

834 River Street

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.

Basement

Q. Will there be any work done in the basement?

A. There is a slab and a mechanical room that is being created. It is on the plans and we will create a new scope of work to accommodate bidding that portion.

Q. Are structural supports or beams specified? Will additional support be required?

A. In the basement scope of work we will ask that additional supports be provided where beams are not supported. Please see new scope of work.

Q. Will insulation or drywall be added to the basement? Will sheetrock be demolished and insulation detailed later?

A. yes in the areas specified by the plans.

Q. Will vents just shoot out on the sides of the building? Which side?

A. Vents can go to the south and east sides where necessary.

Q. Will film (vapor barrier) need to be installed? Will the dirt remain? will windows be added? Will abatement occur?

A. A vapor barrier will be added to the new scope of work for the basement. We will add a mold scope of work for the abatement in the south east corner below the first floor bathroom. We will add new basement windows to the basement scope of work.

First Floor

Q. Will the drop ceiling be removed and reframed? Will the bathroom ceiling be removed?

A. yes as part of the framing and demo scope of work.

Q. What's the plan for kitchen layouts?

A. Kitchen Layouts are on the website and contract reporter.

Q. Vinyl or hardwood floors?

A. We have specified Hardwood floors throughout except the bathrooms which will be tile.

Q. Do you want us to cut out the moldy sheetrock?

A. We will add replacement of moldy sheetrock on the first floor to the sheetrock scope of work and we will spec out the demolition of the moldy sheetrock on the demo and framing scope of work.

Second Floor

Q. Are vents exiting the sides—if so, which?

A. Vents go out the south and east sides on all three floors.

Q. Will ceilings be dropped/raised due to window layout? If pipes prevent rising 4", will the ceiling still need adjustment?

A. Ceilings will be reframed to make them tighter to the ceiling and the drop ceilings removed. We expect fire rated 5/8" sheetrock to be installed and any electrical junction boxes to be surface mounted to allow for access. The ceiling height needs to accommodate fire safety issues and allow for pipes to be tucked between the ceiling and the floor joist above.

Third Floor

Q. Will ceiling be dropped/raised because of windows? If pipes are in the way, will the ceiling still be adjusted?

A. Yes, similar to 1st and 2nd floor.

Q. Will all windows be replaced?

A. The kitchen windows in the back do not need to be replaced. The other windows (21 of them, 4 basement, 3 bathroom windows, 8 in the front and 6 on the side need to be replaced. We will add a new scope of work for that. They need to be the same size as the original window opening. We will spec out a window with an allowance of \$600/window for the materials. White, Vinyl, Low E/argon, code compliant, double hung window, 1 over 1 window.

Q. Will R-49 insulation be used in the ceiling? Will wall insulation be added?

A. Yes as specified in the insulation scope of work.

Q. Will the lathe be removed where the attic is?

A. yes as part of the demo and framing scope of work.

General / Building-Wide

Q. Will all doors (interior/exterior) be replaced?

A. As part of the framing and demo scope, all doors will be replaced. Interior doors will be replaced with solid core specified by our design details in the RFP. Exterior doors are to be replaced the same way.

Q. Does the building have a house meter? Will a common panel for 4 units be installed? .

A. There is already a common meter and house panel in the basement.

Q. Will we mostly use electric heat or hot water?

A. We will use electric hot water tanks in the unit to the right of the panel. We will use gas boilers in the basement ties to the existing hot water baseboard. The piping to the hot water baseboard needs to be repaired as part of the HVAC/boiler scope.

Q. Will painting (interior & exterior) be included?

A. The interior scope will be expanded to include exterior façade paint. That scope will be modified.

Q. Will gutters be restored/refined?

A. Gutters will be restored as part of the exterior scope of work

Q. Will the brick around the windows be repaired?

A. Yes, the brick around the windows on the side will be repaired, relayed and repointing. The window framing will accommodate the original size per SHPO. This is all part of the exterior scope of work.

Q. Are new doorbells included?

A. Yes, as part of the electrical scope of work.

Q. Will the stoop (exterior stairs) be replaced with handrails?

A. Yes, as part of the exterior scope the front stairs will be replaced to allow for a larger landing and handrail.

Q. Is a barricade permit needed for dumpster locations?

A. Yes.

Q. Will the roof be repaired? Any known leaks?

A. No

Q. Will the structure under the kitchen and bathroom be repaired?

A. Yes, as part of the exterior scope the building envelope needs to be sealed at that point.