



**City of Phoenix
Office of the City Engineer
Design and Construction Procurement**

**ARPA US VETS MISCELLANEOUS REPAIRS AND IMPROVEMENTS
AH10010002
DESIGN-BID-BUILD**

RFX 6000001631

ADDENDUM NO. 1

ISSUE DATE: July 31, 2024

Bidders are hereby notified that the Bidding and Contract Documents for the above project, for which Bids are to be received on **Tuesday, August 6, 2024**, are amended as follows:

Q1.	Due to this project containing multiple scopes of work (plumbing, concrete, drywall, flooring, cabinets, structural framing, roofing, HVAC scope, etc.), please confirm if you must be a Prime Contractor to bid.
A1.	The proposer must have the appropriate licenses to contract with the City as a Prime Contractor.
Q2.	Confirm the residential wing (where the work will take place in) is, and will be, vacant during construction. (Understood that as phases are turned over, those areas will be occupied).
A2.	Yes, confirmed.
Q3.	Confirm there ARE Davis-Bacon and wage reporting requirements.
A3.	Yes, confirmed.
Q4.	Confirm that alternate phasing plans will be considered; specifically working from first floor up would be the most efficient and effective way to complete the project and avoid continuous building plumbing shutdowns for occupied floors, as opposed to 4 th floor down.
A4.	Yes, provided there are no additional costs and the plan is adventitious for the Owner.
Q5.	Provide the specifications (or an allowance) for the missing plumbing fixtures to be supplied as part of the scope as listed on sheet P0.01.
A5.	Missing plumbing fixtures should match existing or be of equal specification.
Q6.	Confirm that we are to replace ALL angle stops at ALL residential units, regardless if the fixtures are existing or not, as listed on sheet P0.01.
A6.	Yes, confirmed.
Q7.	Confirm that the lateral and waste stack piping size is 4".
A7.	Yes, confirmed.
Q8.	Confirm that the permit is already pulled for this project, and that the entirety of the scope of work will be performed under the existing permit (pulled by a separate contractor), and that the separate contractor will coordinate with the calling of inspections, if needed.
A8.	The intent is for the Prime Contractor to pull the Permit which will cover all the scope

	indicated. First round of Permit comments are currently being resubmitted to the City which will include Deferred Submittals required to extend the Fire Sprinkler system and Fire Alarm system into the conduit enclosure; deferred submittals/scope will need to be part of this contract proposal.
Q9.	Confirm that a separate permit will need to be pulled for the new rooftop IDF room, and that permit is in process and will be ready at the time the project begins.
A9.	Confirmed.
Q10.	Provide all tile and flooring specs for all floor, shower pan, and wall tile locations.
A10.	Confirmed.
Q11.	Confirm that all existing fixtures will not be under the warranty for this project.
A11.	Confirmed.
Q12.	Confirm that an environmental study has been completed and there is no abatement that will need to take place for asbestos, lead, or other hazardous materials in the work areas identified in the plans.
A12.	Confirmed.
Q13.	Confirm that the intent is to restore the existing units back to the existing condition after the plumbing scope is complete, and that is part of the scope of work; whatever the existing condition of the unit is at the time. (Some units are fully renovated; others are not complete at all).
A13.	Confirmed.
Q14.	Confirm that the plumbing alternates shown in the plans are no longer applicable and will be removed from the plans.
A14.	Confirmed.
Q15.	Confirm if others will be responsible for removing any FF&E (existing washers and dryers, furniture, clothing, boxes, etc.) from the work areas, or if that is to be included in the scope.
A15.	Confirmed.
Q16.	Confirm that new piping installations for the lavatory and kitchenette sinks can match the routing of the existing (some are surface mounted behind the cabinet, and some are in-wall).
A16.	Confirmed. Concealed within cabinet and/or drywall fur-outs to match existing conditions are acceptable.
Q17.	For the shower pan drains, are we only to replace the shower grate on the shower floor, or is the entire drain body in the shower floor to be replaced (resulting in removal of sections of shower floor and pan, and re-waterproofing the for the new drain)?
A17.	The entire drain body should be replaced along with the area impacted (shower floor finish, pan and waterproofing).
Q18.	Confirm that we are to include the \$150,000 allowance for the project as an "above the line" allowance, meaning markups for that amount should be included in the base bid price.
A18.	Confirmed.
Q19.	There are many existing solar stands that are left on the lower roof. Are these to remain or be removed?
A19.	To be removed.
Q20.	There are many existing gas and electrical lines, as well as refrigerant lines, on both roofs that

	currently sit directly on the existing roof. Please confirm if we are to raise and adjust these items as needed to have these set on top of the new roof (or if we are to bury these under the new roof)
A20.	Gas lines will need to be raised by 12" (standard threaded pipe length) and refrigerant lines will need to be raised and set on appropriate 'Dura Blok' or equal supports.
Q21.	With the amount of work that will need to be done just to replace the applicable plumbing system in 175 units, and all the repair and finish work required after completing the plumbing scope, 120 calendar days is a VERY tight schedule. Is there any possibility to extend the project duration to 180 days?
A21.	No, expeditious completion of this portion of the work is a matter of extreme urgency to the Owner.
Q22.	Bay System & BASF are currently specified as the Roofing Foam on this project. Would you be open to considering Huntsman as an approved alternative?
A22.	The only substitution allowed for the project are for "Cause" as defined by the Contract Documents, Section 012500. Based on the information submitted this is not a Substitution for Cause, therefore is not permitted.
Q23.	GAF Products is currently specified as the Roof Coating on this project. Would you be open to considering Huntsman as an approved alternative?
A23.	No.
Q24.	Are additional site visits ok?
A24.	Yes, contact the site.
Q25.	What is the completion time frame?
A25.	120 calendar days.
Q26.	Is there a funding grants date or spending amount by a date?
A26.	No.
Q27.	Will we be using Unifier?
A27.	At this time, you will not be using Unifier as it is just now only being utilized by specific departments. There may be a time for use in the future.
Q28.	Is the existing Split System feeding Room 1DF staying?
A28.	No.
Q29.	1/2 Building shower plan replace full drain pan or partial?
A29.	Intent is to replace full drain pan.

NOTE: Bidders must acknowledge receipt of this Addendum by listing the number and date, where provided, on the PROPOSAL P-1.

END OF ADDENDUM

