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AMENDMENT TO SOLICITATION

AMENDMENT NO. 1

ISSUE DATE: 4/16/2024

SOLICITATION NO. B2024-03-02

DATED: 03/28/2024

PROJECT: Rivermont Building Renovations

Questions to Answers

This addendum includes answers to questions.

QUESTIONS & ANSWERS:

All questions received by companies through April 12, 2024, have been combined and answered in red below.

QUESTION 1): It was discussed that the owner would pay for any necessary hazardous material testing & abatement. Is this still the case?

ANSWER 1): Owner will pay for testing and determine best course of action depending on testing results. This may include changing the scope of the project if remediation can be avoided. For example: may change flooring to something that can be laid over the first layer of VCT.

QUESTION 2): Since the potential of the wood framing repairs are uncertain, will you please provide a reasonable allowance that we can include in our bids? This will help ensure that we have adequate funding to complete the repairs, should they be required.

ANSWER 2): We will handle wood replacement due to water, rot, or termite damage as a separate fee.

QUESTION 3): Should we include the price of the removal/replacement of the fiberglass reinforced panels in the bathrooms also?

ANSWER 3): Fiberglass panels removal should be included in your bid. Replace it with drywall.

QUESTION 4): Should we include the removal of the VCT flooring and epoxy replacement for the bathrooms also?

ANSWER 4): Yes

QUESTION 5): Should we price fiberglass reinforced panels or drywall for the new ADA bathroom?

ANSWER 5): Drywall

QUESTION 6): The back awning covering the vending machines – Would a wood structure with a metal roof suffice for this location? I see there is aluminum framing with a canvas awning as it stands.

ANSWER 6): If possible, we would prefer to use the existing aluminum structure. If you feel a new structure needs to be built, please include it in your estimate.

QUESTION 7): Breakroom walls – Since we found that the ACT ceiling grid is attached directly to the existing paneling, the most cost effective route may be to cut the paneling right at the grid during demolition and run a piece of molding/trim at the edge after the drywall is installed.

ANSWER 7): *If this is your preferred method, please bid that approach. We would be fine with that.*

QUESTION 8): Timeframe – What is your expected start date for this project and what is your expected timeline for completion?

ANSWER 8): *We would like to begin as soon as possible (two weeks) and hope the project can be completed in 30 days. We are open to discussing this timeline further with the winning bidder.*

QUESTION 9): Moisture damage in the wall cavity – I believe all are aware of the rot and moisture damage by the main entrance of the breakroom. As a result of this degree of moisture intrusion, I would expect that there may be significant mold growth in the wall cavities as well. If this is indeed the case, it may be necessary to engage a remediation firm to properly address this growth. Per our conversation on Tuesday, Riverbanks would be responsible for hiring a third party remediation company to properly remove the mold, dry out the affected area, and perform the essential tests to follow. Once cleared, we will start/continue the original scope of work.

ANSWER 9): *This is correct.*

QUESTION 10): Plumbing fixtures – Is there any specification as to the type/color/brand of fixtures required?

ANSWER 10): *If we go with the two-restroom option as it currently is, we want Kohler Handicapped toilets. We would also want 2 Kohler pedestal style sinks. Faucets should be T and S brand. With the single restroom option, we would want to configure the plumbing to accommodate a Kohler wall mount toilet with a Sloan Regal Flush Valve and Kohler pedestal sink. We want all stainless braided connection lines in either configuration.*

QUESTION 11): I would like to know if there are blueprints for this project. If so, may I receive a copy or link to them?

ANSWER 11): *We do not have any on this building.*

Offerors must acknowledge receipt of this amendment by one of the following methods: (a) By signing and returning one copy of this amendment with your bid; (b) By acknowledging receipt of this amendment on each copy of the bid submitted; or separate letter which includes a reference to the solicitation and amendment numbers. Failure of your acknowledgment to be received at the Purchasing Office prior to the hour and date of the opening may result in rejection of your offer. If by virtue of this amendment, you desire to change an offer already submitted, such change may be made by letter, provided such letter makes reference to the solicitation and this amendment and is received prior to the opening hour and date specified.

COMPANY NAME: _____

NAME & TITLE OF AUTHORIZED REPRESENTATIVE _____

AUTHORIZED SIGNATURE _____

Noelle Kelley

Noelle Kelley
Procurement Manager