

July 27, 2021

Re: Sweet Home Flats
KA No. 2020072.00

ADDENDUM No. 4

General:

All contractors submitting proposals for the above-named project shall take note of the following changes, additions, interpretations, clarifications, etc., in connection with the drawings and specifications and other general documents. The following instructions have precedence over anything contrarily shown on the drawings or described in the specification documents, and all such shall be taken into consideration and be included in the contractor's bids. Acknowledge receipt of this addendum by inserting its number and date in the space provided in the bid form. Failure to do so may subject bidder to disqualification.

This Addendum No.3 consists of 4 pages, plus attachments.

GENERAL INFORMATION:

Item No. 1. Project Schedule and Liquidated Damages

CONSTRUCTION SCHEDULE/ MILESTONE DATES

The work of the Contractor shall be completed in accordance with the following absolute schedule of specific dates for completion of specific items or Phases of the Work.

The Schedule for the work is as follows:

- Contractor to start work on or about **8/30/2021**
- All work to be complete no later than **7/1/2022**

EXISTING BUILDING

ANTICIPATED MILESTONE SCHEDULE:

1. Building Enclosure Complete: **12/15/2021 (Building Watertight)**
2. Elevator Complete: **3/8/2022**
3. Certificate of Occupancy (CO): **5/1/2022**

NEW BUILDING

ANTICIPATED MILESTONE SCHEDULE:

4. Foundation Complete:	11/1/2021
5. Superstructure Complete:	01/10/2022
6. Building Enclosure Complete:	02/28/2022 (Building Watertight)
7. Certificate of Occupancy (CO):	07/1/2022

LIQUIDATED DAMAGES

G.1 The parties agree that it would be impossible to calculate with certainty the actual damages sustained by Owner in the event of delays to the Project that are the responsibility of the Construction Manager. Therefore, the parties agree that this Section reflects the fair and reasonable compensation to be paid by Construction Manager to Owner on account of such delays, and that such compensation is in no way a penalty or forfeiture. In the event that the Project Milestone Dates (as defined in Section 3.1.4 / 4.1.1) may be adjusted under the terms of the Agreement, are not met, the protocols set forth in this Section shall apply.

G.2 In the event that Construction Manager fails to meet the Milestone Dates by fifteen (15) days past the corresponding date set forth in Section 3.1.4 / 4.1.1 attached to this Agreement, as adjusted pursuant to this Agreement (said 15 days hereafter called the "Grace Period"), the resulting damage to the Owner shall be computed (as of the end of the Grace Period) and paid as follows:

Twenty-Five Hundred Dollars (\$2,500.00) per day, for the first fifteen (15) days following the Grace Period, and Five Thousand Dollars (\$5,000.00) per day thereafter until the Milestone Date(s) is achieved ("Liquidated Damages"); it being understood that Milestone Date(s) shall not be deemed achieved until all components of the given Milestone Date are complete, and that there shall be no pro rata calculation of Liquidated Damages based on the number of components complete within a Milestone Date.

G.3 Payment of Liquidated Damages by Construction Manager to Owner shall be funded by Construction Manager to Owner within fourteen (14) days of Owner's written demand.

G.4 Notwithstanding anything herein to the contrary, Liquidated Damages payable by General Contractor to Owner shall not exceed three percent (3%) of the Cost of the Work.

SPECIFICATIONS:

Item No. 2. Bid Leveling Form

- a. Use the attached document for bid submission.

DRAWINGS:

Item No. 3. A401 – A406 Enlarged Plans

- a. Add the following note to the “General Construction Notes”:
 5. At shower locations, provide an additional layer of 5/8” Type X gypsum wall at shower side of rated partition(s).

MISC. QUESTIONS:

Item No. 4. Please verify if delegated design is required, per spec:

- a. Fire Suppression Spec section 210529-1.3E
 - i. *Buffalo Engineering Response: Required*
- b. Wet Sprinkler Spec section 211313-1.6D
 - i. *Buffalo Engineering Response: Required*
- c. Fire pumps Spec section 213113-1.2C
 - i. *Buffalo Engineering Response: Required*
- d. Electrical systems Spec section 260529-1.2A
 - i. *Buffalo Engineering Response: Required for larger systems (cable trays, ladder trays, etc.)*
- e. Fire Alarm Spec Section 283111-1.4D
 - i. *Buffalo Engineering Response: Required*

Item No. 5. Questions in regards to section 221343 - Facility Packaged Sewage Pumping Stations

- a. 1.2.A, 2.1.A and 2.1.A.2.a indicate Grinder Sewage Pumps, but the “Plumbing Equipment Schedule” on drawing P001, LS-1 Lift Station Pump Model SLV.30.A30.55.4.61J is a non-clog (3”solids handling) pump. Detail 4 on drawing P003 appears to illustrate the non-clog pumps. Grinder or Non-Clog pumps?
 - a. *Buffalo Engineering Response: Both grinder and non-clog pumps are acceptable, however specifications shall indicate non-clog pumps to be consistent with schedule sheet.*
- b. 2.1.3 states See Plans for Capacities and Characteristics. There are no stated pumping conditions on the plans, i.e. ___ GPM at ___ ‘TDH.
 - a. *Buffalo Engineering Response: Pump Capacities shall be max of 300 GPM at 30 TDH as a basis of design.*
- c. 2.1.A.2 states the wet well pump station shall include “dry equipment chamber for controls & accessories”. “Plumbing Equipment Schedule” on drawing P001, LS-1 Lift station Model FGSFB48X132F-3P does not include a dry equipment chamber. Nor does Detail 4 on drawing P003 show a dry equipment chamber; It does illustrate the valves in the wet well. Dry equipment chamber required or not?
 - a. *Buffalo Engineering Response: Lift Station control panel shall be installed within Water Service Room within the building. Dry equipment chamber shall not be required for pit.*

- d. 2.3.A Submersible Sump Pump. There is no sump illustrated in Detail 4, drawing P003 and it is not included with the standard FSFB48X132F-3P packaged pump station. Also, the sump pump described under 2.3.A (or any sump pump) will clog because it will be in the wet well with sewage, wipes and other debris. Practically speaking, any reference to a sump or sump pump should be eliminated.
 - a. *Buffalo Engineering Response: Correct, sump pump indication under lift station specification shall be eliminated.*
- e. 2.2.F.1 indicates a control panel NEMA 1 enclosure (for indoor service) and Detail 4, drawing P003 indicates NEMA 4X enclosure (for outdoor service). NEMA 1 or NEMA 4X?
 - a. *Buffalo Engineering Response: Control panel shall be located indoors, NEMA 1 enclosure shall be specified.*
- f. 2.2.B describes an air-bubble level sensing system and 2.2.C calls for two float switches (apparently to operate the pumps should the air bubble system fail). Detail 4, drawing shows 4 float switches and no air bubble system. Which is correct?
 - a. *Buffalo Engineering Response: Pumps shall be operated by float switches (2 each) per detail 4.*

Item No. 6. Is there a generator on this project?

- a. A generator is not included in the project.

Item No. 7. Are there access doors in the bathroom ceilings?

- a. No access doors are required in the bathroom ceilings.

Item No. 8. Are interior control joints required at gypsum wallboards?

- a. Yes, Install control joints according to ASTM C840. Refer to specifications section 092900 Gypsum Board, 3.6, B.

END OF ADDENDUM NO. 4