CROSBY HOUSING & REDEVELOPMENT AUTHORITY

ADDENDUM #3 | Elevator Modernization

Dellwood Apartments | 300 3rd Ave. NE, Crosby, MN 56441
Edgewood Apartments | 400 3rd Ave. NE, Crosby, MN 56441

Project #2026-002 | Addendum Date: October 15, 2026

Prepared For	Prepared By	Issue Status
Crosby Housing & Redevelopment Authority	Discovery Vertical Solutions, LLC	Addendum #3
Owner Contact: John Schommer	Consultant: Jeff Akre	Issue Date: 10/15/2026

NOTICE TO BIDDERS

This Addendum forms a part of the Contract Documents and modifies or clarifies the previously issued bidding documents as stated below. Bidders shall include these requirements in their bids and acknowledge receipt of this Addendum on the Bid Form. Except as modified herein, all other requirements remain unchanged.

VENDOR-SUBMITTED RFIs AND RESPONSES

RFI #1: Cab Returns and Transom – Edgewood Apts.

Vendor Question: Can the front and rear returns be painted?

Response: Yes. Correct the specification language to permit the existing front and rear cab returns and transoms to remain in place and be painted. Replacement of these components is not required.

Document Revision / Clarification: Section 14 24 00, Edgewood Apartments: Revise the cab interior requirements accordingly. All other cab interior requirements remain unchanged.

RFI #2: Cab Interior – Edgewood Apts.

Vendor Question: Can the new cab interior panels be of standard design, or do they need to be of lightweight/honeycomb design due to the construction of the existing cab shell?

Response: Correct the specification language as follows: The new cab interior panels at Edgewood Apartments shall match the finish and design specified for Dellwood Apartments, but shall be constructed using a lightweight, honeycomb panel design so that the added weight does not exceed the 5% weight addition threshold.

Document Revision / Clarification: Section 14 24 00, Edgewood Apartments: Where standard panel construction is indicated or implied, provide lightweight honeycomb panel construction. The finish and design shall match those specified for Dellwood Apartments.

RFI #3:

Vendor Question: Can you verify that an oil cooler is required for each elevator? Machine room space may restrict or prevent the installation.

Response: The intent is to provide and install an oil cooler for each elevator. Bidders shall include the cost to furnish and install the oil coolers in the Base Bid. If space constraints are verified during development and review of the final layouts and submittals with the awarded contractor, revisions may be considered at that time.

Document Revision / Clarification: Section 14 24 00, Dellwood and Edgewood Apartments: Base Bid pricing shall include the oil coolers. Potential machine room space limitations do not authorize a bidding exclusion or deduction.

RFI #4: 1.09 / 1.10.B | Warranty and Warranty Maintenance – Dellwood Apts.

Vendor Question: Section 1.09 lists a two-year manufacturer's and installation warranty. Section 1.10.B lists 12 months of warranty maintenance. Can you please clarify?

Response: The two-year manufacturer's and installation warranty specified in Section 1.09 remains required, as required by HUD. The warranty maintenance period in Section 1.10.B is correctly stated as 12 months and represents 12 months of maintenance to be provided by the Contractor in accordance with the preventive maintenance agreement. The maintenance pricing entered on the Bid Form will be used if the HRA elects one or more one-year extensions, with the same level of maintenance service specified.

Document Revision / Clarification: Section 14 24 00, Dellwood Apartments: Retain the two-year warranty in Section 1.09 and the 12-month warranty maintenance period in Section 1.10.B. Optional one-year maintenance extensions shall use the maintenance pricing entered on the Bid Form and maintain the specified level of service.

RFI #5: 2.06 | Stop Switch – Dellwood Apts.

Vendor Question: Can you please clarify whether the specified push/pull stop switch is to be a keyed stop switch?

Response: Yes. Provide a keyed stop switch.

Document Revision / Clarification: Section 14 24 00, Dellwood Apartments: Revise Section 2.06 to require a keyed stop switch in lieu of the specified push/pull stop switch.

RFI #6: 2.07 | Hall Signal Equipment – Dellwood Apts.

Vendor Question: Can you please clarify whether "in-use jewels," "door open/door close" buttons, and "reset" buttons are required?

Response: These items were included in the specification in error. In-use jewels, hall door-open/door-close buttons, and hall reset buttons are not required.

Document Revision / Clarification: Section 14 24 00, Dellwood Apartments: Delete the requirements for these items from Section 2.07, Hall Signal Equipment.

RFI #7: 2.07.B | Hall Lanterns – Dellwood Apts.

Vendor Question: Can you please clarify whether hall lanterns are to be utilized? The existing elevator has car-riding lanterns and a digital position indicator at the main egress landing.

Response: The hall lantern requirement was included in the specification in error. Provide new car-riding lantern equipment and a new digital position indicator at the main egress landing. Separate hall lanterns are not required.

Document Revision / Clarification: Section 14 24 00, Dellwood Apartments: Revise Section 2.07.B to require new car-riding lantern equipment and a new digital position indicator at the main egress landing in lieu of separate hall lanterns.

RFI #8: 2.10 | Cab Enclosures – Dellwood Apts.

Vendor Question: Can you please clarify whether the existing cab shells are to be retained? Section 2.10.A indicates a new enclosure.

Response: The existing cab shells are to be retained.

Document Revision / Clarification: Section 14 24 00, Dellwood Apartments: Revise Sections 2.10 and 2.10.A to retain the existing cab shells. References to a new enclosure do not require replacement of the existing cab shells. All other cab interior requirements remain unchanged except as modified by this Addendum.

RFI #9: 1.09 / 1.10.B | Warranty and Warranty Maintenance – Edgewood Apts.

Vendor Question: Section 1.09 lists a two-year manufacturer's and installation warranty. Section 1.10.B lists 12 months of warranty maintenance. Can you please clarify?

Response: The two-year manufacturer's and installation warranty specified in Section 1.09 remains required, as required by HUD. The warranty maintenance period in Section 1.10.B is correctly stated as 12 months and represents 12 months of maintenance to be provided by the Contractor in accordance with the preventive maintenance agreement. The maintenance pricing entered on the Bid Form will be used if the HRA elects one or more one-year extensions, with the same level of maintenance service specified.

Document Revision / Clarification: Section 14 24 00, Edgewood Apartments: Retain the two-year warranty in Section 1.09 and the 12-month warranty maintenance period in Section 1.10.B. Optional one-year maintenance extensions shall use the maintenance pricing entered on the Bid Form and maintain the specified level of service.

RFI #10: 2.06 | Stop Switch – Edgewood Apts.

Vendor Question: Can you please clarify whether the specified push/pull stop switch is to be a keyed stop switch?

Response: Yes. Provide a keyed stop switch.

Document Revision / Clarification: Section 14 24 00, Edgewood Apartments: Revise Section 2.06 to require a keyed stop switch in lieu of the specified push/pull stop switch.

RFI #11: 2.07 | Hall Signal Equipment – Edgewood Apts.

Vendor Question: Can you please clarify whether "in-use jewels," "door open/door close" buttons, and "reset" buttons are required?

Response: These items were included in the specification in error. In-use jewels, hall door-open/door-close buttons, and hall reset buttons are not required.

Document Revision / Clarification: Section 14 24 00, Edgewood Apartments: Delete the requirements for these items from Section 2.07, Hall Signal Equipment.

RFI #12: 2.07.B | Hall Lanterns – Edgewood Apts.

Vendor Question: Can you please clarify whether hall lanterns are to be utilized? The existing elevator has car-riding lanterns and a digital position indicator at the main egress landing.

Response: The hall lantern requirement was included in the specification in error. Provide new car-riding lantern equipment and a new digital position indicator at the main egress landing. Separate hall lanterns are not required.

Document Revision / Clarification: Section 14 24 00, Edgewood Apartments: Revise Section 2.07.B to require new car-riding lantern equipment and a new digital position indicator at the main egress landing in lieu of separate hall lanterns.

RFI #13: 2.10 | Cab Enclosures – Edgewood Apts.

Vendor Question: Can you please clarify whether the existing cab shells are to be retained? Section 2.10.A indicates a new enclosure.

Response: The existing cab shells are to be retained.

Document Revision / Clarification: Section 14 24 00, Edgewood Apartments: Revise Sections 2.10 and 2.10.A to retain the existing cab shells. References to a new enclosure do not require replacement of the existing cab shells. All other cab interior requirements remain unchanged except as modified by this Addendum.

RFI #14: 2.10.A.1 | Returns and Transoms – Edgewood Apts.

Vendor Question: Return panels are to remain and be cleaned and restored to a like-new finish. The returns and transoms have a painted finish. Are the returns and transoms to be repainted?

Response: Refer to the response to RFI #1 of this Addendum.

Document Revision / Clarification: Section 14 24 00, Edgewood Apartments: Section 2.10.A.1 shall be read in conjunction with RFI #1 of this Addendum.

RFI #15: 2.10.A.1.a and 2.10.A.1.c | Upper and Lower Side Wall Panels – Edgewood Apts.

Vendor Question: As there are no wall panels to remove, it is possible that a lightweight version of the side wall panels may need to be installed. Is this acceptable?

Response: Refer to the response to RFI #2 of this Addendum.

Document Revision / Clarification: Section 14 24 00, Edgewood Apartments: Sections 2.10.A.1.a and 2.10.A.1.c shall be read in conjunction with RFI #2 of this Addendum.

END OF ADDENDUM #3