

# RFP #2024-0001 Estate Tutu North Senior

## Addendum #3 – Response to Questions

### Question:

- [General] Please indicate if there is any additional HUD requirements apart from what is mentioned on the “Additional Instructions to Respondents” document.

### Answer:

- **No, there are not.**

### Question:

- [General] Please provide RFI questions and answers from the original Bid Response.

### Answer:

- **Original RFI questions and answers were provided as part of this bid package, see Attachment M – Additional Contract Clarifications.**

### Question:

- [Architectural/Civil] Please indicate if the new steel structure for the building will require fireproofing. If yes, please provide specifications.

### Answer:

- **Review Attachment M for answer.**

### Question:

- [Architectural/Civil] Regarding Microgrid Drawings:
  - Please provide details of new concrete pads for the Microgrid Equipment.

### Answer:

- **Review Attachment M for answer.**

### Question:

- [Architectural/Civil] 4. Regarding the doors hardware specification 087100:
  - i. The doors ID numbers and quantities does not match with the quantities of doors on the Units and door schedule:
  - ii. Hardware Set 2.0 (Unit Bedroom). On the specification the quantities of doors with this set are 60ea but the quantities of the doors based on the drawings should be 62ea; please advise.
  - iii. Hardware Set 3.0 (Unit Bathroom). On the specification the quantities of doors with this set are 127ea but the quantities of the doors based on the drawings should be 122ea; please advise.
  - iv. Hardware Set 5.0 (Unit Closet Pair). On the specification the quantities of doors with this set are 65ea but the quantities of the doors based on the drawings should be 64ea; please advise.
  - v. Please provide hardware schedule of the following doors:

## RFP #2024-0001 Estate Tutu North Senior

- T1.2, 100C.1, 100C.2, 100P, 101A.1, 101A.2, 102, 103A, 103B, 107.1, 107.2, 108A, 109B, 110.1, 110.2, 110B.1, 110B.2, E1A, S2.1, T1.1, T2, T3, 201B, 301A, 301B, 310A, 310B, 401A, 401B, 410A, 410B, 501, 510A, 510B, 601, 610A, 610B, 2959.
- vi. Door 101B its shown with hardware Set 8.0 and Set 14.0. Please indicate which set will be used.

Answer:

- **i thru iv. – see Attachment M**
- **V - Door 101B its shown with hardware Set 8.0 and Set 14.0. Please indicate which set will be used.**

Question:

- [Architectural/Civil] Provide specifications of the ceiling fans

Answer:

- **Basis of design: Kichler Lighting – 52 Inch Renew ES Fan: EF200K-52(F) w/universal LED Light Kit.**

Question:

- [Architectural/Civil] Please provide detail of new fence and gate located on the ground mounted solar panels.

Answer:

- **6'H black vinyl chain link fence w/ 1 5/8" heavy gal. top rails & bottom tension wire. Gate (Energy Plant): 20' driveway (TBD) opening with double swinging gates w/ a lockable center drop bar. Gate posts 2- 4" x 10' ss40 ga gal. pipe in 48" concrete footers. Swing gates are 6'H x 10'w welded construction w/ black vinyl chain link fence attached.**

Question:

- [Mechanical] On the original Bid it was mentioned that LPG Tank, piping and respective installation will be by the LPG supplier. Please indicate if this remains as indicated. If not we will need specification of the new LPG Tank, piping and specialties.

Answer:

- **Review Attachment M for answer.**

Question:

- [Mechanical] On the plumbing drawings there is no detail of the connection of potable water or storm water for the new cistern. Please provide details.

Answer:

- **ERS Response: The storm water collection system by Architect and not shown on plumbing drawings. Refer to Architectural drawings for requirements. The cistern is for non-potable water use only and solely utilizes storm water from the roof downspouts as a water source. There is no secondary makeup from the potable water system.**

## RFP #2024-0001 Estate Tutu North Senior

### Question:

- [Mechanical] On drawing A-101 shows that roof downspouts will be inter-connected to provide water to the water cistern. Please indicate the size of the underground piping that will connect these downspouts. There is no detail of water filtration for the storm water recollection coming from the downspouts, please provide detail and specification of the water filtration.

### Answer:

- **ERS Response: You are correct; the storm water collection system is by Architect and not shown on plumbing drawings. Refer to Architectural drawings for requirements. The cistern is for non-potable water use only and no inlet filtration or treatment system required. Assume 4" pipe for underground piping.**

### Question:

- [Electrical] Confirm that a new complete Fire Alarm System shall be furnished and installed by the contractor.

### Answer:

- **ERS Response: Yes.**

### Question:

- [Electrical] Confirm that a new complete Telecommunications System shall be furnished and installed by the contractor.

### Answer:

- **ERS Response: Yes.**

### Question:

- [Electrical] Indicate if alternate manufacturers and models will be accepted for the lighting fixtures specified on the lighting fixture and lamp schedule (See Drawing E-001).

### Answer:

- **ERS Response: Alternate are only acceptable if they are manufactured to the same integrity, testing, and performance. Photometrics shall be submitted prior to bid for all areas to confirm alternates are acceptable.**

### Question:

- [Electrical] Please confirm that the Pad Mounted Transformers T2, T3 & T4 shown on sheet E-400 are part of the second phase and will not be included in the proposal.

### Answer:

- **ERS Response: Correct.**

### Question:

- [Electrical] Please confirm that primary electrical conduits with pull wire and concrete pads for futures transformers T2, T3 & T4 are not required for this bid. Otherwise provide specific location of these transformers.

## RFP #2024-0001 Estate Tutu North Senior

Answer:

- **ERS Response: Conduit and pullwire shall be installed in Phase 1 from T1 up the hill to pullbox in preparation for Phase 2.**

Question:

- [Electrical] Clarify if the 500KVA Pad Mounted Transformer (T1) shown on sheet E-400 will be furnished by Owner or WAPA and to be installed by the contractor. If the Pad Mounted transformer will be furnished by the contractor, please provide the specifications in order to be able to quote.

Answer:

- **ERS Response: The Pad Mounted Transformer (T1) is noted in the specifications.**

Question:

- [Electrical] Clarify transformer T1 primary feeder point of connection (locations of existing riser pole is not shown on the electrical drawings). See keyed one-line diagram notes #4 on drawings E-400.

Answer:

- **ERS Response: T1's primary feed shall be from the Microgrid.**

Question:

- [Electrical] Please clarify the capacity of the PM Transformer (TMG) since sheet E-400 indicates that the capacity is 1000KVA and sheet E1.0 indicates that the capacity is 1500KVA.

Answer:

- **ERS Response: Microgrid drawings supersede the senior building drawings, TMG shall 1500kVA.**

Question:

- [Electrical] Please clarify if the lighting fixtures and occupancy sensor for the microgrid modular control building will be supplied by E-Finity or is by General Contractor.

Answer:

- **ERS Response: E-finity will be provide all lights, sensors, and receptacles in the switchgear and control building.**

Question:

- [Electrical] Please confirm that the provided proposal of E-Finity dated July 3rd, 2023 It is still valid and will be used for the proposal.

Answer:

- **Yes it is still valid.**

## RFP #2024-0001 Estate Tutu North Senior

### Question:

- [Electrical] Please provide a complete design (drawings) of the Emergency call for aid system indicating the locations of the equipment. Also, please confirm that the design costs for this system will be by the owner and not by the contractor.

### Answer:

- **Review Attachment M for answer.**

### Question:

- [Electrical] For the new solar panels we need the roof and ground mount PV racking system details since these materials are not included on the EFinity proposal.

### Answer:

- **Review Attachment M for answer.**

### Question:

- [Electrical] Please confirm that the detail #5 on sheet E-504 apply for the lighting poles shown on sheet E-001.

### Answer:

- **ERS Response: Correct.**