AMI Housing, Inc.
A California Non-Profit Corporation

Clarifications for Invitation to Bid

Placer County Homekey+
Carriage Court Project

Careful Note of this Attachment shall be taken by all parties of interest so that the proper allowance may be made in all computations, estimates and contracts, and all trades affected shall be fully advised in the performance of the work which will be required of them.

	Question	Response
1.	Pest Repairs	**Include $75k in Base Bid for pest repairs. Anything outside of this amount will be resolved with a change order.** **All recommendations for dry rot treatment that are in the report and in the structural drawings are expected to be performed by the Contractor for all discovered dry rot.**
2.	Fire Sprinklers	**Include $100k in Base Bid for fire sprinkler system.** The Contractor shall confirm the type of the existing fire sprinkler system. It is possibly a 13R system. The contractor shall provide the fire sprinkler system design, make required upgrades or replacements as required for the system to comply with NFPA-13, and shall acquire building/fire department approvals for the system. We will ask the successful bidder to evaluate the existing system and determine if it can be reused/upgraded. (Design/Build deferred submittal)
3.	Fire Alarm	**Include $100k in Base Bid for fire alarm system.** The Contractor shall provide the fire alarm system design, make required upgrades, and shall acquire building/fire department approvals for the system.

		We will ask the successful bidder to evaluate the existing system and determine if it can be reused/upgraded. (Design/Build deferred submittal)
4.	Fencing	Provide new fencing and gates per plans. The current fencing is temporary for construction and will remain throughout the construction period.
5.	Hazardous Materials	No HazMat report is available. Contractors should include in their bid the cost for testing hazardous materials. Any additional work required from the reports will be addressed with a change order. Perform testing for asbestos and lead-based paint. The testing company will identify the areas that require testing. Testing is required before demolition commences. Remediation, if required, is excluded from the base bid.
6.	Will the electrical contractor be providing a backbox with a conduit stubbed up into accessible ceiling space for each TV/telephone outlet in the apartments and each telephone/computer outlet in the office?	Yes, provide free cabling above the ceilings.
7.	Will the low voltage pathways to the apartments for the combination TV/telephone outlets be home-run conduits provided by the electrical contractor, or will the low voltage contractor be required to drill through the studs and framing to get the cables from the 1st floor IDF to each apartment	The low voltage contractor shall provide routing for cable.
8.	Are the existing speakers in the apartments being demo'd and removed, or are they being demo'd and reinstalled	Remove and do not reinstall.
9.	Note #5 on Drawing E4.1 identifies the TV cable as an RG6 coaxial cable. Does this cable need to be shielded, like a quad shield coaxial cable?	Provide shielded cable.
10.	Note #5 on Drawing E4.1 identifies the telephone cable as a CAT 5 cable. Category 5 cables have long ago been replaced by CAT 5e, then CAT 6 and now CAT 6A? Is the CAT 5 a minimum requirement? CAT 5 cables might be harder to procure than 5e or 6	Provide CAT 5e minimum.
11.	Is a new copper or fiber optic feeder required? I do not believe this is addressed in the electrical site drawing. This would be the incoming cable to the IDF Room. Possible the service provider is providing and installing this cable(s)	Will be by service provider to the Electrical Room.

12.	I did not see security/surveillance cameras on the drawings. Are the cameras or the cabling to support cameras required?	Camera equipment and installation will be procured through AMI Housing.
13.	Is a rack or cabinet required for the TV, telephone and data cables terminated in the IDF	Provide and install what is needed to terminate all cables.
14.	In the IDF, are we terminating the copper cables (telephone and data) on patch panels, 110 connecting blocks, or 66M150 wiring blocks?	Provide as required to make all final terminations.
15.	Page A2.7 - Windows are calling for a U-Value and SHGC of .21. This is extremely low and cannot be met with most window brands. I have attached a copy of Milgard thermal chart for reference. Please clarify glass type that can meet this spec or revise U-value and SHGC specs	In lieu of the performance criteria for windows listed on sheets A2.7 and A2.8, the windows shall comply with these specifications: • U = 0.29 • SHGC = 0.23 • VLT = 0.43 • Dual-Pane, Vinyl Framed with Grids
16.	Flooring: We are requesting the manufacturers and colors	Resilient Laminate Flooring: Provide Triumph New Standard II Rigid-Core Floating Vinyl Plank, Color 4002 Aruba, 6" x 48" Sheet Vinyl: Provide AHF Heterogeneous Sheet Flooring, Concept of Landscape, Concrete Effect Gray Base: Provide Tarkett Duracove, black, or equal.
17.	The Material finish for the countertops is listed as Solid Surface (page A4.1) and on the Unit Plans (page A2.8) the material specifies Solid Surface or Stone. Would we need to provide 2 different proposals?	Provide Stonemark Granite Countertops, color: White Antico for all countertops. Note that sheets A2.7 and A2.8 are for unit plans, and sheet A4.1 is the finish schedule for common areas.
18.	Is there a spec on the "Slurry Coat"? • Is it the standard Sealcoat? Overkote? Steelguard? Plan A1.2 Keynote #4 • How many coats, 1 or 2? As I am pretty sure it would not be a "Type 2" Slurry as this is not recommended for parking lots and especially not over new asphalt areas, because if pavement is that rough then it should be replaced.	Provide Standard Sealcoat (Overkote/Steelguard or equivalent) with 2 coats in all areas and 3 coats on entry driveways. Before surface coating is applied, contractor shall clean out all cracks (1/8-inch wide or larger) to a depth of 1/4 inch to 1/2 inch with compressed air and inject them with hot-applied rubberized crack filler.
19.	What quality level for the casework is wanted? Is it KCMA or WI quality	KCMA quality casework is acceptable.
20.	Please provide asbuilts of the existing Fire Alarm & Fire Sprinkler System	There are none available.
21.	Can a base of design for the monument be provided to know what is wanted?	See detail 12/A1.5.
22.	Is any signage needed for each of the new apartments?	Provide a sign at each apartment indicating apartment number. For signage: Provide shop drawing and sign list for owner approval Provide plastic signs, 1/8" thick, engraved laminated plastic, color as selected by owner,

		engraving 1/32 inch deep in contrasting color, letters ¾" high minimum Braille: Dots 1/10 inch on center with 2/10 inch space between cells, raised minimum of 1/40 inch above background, California Contract Grade 2 Brail.
23.	Please provide a signage list of what is needed for restroom, ISA, exit signage for this area.	At door number 6 in the Door Schedule for Common Areas for the Staff Restroom, see Door and Hardware notes, note #11 and detail 5/A9.0. For Doors 1, 2, and 7 in the Door Schedule for Common Areas sheet A4.1, see Door and Hardware notes, note #10. For Door 2 in the Door Schedule for Common Areas sheet A4.1, see Door and Hardware notes, note #5. Additional signage: Provide a sign at each of the following rooms: Lobby 2 Office 4 Office 5 Laundry 6 Electrical 7 Storage 8 Boiler Rm For signage: Provide shop drawing and sign list for owner approval Provide plastic signs, 1/8" thick, engraved laminated plastic, color as selected by owner, engraving 1/32 inch deep in contrasting color, letters ¾" high minimum Braille: Dots 1/10 inch on center with 2/10 inch space between cells, raised minimum of 1/40 inch above background, California Contract Grade 2 Brail.
24.	Pg. A3.3 under the insulation note #1, is the entire building getting new ceiling insulation both 1st floor and 2nd floor or only new insulation in the areas being disturbed	Provide new insulation at all attic areas for the entire building. The interstitial space between the 1st and 2nd floors is not an attic.
25.	Pg. A3.3 under the insulation note #2, are both exterior walls, front and back being stripped of drywall and installing new insulation or only new insulation in the areas being disturbed	Provide new insulation at all exterior walls for the entire building. Means and methods for installing the insulation are up to the contractor.

26.	**Doors** The door schedule calls out wood frames, but it also includes 45-minute rated openings. To achieve the required rating, we will need to switch those openings to either Timely frames or hollow metal frames. Please confirm which frame type you would like us to carry at the rated openings	At the door numbers listed that require ¾ hour ratings, provide a rated door assembly including door and frame. Timely frames are acceptable for these locations. At all other doors, provide wood frames. **In the Base Bid, include only new doors that are in new door locations.** **Please provide an Additive Alternate price to replace all existing doors.**
27.	**Door Hardware** I can see the general hardware requirements, but I do not see a manufacturer or finish clearly specified. Unless otherwise directed, I am currently carrying: o Kwikset Unite Interconnect, US15 Satin Nickel for entry doors o Kwikset Kingston, US15 Satin Nickel for interior doors Please confirm if there is a different manufacturer, finish, or hardware series you would like us to use.	Kwikset Unite Interconnect: This is acceptable for the apartment unit's exterior entry doors, if available with compliant levers including returns: • Must have CBC access compliant levers including returns to face of doors Kwikset Kingston: This is acceptable for unit interiors, if available with compliant levers including returns: • Must have CBC access compliant levers including returns to face of doors For hardware listed the Door Schedule for Common Areas sheet A4.1: Provide Schlage ND Series, stain chrome finish: • Must have CBC access compliant levers including returns to face of doors At all swinging doors interior, exterior, apartments and common areas: • Provide wall bumpers Trimco 1270 or equal.
28.	**Bathroom Accessories** I do not see a specific manufacturer or product series identified for the standard unit bath accessories. Currently I am carrying: o Moen Mason Chrome for standard unit accessories o Bobrick for grab bars, folding shower seats, public restroom accessories, and other unspecified accessories Please confirm if there is a preferred manufacturer or specification level you would like us to use	These are acceptable.
29.	**Closet Shelving** Please confirm if units are to receive:	Provide steel wire shelving, with factory white paint.

	○ MDF shelving with FJ poles and wood rosettes, or ○ Wire shelving	Provide chrome-plated steel closet rods and end caps.
30.	On Sheet A2.7, window type **W5** is shown in the Legend; however, we didn't see any W5 windows shown on the drawings. Please confirm whether window type W5 is required for this project.	At units #26 and #27, provide window type W5 at the lower window adjacent to the door, in lieu of window W2 indicated. These are shown in the exterior building elevations 1/A3.3.
31.	Please confirm the intended scope for the electrical subpanels located within each dwelling unit. Are the existing unit subpanels to be reused, or are new unit subpanels required? If existing panels are to remain, please confirm required inspection/testing criteria, minimum ratings, breaker requirements, and modifications to be included in the base bid.	Panels shall be all new as noted.
32.	Please confirm whether all existing feeder cables serving dwelling-unit subpanels are to be removed/abandoned and replaced with the new SER feeders indicated on E0.2. If any existing unit feeders are intended to remain, identify those locations and provide conductor size, ampacity/load verification, and testing/acceptance requirements.	All feeders to panels shall be new. No existing feeders to be reused.
33.	Please confirm that Type NM-B cable (Romex) is acceptable for concealed branch-circuit wiring within dwelling units where permitted by the California Electrical Code. Identify any project-specific areas or circuit types where EMT or MC cable is required in lieu of NM-B.	NM-B can be used where allowed by code.
34.	Please clarify the intended wall-access scope for new dwelling-unit branch circuits. Is the contractor expected to remove/replace the lower 4 feet of gypsum board throughout the units, only open walls where required, or fish circuits through existing cavities where feasible? Where additional/full-height wall or ceiling removal is required, confirm removal, patching, texture and finish restoration are included in the base bid and define the restoration limits.	The contractor shall include removal and replacement of finishes and materials as they deem necessary to achieve installation of the work.
35.	Sheet C2.1 Note G4 requires an asphalt overlay with taper grinding. Existing plan-west asphalt has extensive web/alligator cracking and may require full-depth removal/replacement to provide a warrantable surface. Please confirm the base-bid limits of overlay versus full-depth replacement. If pavement outside the indicated demolition/replacement limits is unsuitable for overlay, confirm whether additional removal/replacement will be directed as a change order/differing site condition. Also clarify the limits of slurry coat versus asphalt overlay.	Limits of overlay are shown on C2.1, note G4 and full depth asphalt limits are also shown on C2.1. Please note these are minimum paving limits. If there are alligatored areas or areas that get damaged during construction, it is likely that more paving will be needed. Any additional paving should be priced per SF with an agreed upon price and scope with the owner prior to the work being performed. Slurry coat shall be placed on all existing asphalt areas that are not otherwise covered with new asphalt

36.	Please clarify the required treatment of existing trees located at or immediately adjacent to the new Keystone retaining wall. Are the trees to remain and be protected, or may they be removed where required for wall construction? If they must remain, provide required wall alignment adjustment, root-zone protection, shoring/arborist requirements, or other design direction needed to construct the wall without damaging the trees.	Remove trees only where there is a significant conflict with constructability of walls or as directed by the owner.
37.	Please define the base-bid electrical service scope pending completion of the PG&E design. Identify contractor versus PG&E responsibility for trenching, conduit, pull boxes/vaults, transformer provisions, metering, service equipment, MSB connections, grounding and restoration. Clarify the service-conductor demarcation intended by "PG&E will pull all conductors," and confirm changes required by the final PG&E design that are not shown in the bid set will be handled by change order.	Contractor shall do all work including trenching, provide conduit, transformer pad, pull boxes and vaults, and provide all materials for all infrastructure for the new service. PG&E will be responsible for providing and setting the transformer, pulling primary and secondary cable/conductors, for terminations and for making all final connections.
38.	Please confirm there is no separate technical specification manual and that the bid-drawing notes, schedules and details are the complete technical specifications. Where drawings reference "the specifications" without a specific requirement, identify the governing standard/detail or provide the applicable specification section.	There is no separate technical specification manual. Schedules and details on the drawings, and clarifications issued in addenda, are the complete bid documents.
39.	Please confirm the provided bid drawing set is identical to the current Placer County permit-approved construction set for Permit BLD26-02792. If the permit-approved set contains revisions, stamps, plan-check corrections or supplemental sheets not included in the bid set, please provide the complete current permit-approved drawing package and identify all changes to be included in the bid.	The bid drawing set is identical to the permit-approved drawings, except that plan review agency stamping is not applied.
40.	Door Viewers	At each door type U1, provide a door viewer.
41.	Window Muntin Dividers	At window types W2 and W4, provide muntin dividers similar to those shown for windows W1 and W5.
42.	Interior Door Style We are currently carrying 6-panel smooth hollow core interior doors. Please confirm if that is the intended interior door style throughout the project	This is the intended door style for the interior doors within the apartment units, as called out on sheets A2.7 and A2.8. For other interior doors that are not within the apartments, see the Door Schedule for Common Areas on sheet A4.1.
43.	Sheet C1.3 demo plan shows in the legend a hatch symbol that describes the pool/spa being	The pool/spa will remain and will not be demolished or filled in.

	demoed and filled in. The drawing does not have that area hatched nor is it described in the D1-D13 demo notes. Does the pool/spa area need to be demolished and filled i	
44.	Means and Methods	Please take note of Demolition Notes #1, #2, #3, and #4 on sheets A2.3 and A2.4, and of Repairs to Demolished/Removed Finishes Notes #1, #2, and #3 on sheets A2.4 and A.25. It is the Contractor' responsibility to determine the means and methods by which the improvements will be installed, including removal and replacement of finishes and materials as noted.
45.	Attic Insulation	At all attics, in lieu of insulation as called out on sheets A3.3 and A3.4, provide new R-38 insulation.
46.	Is there an engineer's estimate?	No.
47.	There are data/TV and phone locations in each room. Is there going to be a service entrance or an IDF location? Where is the POE for internet and cable?	Going to keep existing IDF location and point of entry in the building (laundry room, next to the electrical room).
49.	Is the contractor responsible for emptying the units.	Yes, the contractor should dispose of everything except the microwaves, tv's, tv mounts, and pictures.
50.	Will contractor install furniture?	No, AMI Housing will purchase and install all furniture. Contractor should purchase and install appliances per plans.