

2478 - Farmhouse Structural Renovations

Addendum #1

Issued 27 Oct 2014

Pre-bid meeting at site - 23 Oct 2014

	Attendees:		
	Kevin Violette	L.N. Violette Co.	453-9323
	Roger Soucy	Crapott's Corp.	897-4264
	Rick Lupo	Lupo Construction	269-2760
	Jeff Shostak	Showstak Construction	441-6137
	Phil St. Pierre	S.J. Wood Construction	377-8543
	Mark McPheters	T. Buck Construction	783-6223
	Brock Starbird	Gordon Contracting	478-9248
	Greg Scott	Scott Construction Corp.	632-0521
	Randy Scamfer	Civil & Structural Design	273-3021
	David Schoenherr	BGS	624-7351
1.0	Introduction		
1.1	Bids are due next Wednesday at 2:00 in the Cross Office Building. They will be opened and read at that time. Please be sure to use the provided bid form and acknowledge all addendums. Addendums will be emailed to everyone on the sign-in sheet. Bid bonds are required. Payment and Performance bonds are required. This Addendum extends the bid period. Bids will now be due at 2:00 PM on Thursday, 06 Nov 2014 at the original location.		
1.2	With the bids due next Wednesday at 2:00, the latest we can issue an addendum and comply with the 72 hour rule would be tomorrow at 2:00. We would need all questions by noon tomorrow to give us a chance to get the answers and issue the addendum. Please submit all questions prior to Noon, Friday 31 Oct 2014. The latest the last addendum can be issued is 2:00 PM Monday, 03 Nov 2014.		
1.3	This renovation is for structural issues only. It is expected that additional Architectural renovations will take place following the structural renovation. The architectural renovations will include new heating, plumbing, walls, ceilings, finishes and windows. This work is not part of this contract.		
2.0	Questions		
2.1	Will power be available?		
A	Yes.		
2.2	Will power be paid for by Owner?		
A	Yes.		
2.3	Will heat be provided?		
A	No.		
2.4	What is the extend of brick repointing, is it 100%?		
A	No, it only need to be repointed where it is bad.		
2.5	Who determines when bad is bad enough?		
A	There are 45 degree cracks and broken bricks. We can walk around and see. Any mortar cracks or soft mortar.		
2.6	Can you define an allowance, by percentage or square feet?		
A	We will assume 50%.		
2.7	Is there repointing on the exterior only?		
A	No, there is also repointing on the interior. Please assume 20% for bidding.		
2.8	Are the brick ties required everywhere?		
A	Yes, there are soldier courses visible but not all are actual full bricks tying the two wythes together. Ties would not be required if you can demonstrate that the soldier courses do tie the two wythes together.		
2.9	Is new trim required at the roof?		

A	New trim is not intended at the roof. You would need to install a new drip edge at the new sheathing.
2.10	Is flashing required at the walls of the dormers?
A	Yes, in order to do the new roof, flashing would be needed.
2.11	What should be done with the existing siding on the dormer walls?
A	Completely rebuild the dormers with 2x4 cheek walls, 5/8" sheathing, 2x6 rafters/collar ties.
2.12	What should be done with the oil tank, it appears to be full?
A	Property Management Division will remove the oil, contractor to dispose of tank and pipes.
2.13	What should be done with the existing boiler?
A	Remove & dispose the boiler and all heat pipes.
2.14	What should be done with the existing water storage tank?
A	Remove and dispose.
2.15	Should all of the pipes be removed?
A	Yes remove and dispose.
2.16	Is there any issues with asbestos?
A	The building was fully abated and is free of any asbestos containing materials.
2.17	Is the goal to have a level, even concrete floor?
A	Yes.
2.18	Who is responsible for pulling the permit?
A	General contractor
2.19	Who pays for the permit?
A	General contractor
2.20	What is the turnaround time for permitting in Augusta?
A	Unknown.
2.21	Do Davis Bacon wages apply or only the State wage, there was some mention of Davis Bacon in the bid docs?
A	Davis Bacon does not apply as there are no federal funds involved, State wages do apply and were included in the bid docs.
2.22	The drawings call for shot Crete on the entire exterior but only where needed on the interior. Where is it needed?
A	Allow 50 linear feet for interior shot Crete. This is needed where there are structural issues. Not all cracks are structural and when the exterior is concreted and the rubber applied, the existing cracks will not allow water to enter.
2.23	What is the minimum thickness of the Shotcrete?
A	One inch of cover over the farthest points should be acceptable. It is mainly to fill the voids.
2.24	How smooth does the Shotcrete need to be?
A	It will all be below grade and not visible so as it comes out of the hose is acceptable. The rubber can be sprayed over the Shotcrete and there is also a protection board.
2.25	It will be hard to get subs down here and go through all of the information in time to meet the Friday noon deadline for questions and get good pricing. Can the bid date be extended one week?
A	Bid opening will be rescheduled to 2:00 PM on Thursday, 06 Nov 2014.
2.26	The bid docs call for a \$750 per day penalty if not done by the end of January. It will be hard to get workers here during the winter and there are several holidays in that time period. Will you consider removing the penalty or allowing a longer construction duration?
A	Contract completion date will be extended to 28 Feb 2015.
2.27	What year was the original building built in?
A	Believed to be 1906.
2.28	Does the contractor need to infill existing recessed areas of the floor to provide a uniform level floor throughout?
A	No, that will be left to the architectural renovation.
2.29	Is there a minimum of 5.5" of bearing required at the new steel lintels over the windows where the existing wood headers are removed?

A	No, the existing one half brick bearing is acceptable for the loads.
2.30	Is acceptable to demolish the entire roof structure and build new?
A	That is means and methods at the choice of the contractor.
2.31	If the whole roof structure is replaced with new, are the dormers required to be rebuilt?
A	Yes, the look of the original structure shall be maintained.
2.32	Would the new roof sheathing change if the roof structure was rebuilt?
A	No, the 5/8" specified will be sufficient for 16" O.C. roof joist spacing.
2.33	What roof ventilation will be required?
A	That will be part of the architectural renovation.
2.34	Should we add vents at the gable ends?
A	No, that will be part of the architectural renovation.
2.35	Should we add an ridge vent?
A	No, there is no way to vent the existing eaves and without the eave vents the ridge vent would not be able to function properly.
2.36	Without venting, you will have a "hot roof" and shingle manufacturers will not stand by their warranty, will you consider the use of a PVC or EPDM membrane roof?
A	No.
2.37	Can we rebuild the roof with trusses?
A	No, the use of a scissor truss at 9:12 outside pitch (to match the existing) and 6:12 inside pitch would not provide the required headroom to make the rooms usable as office space.
3.0	Observations.
3.1	There are two existing brick chimneys, one which penetrates the roof and one that stops short of the roof. Both are to be removed completely with the roof opening and floor openings filled in.
3.2	Remove the existing concrete retaining wall south of the Tool Storage room running out from the south face of the building in line with the west face. Regrade this area to provide slope away from structure.
3.3	Remove the existing skylight completely and fill in opening to be covered with new roof.
4.0	Post walk through questions submitted
4.1	Are the granite lintels over the basement windows staying? There's a note on S1 to replace them with steel lintels, I thought at the prebid it was said to keep the granite.
A	Exterior granite remains. Interior wood to be replaced with steel. Any interior granite to remain.
4.2	See Article 8 Other Provisions in the contract, regarding federal wage rates. Perhaps this paragraph was left over from another job?
A	Article 8 on the 00 52 13 Sample Contract Agreement only applies when Federal funds are involves through the American Recovery and Reinvestment Act or the Qualified School Construction Bonds program. This project is entirely State funded and only the State wage rates will apply.
4.3	At the prebid it was confirmed the exterior of the building gets repointed as needed. Can a square foot allowance for pointing area be provided?
A	Per 2.6 above, include 50% of the exterior for repointing and per 2.7 above, 20% for the interior.
4.4	Can mechanical tools be used for repointing?
A	Yes.
4.5	Does the building need to be washed or sealed?
A	Yes washing, No sealing. Washing to consist of stiff brush cleaning of all brick with Muriatic Acid solution to remove new mortar splash and provide more uniform look.
4.6	South west corner of the shed there is a retaining wall that the footing drain will need to pass through. Can the wall be removed and area regarded or do we need to core the retaining wall?

A	See #3.2 above, the retaining wall will be removed and the area regraded.
4.7	At the prebid the option was given to remove the roof and reframe. Please provide the extent of exterior trim that will need to be replaced. The dormers would need to be completely be replaced please provide the extent that they would need to be rebuilt, do the need siding and all the trim?
A	If you choose to rebuild the roof, the dormers would need to be rebuilt and trim provided to match the existing.
4.8	Section 1/S2 notes closed cell spray foam insulation w/ thermal barrier paint (by others). Is the insulation and paint by others or just the paint?
A	All spray foam and paint will be by others as part of the architectural renovations.
4.9	There's no mention of loam and seed after the work is done on the foundation. Should this be included?
A	No, given the time of year, the loam and seed will be left to the architectural renovation. Provide graded sand backfill only.
4.10	Can you specify a thickness for the shotcrete on the foundation please?
A	See response to 2.23 above, minimum 1" cover over furthest projection.
4.11	Does the basement slab get any reinforcing?
A	No, but include 50 linear feet of control joint.
	End of Addendum #1