



ADDENDUM NUMBER ONE

June 3, 2024

Remove and Replace Water Heaters at Guste III Housing Community IFB No. 24-912-27

THIS ADDENDUM IS BEING ISSUED TO INCORPORATE THE FOLLOWING IN THE REFERENCED INVITATION FOR BIDS.

INSERT: Pre-Bid Conference will be conducted on Thursday, June 13, 2024, at 10:00am followed by a site visit.

Zoom Link:

<https://us02web.zoom.us/j/86582540310?pwd=ipke3lQwYQIzPzS37T9A0ZLgOdFncdR.1>

Delete: Bids Due Friday, June 13, 2024, by 2:00pm

Insert: Question Deadline: Friday, June 21, 2024, by 12:00pm

Insert: Bids Due: Tuesday, July 2, 2024, by 2:00pm

Insert: 2.0 Scope of Work: Add:

Remediation work must be performed by a licensed contractor who will provide certification from the State of Louisiana.

Insert: 4.3 Time of Completion:

Change the completion time from 45 calendar days to 120 calendar days.

Delete: Any reference related to an A/E and replace it with a Construction Manager.

Please see the following Scope of Work.

Proposals must be received by the Housing Authority of New Orleans (HANO) in the Office of Procurement and Contracts by 2:00pm, local time on Tuesday, July 2, 2024. All terms and conditions shall remain as stated in the original Request for Proposals. All addenda must be acknowledged.

END OF ADDENDUM NUMBER ONE

**SCOPE OF WORK
WATER HEATERS REPLACEMENT AT 43 BUILDINGS
GUSTE III HOUSING COMMUNITY
January 31, 2024**

The Contractor shall provide professional supervision, labor, equipment, materials, licenses, permits, tools, temporary electrical power, water, and transportation necessary to perform and carry out in a satisfactory and proper manner, and as approved by the Housing Authority of New Orleans (HANO). The Water Heaters Replacement at 43 Buildings will take place throughout the Guste III duplex, triplex and six-plex buildings stated below in the Guste III Housing Community. The scope includes removing all water heaters, electrical, plumbing, all damaged and wet drywall and any microbial growth, remediation, treat rough lumber and all areas inside the closet for microbial growth, replace drywall, tape float, texture and paint all drywall in closet. Replace water heaters with a new Rheem 40gal high efficiency electric Professional Classic Plus with LeakSense and Demand Response or approved equal if the current water heater is greater than 3 years of age. If the existing unit is less than 3 years the water heater will be reinstalled. Contractor will also furnish, and install a new stand with each water heater, install new drain pan, install all new necessary plumbing and electrical, insulate water lines, install heater blanket on all water heaters, extend the pressure relief valve line to the exterior of closet and add a fresh air vent with screen. The contractor shall provide all required materials necessary to ensure the work meets current building construction codes and practices. The contractor is to Field verify all Dimensions and Quantities. All work must be completed in the days designated as stated in the contract.

NOTE: The contractor shall make certain all water heaters removed daily will be back up and running by the close of the workday to ensure the residents will have hot water that evening.

Project Overview: This document outlines the scope of work for the removal of water heaters, drywall, microbial growth remediation, replacement of drywall with a level 3 finish, installation of a water heater stands, and ventilation in the Guste III water heater closets. The objective of this project is to improve the functionality, safety, and aesthetics of the water heater closets while addressing microbial growth issues and enhancing ventilation.

GENERAL REQUIREMENTS

1. This section provides general information and is not necessarily a complete list of the work intended for this project. It is the Contractor's responsibility to complete all work under this project on time, within the Contract Sum, and in accordance with Federal, State, and Local laws, ordinances, and regulations.
2. The Housing Authority of New Orleans (HANO) will secure a Contract with a General Contractor for the water heater replacements at the attached "Appendix A"
3. By submitting a proposal for this project, the Contractor acknowledges that he has visited the site and is thoroughly familiar with the Scope of Work.
4. Unless specifically noted otherwise, a Day is defined as one (1) calendar day.
5. "Provide" and its derivatives shall mean taking all actions as necessary to complete a given element of work including all costs associated with the completion of the work.

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6. The Contractor is responsible for the removal and proper disposal of all trash and debris from the property in accordance with all applicable Federal, State and Local laws and regulations.
7. Time is of the essence and the Contractor will be required to maintain a work force consisting of enough crews of sufficient size to effectively prosecute the work within the Contract Time.
8. A full-time superintendent, experienced in and skilled in this type of construction work, shall be always on the project site during all work. The superintendent shall represent the contractor in his absence, and all directions given to him shall be binding as if given directly to the contractor.
9. The contractor shall be responsible for cleaning and removal of all dust and debris daily.
10. The contractor shall protect all existing to remain and all new construction from damage during his work in progress. The housing authority must approve all repairs.
11. The contractor is responsible for replacing or repairing, at his own expense, all construction that is damaged by his work. This new repair or replacement work shall be done to the owner's satisfaction, or the owner shall have the right to repair or replace damaged construction at the contractor's expense.
12. The contractor shall guarantee all his work and the work of his subcontractors for one (1) full calendar year from the date of final acceptance, unless otherwise specified in writing.
13. The contractor shall repair all existing surfaces to match existing wherever new work or demolition makes this necessary.
14. The contractor is responsible for providing its own temporary toilet facilities.
15. No hazardous or flammable materials are to be stored on HANO property.
16. The burning of trash and debris is strictly prohibited.
17. HANO will provide utilities to the Contractor. If utilities are not available the Contractor shall be responsible for providing temporary facilities such as water, electric as required to execute the Work.
19. The contractor shall verify all dimensions, quantities, and existing conditions prior to commencing work.
20. The contractor will be required to file the contract with the Local Recorder of Mortgages and provide a folio number within 7 days of the Notice to Proceed.

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21. The Contractor shall exercise reasonable care and safety while working in and around the existing unit. All damage to the property is the sole responsibility of the contractor to replace or repair.
22. All workers must be experienced in the job they are performing.
23. Application for and payment of the repair permit shall be the responsibility of the contractor if required.
24. Before commencing any work, a thorough assessment will be conducted to identify the extent of damage, microbial growth, and ventilation issues within the water heater closets at the Guste III property.

SCOPE OF WORK

1. The contractor shall coordinate with site to ensure each resident is notified when the contractor is working on each unit.
2. The contractor shall disconnect all electrical and plumbing from water heaters and drain to the outside of closet.
3. The contractor shall remove water heaters from closet and dispose of off-site at an approved location in accordance with all applicable Federal, State and Local laws and regulations.
4. The contractor shall carefully remove all wet and damaged existing drywall within the water heater closets taking necessary precautions to prevent the spread of dust and any microbial matter.
5. Microbial Growth Remediation. The Contractor shall be responsible for removing all signs of microbial growth on all drywall and rough lumber and all surfaces throughout the closets, taking necessary precautions to prevent the spread of dust and any microbial matter.
6. The Contractors shall apply an approved microbial removal solution everywhere this type of growth is found. All efforts shall be made to remove this growth from the surfaces of building components where found. Where the growth cannot be removed, the affected building component shall be removed, and additional application of the removal solution shall be applied. The contractor shall replace the affected building component with new materials. The contractor shall provide a submittal of the proposed solution to be used for this remediation.
7. Proper disposal of all contaminated materials will be carried out in compliance with local regulations.

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8. The contractor shall after remediation, furnish and install new Mold & Mildew resistant drywall (match existing thickness) in the water heater closets. The drywall will be moisture-resistant to prevent future organic matter growth.
9. Drywall joints will be taped, mudded, and sanded to achieve level 3 finish. The finish level includes a smooth surface suitable for light to moderate texture or paint. Blend to existing finish to ensure even consistency. Match existing texture. Obtain approval from HANO prior to starting painting.
10. Prep, prime and paint the entire closet. (Walls & Ceilings). One (1) prime coat and two (2) finish coats of paint. (Match existing colors).
11. The contractor shall inspect the existing electrical connections and ensure that they are compatible with the new water heater. If not, the contractor shall make any necessary repairs to make a complete installation.
12. The contractor shall inspect the existing plumbing lines to ensure it's in proper working condition and is compatible with the new water heater. Repair or replace all necessary parts as needed (water pipes, fittings, etc.) to ensure a complete and fully functional fixture.
13. The Contractor shall replace cut off valve with new $\frac{3}{4}$ inch brass valve
14. The Contractor shall repair or replace existing water supply line coupling with $\frac{3}{4}$ inch copper pressure male adapter coupling.
15. The Contractor shall replace the water heater supply line with $\frac{3}{4}$ inch copper water heater supply line
16. The contractor shall furnish and install a new Rheem electric 40gal water heater with high efficiency, Professional Classic Plus with Leak Sense and Demand Response or an approved equal.
17. The contractor shall furnish and install a new HoldRite 24-inch galvanized steel Water Heater Stand for all water heaters. (This includes the 14 Water Heater that Guste Management Installed)
18. A ventilation system will be installed in each water heater closet to enhance airflow and reduce moisture buildup. The ventilation system will include an exhaust fan, vent ducts, and appropriate ventilation grilles to ensure proper air circulation and prevent humidity-related issues. The ventilation system will be tested to confirm its effectiveness in maintaining proper air circulation and moisture control.
19. Provide daily and final clean-up of the area. Final clean shall result power puff clean and mop finish. All dirt, dust, debris, and other foreign materials shall be removed.

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- 20.** After completing the installation and construction work, a thorough inspection will be conducted to ensure quality and compliance of the renovated water heater closets.
- 21.** Project Completion and Handover: Upon successful completion of all tasks, the water heater closets will be handed over to the property owner/ manager. The owner/ manager will be provided with all necessary documentation, including warranties, certificates, and maintenance guidelines.
- 22.** Health and Safety: All work will be carried out in accordance with relevant health and safety regulations. Proper personal protective equipment (PPE) will be worn by workers to ensure their safety and prevent the spread of contaminants.
- 23.** This Scope of Work Protocol outlines the tasks, responsibilities, and objectives for the Guste III Water Heater Closet Renovation Project. Any deviations from this scope must be approved by the project manager and communicated to all relevant stakeholders.