

1117 Hudson / Ridge Fire Damage Restoration Project

Addendum No. 1

This addendum is being issued to provide clarifications and respond to questions by potential bidders as of January 29th, 2024.

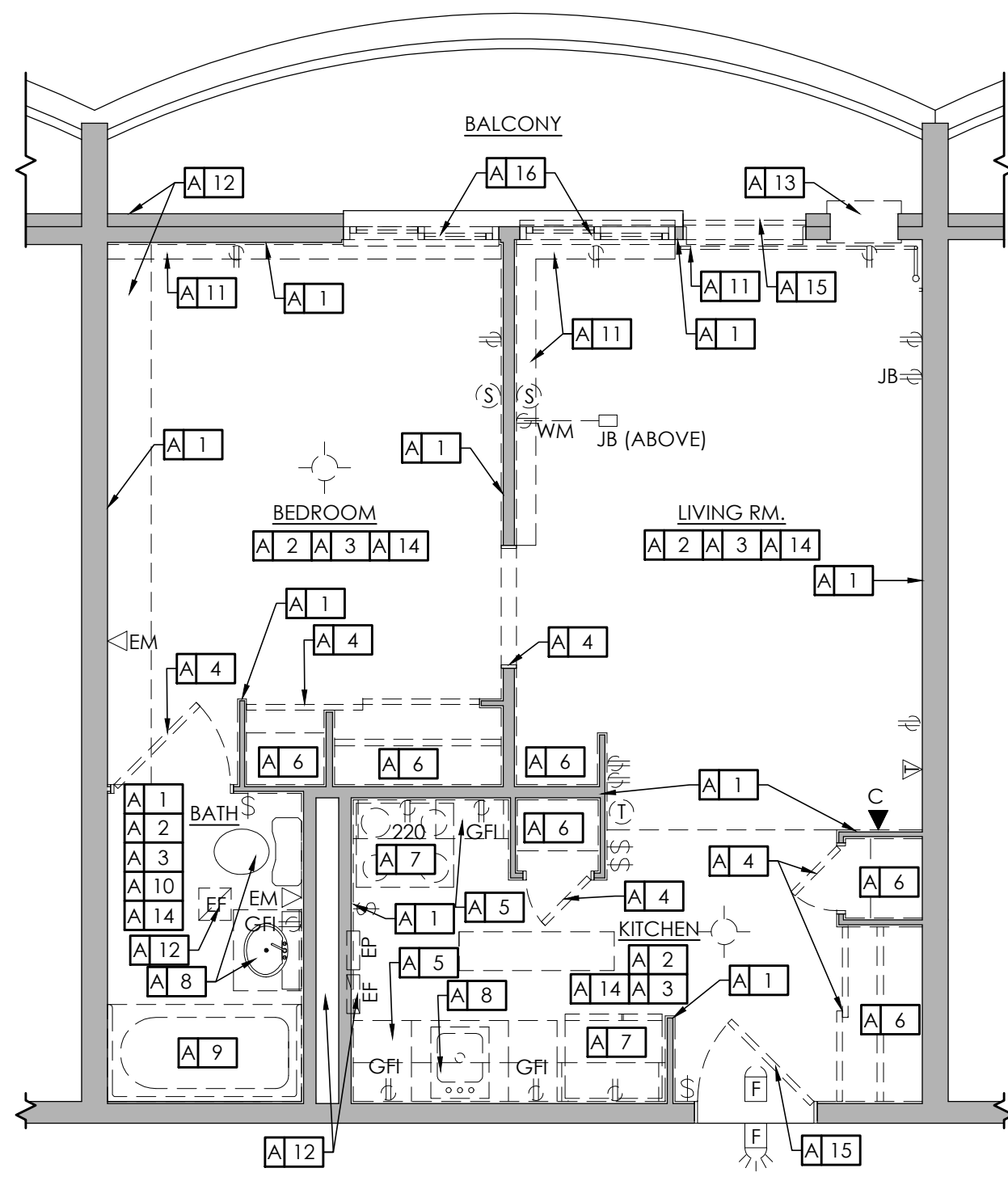
The following questions and answers apply to this contract:

1	Question	What is the start date for construction?
	Answer	An exact start date has not been established due to many variables, but mid-March 2024 is likely.
2	Question	What is the estimated value of the project?
	Answer	The Rochester Housing Authority cannot give out that information due to HUD regulations.
3	Question	Are there union requirements for this project?
	Answer	No.

Drawing Revision

Attached to this addendum is a revised drawing A-101.

A drawing note was added instructing the contractor to field fabricate a removable, interior, AC sleeve cover to be used for Winter months when the AC is removed and stored.



1 Demolition Plan
SCALE: 1/4" = 1'-0"

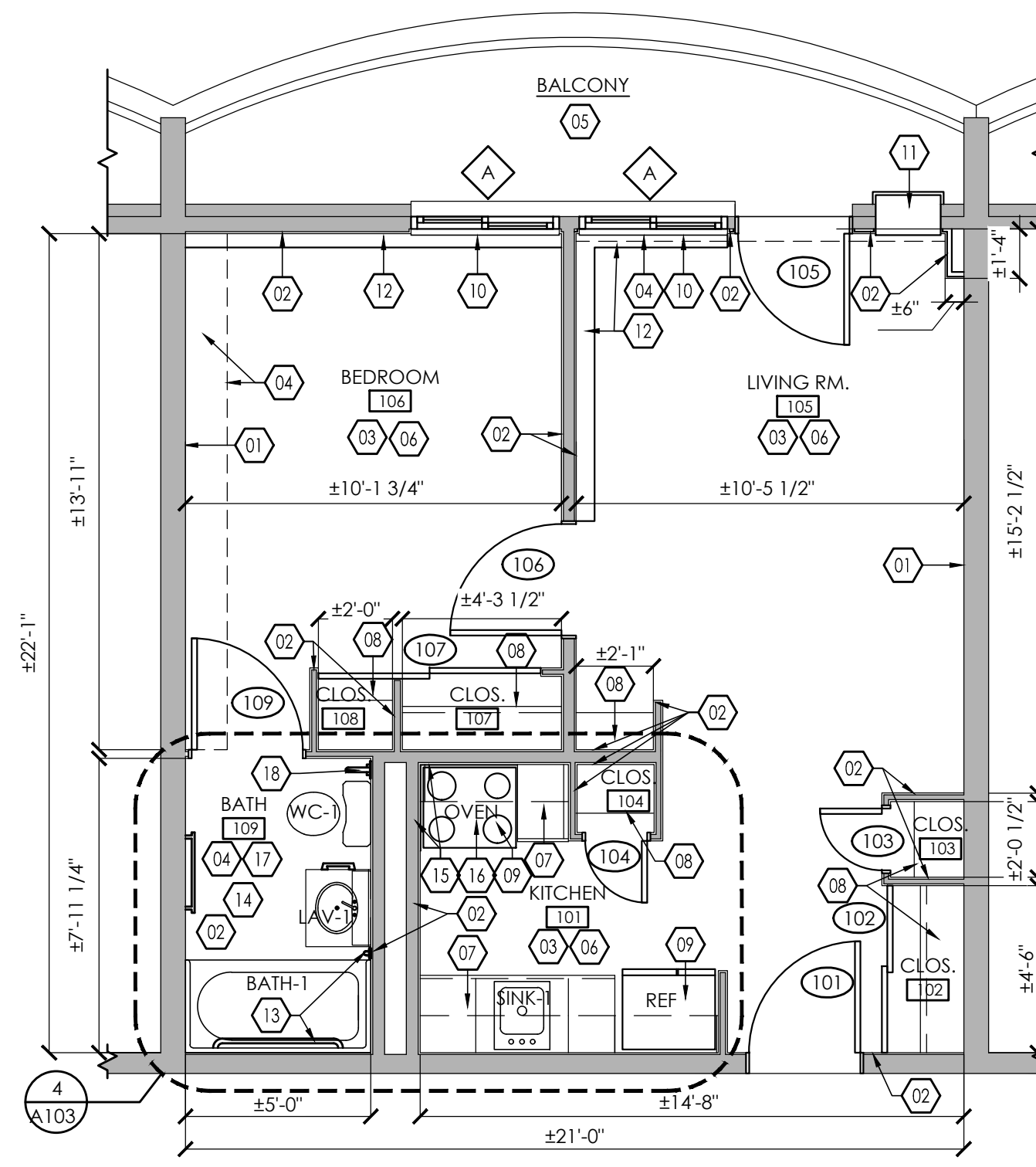
DEMOLITION KEYNOTES

NOTES A1-A14 - CONTRACTOR DEMOLITION SCOPE OF WORK

- A 1 - REMOVE EXISTING WALL FINISH, BASE AND TRIM. VERIFY IN FIELD CONDITION OF EXISTING STUDS AND REPLACE AS REQUIRED. PREPARE SUBSTRATE TO RECEIVE NEW WALL FINISH.
- A 2 - REMOVE EXISTING CEILING FINISH AND PREPARE SUBSTRATE TO RECEIVE NEW FINISH.
- A 3 - REMOVE EXISTING FINISH FLOORING/FLOORING REMNANTS AS REQUIRED (V.I.F.). PREPARE SUBSTRATE TO RECEIVE NEW FLOOR FINISH.
- A 4 - REMOVE EXISTING DOOR, AND/OR FRAME AND TRIM AS NOTED.
- A 5 - REMOVE EXISTING CABINETS, COUNTER TOPS AND SHELVING.
- A 6 - REMOVE EXISTING CLOSET RODS AND CLOSET SHELVING.
- A 7 - OWNER (RHA) TO DISCONNECT AND REMOVE EXISTING APPLIANCES (REFRIGERATOR, OVEN, ETC.). CONTRACTOR TO VERIFY IN FIELD AND COORDINATE REMOVE SCOPE WITH OWNER (RHA).
- A 8 - DISCONNECT AND REMOVE EXISTING PLUMBING FIXTURES (KITCHEN SINK, LAVATORY SINK W/ BASE AND TOILET).
- A 9 - REMOVE EXIST BATHTUB AND SURROUND. PREPARE SPACE TO RECEIVE NEW STEEL AND SOLID SURFACE SURROUND.
- A 10 - REMOVE EXISTING BATHROOM ACCESSORIES (TOWEL ROD, TOILET PAAPER HOLDER, ETC).
- A 11 - REMOVE EXISTING BASEBOARD RADIANT HEATING UNIT. SLANT FIN BASEBOARD RADIANT HEATING COVERS TO REMAIN FOR RE-INSTALLATION. VERIFY IN FIELD EXISTING WATER SUPPLY PIPE CONDITION.
- A 12 - REMOVE EXISTING EXHAUST FANS UNITS. VERIFY IN FIELD CONDITION OF EXISTING DUCT. CLEAN AND /OR REPLACE EXISTING DUCTWORK AS REQUIRED. EXTERIOR LOUVER TO REMAIN.
- A 13 - EXISTING AC HOUSING FRAME TO REMAIN AND BE REPAIRED.
- A 14 - DISCONNECT AND REMOVE EXISTING LIGHT FIXTURES, OUTLETS, SWITCHES, ALARMS AND ELECTRICAL PANELS.

NOTES A15-A16 - OWNER (RHA) SCOPE OF WORK TO BE COORDINATED WITH CONTRACTOR

- A 15 - RHA MAINTENANCE TO REMOVE AND REPLACE HALLWAY DOOR FRAME AND TRIM. CONTRACTOR TO COORDINATE WORK PROGRESS WITH RHA MAINTENANCE.
- A 16 - RHA MAINTENANCE TO REMOVE AND REPLACE EXTERIOR WINDOWS. CONTRACTOR TO COORDINATE WORK PROGRESS, SILL AND TRIM WITH RHA MAINTENANCE.



2 Proposed Plan
SCALE: 1/4" = 1'-0"

CONSTRUCTION KEYNOTES

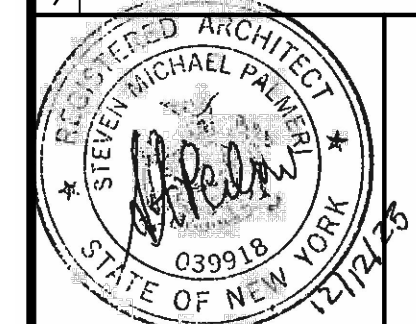
- 01 - PATCH, REPAIR AND PAINT EXISTING CONCRETE DEMISING WALL.
- 02 - PROVIDE NEW 5/8" DRYWALL FASTENED TO EXISTING WALL FRAMING. VERIFY IN FIELD CONDITION OF FRAMING PRIOR TO INSTALLATION. REPAIR AND/OR REPLACE FRAMING AS REQUIRED OF PRIME AND PAINT.
- 03 - PATCH AND REPAIR EXISTING CONCRETE CEILING. PREPARE FOR NEW SPRAY ON POPCORN CEILING FINISH.
- 04 - PROVIDE NEW 5/8" DRYWALL FASTENED TO EXISTING CEILING/ SOFFIT FRAMING. VERIFY IN FIELD CONDITION OF FRAMING PRIOR TO INSTALLATION. REPAIR AND/OR REPLACE FRAMING AS REQUIRED OF PRIME AND PAINT.
- 05 - CLEAN, EXISTING EXTERIOR BRICK AT BALCONY.
- 06 - PROVIDE NEW LUXURY VINYL PLANK FLOORING.
- 07 - PROVIDE NEW BUTCHER BLOCK LAMINATE COUNTER TOP WITH BACK SPLASH. FINISH TO BE SELECTED BY OWNER (RHA).
- 08 - PROVIDE CLOSET ROD AND WOOD SHELVING. COORDINATE WITH OWNER SHELF CONFIGURATION/SPACING.
- 09 - APPLIANCES (REFRIGERATOR, OVEN, ETC.) TO BE FURNISHED BY OWNER.
- 10 - CONTRACTOR TO FURNISH AND INSTALL LEVELOR RIVIERA CLASSIC (OR APPROVED EQUAL) 1" WIDE ALUMINUM SLAT CORPERS SYSTEMS CONVENTIONAL.
- 11 - AIR CONDITIONER, EXISTING SUPPORT HOUSING AND COVER TO BE REPAIRED BY CONTRACTOR. CONTRACTOR TO FIELD FABRICATE A REMOVABLE AC SLEEVE COVER TO BE USED FOR WINTER MONTHS WHEN AC IS REMOVED AND STORED.
- 12 - PROVIDE EXISTING EXHAUST FAN UNITS AND PAINT COVERS RETAINED DURING DEMOLITION AND RE-INSTALL.
- 13 - FURNISH AND INSTALL (1) 42" GRAB BAR AND (1) 24" VERTICAL GRAB BAR. PROVIDE BLOCKING AS REQUIRED.
- 14 - PROVIDE BATHROOM ACCESSORIES (TOILET PAPER HOLDER, TOWEL BAR, MED CABINET). COORDINATE ACCESSORY SELECTION WITH OWNER (RHA). PROVIDE BLOCKING AS REQUIRED.
- 15 - PROVIDE STEEL BACK PANEL AT OVEN LOCATION.
- 16 - PROVIDE DUCTLESS RANGE HOOD OVER STOVE. SEE MECHANICAL PLANS.
- 17 - PROVIDE CERAMIC MOSAIC TILE FLOOR AND BASE.
- 18 - FURNISH AND INSTALL (1) FLIP UP GRAB BAR. PROVIDE BLOCKING AS REQUIRED.

GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM TO THE RESIDENTIAL CODE OF NEW YORK STATE, AND REGULATIONS OF THE CITY OF ROCHESTER.
- CONTRACTOR IS TO OBTAIN BUILDING PERMITS, PAY FEES, COORDINATE THE SCHEDULE OF INSPECTIONS AS REQUIRED BY THE CITY OF ROCHESTER.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES.
- ALL EXISTING SERVICES TO REMAIN. CONTRACTOR SHALL MODIFY AS REQUIRED WHERE AFFECTED BY WORK.
- LUMBER DESIGN BASED ON MINIMUM DESIGN PROPERTIES FOR NO. 2 GRADE LUMBER OF DOUGLAS FIR.
- WOOD IN CONTACT WITH MASONRY, CONCRETE OR EARTH, OR WITHIN 1'-0" OF GRADE OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE PRESERVATIVE TREATED.
- FRAMING ANCHORS, JOIST HANGERS, AND MISCELLANEOUS METAL, CONNECTING DEVICES FOR WOOD FRAMING SHALL BE GALVANIZED STEEL OF AT LEAST 1/4 GAGE THICKNESS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. USE NAILS SUPPLIED BY OR RECOMMENDED BY THE MANUF.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL INFORMATION ON THE DRAWINGS.
- CONSTRUCTION METHODS AND CRAFTSMANSHIP ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
- COORDINATE DEMOLITION WITH PROPOSED WORK.
- PROVIDE TEMPORARY SHORING PRIOR TO REMOVING COLUMNS/STRUCTURAL MEMBERS.
- CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO PROTECT AREAS OF BUILDING TO REMAIN.
- ALL ITEMS SHOWN TO BE REMOVED ARE TO BE DISPOSED OF LEGALLY UNLESS OTHERWISE NOTED.

Issued:	Date:
A Issued for Bid/Permit	12/12/23
B	
C	
D	
E	

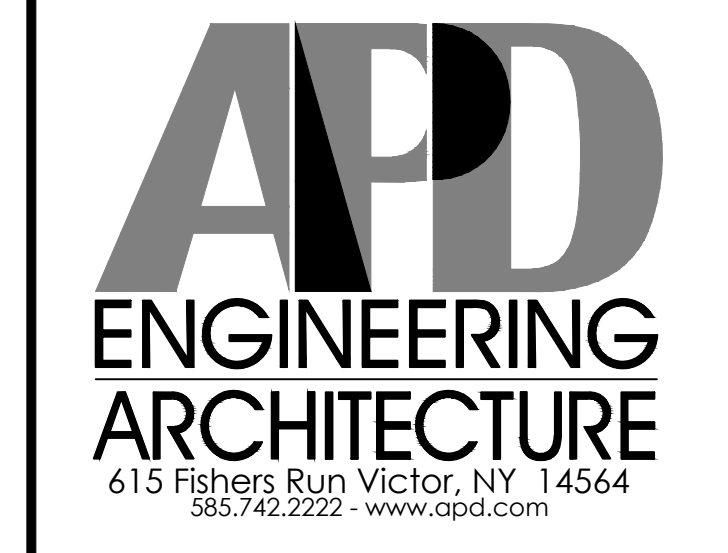
Revisions:	Date:
1 Addendum #1	01/08/24
2	
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PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

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DO NOT SCALE PLANS
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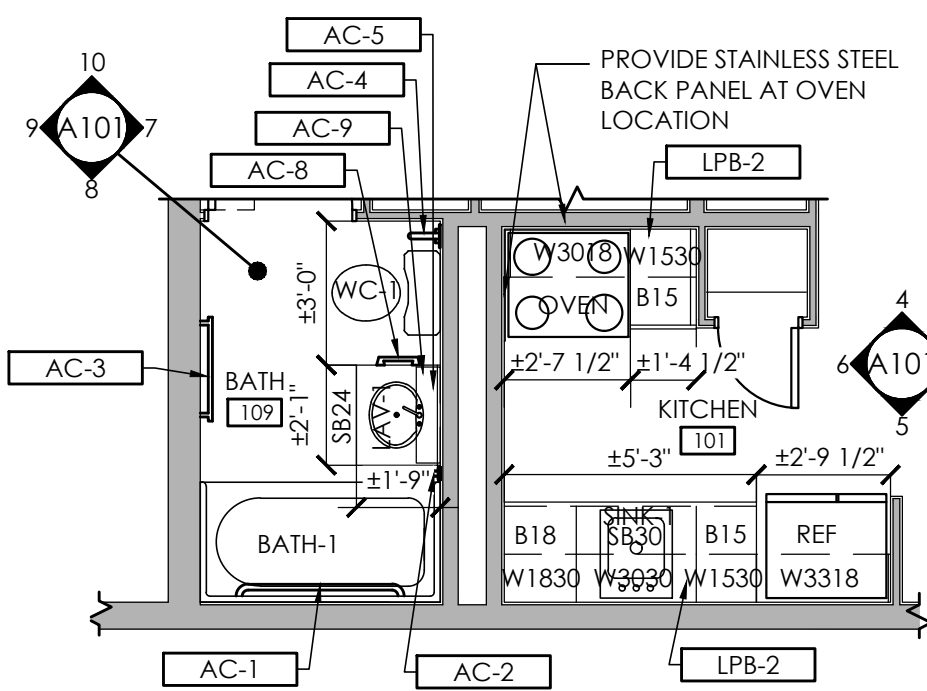


Rochester Housing Authority
675 West Main St.
Rochester, NY 14611
(585) 697 3600

Seneca Manor Apartment
Fire Damage Restoration
401 Seneca Manor, Apt. 1117
Rochester, NY 14621
Monroe County
Project Name & Location:

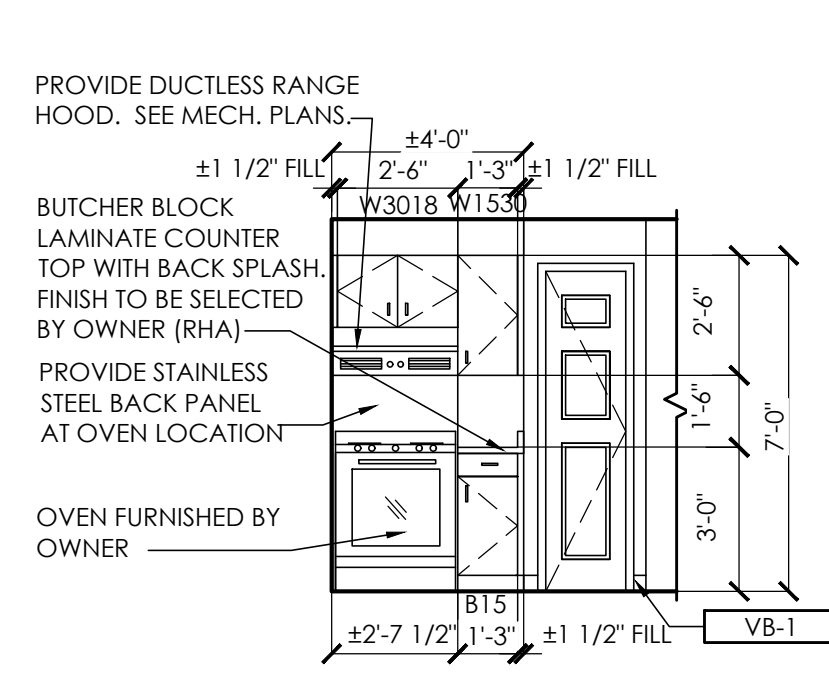
Floor Plans and Elevations
Drawing Name:

Date:	08/17/23	Project No.	23-0317
Type:	Restoration	Drawn By:	SMP
Scale:	As Noted	Drawing No.:	A-101

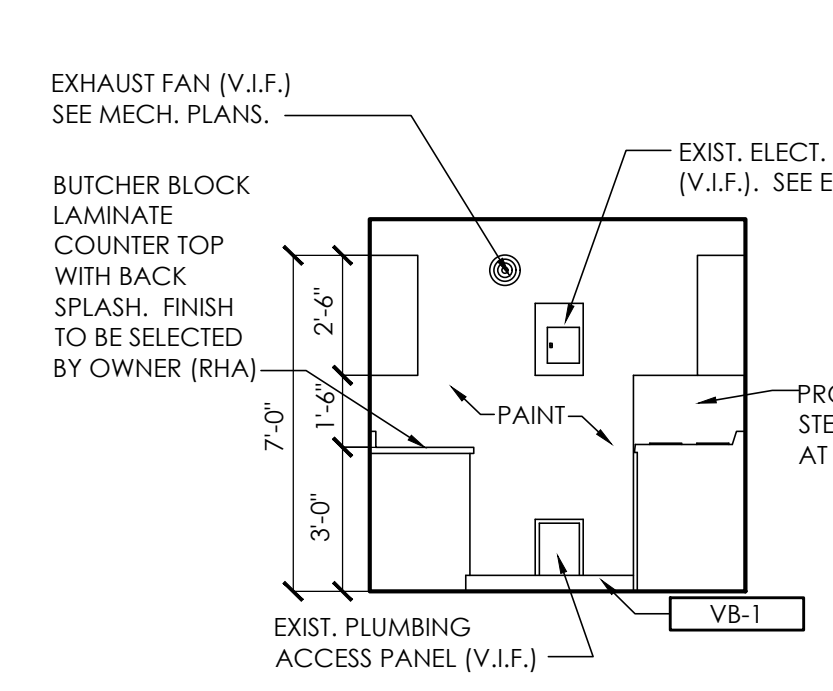


3 KITCHEN #101, BATH #109
SCALE: 1/4" = 1'-0"

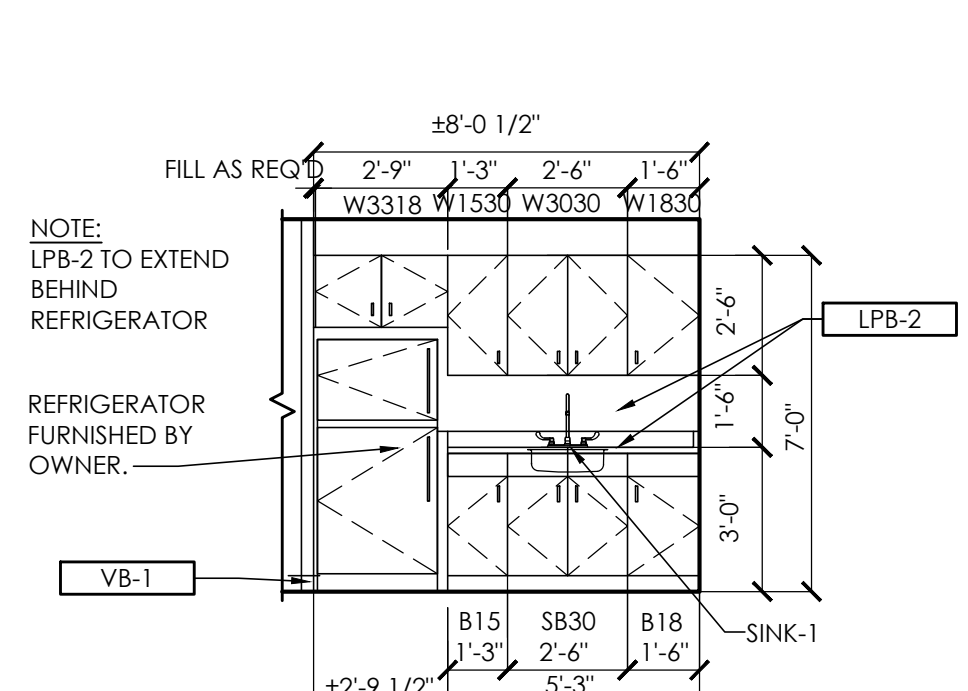
- NOTES:
- 1. - APPLIANCES (REFRIGERATOR, OVEN, ETC.) TO BE FURNISHED BY OWNER.
 - 2. - FURNISH AND INSTALL (1) 30" GRAB BAR AND (1) 1" SHAPED GRAB BAR. PROVIDE BLOCKING AS REQUIRED.
 - 3. - FURNISH AND INSTALL MANTRA OMINI CABINETS. COLOR: SNOW OR APPROVED EQUAL.



4 KITCHEN #101
SCALE: 1/4" = 1'-0"

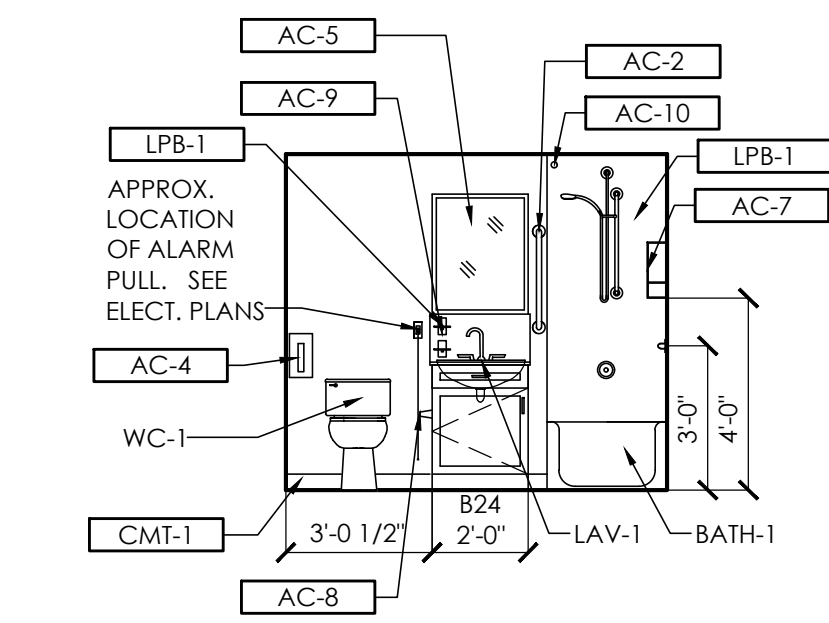


5 KITCHEN #101
SCALE: 1/4" = 1'-0"

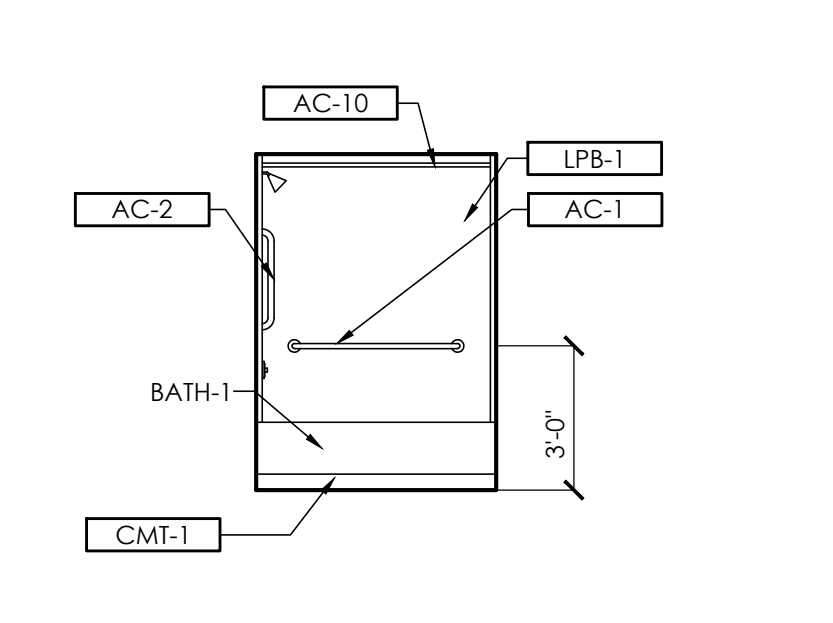


6 KITCHEN #101
SCALE: 1/4" = 1'-0"

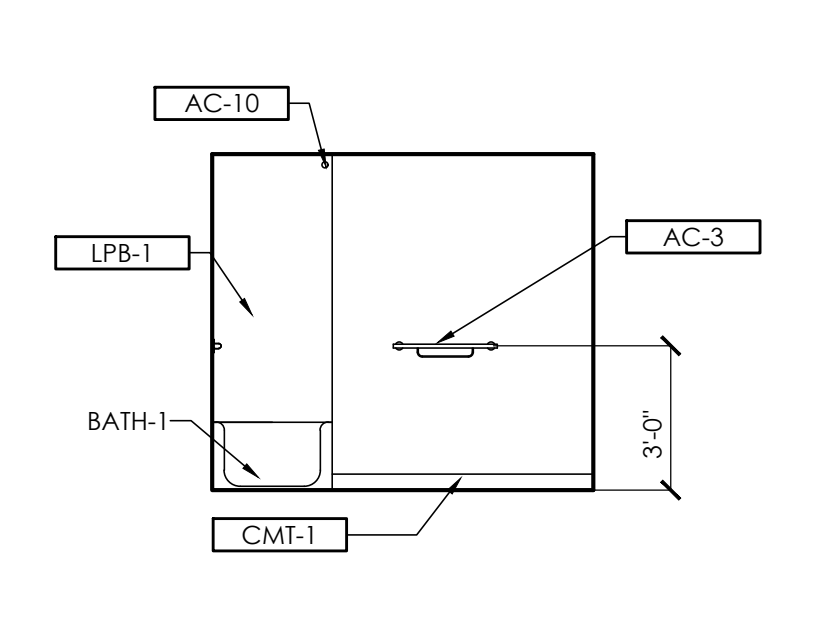
ACCESSORIES SCHEDULE			
KEY	KEY DESCRIPTION	MANUFACTURER	NOTES
AC-1	GRAB BAR	MOEN - MODEL 8942 OR EQUAL	42" LONG SATIN FINISH PROVIDE BLOCKING AS REQ'D
AC-2	GRAB BAR	MOEN - MODEL 8942 OR EQUAL	24" LONG SATIN FINISH MOUNTED VERTICALLY. PROVIDE BLOCKING AS REQUIRED
AC-3	GRAB BAR WITH INTEGRATED TOWEL BAR	MOEN CREATIVE SPECIALTIES - MODEL LR2350DBN OR EQUAL	BRUSHED NICKEL FINISH. PROVIDE BLOCKING AS REQUIRED
AC-4	FLIP UP GRAB BAR	MOEN - MODEL R8960FD OR EQUAL	PROVIDE BLOCKING AS REQUIRED
AC-5	MIRRORED CABINET	KOHLER - VERDERA K-99007 OR EQUAL	
AC-6	TOWEL DISPENSER	BRADLEY - MODEL 5402 OR EQUAL	SURFACE MOUNT
AC-7	SHOWER CADDY	SAM MUELLER - MONTERAY SHOWER CADDY SMSC1506 OR EQUAL	21[V] WHITE
AC-8	TOILET PAPER DISPENSER	MOEN - PIVOTING PAPER HOLDER YB5108 OR EQUAL	BRUSHED NICKEL FINISH
AC-9	SOAP HOLDER	MOEN CREATIVE SPECIALTIES - TOOTHBRUSH & SOAP HOLDER P1740, P1760 OR EQUAL	PROVIDE WOOD BLOCKING OR ANCHORING AS REQUIRED
AC-10	SHOWER ROD	SIGNATURE HARDWARE - CURVED SHOWER CURTAIN ROD 91170 OR EQUAL	60" WIDTH V.I.F.



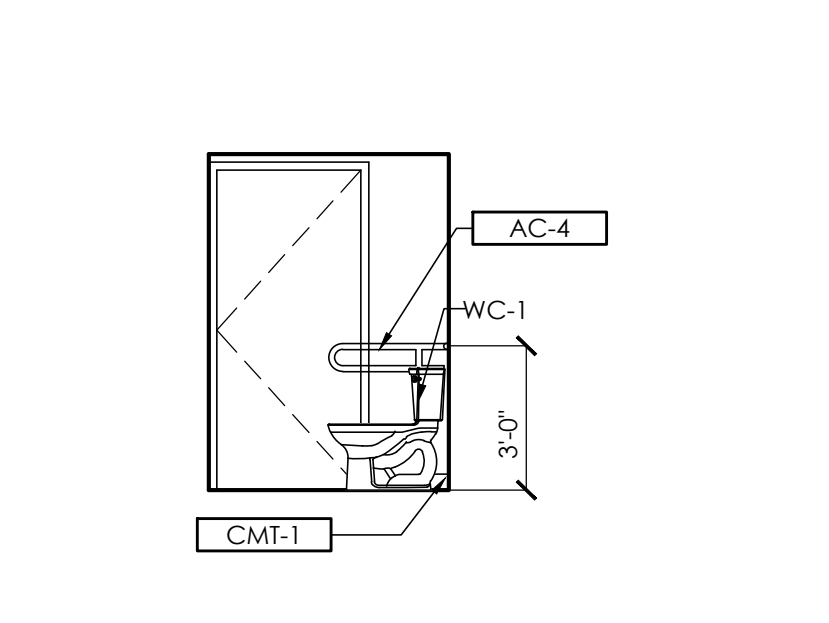
7 BATH #109
SCALE: 1/4" = 1'-0"



8 BATH #109
SCALE: 1/4" = 1'-0"



9 BATH #109
SCALE: 1/4" = 1'-0"



10 BATH #109
SCALE: 1/4" = 1'-0"