

14 December 2023

To: Qualified Contractors

**Tenant Interior Renovation Project
Administrative and Faculty Offices**

For

**PA Leadership Charter School (PALCS), Western PA Location
1001 Commerce Drive, Cheswick, PA 15024**

Addendum 1 (5 pages Total)

Attachments:

1. Prevailing Wage Rates

Submittal Requirements:

PALCS shall receive bids as requested. All bids must be submitted on the enclosed bid form in accordance with the instructions, in a sealed envelope. Five hard copies of the bid response shall be delivered to:

**Attn: Carrie Longstreth
PALCS
The Landings
55 Alpha Drive West
Pittsburgh, PA 15238**

In order to receive consideration, the bids must be submitted no later than **Wednesday, December 20, by 12 PM**. Mailed bids will be accepted. However, PALCS will not be responsible for mailed submissions.

PALCS RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

Required Inclusions:

- Pricing as detailed in Section V – Bid Form (both pages)
- List of All Subcontractors
- Insurance Certificates – Levels of Coverage
- Project Schedule – Basic Timeline for Completion
- Alternate prices as requested
- Acknowledgement of Addendums

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1. **Single Prime:** This is a single-prime project. Only complete bids following the bid form will be accepted for review.
 2. **Specifications:** All specifications are within the drawing set. There is no separate specification book.
 3. **Bid Form:** The bid form is contained within the Instructions to Bidders Packet, downloadable via pdf at this link: <https://www.palcs.org/public-bids/>
 4. **Prevailing Wage:** Please see the Instructions to Bidders package, downloadable as a PDF through this link: <https://www.palcs.org/public-bids/> . Page 2, Special Notes, A: All contractors and

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subcontractors must be paid prevailing wage. Please see Attachment 1 for the published rates, or visit <https://www.dlisecureweb.pa.gov/PrevWage/Pages/Project.aspx?ID=177936&PageType=>.

5. **Bid Bonds:** No bid bonds are required for this project, and no liquidated damages are required.
6. **Site Parking for Trailers:** There will be plenty of room for job trailers and parking on site.
7. **Ceiling Heights:** "Ceiling Heights are not indicated. Can you please advise on what the finished ceiling height is to be?"
THE EXISTING CEILING HEIGHT IN THE AREA OF CHANGE IS 9'-6" +/-, AND IS NOT EXPECTED TO CHANGE FROM THAT EXISTING HEIGHT WHEN REPLACED.
8. **Gas Piping:** Please provide specification for gas piping?
GAS PIPING SHALL BE AS FOLLOWS:
 - GAS PIPING SHALL CONFORM TO RECOMMENDED PRACTICE AND REGULATIONS OF THE LOCAL GAS CO. AND STATE OF PA CODE.
 - ABOVE-GRADE INSIDE OR OUTSIDE BUILDING, LOW PRESSURE - SCHEDULE 40 SEAMLESS BLACK STEEL PIPE, BEVELED ENDS.
 - 2" AND SMALLER - THREADED FITTINGS, WROUGHT IRON.
 - 2 1/2" AND LARGER - WELDED FITTINGS, BLACK STEEL.
 - EXTERIOR EXPOSED BARE STEEL PIPE SHALL BE PAINTED WITH TWO (2) COATS RUST INHIBITIVE PAINT. PAINTING SHALL OCCUR AFTER PIPE INSTALLATION AND TESTING.
 - WELDING SHALL BE PERFORMED BY STATE CERTIFIED WELDERS. PROVIDE WELDING CERTIFICATIONS TO A/E.
 - MOUNT GAS PIPING ON ADJUSTABLE ROOF PIPE SUPPORTS ADHERED TO THE ROOF MEMBRANE. SEE DETAIL ON DRAWINGS. SUPPORTS SHALL BE MODEL #3-RAH-7AS MANUFACTURED BY MIRO INDUSTRIES OR APPROVED EQUAL.
9. **Gas Piping Painting:** Does the PC own painting of new exposed gas piping?
EXTERIOR EXPOSED BARE STEEL PIPE SHALL BE PAINTED WITH TWO (2) COATS RUST INHIBITIVE PAINT. PAINTING SHALL OCCUR AFTER PIPE INSTALLATION AND TESTING. IT IS UP TO THE PRIME G.C. TO DETERMINE IF THAT IS PC OR PAINTER'S SCOPE.
10. **Floor and Wall Patching in Existing Rooms:** Sheets P201, P202, A2 and A3: Plumbing work requires walls, floors and ceilings to be cut, patched, removed and/or re-installed in spaces that say existing finishes are to remain. Does patching of all these surfaces, including concrete floor patch, re-build of walls and patching of ceilings(if it is a hard lid) including finishes belong to the PC?
ANSWER: IT IS UP TO THE PRIME GENERAL CONTRACTOR TO DETERMINE WHICH SUBCONTRACTOR WILL BE RESPONSIBLE FOR PATCHING THE WALLS AND CEILINGS FOLLOWING THE REQUIRED PLUMBING WORK. THE GENERAL NOTE ON THE ARCH PLANS WILL BE REVISED TO INCLUDE PATCHING AND MATCHING FINISHES IN THOSE ROOMS EXISTING ROOMS AS REQUIRED IN AN ADDENDUM TO BE ISSUED 12/14/23.
11. **Lavatory, Men 117:** Sheet P101, note 3 tells the PC to remove the faucet and piping for lavatories; bowl to remain. Sheet P201 shows a new lavatory – L-2 in Men 117. Which is correct?
ANSWER: IF THE EXISTING LAYOUT CAN REMAIN THE SAME, THESE CAN BECOME L-1.
12. **New Water Piping Route:** Sheet P201, in Women 115, new water piping is shown to run within an existing 4" wall. There is a column in this wall. Please resolve.
ANSWER: ROUTE THE PIPING IN THE CASEWORK BELOW AROUND THE COLUMN.
13. **Water Heater:** Sheet P101, note 9: Is there an existing expansion tank, mixing valve and circ pump that needs to be removed with the water heater?

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ANSWER: DURING THE SITE VISIT ONLY A EXPANSION TANK AND WATER HEATER WAS OBSERVED DURING THE WALKTHROUGH.

14. **Water Heater Pad:** Sheets P003, Note W-2 tells us to support the water heater on a platform while sheet P401 shows water heater on a concrete pad. Which is correct?

ANSWER: THE WATER HEATER IS ON AN EXISTING CONCRETE PAD TO REMAIN.

15. **Water Closets:** Sheet P201: In Men 117 we are to provide new wall-mounted water closets at (2) places that back up to existing water closets in Women 115. Are we to remove the water closets in Women 115 and re-mount them on the new back-to-back water closet carrier required for this installation?

ANSWER: REUSE EXISTING TOILETS AT THESE LOCATIONS.

16. **Urinals:** Sheet P201: In Men 117 we are to provide new wall-mounted urinals at (2) places. One backs up to an existing water closet in Women 115. Looking at the size of the plumbing chase shown I do not believe there will be enough space to install a new urinal carrier. Please resolve.

ANSWER: THIS WILL NEED TO BE COORDINATED IN THE FIELD ONCE THE CHASE IS OPENED UP TO VERIFY IF THERE IS ENOUGH ROOM TO FIT A URINAL CARRIER INTO THE CHASE.

17. **Sheet P301:** Please provide specification for HD-1 –

ANSWER: ZURN – Z1870-NH-4"

18. **Sheet P301:** Please provide specification for FD-3 located in ADA Toilet 120.

ANSWER: THIS SHOULD BE LABEL FD-1.

19. **Janitor 113:** Sheet P201: In Janitor 113 they call out Ex UT and Ex MB. It appears all the water piping is being replaced in this area yet nothing shows to tie-into existing or provide new to these two fixtures. Please resolve.

ANSWER: RECONNECT NEW SUPPLY HOT WATER AND COLD WATER PIPING TO EXISTING UTILITY SINK AND MOP BASIN IN THE JANITOR 113. IT WILL ¾" HOT WATER AND ¾" COLD WATER TO THE MOP BASIN AND ½" HOT WATER AND ½" COLD WATER TO THE UTILITY SINK.

20. **Restroom Existing finishes to remain:** On drawing A2, note 11 states that the existing wall and floor finishes in the restrooms are to remain. How will that be possible? The walls all need to be opened in order to install the new water lines as shown on drawing P201 or is the P201 drawing incorrect and no new lines for the existing bathrooms.

ANSWER: THE GENERAL NOTE ON THE ARCH PLANS WILL BE REVISED TO INCLUDE PATCHING AND MATCHING FINISHES IN THOSE EXISTING ROOMS AS REQUIRED IN AN ADDENDUM TO BE ISSUED 12/14/23. IT IS UP TO THE PRIME GENERAL CONTRACTOR TO DETERMINE WHICH SUBCONTRACTOR WILL BE RESPONSIBLE FOR PATCHING THE WALLS AND FLOORS, AND MATCHING THE EXISTING FINISHES FOLLOWING THE REQUIRED PLUMBING WORK.

21. **Door Hardware:** Please provide the manufacturer of existing door hardware.

ANSWER: EXISTING DOOR HARDWARE MANUFACTURER'S INFORMATION IS NOT KNOWN. NEW HARDWARE SHALL BE YALE, SCHLAGE OR EQUAL, QUALITY COMMERCIAL LEVER-STYLE HARDWARE TO BE SIMILAR AESTHETIC TO EXISTING.

22. **Bathroom Wall Tile:** Please provide elevations of restrooms to receive the T-2 tile.

ANSWER: THE NEW WALL BEING CONSTRUCTED TO CREATE THE NEW MEN'S ROOM 117 IS THE ONLY WALL TO RECEIVE FLOOR TO CEILING WALL TILE, TO MATCH OTHER EXISTING WALLS IN THOSE ROOMS WITH FLOOR TO CEILING WALL TILE. PLEASE INCLUDE A TILE TRANSITION TO CREATE THE OPENING FOR THE VESTIBULE (WHICH IS JUST PAINTED WALLS). PLEASE ALSO INCLUDE THE PATCH AND MATCH FOR THE EXISTING RESTROOM TILES THAT WILL NEED TO BE COMPLETED AS A RESULT OF THE PLUMBING WORK ALSO

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FURTHER EXPLAINED IN THIS DOCUMENT. THE NEW ADA RESTROOMS HAVE NO WALL TILE, JUST PAINTED WALLS.

- End of Addendum #1 -