

## **GUSTE LOW-RISE INTERIOR & EXTERIOR REPAIRS**

### **ADDENDUM NO. 4**

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Date: November 18, 2009

From: Perez, APC  
317 Burgundy St., Suite 10  
New Orleans, LA 70112

To: All Bidders

This Addendum forms part of the Contract Documents and modifies and clarifies the original Bidding Documents dated August 31, 2009. Bidders shall take cognizance of the items contained herein and include in their bid. Receipt of this Addendum shall be acknowledged in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

#### **Please take notice of the following changes in the Documents**

- AD4.1** The bid date and time for the Guste Low-Rise Interior and Exterior Repairs – HANO IFB No. 09-130-09-18 – has Not been changed. The bid opening is remains Tuesday, November 24, 2009 at 2:00 PM. All bids received by the due date and time will be publicly opened and read aloud in the Modernization Conference Room at the Housing Authority of New Orleans.
- AD4.2** There are a total of 2 discs for this project; one contains the original construction documents (Drawings and Specifications including containing Sheets T1.0, T1.1, ENV 1.0, A1.0, - A7.0 in addition to Mechanical and Electrical Sheets), the 2<sup>nd</sup> disc contains Addendum No. 1 and the attachments. Both discs are available at HANO.
- AD4.3** There have been a total of 4 addenda issued including this one. A copy of the previously issued addenda is attached. The attachments for Addendum No. 1 are on a disc that can be picked up at HANO.
- AD4.4** Master Spec format 2004 has been used for this project. Plumbing is Division 22, Mechanical is Division 23, Electrical is Division 26.

The following are electrical questions and responses:

**AD4.5** What type of wiring is installed in the walls?

Response: Craig Hebert Engineering - Existing circuits run within apartment units are installed in metallic conduit.

**AD4.6** What are we to do with open conduits and covers externally? Some of the open conduits and raceway conduits are under the building structure and coming from the MDP.

Response: Craig Hebert Engineering - Provide waterproof cover plates for any open unused Exterior j-box. Remove any unused or abandoned exterior wiring and conduit.

**AD4.7 Note 2 on sheets E1.0, E1.2 and E1.3; where exactly do the new surface mounted cable/telephone outlets go?**

Response: Craig Hebert Engineering - Cable TV and Telephone outlet locations are shown on drawing and Note 2 refers to the replacement of the existing. Wiring for Cable TV and telephone should each connect in a separate central location coordinated with cable TV and Telephone service providers onsite.

**END OF ADDENDUM NO. 4**

## **GUSTE LOW-RISE INTERIOR & EXTERIOR REPAIRS**

### **ADDENDUM NO. 1**

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Date: November 6, 2009

From: Perez, APC  
317 Burgundy St., Suite 10  
New Orleans, LA 70112

To: All Bidders

This Addendum forms part of the Contract Documents and modifies and clarifies the original Bidding Documents dated August 31, 2009. Bidders shall take cognizance of the items contained here in and include in their bid. Receipt of this Addendum shall be acknowledged in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

#### **Please take notice of the following changes in the Documents**

- AD1.1 The bid date and time for the Guste Low-Rise Interior and Exterior Repairs – HANO IFB No. 09-130-09-18 – has been changed. The bid opening is extended to Friday, November 13, 2009 at 2:00 PM. All bids received by the due date and time will be publicly opened and read aloud in the Modernization Conference Room at the Housing Authority of New Orleans.**
- AD1.2 The HANO IFB No. for this project is 09-130-09-18; reference this number where ever an IFB number is noted or required.**
- AD1.3 The Drawing Set should include the following sheets, including additional sheets per Addendum No 1. This represents a comprehensive list of drawings that are to be included in the IFB.**

#### INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
INFORMATION	
T1.0	COVER
T1.1	INFORMATION
ENVIRONMENTAL	
ENV1.0	ENVIRONMENTAL DEMOLITION
ENV1.1	ENVIRONMENTAL DEMOLITION
ENV1.2	ENVIRONMENTAL DEMOLITION
ENV1.3	ENVIRONMENTAL DEMOLITION
ENV1.4	ENVIRONMENTAL DEMOLITION
ENV1.5	ENVIRONMENTAL DEMOLITION
ARCHITECTURAL	
A1.0	SITE PLAN
A1.1	ENLARGED SITE PLAN

A2.0	PARTIAL FLOOR PLANS A
A2.1	PARTIAL FLOOR PLANS B
A2.2	PARTIAL FLOOR PLANS C
A2.3	PARTIAL FLOOR PLANS D
A2.4	PARTIAL FLOOR PLANS E
A2.5	PARTIAL FLOOR PLANS F
A3.0	WINDOW SCHEDULE
A3.0A	WINDOW DETAILS
A3.1	DOOR SCHEDULE
A3.2	DOOR DETAILS
A3.4	REFLECTED CEILING PLAN
A5.0	SOUTH ELEVATION
A5.1	SOUTH & EAST ELEVATIONS
A5.2	NORTH ELEVATIONS
A5.3	NORTH & WEST ELEVATIONS
A6.0	STAIR DETAILS & NOTES
A7.0	ENLARGED KITCHEN ELEVATIONS AND DETAILS
PLUMBING	
P1.1	PARTIAL FLOOR PLANS A
P1.2	PARTIAL FLOOR PLANS B
P1.3	PARTIAL FLOOR PLANS C
P1.4	PARTIAL FLOOR PLANS D
P1.5	PARTIAL FLOOR PLANS E
P1.6	PARTIAL FLOOR PLANS F
P1.7	PLUMBING FIXTURE SCHEDULE
ELECTRICAL	
ESD1.0	ELECTRICAL SITE DEMOLITION PLAN
ED1.0	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. DEMOLITION PLAN
ED1.1	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. DEMOLITION PLAN
ED1.2	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. DEMOLITION PLAN
ED1.3	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. DEMOLITION PLAN
ED1.4	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. DEMOLITION PLAN
ED1.5	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. DEMOLITION PLAN
ES1.0	ELECTRICAL SITE PLAN
ES2.0	ELECTRICAL SITE PLAN
E1.0	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. PLAN
E1.1	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. PLAN
E1.2	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. PLAN
E1.3	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. PLAN
E1.4	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. PLAN
E1.5	PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. PLAN

E2.0 PARTIAL 1ST, 2ND, & 3RD FLR. ELEC. PLAN

- AD1.4** Items noted in the Drawings and/or Project Manual scheduled to be Alternate No. 1 or Alternate No. 2 are to be included in the project as part of the Base Bid.
- AD1.5** Drawings: – Sheet T1.0 has been modified; see attached revised Drawing T1.0
- AD1.6** Drawings: - Sheet T1.1 - Deduct Alternates 1 and 2 shall be deleted; the cost of these items shall be included in the base bid. All keynotes referring to Alternate 1 or Alternate 2 are to be included in the base bid.
- AD1.7** Drawings: - Sheet ENV1.0 has been revised; See attached revised Drawing ENV1.0
- AD1.8** Drawings: – Sheets ENV1.1 - 1.5 have been added to the Construction Documents; See attached Sheets ENV.1. – ENV1.5
- AD1.9** Drawings: – Sheet A1.0 has been modified; see attached revised Drawing A1.1
- AD1.10** Drawings: Sheet A6.0 has been modified; see attached revised Drawing A6.0.
- AD1.11** Project Manual: The Table of Contents has been modified; see attached revised TOC.
- AD1.12** Project Manual: The Bid Form BF/1 shall be modified; reference to alternates is removed. See attached revised Bid Form.
- AD1.13** Project Manual: Remove the entire Division 2 – Existing Conditions. Replace with revised Division 2, See attached Division 2.
- AD1.14** The Contractor is to provide a licensed asbestos, lead abatement, and or mold remediation contractor with at least 10 years of environmental remediation experience.
- AD1.15** The following items have been reviewed and approved:

Lighting Prior Approval

Type	Manufacturer	Part #	Approved/Rejected
A	American Scientific Lighting	HAS-WHT-SWA-3X26QT	Approved
B	American Scientific Lighting	OV-WHT-SWA-2X17T8	Approved
C	American Scientific Lighting	ICW-WHT-CPP-2X32T8-EMG(I-320)	Approved
D	American Scientific Lighting	CSA-WHT-CPP-1X32T8-VP	Approved
F	LUMARK	HPNK-S76-400-MT-LL	Approved
G	American Scientific Lighting	TALC-BN-SSA-2X26QT	Approved
H	American Scientific Lighting	DLC-WE-OWA-2X32T8	Approved
I	FAIL-SAFE	TRB15-O-2/32CT-DT-XX	Approved
W	LUMARK	HPWL-250-MT-LL	Approved

**The following are questions and answers addressed at the Pre-Bid Conference.**

**American Recovery and Reinvestment Act (ARRA) Requirements:**

**AD1.16 It says we have to use all American products, right, the American Reinvestment Act?**

The American Recovery and Reinvestment Act (ARRA) requires that "projects funded by the ARRA for the construction, alteration, maintenance, or repair of a public building or public work use American iron, steel and manufactured goods in the project."

**AD1.17 What about citizens? So is that a part of it that we all use all American citizens?**

Citizenship of a person is not addressed within the American Recovery and Reinvestment Act.

**AD1.18 I have a question in reference to the material. You said we have to keep a record of the material that we buy to make sure it's American made?**

The Contractor is required to maintain a list of all materials and products and document that they are American. Contractor is to exercise due diligence when determining if a product or material is American made.

**HUD and HANO Requirements:**

**AD1.19 On the Employment and Contracting requirements, there were 30 and 20. So 50 percent of the work being done should be done by people that live in the communities where the work being done is. Right?**

HANO's goals are 20% DBE, 10% Section 3 and 5% WBE insofar as subcontract awards are concerned or 35% total. In addition, 30% of all new hires shall be Section 3 residents.

**AD1.20 If an existing company has at least 30 percent employees that earn less than and qualify under the Section 3 requirements then you -- I may be a Section 3 company. Is that what you're saying?**

If 30% or more of your employees fall under any one of the following categories, then you may qualify as a Section 3 Business Concern:

- 1) Residents of HANO housing site where work is taking place
- 2) Residents of any HANO housing site
- 3) Participants in HUD Youthbuild Program in Orleans Parish
- 4) A low or very low-income resident of Orleans Parish

**AD1.21 And if I bid as a general and meet those requirements, then I've also met the 10 percent requirement?**

Yes. You will have met that goal. However, as a Section 3/DBE General Contractor you must still meet those other goals.

**AD1.22** And I'm trying to confirm if I qualify as a Section 3 but bid it as a general, then have I met the Section 3 requirements?

Yes.

**AD1.23 Is this a tax exempt project? It is tax exempt?**

Yes, reference Form 1020 *Designation of Construction Contractor as Agent of a Governmental Entity and Exemption Certificate* of the Project Manual.

**Project Requirements:**

**AD1.24 Is that 180 calendar days for performing the work within specifications? On that again, on that 180 calendar days, is that weekends? How is that process? Are weekends going to be a part of it? Are Holidays included too?**

Project Manual: General Conditions Page 9, Number 25: "The Contractor Shall complete all work required under this contract within 180 calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer." The 180 days includes weekends and holidays.

**AD1.25 Are the units occupied? What are your plans for coordinating the work? Are we going to have access to them?**

None of the units under the Guste Low-Rise Contract are occupied, however there are units within the building that are occupied. HANO is responsible for coordinating the relocation of residents from the dwellings and ensuring that the dwellings are vacant prior to work being scheduled. The units will be vacant before the work is scheduled to start.

**AD1.26 What does RMC mean? How can the square footage be field verified?**

Contractors will need to coordinate with the Guste Resident Management Corporation (RMC) to get into the units and field verify the square footages and notes.

**SEE ATTACHMENTS**

**END OF ADDENDUM NO. 1**

**GUSTE LOW-RISE INTERIOR & EXTERIOR REPAIRS**

**ADDENDUM NO. 2**

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Date: November 9, 2009

From: Perez, APC  
317 Burgundy St., Suite 10  
New Orleans, LA 70112

To: All Bidders

This Addendum forms part of the Contract Documents and modifies and clarifies the original Bidding Documents dated August 31, 2009. Bidders shall take cognizance of the items contained here in and include in their bid. Receipt of this Addendum shall be acknowledged in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

**Please take notice of the following changes in the Documents**

**AD2.1 The bid date and time for the Guste Low-Rise Interior and Exterior Repairs – HANO IFB No. 09-130-09-18 – has been changed. The bid opening is extended to Tuesday, November 17, 2009 at 2:00 PM. All bids received by the due date and time will be publicly opened and read aloud in the Modernization Conference Room at the Housing Authority of New Orleans.**

**END OF ADDENDUM NO. 2**

**GUSTE LOW-RISE INTERIOR & EXTERIOR REPAIRS**

**ADDENDUM NO. 3**

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Date: November 16, 2009

From: Perez, APC  
317 Burgundy St., Suite 10  
New Orleans, LA 70112

To: All Bidders

This Addendum forms part of the Contract Documents and modifies and clarifies the original Bidding Documents dated August 31, 2009. Bidders shall take cognizance of the items contained here in and include in their bid. Receipt of this Addendum shall be acknowledged in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

**Please take notice of the following changes in the Documents**

**AD3.1 The bid date and time for the Guste Low-Rise Interior and Exterior Repairs – HANO IFB No. 09-130-09-18 – has been changed. The bid opening is extended to Tuesday, November 24, 2009 at 2:00 PM. All bids received by the due date and time will be publicly opened and read aloud in the Modernization Conference Room at the Housing Authority of New Orleans.**

**END OF ADDENDUM NO. 3**