

March 26<sup>th</sup>, 2024

Project Title: Capital Fund Program Improvements for **The Asbury Park Housing Authority**

## **Mold Remediation & Interior Renovation Work – Addendum #1**

This Addendum supersedes all conflicting and contrary information in said Contract Documents, and said documents are hereby amended in certain particulars as described below. This Addendum is issued for the purpose of amending certain requirements of the original Contract Documents, as noted hereinafter, and is hereby made part of and incorporated in full force as part of the Contract Documents. Unless specifically noted or specified hereinafter, all work shall comply with applicable provisions of the Contract Documents. The following are the Bidding Addendum items for the above-mentioned project.

### **GENERAL NOTES:**

The construction work listed above is being bid as a single prime overall bid. Prospective bidder to review all specification material & documentation checklist prior to submitting bid. Any mold remediation & environmental related certified work will be subcontracted by single prime general contractor.

\* The project general allowance to be amended to \$20,000.00 and shall be considered / included as part of the base bid scope of work. See revised Specification Section 12000 – Alternates, Allowances and Unit Prices, Page 1 - Section 1.03, Line B amending the overall allowance to \$20,000.00 (Twenty Thousand Dollars). See Pages BF-1 thru BF-3 for updated Bid Form & Changes.

\* All existing conditions have been previously tested and remediated for asbestos material under previous scope of work. However, the few remaining remnants of exposed pre-existing insulation pipe wrap should be tested for asbestos material prior to this construction. In the event of asbestos material is discovered prior to this construction, the prime contractor to inform ownership in writing of its existence and dispose of in compliance with NJ state construction code. The cost of remediation of these elements shall be deducted from the overall project general allowance listed above.

\* At all shared (common) unit interior demising walls & demising ceilings all outlets, switch boxes & BX / Romex cable will be protected for fire rating. All outlets & switch boxes to receive a Hilti – Firestop Putty Pad model #CP 617 for rating. Any neighboring BX or Romex neighboring penetration to receive Hilti – CFS-S SIL GC Firestop sealant for protection.

\* All unit shared walls, ceilings and stairs shall be sheathed in 5/8” type X gypsum board for unit separation fire rating.

\* Any existing intercoms or thermostats present at the work units shall be removed during construction. Existing wiring shall be “pulled through” new gypsum construction to await new devices installed by owner as needed.

\* All interior existing window surrounds to remain. There is no window replacement as part of this scope of work. All existing painted aluminum window surrounds to be scraped of excess paint and rust, holes infilled with Bondo /

filler type product, paint primed and to receive final painting coats in accordance with the specifications for metal material. All new construction gypsum board that intersects window surround to receive sealant at intersection around entire perimeter for finished construction.

\* All painted forced hot air ductwork to be tested for lead based paint. In the event of lead based material is discovered prior to this construction, the prime contractor to inform ownership of its existence in writing and dispose & replace “in-kind” ductwork in compliance with NJ state construction code. The cost of remediation of these elements shall be deducted from the overall project general allowance listed above.

\* All inside of ductwork to be cleaned “post” construction work prior to certificate of occupancy.

\* All apartment units other than the alternate bid site of 1000 Comstock Lumley Homes have plywood or wood plank substrate. In the event the substrate is deemed in need of replacement, the replacement cost shall be deducted from the project general allowance listed above.

\* Any water damaged bathroom subfloor above subject unit work that is not included within this bid package shall be repaired from below within the base bid scope of work. This cost will be deducted from the general allowance listed with in this addendum.

\* At Asbury Park Village located at 2 Atkins Ave, – Unit 299 Only:  
Provide new 36” x 84” Steel Entry Door by Stanley, Inc. within existing opening (VIF)  
Door P Style with peep hole accessory. Provide (4) Stanley satin nickel hinges FBB-179  
Provide Schlage Lockset - Dead Bolt & Handle Set Model: Century Lock with Latitude in Satin Nickel  
Door to be painted as per spec. 099000.

\* At all exterior walls for renovated construction provide R-15 foil faced minimum batt insulation  
For all renovated fire rated Unit Separation walls – R-15 batt insulation  
For all renovated interior non-rated partitions – sound attenuation blanket  
For all open ceiling between units R-15 batt insulation

\* The pre-bid walkthrough conducted was not mandatory for bidders.

\* Bidder to complete all related forms in all locations as presented within the specifications package by both the Asbury Park Housing Authority and MVMK Architecture.

Bids will be received on **Thursday - April 4<sup>th</sup>, 2018 at 10:00am** at the offices of the Asbury Housing Authority located at 1000 ½ Third Avenue, Asbury Park NJ 07712.

**This Concludes Addendum Page #1**

**To be posted on the Asbury Park Housing Authority project bidding portal – (7) pages in total**

**BID FORMS**

**ALL BID FORM DOCUMENTS TO BE SUBMITTED IN TRIPLICATE**

**ONE (1) ORIGINAL AND TWO (2) COPIES.**

**BY FILLING OUT THIS BID FORM AND BY SIGNING SAME, THE FOLLOWING BIDDER IS CERTIFYING THAT HE HAS PROCURED PRICING FOR THE PRODUCTS AS SPECIFIED. WHILE NON-CONFORMING SUBSTITUTIONS MAY BE CONSIDERED AT A LATER DATE, THE BIDDER SHOULD NOT ANTICIPATE ACCEPTANCE OF SAME. A FULL CREDIT WILL BE REQUESTED FROM ANY BIDDER WHO SUBMITS AND RECEIVES APPROVAL OF A NON-CONFORMING SUBSTITUTION DURING THE COURSE OF CONSTRUCTION. BY SUBMITTING THIS PROJECT FOR PUBLIC BIDDING, THE OWNER HAS THE RIGHT TO ASSUME THAT ALL CONTRACTORS HAVE BID ON EQUAL PRODUCTS PRIOR TO AWARD OF CONTRACT.**

DATE: \_\_\_\_\_, 2024

TO: **Asbury Park Housing Authority**  
**1000 ½ 3<sup>rd</sup> Avenue**  
**Asbury Park, NJ 07712**

**Attn: Director – Ms. Shemea Marshall**

FROM:

\_\_\_\_\_  
Name of Bidder

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number.

\_\_\_\_\_  
Email Address

The bidder is: (Check one and complete information)

- An individual using the trade name of \_\_\_\_\_.
- A partnership organized under the laws of the State of \_\_\_\_\_.
- A corporation organized under the laws of the State of \_\_\_\_\_.

Having carefully examined the Instructions to Bidders, General Conditions, Supplementary General Conditions, Drawings and Specifications for the **Mold Remediation & Interior Renovations at Various Sites in Asbury Park, NJ. 07712** Prepared by MVMK Architecture, LLC and all Addenda issued by the Architects (the “Contract Documents”), as well as the premises and conditions affecting the work, the Und-ary to, proper for, or incidental to:

**BASE BID: For all Labor & Material for the Mold Remediation & Interior Renovations at Asbury Park Village & Washington Village Sites in Asbury Park, NJ 07712. The Units included are as follows:**

- Asbury Park Village at 2 Atkins Avenue – Unit 229**
- Asbury Park Village at 2 Atkins Avenue – Unit 230**
- Asbury Park Village at 2 Atkins Avenue – Unit 278**
- Asbury Park Village at 2 Atkins Avenue – Unit 291**
- Asbury Park Village at 2 Atkins Avenue – Unit 299**
- Washington Village at 1229 Washington Avenue – Unit 62**

**FOR THE SUM OF \_\_\_\_\_ DOLLARS**

(\$ \_\_\_\_\_).

(Bid amount shall be in both words and figures. In case of discrepancy amount shown in words will govern.)

**ALTERNATE BIDS**

**Additional Alternate #1: For all Labor & Material for the Mold Remediation & Interior Renovations at Lumley Homes Site – Unit 5A in Asbury Park, NJ 07712.**

**FOR THE SUM OF \_\_\_\_\_ DOLLARS**

(\$ \_\_\_\_\_).

(Bid amount shall be in both words and figures. In case of discrepancy amount shown in words will govern.)

**UNIT PRICES**

**Unit Price GC#1 – 12” x 12” Area of LVT Tile for Residential Flooring**  
Cost to include Labor & Material per square foot of roofing system installed

**FOR THE SUM**

**OF \_\_\_\_\_ DOLLARS(\$ \_\_\_\_\_).**

(Bid amount shall be in both words and figures. In case of discrepancy amount shown in words will govern.)

**ALLOWANCES**

**\$20,000 – Twenty Thousand Dollars**

**ADDENDA**

The Undersigned acknowledges receipt of the following Addenda:

**(INSERT NUMBER AND DATE OF ALL ADDENDA RECEIVED)**

Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____
Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____
Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____

In submitting this bid, it is understood that the unrestricted right is reserved by the Owner to reject any and all bids. If written notice of acceptance of this bid is mailed, faxed, or delivered to the undersigned at the business address stated

below within sixty (60) days after the date of opening bids, the undersigned will within eight (8) days after the date of such mailing, faxing, or delivering of such notice, execute and deliver the necessary contract, performance-payment bond and insurance and all other documents as described in the Specifications.

The Bidder designates the following address and fax number for service of the notice of acceptance by mail, fax or hand delivery (if different from address at top):

Address: \_\_\_\_\_

Fax Number: \_\_\_\_\_

The Undersigned agrees that time of completion of the work to be done hereunder is an ESSENTIAL CONDITION of the contract. By submitting his Proposal for the work, the Undersigned warrants that he shall substantially complete all the work called for in his contract within a period of \_\_\_\_\_ **60** \_\_\_\_\_ consecutive calendar days from the date of "Notice to Proceed".

The Undersigned agrees that should he fail to complete the Work within the Contract Time, the Owner may retain from the monies that are due or which may become due to the Bidder under the Contract, the sum of **Five Hundred Dollars (\$500.00)** for each consecutive calendar day beyond the number of days allowed by the contract; as indicated in the Supplementary General Conditions, paragraph 8.5 "**Liquidated Damages**". The Undersigned agrees, that any wages paid by the Owner to any inspector or inspectors necessarily employed by it on the work, for any number of days in excess of the Contract Time shall be deducted from the Contract Sum.

The undersigned bidder has checked the accuracy of all the figures and computations contained in this bid proposal and further understands that the Owner will not be responsible for any errors or omissions made therein by the bidder.

Name of Bidder: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

\_\_\_\_\_  
Print or type name and title

## SECTION 012000 - ALTERNATES, ALLOWANCES AND UNIT PRICES

### PART 1 - GENERAL

#### 1.01 SUMMARY

- A. Section Includes:
  - 1. Alternates:
    - a. N/A
  - 2. Allowances:
    - a. List of Allowances to be included in contract.
    - b. Procedures for using allowance amounts.
  - 3. Unit Prices:
    - a. See Unit Prices Below
- B. Related Sections:
  - 1. Applications for payment: Elsewhere in Division 1.
  - 2. Procedures for modifications to the contract: Elsewhere in Division 1.
  - 3. Contract closeout procedures: Elsewhere in Division 1.

#### 1.02 ALTERNATES

- A. **Additional Alternate #1** – All work included in the Lumley Homes Site Unit 5A, Mold Remediation Plans and specifications.

#### 1.03 ALLOWANCE LIST

- B. **Allowance GC-1** - General Allowance (To be included in the base bid of project)  
General Construction Allowance - \$20,000.00 - (Twenty Thousand Dollars)

#### 1.04 UNIT PRICES

- A. **GC-1 – 12” x 12” LVT Floor Tile for Residential Units**  
Price includes all Labor & Material to replace all interior apartment doors

#### 1.05 SUBMITTALS

- A. Supporting Data: With applications for payment covering allowance work submit executed modification to the contract.
  - 1. For variations in lump sum cost, include invoices showing actual cost.
- B. Supporting Data: With applications for payment covering unit price work submit substantiated measurement of quantity installed or executed.

**1.06 CONTRACT CONSIDERATIONS**

A. Allowances & Unit Prices:

1. Include in the contract sum all allowances defined in the contract documents.

B. Procedures for Modifications to the Contract: Procedures for submitting and handling modifications due to changes are specified elsewhere.

**PART 2 - PRODUCTS (NOT USED)**

**PART 3 - EXECUTION (NOT USED)**

**END OF SECTION 012000**