

DATE: December 20, 2024

SUBJECT: **Addendum 01**

Project No: 24.011

Owner: Broome County Land Bank Corporation

Project Title: Renovations + Reconstruction

Address: 14 McNamara Ave. | Binghamton, NY 13903

Bid Due Date: Tuesday, January 7, 2025 @ 2pm

Previously Issued Addenda
None

Please note the following addendum/changes in the bid proposal. All bids received will be in accordance with this addendum. All other drawings, specifications, terms and conditions remain the same.

1. **Clarification:** Permits
The general contractor will be responsible for securing and covering the cost of all permits necessary to complete the work.
2. **Clarification:** Portable Toilet
The general contractor will be responsible for supplying and servicing a portable toilet on the job site for the duration of the project.
3. **Question:** *The plans call for installation of LVT and Porcelain tile in various rooms. The plans state that the "style and color TBD by Owner." Please provide additional details regarding the style and color of flooring so that a square foot price or budget can be determined by contractor when submitting a bid. As written, the Owner can choose whatever type of flooring they want regardless of cost of the material and/or the difficulty of installation.*
 - a. **Response:** Click Lock Waterproof Luxury Vinyl Plank Flooring to be Manufacturer by "Lifeproof" or equivalent. The contractor will supply and install transitions, trim, and accessories to complete the flooring installation, which will include a minimum 15-year limited warranty. The owner may select from the available standard color options.
4. **Question:** *Note A01 1.G. states: "Remove existing concrete pad at location of existing furnace." Please provide size of pad to be removed and what will replace it.*
 - a. **Response:** Size of existing concrete pad is approximately 4'-0"x4'-0". Infill area with new concrete to match height of existing slab. Dowel new concrete into existing slab with #4 rebar.

5. **Question:** Note A03 3.C. states: "Patch existing concrete floor and walls. Provide 2 coats of epoxy paint, throughout." The concrete slab and walls appeared "wet" at the walkthrough. Please provide additional details as to type of finish epoxy to be applied.
 - a. **Response:** The walls seem to be saturated by run off from the roof above. Gutters and downspouts will be installed to divert the water away from the foundation. Contractor can use "Drylock - Extreme Concrete & Masonry Waterproof latex masonry waterproof sealer, or equivalent.

6. **Question:** Sheet A100 depicts and states "Existing water connection" with an arrow indicating the location. However, at the site visit, it was stated that the water main line inside the basement could not be located, and the bid would include running a new underground water line and tie into city water. Please clarify whether a new water main line is required. Also, the City of Binghamton will generally not approve installation of new water main service line during the "winter season" unless there is an emergency situation. Please clarify whether the city has approved this installation, and the timeline expected for the install.
 - a. **Response:** A new waterline will be installed from the street to the house, with the exact location to be determined and coordinated during construction. The "arrow/ line" on the drawings suggests an approximate location. The selected contractor will have 16 weeks from the start of the project to complete the work, providing adequate time to finish this task and coordinate with the City of Binghamton.

7. **Question:** Note A04 4.D. states: "Mechanical Unit: 120,000 BTU, 95% efficient, Two stage, variable speed, natural gas fired unit with 5- ton cooling coil. (condensing unit provided by others)." Does the bid include installing the A"-coil" or "cooling coil" intended for future use, or will the condenser unit be provided for installation during this project by others? Preinstalling the A-coil would require a compatible condensing unit in the future which may not be available by the manufacturer and installation may void the warranty. Please clarify.
 - a. **Response:** Provide and install cooling coil. Exterior condensing unit; including hookups, will be provided by others. Coordinate cooling coil with selected Furnace manufacturer.

8. **Question:** During the site visit, it was observed that several floor joists for the 2nd floor, which were visible from the 1st Floor Living Room, appeared to have charring from a fire. Do the plans call for any framing or other work to be performed in this area.
 - a. **Response:** Provide and install new floor joists sistered to existing floor joists (at the 1st floor living room) that have been compromised by charring from a previous fire.

9. **Question:** At the site visit, it was observed that a large section of the wood soffit was rotten and is detaching from the house on the South side, as well as some smaller sections on the East and West sides. Is the soffit repair or replacement included in the plans?
 - a. **Response:** Note A40 3.A exterior soffits: All existing wood soffits to be removed and replace with vinyl "White" Soffit materials. All vinyl accessories

shall be included with the installation. Replace, patch and repair existing wood fascia board with material to match existing. Provide new aluminum fascia wrap.

10. **Clarification:** Mechanical, Electrical and Plumbing (MEP) Removals
 - a. See notes on drawing A001 – Notes and Specifications regarding MEP removals
 - b. All MEP equipment, fixtures and infrastructure to be removed in their entirety
11. **Clarification:** Remove existing walls in basement
 - a. Remove existing intermediate non-bearing basement demising walls. This shall include CMU, wood framing, blocking, paneling, shelving, doors, frames and associated hardware.
 - b. See AD100 - Basement & First Level Demolition Floor Plans
12. **Clarification:** Plywood sub-flooring
 - a. Evaluate existing sub-flooring. Cut-out, fill-in and replace any severely damaged and/or deteriorated sections with new plywood to match existing.
 - b. Install 1/2" plywood over existing sub-flooring in lieu of 1/4" hardwood underlayment. Glued to existing/patched sub-flooring and nailed through to existing floor framing.
 - c. Provide 1/2" plywood at the first, second and attic floor levels
 - d. See to A001 and A002 - Notes and Specification
13. **Clarification:** Install new structural beam
 - a. Provide temporary shoring at existing second floor framing between Foyer and Living Room. Remove existing 4-ply beam and replace with new 3-ply 1-3/4" x 11-1/4" LVL (1.9E) with 2 jack studs at each end to support new beam.
 - b. See to A100 - Basement & First Level Floor Plans
14. **Clarification:** Remove dining room wall
 - a. Remove existing dining room wall from floor to second floor framing above. Replace with new 2x6 wall framing at 16" O.C. with (3) 2x10 Beam w/ 1/2" plywood spacers.
 - b. See to A100 - Basement & First Level Floor Plans
15. **Clarification:** Ceiling Plans
 - a. Remove existing ceiling framing and/or misc. 2x wood framing on the first floor in the area near the first-floor bathroom and rear entrance. Refer to AD100 - Basement & First Level Demolition Floor Plans
 - b. Provide and install new 2x6 ceiling framing at 16" O.C. in the area indicated on A103 – Ceiling Plan
 - c. Finished height of framing shall be 7'-9" (+/-) above finish floor.
16. **Clarification:** Add 2x Furring at all ceilings
 - a. Provide and install 2x4 furring (on the flat) at 16" O.C. at ceiling on the first and second floors.
 - b. Secure new 1/2" GWB to wood furring.

- c. Finish all joints to a smooth finish. Prep ceilings for prime and paint.
- d. See to A103 – Ceiling Plan

17. Clarification: Enclosed Porch

- a. Existing wood beadboard ceiling to remain
- b. Replace any damaged sections with new bead board to match existing
- c. Prep, Prime and Paint ceiling. Color to be: White
- d. Use a pressure washer to clean and prep the exterior stucco facade
- e. Replace, patch and repair areas that are damaged.
- f. Apply an exterior masonry bonding primer/ block filler
- g. Apply final Elastomeric masonry paint.
- h. Spray or rolled application is acceptable. Use a paint brush to cut in along all the edges.

18. Clarification: Exterior Dormers

- a. Provide new 4" vinyl siding (outside corner post, j-channel and other trim accessories) at each exterior dormer.
- b. Provide window new vinyl window trim at each exterior dormer
- c. Color: White
- d. See to A200 - Exterior Elevations

19. Clarification: Add Alternate 01 – Paint Exterior Stucco

- a. Use a pressure washer to clean and prep the exterior stucco façade.
- b. Replace, patch and repair areas that are damaged.
- c. Apply an exterior masonry bonding primer/ block filler
- d. Apply final Elastomeric masonry paint.
- e. Spray or rolled application is acceptable. Use a paint brush to cut in along all the edges.

20. Clarification: Removal of Attic walls

- a. Remove all non-load bearing walls, blocking and associated framing in the attic
- b. Provide railings and guardrails at top landing of stair.

21. Clarification: Site Work removal

- a. Remove all landscaping, planting, vegetation, shrubs, over grown weeds, fencing, etc. in the entire yard and adjacent to the foundations.

22. Clarification: Site Drainage

- a. All downspouts shall be equipped with an extension so the water can be diverted away from the house.

End of Addendum 01