



Copeland Manor Bid Clarification List

Owner NHTE Copeland Manor LLC

Architect PGN Architects

Item No.	Clarification	Resp Party	Response
1	Will there be Landscape plans issued	PGN	Planting schedule should be per the DC green community guidelines.
2	Tot Lot Details	PGN	Provide tot lot per manufacturer specification and recommended infstructure.
3	Building 4730/40, 4750/60 will or will not need to receive new electrical feeders from meters to new panels	PGN	Provide pricing for both new feeders for each building and alternate for no feeders for 4730 thru 4760.
4	Will a bond be required for the site utilities work	PGN/NHT	No.
5	Who will be required to process DOT, DC Water, Public Space and Traffic Control plans/permit	PGN/NHT	The Owner through the Civil Engineer.
6	Who will be required to contract the third-party inspector for site utilities	PGN/NHT	The Owner.
7	What is the required R-value for the roof insulation	PGN	R-38
8	Item 47(g) in the detailed scope of work requires only replacement of shower and tub trims. Should this scope also include new diverter	PGN	Scope should include new diverters
9	Should any of the existing plantings around the buildings be removed and/or replaced	PGN	No existing planting should be maintained per documents.
10	Please provide a planting schedule for the native shrubs	PGN	Planting schedule should be per the DC green community guidelines.
11	Please provide a specification for the site benches	PGN	Provide Contour (Black) By Jayhawk Plastic or equal
12	Is there an allowance for the Ardex subfloor patch work	PGN	Provide an allowance of 50 SF per unit
13	The plans and the scope of work are conflicting as to the quantity of Hollow Metal doors that are to be replaced. What quantity should we include in our pricing	PGN	GC to price per the total number of doors marked yes on sheet A705
14	Are the CO detectors to be hard-wired	Indigo	Yes.
15	Please provide scope of work for the smoke detector installation	Indigo	smoke dectectors to be hard wired.

16	Are the pedestrian gates leading to 4710/30/40 connected to the controlled access system	PGN/NHT	The gates will not need to be connected. Only the parking gates and the main building entrances.
17	Please provide appliance models for the UFAS units. Specifically, the refrigerator, dishwasher, range, range hood, and microwave oven	PGN	See attached specification or equal.
18	Please confirm that the tile wainscot in the bathrooms is to be removed	PGN	Yes wainscott is to be removed.
19	The kitchen elevations show wall tile above the backsplashes. Should we include tile at these locations	PGN	Wall tile should be PLAM to match the countertop.
20	Please provide specifications for the plumbing fixtures for standard and UFAS units	PGN	See attached specification or equal.
21	Please provide specifications for the toilet and bath accessories, vanity mirrors and ventilated shelving (alternate) for both standard and UFAS units	PGN	See attached specification or equal. GC to provide standard wire mesh shelving alternate for closet shelving
22	Please provide clarification as to which stairwells are to receive new flooring and stair treads	PGN	Stairwells in 4710 only.
23	Please provide details regarding the installation of rain barrels	PGN/NHT	Deluxe Rain Barrel, Brown - Item #38-661 By Gardeners Supply Company or equal
24	Is there a maximum LD	NHT	After reviewing potential losses, NHT/Enterprise currently estimates the LD to be \$250 per/unit per/calendar day for each unit not completed per phase .
25	Will there be a First Source Agreement	NHT	Yes. From initial conversations with DHCD the Owner and GC will be required to have a First Source Agreement.
26	Is there any Bond Requirements?	NHT	Yes the GC will have to be bonded.
27	Is there any Bid and or Payment Performance	NHT	Yes the GC will have a Bid and Payment Performance Bond.
28	Are there any financial requirements of the GC	NHT	No because there are no equity or construction lenders for the rehab of the project.
29	more information on the FT – 5 Green Label Floor Tile. The Manufacturer and Style and Color are TBD on the finish schedule	PGN	GC to provide bio base tile colors to be per manufacturers standard selection.
30	Please clarify where retaining walls are to be replaced	PGN	See attached sketch Retaining wall scope drawing