

DOCUMENT 00903 – REBID ADDENDUM NUMBER THREE

DATE: May 6, 2025

PROJECT: **MHA RICHARDSON TERRACE PLUMBING RENOVATION**
1301 Adams Avenue - Montgomery, Alabama 36104

FROM: CCR Architecture & Interiors
2920 First Avenue South - Birmingham, Alabama 35233

TO: Prospective Bidder

This addendum forms a part of the Contract Documents and modifies the original Construction Documents Dated April 8, 2025, as noted below.

CLARIFICATIONS:

1. **Line-item Schedule of Values (SOV) Breakdown** – A line-item SOV breakdown is not required for the initial bid submission to MHA. A lump sum bid submission is the minimum requirement. If a Bidder prefers to include a line-item breakdown with the lump sum bid, they are free to do so. After the initial bid submissions, MHA has the right to request line-item SOV breakdowns to compare bid submissions from multiple bidders as part of the bid review and evaluation process.
2. **Water shut-off times in relation to Resident Occupancy** – Once awarded and after MHA's Notice to Proceed, the selected General Contractor shall develop a utility shutdown schedule for MHA to coordinate the dates and durations apartment units will be without water and the number of apartment units affected at each time. In the case of water being shut-off for multiple days, MHA will provide temporary housing for residents at local hotels until work is complete for the affected apartment units and water is restored to the units.
3. **Removal/Relocation of Resident Belongings** – MHA will be responsible for the relocation of the residents belongings during construction. The selected General Contractor shall advise MHA on whether the belongings can be moved into the unit bedrooms where new work does not take place or removed from the apartment unit altogether.
4. **Apartment Housekeeping Conditions** – The selected General Contractor shall notify MHA's Maintenance Department if existing tenant housekeeping conditions are poor. MHA is responsible for housekeeping conditions of apartment units.
5. **Painting Patched Drywall Areas** – At patched drywall areas, repaint the entire wall and not just the patched wall area. At patched ceilings, repaint the entire ceiling from wall-to-wall and not just the patched ceiling area.

6. **Contractor's timeline for completion of the project** – For clarification, please submit examples of problems experienced on projects where the Contractor was held responsible for delays the Contractor did not have responsibility for the delay.
7. **MHA Staff Presence** – MHA has two Project Managers and there is a property manager, and an assistant property manager that are available for this project.
8. **Daily Timeline** – Daily work schedule will be from 8:30 am to 4:30 pm, but MHA is flexible and changes to the schedule must be discussed and have MHA's prior approval.

END OF REBID DOCUMENT 00903