THE HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

242 SOUTH SIXTH AVENUE, HIGHLAND PARK, NJ 08904
PHONE (732)572-4420

February 10, 2017

Window Replacements at Samuel J Kronman Building and Park Terrace Apartments

Addendum #1

Please be advised of the following:

1. The bid form has been revised. Bidders are to submit the attached revised bid form with their bid.
2. The complete Addendum # 1 provided by Aparri Engineering is attached.
3. All bidders are to include this Addendum #1 on the *Acknowledgement of Receipt of Addenda* form included in the original documents.
4. The bid opening date shall remain February 21, 2017 at 2:00 PM.

THANK YOU!

HIGHLAND PARK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK NEW JERSEY 07601

ADDENDUM NO.1 TO CONTRACT DOCUMENTS
REPLACEMENT OF WINDOWS AT SAMUEL KRONMAN BUILDING AND PARK TERRACE APARTMENTS

PRE-BID CONFERENCE MEMO

Project: Window Replacement at Samuel J. Kronman Building and Park Terrace Apartments

Location: Housing Authority Office, 242 South Sixth Street, Highland Park, NJ 08904

Date & Time: Friday, January 27, 2017 at 10:00 AM

A/E: Aparri Engineering LLC

A. Attendees

Highland Park Housing Authority

1. Mr. Larry Stecker, Maintenance Manager Director

Aparri Engineering LLC:

1. Ms. Jamena Grant, Project Coordinator
2. Ms. Suzanne Wajda, Project Coordinator

Prospective Bidders:

See Appendix A – Sign In Sheet

B. Items Discussed/Addressed:

1. Introduction to Project:
   a. Site Information
      i. The Samuel J. Kronman Building is a six-story high rise.
      ii. The Park Terrace Apartments consist of (3) two story buildings: A-1, A-2 and A-3.

2. Purpose of Meeting:
   a. Reminder of the requirements of the project.
   b. Unless items are issued as an Addendum, items discussed do not and cannot change requirements of the Bid Documents. It was discussed that there will be an addendum issued

because the two sites (Samuel J. Kronman Building and Park Terrace Apartments) need to be priced separately.

3. Scope of Construction Work:

    a. Work Includes:
        i. Samuel J. Kronman Building (Six-Story High Rise) consists of 15 Studio, 80 One-Bedroom, and 5 Two-Bedroom Apartment units. There are total of 80 sliding doors and 132 windows (in 128 existing window rough openings) to be replaced.

        ii. Park Terrace Apartment Development consists of 3 buildings A-1, A-2 and A-3. Buildings A-1 and A-2 each consists of 4 One-Bedroom, 2 Two-Bedroom, and 2 Three-Bedroom Apartment units. Building B consist of 4 One-Bedroom, 2 Two-Bedroom and 2 Four-Bedroom Apartment units. There are total of 196 windows (in 118 existing window rough openings) to be replaced.

4. Drawings and Specifications:
    a. Before bidding, contractor/bidder shall fully understand **both** the Drawings and Specifications. Contract requirements shown on the Drawings but not in the Specifications, or vice versa, shall be considered as though the requirements are shown on both.

    b. Installation shall be in conformance with manufacturers' requirements or recommendations.

    c. Alternates to the specified manufacturer were discussed. Any alternate manufacturers should be submitted to A/E for review prior to bid.

5. Means and Method of Construction:
    a. To be determined or selected by the contractor.

    b. The Authority reserves the right to reject your construction method if deemed to be hazardous to the public and property or will not produce finished work in accordance with the terms of the Contract.

    c. Contractor questioned construction method of removing existing window frames. It was discussed that removing existing window frames could damage existing stucco and the stucco is difficult to match. All work is to be done according to the plans and specs and any damage to existing is to be repaired to original condition.

6. Warranties:

a. Manufacturer warranty: Obtain all warranties that would be given in normal commercial practice. Refer to Technical Specifications for warranty duration for each material.
b. Contractor warranty: **1 year**

7. Permits: Contractor/Bidder is responsible for applying, paying for, and obtaining any and all necessary permits.

8. Project Duration: **90 Days** from Notice to Proceed.

9. Liquidated Damages: Any delay in completion results in **$500/day** liquidated damages.

10. Bid Bond Requirement is 10% (not to exceed $20,000) of total price of bid.

11. Wage Determination Project: The Authority is Federally funded, and therefore requires all contractors to pay their workers the applicable Davis Bacon Wage Rates. For more information please visit www.dol.gov. The Wage Determination applicable for the Kronman Building is as follows: General Decision Number: NJ170036 1/6/17 NJ36 Building. The Wage Determination applicable for the Park Terrace Apartments is as follows: NJ170024 1/6/17 NJ24 Residential. Both Determinations may be viewed at http://www.wdol.gov. In any instance where there is a discrepancy between Federal and State rates, the higher rate shall prevail.

12. Bid Submittal Requirements:
    a. Refer to Section 1 of the Project Manual. All mandatory documents must be submitted otherwise bids will be considered not responsive.
    b. Bid Document Submission Checklist: Bidder initials every item.
    c. Acknowledge receipt of all Addenda: Addenda are issued using the contact information given when the contractor picks up the bid. It is the contractor's responsibility to make sure they have received all addenda.
    d. Bidder/contractor shall submit one (1) original and (2) copies of the bid proposal package.

13. Qualification of Bidder/Contractor: Bidder/Contractor shall have at least three (3) years of experience in window replacement and installations.

14. Bid Opening: **Tuesday, February 21, 2017 at 2:00 p.m.**

15. Questions Regarding the Project:
    a. Addressed to: **Jamena Grant (jgrant@aparri.net) or Suzanne Wajda (swajda@aparri.net)**
    b. Date to be submitted by: **Wednesday February 1, 2017 at 10:00 a.m.**

16. A site visit followed the meeting. The windows in the following apartments were inspected: Apartments 2P, a 1 bedroom unit, and 3M, a studio apartment, in the Samuel Kronman Building, and Apartment #616, a 1 bedroom unit in Park Terrace Apartments.

RESPONSE TO BIDDER QUESTIONS

Question No. 1: Have the windows and caulking been tested for lead or asbestos?

Response to Question No. 1: *Any remediation for lead and/or asbestos, if present, is not included in your bid. Any required testing will be done by the Authority.*

Question No. 2: Can we use an alternate installation method? Your drawings call for the total removal of the existing frame. That method will definitely cause damage to the stucco around the window. Patching the stucco is costly and never looks as good as new stucco. We suggest leaving the existing frame in a bridging over it using a front flange and finishing the interior with trim and clip. This avoids the damage to the stucco and if there is asbestos in the existing caulking we bridge over it and avoids asbestos remediation. Attached is the detail of a project we are presently installing that uses this method. In this drawing, we are pushing the new frame out 1 to 2 inches beyond the existing frame to ensure we go beyond the old caulk. The trim and clip finishes the window on the inside which generally removes the need for repainting. The window we use in this installation is the same product by Crystal Windows and Doors that is in your specification.?

Response to Question No. 2: *Bid exactly per the plans and specifications.*

Question No. 3: Does the scope of work include replacement of wall tiles around new obscure glass bathroom windows?

Response to Question No. 3: *Replacement of wall tile is not included in the scope of work. If existing wall tile is damaged during construction, tile should be replaced by contractor.*

Question No. 4: Will Housing Authority designate locations for dumpsters, storage trailers and portable toilet at close proximity to both work locations?

Response to Question No. 4: *Yes.*

Question No. 5: Will you provide new bid form in order to accommodate separate prices for 2 job locations?

Response to Question No. 5: *Yes. See attached revised bid breakdown.*

Question No. 6: Could you tell us what is the estimated job budget and if you have secured financing for it?

Response to Question No. 6: *Samuel J Kronman and Park Terrace Apartments are being financed separately. Financing is not yet secured and is pending Rad closing.*

Question No. 7: The type WS1 window in Kronman. Your called for quantity on the elevation drawings is 92, my take off, based on elevations and floor plans is 97.

Response to Question No. 7: *The quantity for window WS1 is 97.*

Question No. 8: The type WP1 window in Park Terrace. You call for obscure glass but according to code, these windows are in the shower/tub enclosure, and need to be tempered glass as well as obscure.

Response to Question No. 8: *Include in your bid the cost for tempered and obscured glass.*

END OF ADDENDUM NO.1

BID BREAKDOWN
REPLACEMENT OF EXISTING WINDOWS AND DOORS
AT SAMUEL J. KRONMAN BUILDING & PARK TERRACE APARTMENTS
HIGHLAND PARK, NEW JERSEY
ISSUED WITH ADDENDUM #1

I have received the Contract Documents entitled "Replacement of Existing Windows and Doors (Window Replacement)" issued by the Borough of hi, New Jersey. I have examined all parts of the Documents, including the Technical Specifications, Drawings, federal, state and local requirements, and all Addenda. I have visited the site and have clear understanding of the Scope of Work for which I submit the following bid.

In submitting this bid, I agree:

1. To hold my bid open for **sixty (60)** days after bid opening.
2. To enter into and execute a contract, if awarded on the basis of this bid, and to furnish insurance and other requirements as stated and required in the Contract Documents.
3. To accomplish the work in accordance with the requirements of the Contract Documents.
4. To complete the work on time and to the quality required in the Contract Documents.

I will furnish all labor, materials, equipment, tools, and other services required to construct this project for the base bid lump sum price of:

_____
Words
_____ dollars

($_____)
Figures

The above lump sum, which includes all costs, is broken down as follows:

Item No.	*Description of Cost Item*	*Costs*
	SAMUEL J. KRONMAN BUILDING	
	Division 1 – General Requirements	
1	Bonds and Insurances	$_____
2	General Conditions/General Requirements: (Refer to Division 1 – General Requirements of the Technical Specifications and HUD General Conditions of the Contract for Construction). Include other Items not itemized below.	$_____
	Division 2 – Existing Condition	
3	Project Survey and Measurements/Photographs	$_____

BID BREAKDOWN
REPLACEMENT OF EXISTING WINDOWS AND DOORS
AT SAMUEL J. KRONMAN BUILDING & PARK TERRACE APARTMENTS
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Item No.	*Description of Cost Item*	*Costs*
	SAMUEL J. KRONMAN BUILDING	
4	Demolish/Dispose of Existing Doors in Samuel J. Kronman Building (80 Each)	Include Cost in Division 8, Each Type
5	Demolish/Dispose of Existing Windows in Samuel J. Kronman Building (132 windows in 128 existing rough opening)	Include Cost in Division 8, Each Type
	Division 7 – Thermal and Moisture Protection	
6	Window sealants, caulking, adhesive sheet flashing and all other necessary thermal and moisture protection as per drawings and specification.	Include Cost in Division 8, Each Type
	Division 8 - Openings	
7	Preparation of Window Openings, including removal of drapes, curtains, etc. Include moving of furniture as needed (LS)	Include Cost in Division 8, Each Type
8	Type DS1: 80 Aluminum Sliding Double Sliding Doors in 80 Rough Opening. Door Size: 5’-11” Width by 6’-8” Height	$_____
9	Type WS1: 97 Aluminum Sliding Windows in 97 Rough Openings. Window Size: 4’-11” Width by 5’-3” Height	$_____
10	Type WS2: 11 Aluminum Sliding Windows in 11 Rough Openings. Window Size: 3’-0” Width by 2’-10” Height	$_____
11	Type WS3: 4 Fixed and 4 Project-Out Aluminum Windows in 4 Rough Openings. Window Size: 4’-0” Width by 4’-0” Height	$_____
12	Type WS4: 11 Aluminum Sliding Windows in 11 Rough Openings. Window Size: 5’-11 Width by 4’-10” Height	$_____
	Division 9 - Finishes	
13	Scrape/Painting, All Lintels Prior to Window Installation	Include Cost in Division 8, Each Type
14	Patch-up / Repair damaged surfaces Paint walls adjacent to windows	Include Cost in Division 8, Each Type
	COSTS OF ADDENDA, IF ANY. (Show Addendum No.; Separate costs for each Addendum; Itemized work items; provide brief description of work	
	TOTAL BASE BID	$_____

BID BREAKDOWN
REPLACEMENT OF EXISTING WINDOWS AND DOORS
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Item No.	*Description of Cost Item*	*Costs*
	PARK TERRACE APARTMENTS	
	Division 1 – General Requirements	
1	Bonds and Insurances	$_____
2	General Conditions/General Requirements: (Refer to Division 1 – General Requirements of the Technical Specifications and HUD General Conditions of the Contract for Construction). Include other Items not itemized below.	$_____
	Division 2 – Existing Condition	
3	Project Survey and Measurements/Photographs	$_____
4	Demolish/Dispose of Existing Doors in Samuel J. Kronman Building (80 Each)	Include Cost in Division 8, Each Type
5	Demolish/Dispose of Existing Windows in Park Terrace Apartments (196 windows in 118 existing rough opening)	Include Cost in Division 8, Each Type
	Division 7 – Thermal and Moisture Protection	
6	Window sealants, caulking, adhesive sheet flashing and all other necessary thermal and moisture protection as per drawings and specification.	Include Cost in Division 8, Each Type
	Division 8 - Openings	
	Preparation of Window Openings, including removal of drapes, curtains, etc. Include moving of furniture as needed (LS)	Include Cost in Division 8, Each Type
7	Type WP1: 4 Aluminum Double Hung Windows in 4 Rough Openings. Window Size: 2’-0” Width by 3’-2” Height	$_____
8	Type WP2: 12 Aluminum Double Hung Windows in 12 Rough Openings. Window Size: 2’-8” Width by 4’-2” Height	$_____
9	Type WP3: 2 Aluminum Double Hung Windows in 2 Rough Openings. Window Size: 3’-8” Width by 4’-2” Height	$_____
10	Type WP3E: 2 Aluminum Casement (Egress) Windows in 2 Rough Openings. Window Size: 3’-8” Width by 4’-2” Height	$_____
11	Type WP4: 24 Aluminum Double Hung Windows in 12 Rough Openings. Window Size: (2) 2’-8” Width by 4’-1/2” Height	$_____

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Item No.	*Description of Cost Item*	*Costs*
	PARK TERRACE APARTMENTS	
12	Type WP4E: 18 Aluminum Double Hung Windows and 18 Aluminum Casement (Egress) Windows in 18 Rough Openings. Window Size: (2) 2'-8" Width by 4'-1/2" Height	$_____
13	Type WP5: 52 Aluminum Double Hung Windows in 26 Rough Openings. Window Size: (2) 3'-0" Width by 4'-1/2" Height	$_____
14	Type WP5E: 14 Aluminum Double Hung Windows and 14 Aluminum Casement (Egress) Windows in 14 Rough Openings. Window Size: (2) 3'-0" Width by 4'-1/2" Height	$_____
15	Type WP6: 8 Aluminum Double Hung Windows in 4 Rough Openings. Window Size: (2) 3'-4" Width by 4'-1/2" Height	$_____
16	Type WP7E: 8 Aluminum Casement (Egress) Windows in 4 Rough Openings. Window Size: (2) 3'-4" Width by 4'-1/2" Height	$_____
	Division 9 - Finishes	
17	Scrape/Painting, All Lintels Prior to Window Installation	Include Cost in Division 8, Each Type
18	Patch-up / Repair damaged surfaces Paint walls adjacent to windows	Include Cost in Division 8, Each Type
	COSTS OF ADDENDA, IF ANY. (Show Addendum No.; Separate costs for each Addendum; Itemized work items; provide brief description of work	
	TOTAL BASE BID	$_____

The Base Bid Cost shall include all costs necessary to complete all the required work described in the Contract Documents and issued addenda. The above costs shall include all mark-up, overhead & profit, benefits, etc. No additional costs shall be incurred by the Authority. **The quantities shown above are for the benefit of the Bidder/Contractor.** Bidder/Contractor shall verify the quantities for accuracy.

B. Unit Costs: Each Bidder shall submit the following with his/her bid:

1. Cost for the following items. These unit costs will be used for adding or subtracting work from the Contract the types of window indicated. Cost per window shall be completed and shall include demolition, thermal and moisture protection, material, labor, equipment, scrape/painting lintels, patch-up the surfaces and adjacent wall and other incidental work to complete the work.

   a. Type DS1 Replacement: $_____/EA

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b. Type WS1 Replacement: $_____/EA

c. Type WS2 Replacement: $_____/EA

d. Type WS3 Replacement: $_____/EA

e. Type WS4 Replacement: $_____/EA

f. Type WP1 Replacement: $_____/EA

g. Type WP2 Replacement: $_____/EA

h. Type WP3 Replacement: $_____/EA

i. Type WP3E Replacement: $_____/EA

j. Type WP4 Replacement: $_____/EA

k. Type WP4E Replacement: $_____/EA

l. Type WP5 Replacement: $_____/EA

m. Type WP5E Replacement: $_____/EA

n. Type WP6 Replacement: $_____/EA

o. Type WP7E Replacement: $_____/EA

This Bid Breakdown shall be completed. Otherwise the Authority may consider bid Non-Responsive

The undersigned acknowledges to have familiarized himself/herself/themselves with local conditions affecting the cost of the work, and with the Contract Documents (including Invitation for Bids, Instruction to Bidders, this Bid, the form of Bid Bond, the form of Non-Collusive Affidavit, the Specifications and Drawings, all federal, state, and local provisions and requirements, and Addenda) and other documents pertaining to these Contract Documents.

Date: _____ _____
Bidder's Name

By: _____
Signature

_____ _____
Title Address

BID BREAKDOWN
REPLACEMENT OF EXISTING WINDOWS AND DOORS
AT SAMUEL J. KRONMAN BUILDING & PARK TERRACE APARTMENTS
HIGHLAND PARK, NEW JERSEY
ISSUED WITH ADDENDUM #1

_____ _____

Tel. # Fax #

APPENDIX A

PRE-BID CONFERENCE
SIGN IN SHEET

PROJECT NAME: Window Replacement at Samuel J. Kronman Building and Park Terrace Apartments
OWNER: Highland Park Housing Authority
A/E: Aparri Engineering LLC
DATE: Friday, January 27, 2017

	NAME	COMPANY NAME	EMAIL	PHONE NO.
1.	Ziggy Pelka	Pelka Construction Co, LLC	ziggy@pelkaconstructionco.com Fax 732/928-6750	732/928 8925
2.	ZANKO NIKOLOSKI	ZN construction LLC	znconstruction LLC@Gmail.com	201-481-0571
3.	IGOR MICKOSKI	GS NOVA INC	MAIL@GSNOVAINC.COM	201-665-2844
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