

## CONCORD STREET RFP Questions / Answers

1. Will the existing house at the address of 2362 Concord be demolished?

Answer: Yes, the existing house on the lot for the address of 2362 Concord Street will be demolished. The Hamilton County Landbank will be receiving bids for this work before the end of the year. The foundation will be pulled during the demolition and will be replaced with clean fill.

2. Do you have a list of MBE, WBE, and SBE contractors we can contract for the target participation goals?

Answer: There is an attachment including a list of some of the Port's MBE, WBE, and SBE contractors. Feel free to contact these companies in an effort to meet the target goals for this project.

3. How deep should we figure the undercut on the lots at addresses 2351, 2353, 2355, 2362, 2364, and 2365 Concord Street?

Answer: Addresses 2356 and 2358 Concord Street have had Test Pits dug with the results published in the RFP. Please use these results as an assumption for the conditions at the other (6) lots. Please note the assumed depth of the undercut in the bid. The bidder shall also include an ADD Alternate unit cost per LF for any undercut depth beyond the base bid specified depth.

4. Due to the feedback of many of the interested bidders - The Port will be extending the proposal due date per the table below.

	On RFP	Actual/Requested
Date of Issuance	11/17/23	11/28/23
RFI's due	12/8/23	12/8/23
Proposals Due	1/3/24	1/15/24
Notification of Award	1/5/24	1/17/24
Execution of Contract	1/15/24	1/24/24
Commencement of Work	1/22/24	2/5/24



5. A1.0 contains the room finish schedules and “wood” is listed for multiple rooms. Please provide the basis of design for this as nothing is noted on G1.0 Div 09 Finishes for wood floors.

Answer: Please substitute vinyl laminate for any wood flooring listed on plans.

6. G0.0 note 8 says that existing retaining walls are to remain and we are to repair/replace as necessary. Is it safe to assume that if we need to replace, we are to replace with like material. Has any decision been made on which walls and sidewalks need to be repaired/replaced?

Answer: We are leaving it up to bidder’s discretion on retaining wall and sidewalk replacement knowing that construction activities may affect original conditions. The retaining walls must be repaired or replaced with like material or split face decorative CMU. The retaining walls *will not* be able to be demolished and the slope brought to grade back to the foundations.

7. A2.0 shows a pre-engineered wall-mounted awning by owner. Are we to assume that we are to install this? Are there specs for this?

Answer: Contractor is responsible for purchase and installation of awning as described in plan. The owner will leave the awning selection up to the bidder’s discretion.

8. A4.0 shows some details and plans related to the porches. There is no detail shown for a grippable handrail inside the 4x4PT top rail. Is it safe to assume one is needed, or are handrails required on each side of the stairs?

Answer: It is safe to assume that one rail is sufficient. If upon plan review this details changes assumption contractor will be notified.

9. G1.0 Div 06 provides specifications for finish carpentry. These notes do not align with the detail 06 provided on A1.1 for the typical window sill, or 07 typical window jamb. Which one is correct?

Answer: Follow the G1.0 Div 06 specifications. Windows to have drywall returns and a sill.

10. Are any of the finishes/specs known at this time for items noted as specs by owner?

Answer: The Owner is comfortable using recommendations from General Contractor. Please note this is an affordable Home Ownership project. The owner prefers COST EFFECTIVE OPTIONS BUT QUALITY ONE STEP ABOVE BUILDER GRADE.

11. Will all homes have the same colors and finishes?

Answer: All homes will have similar interior finishes. Exterior siding type will be the same, but colors will be different on each home.

12. Which style of panel door or number of panels on a door are preferred?

Answer: Ownership requires at least two panels per door but is comfortable with additional panel styles. No slab doors.



13. Can doors have wood paneling detail?

Answer: Ownership is comfortable with either wood grain or no wood grain.

14. Door backstop or Doorstops.

Answer: Ownership prefers the most economical option between hinge or baseboard mounted options. Floor mounted stops or drywall pads are not encouraged.

15. What is the specified backset measurement and door hinges color:

Answer: Standard residential backset distances of 2 3/8" or 2 3/4" are acceptable. The door hardware finishes shall be brushed nickel or most economical hinge finish.

16. Will a finish schedule be provided?

Answer: See answer to question #11.

17. Do windows require J Channel?

Answer: Ownership requires windows installed per manufacturer's instructions *when installed with vinyl siding*.

18. Will a downspout plan be provided?

Answer: Drawings (C100) indicate combined rainwater and sanitary collection.

19. **No gas service to be installed at these homes. All appliances and mechanicals to be electrical.**

