



West Palm Beach Housing Authority

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MERRYPLACE

CONSTRUCTION OF 20 CONDOMINIUM UNITS-BLDGS. K AND L

RESPONSE TO REQUESTS FOR INFORMATION

Questions

1. What is the intention of the Paving and Grading plan? Is this contract to include all paving and sidewalks shown on this drawing if so it seems we should have other site drawings for details.
2. I have the same question about the site electrical. Is all the work on these drawings to be covered under this contract?
3. In the front end documents there is a previous participation form. Is it a requirement that the general contractor must have done a HUD multifamily project in the past or will it be sufficient that they have built single family homes and done other government construction projects?

Response:

1. & 2.- Paving and grading shall include all sidewalks, paving and grading, site electrical, plumbing, gas, etc. to service the condominium buildings 'K' and 'L' as indicated on the plans provided. All bidders are encouraged to review on-site existing conditions.

3. It is not a requirement that the general contractor has performed a HUD multi-family project in the past. It is a requirement that if work has been performed for HUD, that such work be disclosed.

Question : There does not seem to be any technical specifications on the CDs that I have received. Are we to assume the only specifications for this project are on the drawings? Please advise.

Response:

Additional specifications shall in all likelihood be developed after contractor selection. Contractor should price and include all typical and or standard spec items in this bid.

Question: The plans are very non specific when it comes to materials and product for instance the appliances. As everyone knows pricing on any type of appliance could have huge price differences. Your

plans just state oven or refrigerator, but nothing about size or performance. The cabinets don't have any description of what type of wood or laminate. The plans show what type of finishes such as carpet or tile but do not give any other info as to manufacture or grade. These issues could seriously skew the prices of the bids from the contractors and the owner may end up with a product they are not satisfied with. Please advise us if there are specifications for this job to made part of the bid documents. Please let us know asap as the bids are due in 9 days and it takes time to get pricing in.

Response:

See previous answer related to bid specifications

Questions: RFI#1 Do Davis Bacon Wages apply to this project as mentioned in article 46 of HUD 5370 Gen. Conditions

Response:

Davis Bacon does not apply to this project.

Questions: RFI #2 -In trying to determine the distance from the proposed buildings to the existing sewer laterals, Drawing P-402 directs the bidders to "refer to civil plans for continuation", Civil plans were not part of the bid documents. Please provide a location/ sketch for the lateral locations and the depth below existing grade of the lateral's terminal point for each building.

In trying to determine the distance from the proposed buildings to the existing domestic water service, Drawing P- 403 directs the bidders to "refer to civil site drawings for continuation" . Civil plans were not part of the bid documents. Please provide a location/ sketch for the existing domestic water service locations and the proposed locations of the water meters for each building.

Detail SWP-403 indicates that the 1" gas line connected to the water heater and residential appliances is to "continue to gas service utility". This location is not given. Please indicate where the gas meter is to be located for each building.

Response:

The WPBHA will put the civil drawings that are available to us on our web site at www.wpbha.org under business opportunities some or all of the information may be helpful. An approved set of Civil drawings are available at the City of West Palm Beach.

Question: I am writing to request clarification on the irrigation plans for the Merry Place Condominiums project. I have been told by my irrigation estimator that the plans that were provided for bidding this project do not have any lateral lines on them. They show the main lines and the heads, but no lateral lines. Were you expecting the contractors to design-build the lateral lines, or do you have a set of plans that show the lateral lines?

Response:

We will put the civil drawings that are available to us on our web site at www.wpbha.org , they may help answer some of the questions otherwise you are encouraged to visit the site.