

## 3340 6<sup>th</sup> Ave

### General

Q: Do we have to use the bid sheet and itemize the scopes of work?

A: Yes, you must use the complete BID packet available on our website and on the NYS Contract Reporter. You are required to itemize the specific scopes of work you want to be considered for. If you'd prefer to be considered only for a lump sum bid (one total price covering all scopes of work), you can do that—but you must include a written explanation stating that intention. Please note that if we decide to award only part of the project to a vendor, we'll need itemized pricing to accurately deduct that portion from the full bid.

Q. What lead-safe practices are required?

A. Contractors are responsible for identifying and addressing all environmental concerns, including compliance with lead-safe practices. They are expected to demonstrate professional judgment and follow all applicable regulations and guidelines.

Q. Will prevailing wages be required?

A. Prevailing wages are not required.

### Questions

Q. Which windows will be replaced or removed?

A. See drawings, the revisions clarify, but every window that is specified with the plans should be replaced with an allowance of \$600/window for the materials. White, Vinyl, Low E/argon, code compliant, double hung window, 1 over 1 window. There will be a new scope of work for window replacement. The framing in of windows should be in the demo/framing scope of work. **The windows that are wooden need to remain wooden. Vinyl can be replaced with vinyl. The wood windows need to be repaired or replaced with a wood-clad window.**

Q. Does an access and panel to attic to be added to work order?

A. The framing and demo scope should include an attic access in the front closet.

Q. Do new spindles need to be put in and screening repaired on the back porch?

A. Yes, per the plans. It will be on the exterior scope of work. Repair the center part of the back porch for vertical support.

Q. Do joist hangers need to be installed for the joists of the porch.

A. Yes in the exterior scope of work.

Q. Where are mini split locations?

A. They are on the plans.

Q. Does the front porch need to be rebuilt.

A. Yes, Footings (4) will be installed for the front porch supports and new decking as well as supports and handrails as part of the exterior scope of work.

Q. Will anything need to be demolished, walls, doors, ceilings, finishes?

A. The paneling will need to be removed, and some holes may need to be created to allow for wiring and mechanicals. The demo plan is on architectural plans. We will be keeping the doors. The plaster will be restored on the sheetrock spec. Any material that is deemed to be an environmental concern should be tested before demolition.

Q. Will we be sticking to SHPO guidelines?

A. yes

Q. Will anything historical be restored or fixed?

A. All doors will remain historic except the entry and exit doors. All historic doors are to be saved. All trim is to remain historic.

Q. Do the spindles and handrails need to match the historic style?

A. The spindles on the handrail need to match the historic style. Where the handrail is missing, there can be a code compliant transition to allow new construction. A handrail on the other side of the wall can provide the handrail necessary for a continuous handrail.

or historic doors?

Q. Are any walls being moved or widened?

A. See plans

Q. Is the ceiling upstairs coming down?

A. One layer of ceiling tile is coming down; the plaster ceiling should be restored or a thin layer of sheetrock installed over it to make a smooth wall as part of the sheetrock scope of work.

Q. Will the built-ins in the basement be kept or removed?

A. This RFP does not ask for things in the basement to be demolished. All beadboard built ins are to remain.

Q. Does anything need to be done on the roof?

A. No, the roof is new.

Q. Are we meshing cracks and skin coating them?

A. Yes, where there is damage to the plaster below, we will need to make a smooth wall per the sheetrock scope of work.

Q. Will gutters and downspouts be added or replaced?

A. Gutters and downspouts need to be repaired

Q. How do we get work done on the neighbor's side?

A. The land bank will get you access.

### **Mechanical, Electrical & Plumbing**

Q. Will there be all the new plumbing and electrical?

A. The requirement is for electrical and plumbing to meet code and the drawings. If wires and pipes are code compliant and allows the plumber and electrician be efficient and cost effective while maintaining a professional standard.

Q. Are we doing a new service upgrade if needed?

A. If the electrician needs to do a service upgrade.

Q. Are new mechanicals being installed?

A. New Heat pump mini splits and new hot water tanks are being installed.

Q. Will electrical panels stay in the basement or be moved to the units?

A. Electrical panels can stay in the basement, or they can be brought into the units, however the electrician wants to make it most efficient and cost-effective in that scope of work.