

## **836 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.

### **General / Building-Wide**

Q. Should a handrail be provided for the outside stoop?

A. Yes as part of the exterior scope of work.

Q. Will all electrical panels/units be new?

A. See the scope of work. Panels can be reused if the electrician deems it safe.

Q. Should brick restoration be included?

A. All brick restoration as drawn in the plans should be priced in the framing scope of work.

### **Exterior & Site**

Q. Do you intend to strip existing paint — power-wash or scrape?

A. We want to strip the paint off the first floor and repaint the cornice

Q. What exterior paint colors are being considered?

A. Colors to be decided later.

Q. Will the damaged cornice be repaired?

A. The cornice repair will be part of the painting scope of work.

Q. Will windows be replaced? Capped with aluminum or sealed with silicone?

A. We are not replacing windows unless they are being put in a new position. Some might be sealed up.

Q. Will the siding be repaired? Holes patched?

A. In the back the siding needs to be repaired to match.

Q. Will French doors/back egress doors be replaced?

A. yes, the back doors will be replaced according to the drawings.

Q. Can handrails be added on both or one side for back stoops?

A. Handrails should be added to the front and back entrances

Q. Should stoops be demolished or rebuilt as wood-framed decks?

A. Back stoops should be demolished and rebuilt as PT wooden structures.

Q. Are piers present? Should skirting be added? Since there are piers, will crawl space skirting be added?

A. Yes, the back deck should be supported and shored up with screens for air flow and to prevent rodents from entering.

Q. What are the plans for supporting the damaged 6×6 post replacement in the back?

A. The exterior scope should include supporting damaged 6x6s

Q. Will the back stairs/deck by the 3rd-floor bedroom be pressure treated or refinished?

A. The existing floor can be refinished. It appears to be Douglas fir. That should be refinished by the flooring scope of work.

## **Interior**

Q. Will brick walls be framed with full 2×4 framing & insulation?

A. yes, unless otherwise specified to a 2x6, but the 2x4 is the minimum currently to accommodate electrical.

Q. Where will the condensers be located?

A. In the rear

Q. Will the plumbing contractor ensure proper external drain?

A. the scope of work is limited to the piping inside the envelope of the building. If the drain is clogged outside the building, it will be a change of work order.

Q. Will the 2<sup>nd</sup> -floor bathroom ceiling be dropped for plumbing?

A. Yes, the 2<sup>nd</sup> floor bathroom ceiling will be 8 ft tall to allow for plumbing.

Q. What is the insulation plan?

A. Insulation should meet code.

Q. Will the lath be removed from the third floor up to the attic?

A. yes, as part of the demo and framing plan

Q. Will the existing door in the main bedroom remain or be framed?

A. All three pocket doors are to remain as well as all tin ceilings. If the third floor can not be operated to code, we will frame it in and leave it there.

Q. Will a mechanical room be built in the basement? Will it remain unfinished?

A. No the heating on this building is all electric and so is the hot water tanks. They are to be installed as per plans.

Q. Will hot water tanks/furnace be removed during demo?

A. Hot water and furnace are to be removed by demo/framing scope of work.

Q. Will the trees be removed?

A. The tree against the back side of the building that was cut down is to remain.

Q. Will 10-ft ceilings & trim be preserved?

A. The tin ceilings need to be saved according to SHPO

Q. Will third-floor brick/windows be replaced? Will openings stay flush?

A. It is acceptable to leave brick where it can be framed in. IT should be supported as part of the demo/framing plan.