

The Hopewell Center – Addendum # 3

Answers to Questions from Bidders

July 18, 2022

Questions from Bidders

1. **Question:** Is this project intended to be bid under Erie County **Prevailing Wage** Requirements, Please provide the wage determination letter with posted rates.

Answer: The Hopewell Center project is funded through Seneca Holdings. No city, state or federal agency is contributing to this project; therefore, there is no prevailing wage requirement.

However, we are aware that both union and non-union general contractors will be bidding on this project and employee and sub-contractor wages are a significant portion of the bidding process. As a result, our intention is that all general contractors pay prevailing wage to provide equity in wages and align with or exceed industry standards.

*Please see **Article 8 Prevailing Wage Schedules/Updates for 07/01/2022 - 06/30/2023** for the applicable wage schedule which can be found here: [NYS Department of Labor - Prevailing Wages \(Search\)](#). Please use the schedule for Erie County.*

2. **Question:** Confirm the **bid bond** of a minimum of \$3M is required.

Answer: A \$3 million bid bond is not required. We are **requiring a performance bond of 100% of final contracted rate.**

3. **Question:** Please issue the **Prevailing Wage** Rate schedule that is to be followed.

*Please see **Article 8 Prevailing Wage Schedules/Updates for 07/01/2022 - 06/30/2023** for the applicable wage schedule which can be found here: [NYS Department of Labor - Prevailing Wages \(Search\)](#). Please use the schedule for Erie County.*

4. **Question:** Are there any **Prevailing wage**-related forms required for this project; i.e.. Certified payroll **reports**, certified compliance reports, manpower reports, etc.

Answer: You can be expected to be asked to provide payroll report and manpower report.

5. **Question:** What is the tax status? Should this be treated as a Capital Improvement project?

Answer: Yes, treat this project as a capital improvement project.

6. **Question:** Dwg DA-101: Note 12 shows removal of drywall within the large adjoining tenant space. Is this correct? Is this space vacant?

Answer: Addressed in Addendum 001

7. **Question:** Dwg DA-101 & DA-300: Note 12 shows removal of drywall in the main corridor and main vestibule. The ceilings are shown to remain. Is this correct?

Answer: Addressed in Addendum 001

8. **Question:** Dwg DA-300: Note 7 – remove suspended drywall ceilings not noted on plan. Please verify if all suspended drywall ceilings are to be removed.

Answer: Addressed in Addendum 001

9. **Question:** Dwg DA-101 note 9 – remove existing floor finishes is not noted in any rooms. Please verify if all existing floor finishes are to be removed.

Answer: Addressed in Addendum 001

10. **Question:** Dwg DA-300 note 8 – will the owner's rep designate which light fixtures should be salvaged prior to the start of selective demolition? So that the contractor can anticipate how many fixtures they have to properly salvage and set aside for owner.

Answer: Addressed in Addendum 001

11. **Question:** Dwg A-200: are we to include the furnish and install of the appliances?

Answer: Addressed in Addendum 001

12. **Question:** Dwg A-302: For Break Rm 111, is the overhead decorative suspended ceiling system by others?

Answer: Yes, the decorative suspended ceiling system is supplied and installed by Dirtt/Amp.

13. **Question:** Dwg A-700: Door schedule (note I) calls out to refer to Spec section 08-7100 for hardware requirements. Please issue necessary spec section.

Answer: 08-7100 Door Hardware was added to the Specifications and can be found at the link shared on June 27, 2022 or by clicking the link: [ShareFile - Where Companies Connect](#)

14. **Question:** Dwg A-700: window type 3 calls out "fixed casement". Please clarify.

Answer: Please refer to Addendum 001.

15. Question: Dwg A-700: window type 3 shows window muntins. Are they between the glass, applied (interior / exterior). Please clarify.

Answer: Please refer to Addendum 001

16. Question: Dwg A-700: which doors receive glass type G-1 (obscure) and which doors receive glass type G-2 (clear).

Answer: Please refer to Addendum 001

17. Question: Dwg A-701: for Door 171B does not call out a closer or pull handles. Please clarify.

Answer: Please refer to Addendum 001

18. Question: Dwg A-700 & A-701: What is the species of the new wood doors?

Answer: Please refer to drawings and Addendum 001

19. Question: Detail 4/A-700 : notes "window as specified". Please provide spec information.

Answer: Please refer to Addendum 001

20. Question: Detail 7/A-700 : window type 1 calls out "quickserv ticket". Please provide more product information.

Answer: Please refer to Addendum 001

21. Question: Dwg PD-101 note 20 : condition and operation of existing water heater cannot be verified prior to contract award. Could you set an allowance if the water heated is found to be defective?

Answer: Please provide an allowance for \$7,500 for the removal and replacement of existing water heater.

22. Question: Dwg P-001 note 30 : could you set an allowance for removal and replacement of existing gas pipe; if the existing gas piping on the roof is found to be defective?

Answer: Please provide a unit price for the replacement of existing gas pipe.

23. Question: Note # 9 on drawing DA-101 calls out Flooring Removal. We do not see this note number shown in any of the rooms on this drawing. Please clarify.

Answer: Please refer to Addendum 001

24. Question: In Rooms / Vestibule 164 & Corridor 163, Drawing A-101 calls for drywall to be removed & replaced. The I Drawings show no work in these rooms. Are we to assume painting of walls only? Please clarify if any flooring or ceiling work is required in these rooms.

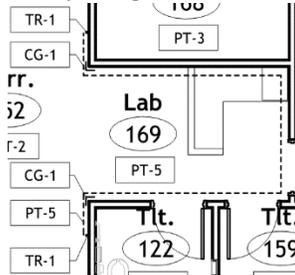
Answer: This area (164 and 163) will not have removal of drywall. Please disregard any changes to 164 and 163.

25. Question: Will GC/electrical contractor have to pull all LV

Answer: No. Please see below for updates from vendors:

- **Sonitrol Update CAT-6:**
 - The GC will not need to pull CAT-6 to from server to camera or door access points as this will fall within the Sonitrol contract.
- **Focus Solution:**
 - We are looking for a local LV vendor so that the electrical sub will not have to do this under their scope

26. Question: The TR-1 primed trim for at Corridor 152/Lab 169. Will there just be the 2 trim pieces that go from floor to ceiling right where the PT-5 painted walls start/stop or will these be vertical slats that go along that entire dashed line going into Lab 169? If vertical slats, what will the spacing need to be? See I-102:



Answer: Please refer to Addendum 001

27. Question: Detail 07 on drawing A-700 shows window types 1 & 2 for the interior partitions. Details 9,10, & 12 on drawing I-502 state "Windows Provided By Others". Please specify if there are interior windows to be included in our scope of work.

Answer: Please refer to Addendum 001

28. Question: A301 skylights not shown on ceiling grid plan, break area and front lobby

Answer: Please refer to Addendum 001

29. Question: Asbestos?

Answer: Per an environmental site survey completed the week of July 5th, 2002, no asbestos was found at the site. The final report was sent on July 18, 2002.

30. Question: Dwg A 200 Accessories Schedule: please review the model numbers for certain accessories:

- a. Item 4: should it be # 0262 ?
- b. Item 5: number listed is for a dual paper towel dispenser / waste receptacle, not a sanitary napkin disposal
- c. Item 10: should it be # 0548-9 ?

Answer: Please refer to Addendum 001

31. Question: Should we include fire extinguishers with cabinets? Please specify make / model / style.

Answer: Please refer to Addendum 001 and 002

32. Question: Dwg PD 101: for the unused underground sanitary piping, can the unused pipe be left capped and abandoned to limit the amount of saw cutting, concrete floor removal and concrete floor replacement?

Answer: Yes.