Addendum No. 1

PROJECT: BRICK HOUSE RESTORATION

DATE: MAY 8, 2023

RE: ADDENDUM NO. 1 TO REQUEST FOR PROPOSALS, ISSUED MAY 8, 2023

TO: ALL BIDDERS

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated March 17, 2023 and shall be included in the relevant scopes of work and bids submitted. It is the bidder’s responsibility to determine if their work is affected by this addendum. Failure to acknowledge receipt of this Addendum on bid submission may subject the Bidder to disqualification.

The Following is AMENDED:

GENERAL NOTES AND CLARIFICATIONS:

1. The Pre-Bid Meeting Minutes are attached.
2. Bid Substitution requests must be submitted by EOD on May 10, 2023.
3. The Bid Form is being reissued as part of this addendum to include the Alternate section.

DRAWINGS:

1. SHEET G-001 COVER
   a. Revise address to “842 Ponus Ridge Road”
2. SHEET A-101 FLOOR PLANS AND DETAILS
   a. Add GENERAL ARCH. NOTE 11 to read: “EXISTING (3) ROUND WINDOW COVER FABRIC SHALL BE REMOVED AND REPLACED WITH NEW MATCHING FABRIC IN KIND. WINDOW COVER MOUNTING HARDWARE SHALL BE DETERMINED DURING CONSTRUCTION.”

SPECIFICATIONS:

1. SECTION 01 23 00 – ALTERNATES
   a. Issue Section complete.

Attachments:

1. Drawing Sheets: NONE
2. Specification Sections: 01 23 00 – ALTERNATES
3. Pre-Bid Meeting Minutes
4. Bid Form – Reissue with Alternates

END OF ADDENDUM NO. 1
SECTION 01 23 00
ALTERNATES

PART 1 GENERAL

1.01 SUMMARY
A. Section includes administrative and procedural requirements for alternates.

1.02 DEFINITIONS
A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
   1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
   2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.03 PROCEDURES
A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
   1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.
C. Execute accepted alternates under the same conditions as other work of the Contract.
D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 SCHEDULE OF ALTERNATES
A. Alternate No. A-1: PROVIDE VESDA SYSTEM
   1. Base Bid: Provide smoke detectors in all building areas as detailed in drawings and specifications.
   2. Alternate: Provide a VESDA fire alarm system in lieu of smoke detectors in Library, Bedroom, Dressing Room, and Entry Hall area, per Note #2 on Sheet E-4 and drawing detail 2/E-4.

END OF SECTION 01 23 00
Pre-Bid Meeting Minutes  
PROJECT: BRICK HOUSE RESTORATION  
DATE: MAY 3, 2023  
TIME: 2:00 P.M. – 3:30 P.M.  
LOCATION: THE GLASS HOUSE SITE / BRICK HOUSE  

Mark Stoner, Senior Director of Preservation Architecture / Graham Gund Architect of the National Trust for Historic Preservation Historic Sites Department began the meeting at approximately 2:10pm ET.

1. **Sign-in Sheet**  
   A sign-in sheet was distributed to attendees.

2. **Project Team Introductions**  
   a. Mark Stoner (MS) introduced the project team as follows:
   b. **Ownership Team**
      |   |   |
      | 1. | The Glass House is a site of the National Trust for Historic Preservation and is owed and operated by the National Trust |
      | 2. | The following people represent the ownership team for the project: |
      |    | - Greg Sages – The Glass House, Executive Director |
      |    | - Scott Drevenig – The Glass House, Deputy Director |
      |    | - Brendan Tobin – The Glass House, Associate Director of Buildings and Grounds |
      |    | - Mark Stoner (MS) – The National Trust for Historic Preservation, Senior Director of Preservation Architecture |
   c. **Consultants**
      |   |   |
      | 1. | The following Consultants have contributed to the Contract Documents: |
      |    | - Altieri Sebor Wieber, MEP Engineer (none present) |
      |    | - Landtech, Civil Engineer (Pete Romano present) |
      |    | - RSE Associates, Structural Engineer (Liam O’Hanlon present) |
   d. **Associated NTHP Headquarters staff (legal, administrative)**
      |   |   |
      | 1. | The following National Trust staff (not present) will also be involved in the bid process and subsequent project: |
      |    | - Elaine Chang, Legal Coordinator, Law Division |
      |    | - Michelle Arcari, Assistant General Counsel / Director of Contracts |

3. **Project Review**  
   a. MS provided a brief background of the site and building.  
   b. MS reviewed the Scope of Work.  
   c. MS added the following additional notes related to the Scope of Work:
1. **Interior fabrics and carpeting:**
   a) Wall/panel fabric and carpeting in the Library and Bedroom will be provided by the Trust and installed by the contractor.
   b) First Addendum will include fabric installation over the three window covers.

2. **Paint:**
   a) Interior paint material will be provided by the National Trust. Contractor will be responsible for providing quantity takeoffs to determine the amount of paint needed.

3. **Roofing system prequalification requirements:**
   a) Roofing system is to be a KEMPUR system. Kempur requires installers to be pre-certified to install their product. Please provide proof of that certification by you/your roofing subcontractor as part of the bid submission.

4. **Mortar Testing Requirements:**
   a) Per the 04-series Masonry specification, a mortar analysis is required as part of the submittals to inform the repointing mortar used. A certified testing lab should be engaged to complete the analysis. The Trust will provide recommendations for testing labs upon request.
   b) Please review other submittal requirements and especially the mock-ups required in this section.

5. **Project General Conditions and Standards**
   a. MS reviewed the General Conditions and Standards, as detailed in the RFP.

6. **Bidding Procedures**
   a. Mark Stoner reviewed bid procedures and requirements as detailed in the RFP.

7. **Additional Bidder Items**
   a. MS reviewed the following additional bidder item:
1. **Additional site visits:**
   a) Additional site visits will be permitted with prior approval.
   b) Additional site visits should be coordinated directly with Brendan Tobin.
   c) Additional site visits will be limited to two (2) visits.
   d) Contractors should request additional visits at least three (3) business days prior to the requested visit date.

7. **The Brick House and adjacent site areas were made available to Contractors for review.**

**END OF PRE-BID MEETING MINUTES**
Exhibit A

BID FORM

PROJECT: Restoration of the Brick House at The Glass House – New Canaan, Connecticut

TO: Elaine Chang, Legal Coordinator
    National Trust for Historic Preservation
    600 14th Street NW, Suite 500
    Washington, DC 20005

FROM: ____________________________________________

(Bidder Name)

__________________________________________________

(Address)

__________________________________________________

(City, State, Zip)

Pursuant to notices given, the undersigned proposes to furnish all material and labor, and perform all work necessary to complete the Restoration of the Brick House at the Glass House, New Canaan, Connecticut, in accordance with Contract Documents dated March 17, 2023, prepared by the National Trust for Historic Preservation (“NTHP”) and its consultants, and all Addenda acknowledged herein:

1. BIDDER'S CERTIFICATION

   a. The undersigned Bidder certifies that he/she has examined and fully comprehends the bidding requirements, the Conditions of the Contract, and the requirements and intent of The Bidding Documents.
   b. The undersigned Bidder certifies that he/she has visited the site(s) and examined all conditions affecting the Work.
   c. The undersigned Bidder certifies that applicable federal and Connecticut state taxes are excluded in the Base Bid.

2. ADDENDA

   a. The undersigned Bidder acknowledges receipt of the following Addenda:

      1. Addendum No. _______ Dated ___________________
      2. Addendum No. _______ Dated ___________________
      3. Addendum No. _______ Dated ___________________
3. **BASE BID FOR GENERAL CONSTRUCTION** – Restoration of the Brick House

BASE BID: ____________________________________________________________ Dollars

(Written Amount)

($ ______________________ ) (Numerals)

4. **UNIT PRICES FOR THE WORK** (Refer to Drawings for complete descriptions of each Unit Price.)

   a). Unit Price 1: Exterior masonry repointing ________________ LF

   b). Unit Price 2: Exterior masonry brick replacement ________________ Unit

   c). Unit Price 3: Plaster and metal lathe replacement ________________ SF

   d). Unit Price 4: Wood decking replacement ________________ SF

5. **ALTERNATES** (Refer to Specification Section 01 23 00 – Alternates)

   a). Alternate A-1: VESDA Fire Alarm System $ _________________________

6. **BONDING REQUIREMENTS**

   Performance Bond: Provided? (Y/N) _____ Sum $ _________________

7. **MWBE PARTICIPATION**

   Total percentages of participation (based on Base Bid):

   MBEs: _______________ %    WBEs: _______________ %

8. **MANUFACTURER PREQUALIFICATION**

   The undersigned Bidder acknowledges that the specified roofing system manufacturer requires that the Contractor (and any subcontractors) installing the roofing system be prequalified to install their product. The Bidder (and their subcontractors, if applicable) certifies that they are prequalified by the manufacturer to install the specified product and have provided Proof of Certification as an attachment to this Bid Form.

9. **ACKNOWLEDGMENT**
The undersigned Bidder understands that the Owner reserves the right to reject this bid, and that this bid shall remain open and shall not be withdrawn for a period of sixty (60) calendar days from the date prescribed for its opening.

10. TIME OF COMPLETION

If awarded this Contract, the undersigned Bidder acknowledges that work of the Base Bid shall commence and be completed, including all punchlist items, in accordance with the Contract Documents and as described in Section 4 “General Conditions, Scope of Work, Contract Documents, and Project Standards.”

11. TAX EXEMPTIONS

The undersigned Bidder has informed themself and all their prospective subcontractors and suppliers of the tax-exempt status of the Owner and therefore has not included these taxes in their Base Bid price.

12. SUBSTITUTIONS

The undersigned Bidder has based their bid upon the materials, products, articles, equipment, brands, manufacturers and processes described in the Bidding Documents or upon approved equivalents. Proof of equivalency of substitutions is the responsibility of the Bidder, but the Architect shall be the sole judge of equivalency. Proposed equivalent substitutions shall be equal in all respects to the requirements of the Bidding Documents, including but not limited to the design, quality, physical size, performance characteristics, strength, previous history of use, and to the method of installation, attachment, or connection to related or adjoining work. Determination of equivalency of proposed substitutions shall be made by the Architect before the bid opening date. Any substitutions proposed after the Bid shall be rejected unless otherwise formally proposed by the Bidder and accepted by the Architect in writing.

13. SIGNATURES

In testimony whereof, the Bidder (A Corporation) has caused this proposal to be signed by its authorized representative this _______ day of __________________, 2023.

Corporation Signatures:

By: ____________________________________________________  
   President

By: ____________________________________________________  
   Secretary                                          Corporate Seal