Addendum Two

for the

The Renovations & Restorations of the
Westport Community Center

Issued: Friday, December 8, 2016

General Questions

1. As a GC are we Allowed to bid on other aspects like plumbing, electrical or heating?

Yes, see addendum 1.

2. Do we need to be capable of physically doing the work ourselves or can it be a subcontractor that we are carrying?

Subcontractors are fine, great if they MWBE profile.

3. Does the Labor we use need to be Union Labor from the state of New York or can we solicit subs from Vermont for the separate contracts (2-4)?

Union labor is not required. Vermont companies may submit individual bids for contracts 2-4.

4. Who is responsible for coordination of the various contracts (2-4) throughout the course of the project?

The Town will work with Prime Contractors to make this work. Because the bulk of the work is General Construction, I believe the GC Prime will lead the scheduling effort with assistance from the Town representative. See addendum #1.

5. How do we delineate Between scopes and contracts; for example- Is the Demolition that is required for MEP rough in part of the Trade or the GC contracts?

Assume all major demolition as part of general construction. There may be minor aspects that are required for the MEP trades.

6. Is this a PLA project? I haven't seen it in the project document yet but I know from past experience that if it is then you are required to use labor for union companies.

No, this is not a PLA project.

7. Does MWBE need to account for 30% of our contracted subs or does it need to be 30% of the subs we solicit for bids? Please clarify as I am having trouble understanding it exactly in the spec book. Just to be clear the amount of MWBE contractors for this project has to be at or above $150,000 or 30% of the $500,000 state grant?

The Town and State have established a goal of 30% MWBE participation in the project, and the Town is requiring bidders to reach out to subcontrators and suppliers to meet this goal. The total for all prime contracts should meet or exceed $150,000 or 30% of the $500,000 grant.

It is essential for contractors to demonstrate that they have attempted to reach out to MWBE subs/vendors. All MWBE vendors and subcontractors that you reach out to should be listed on the Contractors Log to prove your efforts, regardless of whether they are included in your bid and on your Utilization Plan. The Utilization Plan should be completed with only the MWBE vendor/s that you are using.

The Utilization Plan will not be approved with only a percentage of the goal met. If the Utilization Plan falls short, the only alternatives are for the Town and its contractors to continue to try to get more participation or for the Town to submit a waiver request. The waiver request is a lengthy process that can take up to 10 months, and in that time the Town cannot process any payments. At this time, the Town has no intention of applying for a waiver.

8. Is it ok to use non-union subs and subs from the state of Vermont on this project?

Yes

9. Waste Management is mentioned multiple times in the specs but I cannot find anything in the sections or a required plan.

a- Section **015240 Construction Waste Management** & **Section 017419 Construction Waste Management and Disposal** cannot be found in provided documents. Please provide it/them.

Please disregard this reference. Contractors are responsible for appropriate waste management, including recycling, for the project.

10. How much of the temporary heat is the town going to cover? %, time or $ amount will help narrow the bid down.

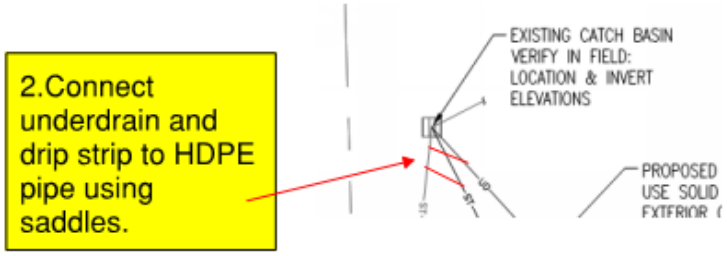
The Town of Westport will provide temporary heat to the main and upper floors of the building. All heat in the basement to accommodate concrete work shall be the responsibility of the General Construction Contractor.

Site/Civil Engineering Questions

1. Minimum depth of Drip Strip is 24". It shows on the architectural sections as much deeper. What controls the elevation of the bottom of the drip strip?

Drip strip should follow recommendation on civil drawings.

2. The Existing catchbasin will not accommodate two more pipes. Connect underdrain and drip strip to existing HDPE pipe using saddles.



Flexible Saddles
Available in tee and wye configurations, NDS Flexible Saddles have elastomeric construction for maximum strength and flexibility.
Tee and Wye configurations are available in 4” or 6” inlet descriptions
Elastomeric construction provides maximum strength and flexibility
Saddle design will accommodate polyethylene pipe used in slip lining sewer systems

3. Is existing floor in basement Dirt?

Yes.

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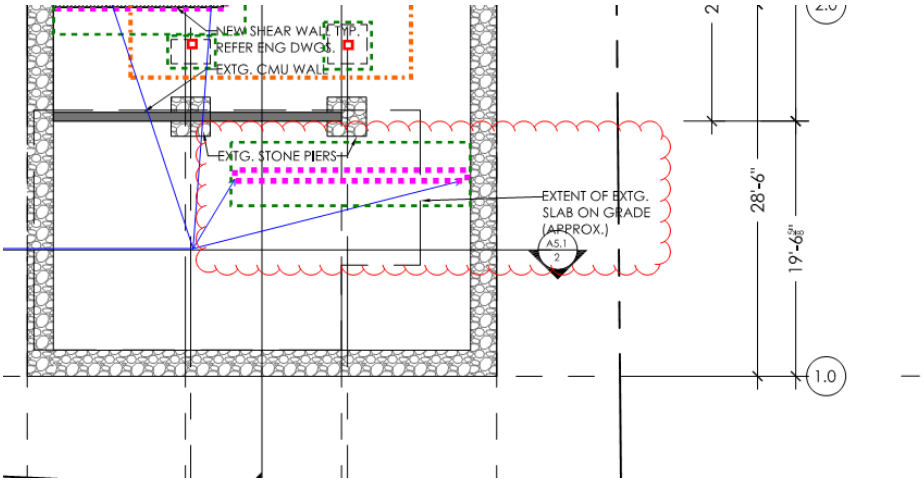
Structural Engineering Questions

1. In the clouded area are we cutting out the existing slab or installing the shear connections to the existing slab?'



The dashed green line (around the pink dashed line) indicates a new reinforced concrete footing for the new shearwall. The existing slab would need to be cut out for the new footing to be installed. The typical shearwall sections would apply. See 'SN18' note and sections.

2. Is this work part of the scope, if so how is it defined?

SN19: Not used.

SN20 (not denoted on plan): As interior renovations are performed, exposed floor framing should be reviewed and have connections "tightened" as required using light gage metal connectors, including but not limited to, joist hangers, hurricane ties and post caps/bases. Blocking or additional fasteners may be required at exterior wall framing where joists are "ledgered" to balloon framed wall studs. A reasonable construction cost should be evaluated for this work.

SN21 (not denoted on plan): There is a proposed new slab-on-grade in basement. Associated subgrade preparation including compacted crushed gravel or crushed stone, vapor barrier and insulation should be discussed for cost evaluation (see 7/S3.1). The slab is stepped (see arch) to follow the existing slope of the basement grade. See typical detail at slab step. Provide slab joints as required.

SN20: "A reasonable construction cost should be evaluated for this work." This is to account for misc. hardware (e.g. Simpson clips, hangers, ties, straps, etc., or just adding nails/screws) and framing repair (cracked joists) that cannot be viewed currently. We know there is going to be some, but not sure precisely how much. Assume allowance of $5000.

SN21: This note is no longer relevant. Please see Civil Engineering drawings.

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3. Is this correct?

The anchor should be PAB5, not PAB7.

Architectural & Mechanical Questions

1. Demo note 6 on A2.0 and A2.1 differ. Is it the intent to remove GWB from exterior walls at both levels?

Yes

2. What material is specified for the finishes on the stairs is unclear. It is listed as different things in specification, 8.1 and 8.2?

Stairs are wood framed with rubber tread, riser, landing, and base.

3. I probably should also ask about the railing that is called out as steel on 8.1

Railing is 1 ¼" diameter wood painted handrail with metal bracket.

4. Windows: these are specified as inserts and have a performance requirement for a whole window, are we required to test or somehow calculate this?

No, as long as they are installed properly and the Marvin Window is used.

5. What happens at the 8 locations where there is currently not a window, new Marvin unit cased on ext similar to existing or build a jamb similar to existing and case to match?

New Marvin Clad Ultimate windows shall be used in these areas, frame profile and size to match insert windows. Trim to match existing.

6. There is conflicting information about dense fill and/or blown in on drawings and specs. Please clarify which to price; follow the specs or follow the drawings? A-6.1 shows 2' of insulation and the narrative description states Dense packed cellulose insulation. 2' of open blown cellulose is an R-80 1.62 sq ft.....2' of Dense packed cellulose is R-85 @ 7.15 sq ft and we would have to figure out a way to blow under pressure.

Should be loose fill cellulose for the attic, not Dense-pak.

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7. In regards to the refrigeration tubing installed within existing walls; Are the existing exterior walls 2"X6" construction. Is it intended that a hole be cut through the existing double plate to gain access to the wall cavity from below?

Yes, the existing walls are framed with true 2 x 6's. Please see the proposed wall section on A-6.1, ideally piping would run in the service cavity on the interior of the wall (between the strapping). We would not cut a hole through the plates.

8. Substitution for Mythic Paint, which is no longer available in the US:

PAINTS GENERAL
Manufacturer: Sherwin Williams.
Product: ProMar 200 or approved equal.
VOC Content: Comply with the following:
Low VOC flat or eggshell, < 150 g/L max. gloss.
Colors: As selected by the Architect.

INTERIOR PRIMER/SEALER
Latex based interior: SW ProGreen Low Odor Interior Latex Primer or approved equivalent (MPI #50 or Institutional Low Oder/VOC MPI #149)

WATER-BASED PAINTS
Latex Interior Eggshell, (Gloss Level 2): MPI #44
Latex Interior Semi-gloss, (Gloss Level 5): MPI # 54

Please direct any additional questions by email, to:

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End Addendum Two