



COMMUNITY DEVELOPMENT AGENCY
51 ORCHARD STREET
ROSLYN HEIGHTS, N.Y. 11577-1326

Date: July 7, 2015

Revision(s): July 16, 2015
July 17, 2015

Subject: JUNE 18, 2015 REQUESTS FOR PROPOSALS FOR CONSTRUCTION OF AFFORDABLE HOMES ON BRUSH HOLLOW RD, 3rd ST, BROOKLYN AVE AND COVERT ST IN WESTBURY, NY 11590

RE: RESPONSES TO PROPOSERS QUESTIONS

1. **Question June 25, 2015:** If tenant of 876 Brush Hollow Road is not relocated by August how will the schedule be affected?
Answer: If the tenant of 876 Brush Hollow Road has not moved out by the scheduled start date of the project the construction shall commence on the 3 new houses on Third Street, Covert Street and Brooklyn Avenue. If contractor thinks that will affect proposal amounts submit statement and variance amount.
2. **Question June 30, 2015:** Is project a prevailing wage rate project?
Answer: No, project is not a prevailing wage rate project.
3. **Question July 3, 2015:** Are the fascia's going to be PVC trim or just trim coil?
Answer: PVC on garage eave board, porch header, column and brackets, aluminum clad on fascia's.
4. **Question July 3, 2015:** Around the windows are they doing vinyl lineals or PVC?
Answer: Vinyl lineals on doors and windows, drawings specify this by manufacturer and part numbers.
5. **Question July 3, 2015:** Does it matter what brand of roofing materials is used?
Answer: Roofing materials should be as specified (30 year GAF), Contractor may chose manufacturer owner selects color.
6. **Question July 16, 2015:** Will 876 Brush Hollow Rd electric heat thermostats be on the units or on the heaters themselves?
Answer: There is no electric heat. Install new two zone gas burner hot water boiler sized in accordance with ACCA manual J. with hydronic baseboard heat servicing first and second floor.
7. **Question July 16, 2015:** Who is doing disconnects for demolition of 3rd Street cottage?
Answer: Contractor is responsible for disconnects.

8. **Question July 16, 2015:** Is project prevailing wage?
Answer: No, also see question and answer “2” enumerated above.
9. **Question July 16, 2015:** 876 Brush Hollow plan only shows the existing house and one new house.
Answer: Yes renovate 876 Brush Hollow; demolish small cottage and build new house fronting 3rd Street.
10. **Question July 16, 2015:** For bidding purposes are the driveways, curbs and such going to be exactly the same as the one new house on the plans?
Answer: Yes, base proposal prices on the 3rd Street plans.
11. **Question July 16, 2015:** Will water and power to the house be brought in by the town or municipality.
Answer: No, sewer, water and electric on and off site improvements are by respondents to this Request for Proposals.
12. **Question July 16, 2015:** Plans reference a “contract allowance” for lighting fixtures, what is that amount, is it for the fixtures and is it for the all the developments or one house?
Answer: Each house has Contract Allowance amounts the owner wants proposers to include in their proposal. The specific Allowance and their amounts are enumerated in the RFP, Appendix A, “Proposal Amount and Cost Out” sheet for each house. The electric “Contract Allowance” amount is for surface mounted fixtures selected by the owner. Other Contract Allowances include kitchen cabinets, granite kitchen counter, tile, plumbing Fixtures, appliances, flooring and carpet. Also, see General Conditions 3.8 – 3.8.3 for additional allowances information.
13. **Question July 17, 2015:** Please clarify on the final payment, am I going to be paid when work is done or I have to wait until the houses are sold?
Answer: 876 Brush Hollow Road does not require contractor financing. Progress payments will be made as work is completed.

Third Street, Brooklyn and Covert do require Contractor financing until \$175,000 is remaining on the budget for each individual house. CDA will then start to make progress payments. The difference between the Contractor bid per house minus the \$175,000 that has already been paid to the contractor in progress payments will be paid as the closings occur on each house.

CDA currently has buyers for all of the houses. The houses will be in contract of sale with buyers who have pre- approved mortgages before commencement of the project. As soon as a Certificate of Occupancy is issued a closing will be scheduled with the purchaser and the remaining balance due plus interest will be paid from proceeds to the contractor. Financing is part of your project costs and should be included in the Proposal Amount and Cost Out sheet in Appendix A.

For example if a house cost \$300,000 to build the contractor will finance the first \$125,000 of the project costs. The remaining \$175,000 will be made to the contractor in monthly or bi-weekly progress payments based on the schedule of amounts the contractor gives CDA.

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