

## **871 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.

### **Demolition Structural Work**

Q. What is included in the demolition?

A. All finishes on the walls and ceilings will be removed as part of the demo/framing scope to accommodate the new walls and ceilings.

Q. Is a new beam required in the basement (per stamped plans)?

A. The plans do not call for a new beam in the basement.

Q. Are existing beams being removed and replaced with LVLs

A. Not in this scope of work.

Q. If floors are uneven, will additional structural support be installed?

A. a slight unevenness in the floors is acceptable. We do not expect the leveling of floors to be in the scope of work on the first floor.

### **Foundations ; Structural Repairs**

Q. Are minor foundation repairs required? If so, what?

A. there are 2 holes in the foundation wall that need to be relayed. There is a bulge in the basement wall going down the stairs that also needs repairing. This will go in a masonry scope.

## **2<sup>nd</sup> Floor**

Q. Will the new upstairs railings match the historic style (e.g., 12 spindles)?

A. Yes, as part of the framing and demo scope of work, procuring 12 spindles with an allowance of \$1200 for the spindles will be required to ensure code compliance.

Q. Will the upstairs floor be leveled?

A. The floor between the kitchen and bedrooms will be leveled to accommodate the kitchen cabinets.

## **1<sup>st</sup> Floor office**

Q. Is a second egress being created at the side door? Will it include a landing?

A. For the first-floor offices, there is an existing door that is being used as an accessible ADA ramp and will be part of the demo/framing scope.

Q. Which upstairs walls are being removed or retained?

A. The demo needs to be done to accommodate the framing as part of the framing demo scope.

## **Windows, Doors & Entryways**

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. Given that the building is going to remain siding, it should be a new construction window with built in j channel when applicable. The 3 windows in the front are not being replaced. 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.

Q. Where will basement windows be placed? Will they allow cross-ventilation?

A. We do not have the elevation for the basement windows. We are not replacing any windows.

## **Roofing & Exterior**

Q. Who handles roof flashing and pitch pockets?

A. Any penetrations of the roof should be sealed by the contractor making them.

Q. Will drip edge be installed for siding?

A. Installing a bigger drip edge to seal the siding is an allowable solution to the siding being waterproofed and finished.

Q. Will rear egress be sealed?

A. Please refer to new plans on the rear egress.

Q. Any sitework or landscaping included?

A. No

## **Heating, Cooling & Ventilation**

Q. What heating system is planned? (Boiler, forced air, etc.)

A. Forced air for the offices with cooling. Heat pumps for the apartments with supplemental electric heat in the bathrooms.

Q. Will mini splits be used, or will insulation be added to the ceilings?

A. Yes mini splits will be used for the apartments. R49 to be added to the ceilings on the second floor.

Q. Where will condensers be placed on the roof or ground?

A. The mini split condensers are going on the roof. The forced air cooling condenser goes outside per the plans.

## **Electrical, Plumbing; HVAC**

Q. Will two more-meter cans be installed outside?

A. 3 meters are needed. One for the offices and their access/entry doors. One for the 1 bedroom and their access points and one for the upstairs and their access points.

Q. Will low-voltage wiring, fire alarms, or security systems be installed to code?

A. All wiring should be installed to the plans and to code for the electric scope of work.

#### Moisture & Mold

Q. Is mold remediation required in the basement?

A. Yes. It will be added as a new scope of work.