense that this be moved from Division 28 to Division 26.

A: Within Section 28-31-00/1.05 SCOPE OF WORK /Paragraph B./Item 7, delete item 7 in its entirety. Replacement of the line voltage Smoke/CO detectors will be the responsibility of the Division 26 contractor.

2. The following are changes to the project specifications.

A. Section 26-01-00: Under 1.1 (Scope), Paragraph B. After item 10. Add item 11. to read:

11. Replace existing line voltage smoke/CO alarms in all apartment units with Kiddie model KN-COSN-IBA.

B. Section 28-31-00: Under 2.03 (Emergency Voice Alarm Communication System). Paragraph A. after item 5. Add item 6. To read:

6. The EVACS system shall have the capability of custom messaging to be installed at no additional cost to the owner.
3. The following are changes to the project drawings.

   A. Replace originally issued sheet A400 with attached revised sheet A400 dated 10/18/2016. The general intent is to identify the suspended gypsum board ceilings and soffits to be built within the apartments that will conceal the wet pipe sprinkler system as demonstrated in the mock up apartment 208 during the Pre bid walk thru meeting.

Attachments: Revised sheet A400

END OF ADDENDUM