Addendum No. 2

PROJECT: BRICK HOUSE RESTORATION

DATE: MAY 16, 2023

RE: ADDENDUM NO. 2 TO REQUEST FOR PROPOSALS, ISSUED APRIL 17, 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: None

1. Responses to questions received from Contractors is attached.

DRAWINGS: None

SPECIFICATIONS: None

Attachments:

1. RFP 2023-12 Q&A Document for Restoration of The Brick House at The Glass House

END OF ADDENDUM NO. 2
RFP 2023-12 Q&A Document for Restoration of The Brick House at The Glass House

Q1. The Pre-Bid Meeting Agenda listed Unit Pricing for Exterior Masonry Repointing (LF), Exterior Masonry Brick Replacement (SF), Plaster/Metal Lath Replacement (SF) and Roof Wood Decking Replacement (SF). Are we to include budgetary pricing for these categories of work based on what we can see on site and/or assumptions of work in addition to unit pricing? or are we only including unit pricing at this time so that we can further assess the required scopes of work associated with these items?

R: The intent of the Unit Prices is to set pricing for unknown conditions discovered during demolition and construction. Base Bid pricing should include all work as defined in the Contract Documents, while Unit Prices will cover unforeseen conditions.

Q2: Wood roof decking – will not be able to assess until the existing roofing membrane is removed – will only provide unit costs at this time.

R: The Unit Price for wood roof decking is for full replacement of existing T&G 1x6 pine boards. Please provide a price per LF of decking replacement. The quantity to be replaced will be determined during roof demolition. Replacement cost will be based on the Unit Price.

Q3: Repointing and Brick Replacement should be able to evaluate scope of work and include in our budget but will include unit cost for any unforeseen work.

R: The SOW detailed in the bid documents should include all necessary masonry repair work. Unit Pricing will only be used for any additional work beyond the Base Bid SOW.

Q4: Evaluation of existing Plaster will be conducted and full scope of work will be included in our budget but will include unit cost for any unforeseen work. Site visit assessment with the subs may result in additional removal, we will advise.

R: The SOW detailed in the bid documents should include all necessary plaster work. Unit Pricing will only be used for any additional work beyond the Base Bid SOW.

Q5: New Light Fixture Schedule – please provide specification for light fixtures noted as new.

R: Replacement Light Fixtures are as follows:
  • “B” fixtures: Standard 4" recessed LED remodel downlight dimmable to 1% output (with emergency battery backup where noted on plans)
  • “C” fixtures: Standard 4" recessed LED remodel downlight (with emergency battery backup where noted on plans)
  • “D” fixtures: Surface-mount Medium Base Porcelain socket with wire bulb
  • “G” fixtures: Surface-mount Medium Base Porcelain socket with wire bulb

Q6: Propane Tank Location and Size? Also notes Owner to provide vendor info, please let us know who to contact. Ask Altieri for comment (1,000 gal?)

R: Owner’s propane vendor is New England Propane. Intended tank size is 1,000 gallons. Owner will coordinate tank installation with propane vendor. Contractor will be responsible for pipe routing and connection to new tank, including associated excavation, backfill, and seeding.

Q7: Gypsum noted in Project Manual but not noted on plans during walkthrough all walls/ceilings appeared to be plaster with metal lath, please clarify.
R: Gypsum specification covers new wallboard at 1HR rated wall and ceiling assemblies in BEDROOM/CLOSET area. All other repair areas are to be plaster to match adjacent construction, unless otherwise noted.

Q8: Fabric Panels and window coverings – fabric was still on existing wood panels are we to assume the wood panels are to be salvaged and new fabric supplied by owner installed by GC? Existing Track for sliding panels to be used or can new tracks be installed? Has the existing track been evaluated and is it in good working order?
R: Fabric panels should be replaced in their entirety. The existing track system should be cleaned and lubricated but is otherwise expected to be in good working order.

Q9: Alarm System mentioned need more information – type of system, cameras etc.
R: Security will be provided by Owner. The Owner will coordinate installation of the security system with the GC during construction.

Q10: Allowances – will we be able to include Allowances for Materials such as Lumber, Trim etc.?
R: No.

Q11: Storage room walls, floor, ceiling, cabinets etc. – no work noted? Please verify if any updates are to be done in this area.
R: Apart from the MEP scope, as well as painting and cleaning, there is no additional scope in the Storage Room beyond that noted in the Bid documents.

Q12: Skylight Details – Attached Skylight Detail differ from what is on the Plans is this detail acceptable?
R: No. Intent is to minimize profile depth to 4” or less. Ref. Q39 response.

Q13: Plaster – The water damage in the Entry Hall is extensive, it is recommended that all the walls be removed not just the lower section of wall. Please advise if OK?
R: Full replacement of walls and/or ceiling areas is acceptable.

Q14: Plaster – it appears the Plaster walls do not have metal lathe which is noted on the bid scope of work and on the plans for patching the walls. Metal Lathe is seen on the Ceiling of the Entry Hall. Please advise if we can patch walls with Blue Board and Plaster vs Wire Lathe and Plaster since the saved portion of the walls don’t have wire lathe.
R: Yes, Blue Board and plaster is an acceptable substitution for plaster and lathe when no lathe is currently installed.

Q15: Bathroom Ceiling – The existing Ceiling in the Bathroom is Drywall – are we to install new Drywall or Plan for Plaster with Wire Lathe or Plaster with Blue Board if approved?
R: Areas to be repaired should be patched with plaster. If it is determined that larger areas of ceiling must be replaced, blue board with plaster is acceptable.

Q16: Bathroom Toilet, Bidet and Sink – We are pricing to Polish these fixtures however there’s some concern that the Toilet in particular will not get clean and that the sheen of the black finish will become dull, could a new toilet be installed and if so are there specifications as to what the existing toilet is?
R: Existing toilet (and other bathroom fixtures) should be retained.
Q17: Radiant Floor Heat – There was questions as to why the radiant floor heat couldn't be run over the under slab duct, our HVAC sub didn’t see any reason why it couldn't please let us know if it’s ok.

R: Radiant tubing is to be omitted over the underground duct to allow future excavation and access to the duct without compromising the radiant system.

Q18: Sod and Meadow Grass – can you supply us with the specifications for the Sod and Meadow Grass so they can be included in our budget for repairs.

R: Sod and Meadow Grass mixtures are as follows:

<table>
<thead>
<tr>
<th>Pure Seed</th>
<th>Germination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Titan Ltd. Tall Fescue</td>
<td>85%</td>
</tr>
<tr>
<td>Rendition Tall Fescue</td>
<td>85%</td>
</tr>
<tr>
<td>Princeton 105 Kentucky Bluegrass</td>
<td>85%</td>
</tr>
<tr>
<td>Paragon GLR Perennial Ryegrass</td>
<td>90%</td>
</tr>
<tr>
<td>Other crop seed</td>
<td></td>
</tr>
<tr>
<td>Inert matter</td>
<td></td>
</tr>
<tr>
<td>Weed Seed</td>
<td></td>
</tr>
</tbody>
</table>

Q19: Concrete: Mesh for concrete is specified: w12x12-w5.4/5.4. This is not readily available. Can we use w12x12-w5.4/5.4?

R: w6x6-w4.0/4.0 is an acceptable substitute.

Q20: Radiant products - we would like to substitute the Pex and manifold with products manufactured by Viega.

R: This is acceptable as long as the products meets the specifications.

Q21: Copper pipe connections – We would prefer to use Viega Pro Press fittings for piping connections.

R: Viega Pro Press is acceptable.

Q22: Plumbing: We have an issue with the Coppergard piping that is called out on plumbing page. The pipe is called out to be run underground and capped. Coppergard pipe is unavailable in the United States. Uponor pre-insulated pex tubing in place of Coppergard piping for future water lines?

R: Alternate piping is acceptable as long as the products meets the specifications.

Q23: HVAC: Can the wall framing be drilled as illustrated and maintain its structural integrity? The line sets get drilled through what is presumably wood frame 2x4 walls and the concern is that in doing so there would be not much left structurally.

R: Any additional framing necessary to ensure stability of framing shall be determined during construction.
Q23: Has the method illustrated for the boiler flue combusted air exhaust and intake been approved by the boiler manufacturer? Is it part of their recommended installation? Would it be covered under warranty?
R: Flue and intake routing was coordinated closely with the manufacturer during design and will not void the warranty.

Q24: If so, does the boiler flue and intake interfere with the drainage behind the building or will the paths illustrated be ok?
R: Paths illustrated will be ok.

Q25: The bathroom does not have windows nor do the mechanical plans illustrate exhaust. Will that meet local code requirements?
R: Yes.

Q26: Electrical Generator: do we need a 3-phase ATS? Note that 2 different electrical services cannot share a neutral wire.
R: At the generator there is a separately derived grounding electrode for grounding the generator neutral. In addition, each transfer switch has a switched neutral. This design is code compliant.

Q27: Generator: would it be more advantageous to do 2 different generators? One for the Brick House, one for the Popestead House. That might make more pragmatic sense – if one goes down then both houses don’t go down in a storm or other event.
R: Please bid the project as currently specified. The Ownership team will review additional recommendations during the construction process.

Q28: Do we need to add a pull-box from utility pole #4845? The distance seems to indicate we do.
R: Contractor shall include an additional pull-box. Location to be coordinated with the Owner.

Q29: Do we need a 400-amp disconnect on the Brick House? I think it might be required.
R: There is a 400-amp main circuit breaker in panel PP-BH.

Q30: What’s the purpose of contactor C#1? Please see Note #4 on E-3.
R: The contactor C#1 controls panel RP-L with the relay used to control the Contactor (on/off) per notes #3 and #4.

Q31: D-101 – Demo notes: please indicate where the walk-in-closet (WIC), wood panels, bookshelves, windows, steel fascia, etc. are to be stored. Can they be stored on site somewhere? In a storage contained placed on-site? Or off-site?
R: On-site storage will be provided and coordinated by Owner.

Q32: D-101 – Note 14: states “mechanical vault – remove in its entirety”. Yet A-101 refers to "new mechanical vault ceiling structure". Please confirm that only the ceiling structure is to be removed, per site meeting.
R: The Entire mechanical vault ceiling shall be removed and replaced as detailed in S-series drawings. Per the drawings, the water tank protruding through the north wall shall be removed and the wall repaired, as well.

Q33: Specs 01-10-00-2 D: Time Restrictions (for work) 8:00am to 5:00pm. Question – can you please confirm that is Monday through Friday?
R: Correct, work is restricted from 8:00am to 5:00pm Monday through Friday. Exceptions can be made at times for extended hours with advance approval of site management.

Q34: Field Office: will there be an existing space available for a field office for onsite operations and job meetings? If yes, please confirm that this will have power, and internet connection.
R: Owner will provide a meeting space in the Popestead building that includes a small conference table, power, and internet. Please note that it will be a common space that others have access to at all times.

Q35: Hazardous materials testing: has any been performed in any of the work areas?
R: Yes. Reports and other information will be provided to the Contractor prior to commencing work. We are aware of asbestos content in the tile mastic underneath carpets in the Library and Bedroom, which will need to be abated by the Contractor prior to slab demolition. All other areas tested were negative.

Q36: Storage Container: will this be a possibility to have one on site for the duration of the project? If yes, where? This would be for building materials for the project.
R: A Contractor-provided storage container may be located adjacent to the Brick House in the parking lot. Exact location(s) to be coordinated with site staff.

Q37: Library – Bookcase: the question is how is this to be removed without damaging it? Upon field inspection this is not clear how this could be done.
R: Contractor will need to determine the process necessary to deconstruct and remove existing millwork.

Q38: Bedroom Ex. Concrete Slab: would it be acceptable to saw cut the concrete slab to be removed around the feet of the arches and leave those portions of the supporting slab intact? The cut would be a few inches away from the feet. The new concrete slab could be poured up to that and there would be a clean edge up against it to do that. The same concept is proposed for the perimeter walls – sawing a few inches off of the walls and pouring the new slab up to that clean edge. Presumably this would be safer for the arches and should not interfere with the radiant floor piping and heat transference.
R: This approach is acceptable.

Q39: Skylights: are there any particular specifications or will this be sorted out during part of the submittal process?
R: There is no specification for the skylights. The Basis of Design product is ‘Wasco Velux Low-Profile Deck Mount LPGG’ aluminum-frame double-glazed skylight with a profile depth of 3-1/2”. Intent is to minimize profile depth to 4” or less.

Q40: Roof Sheathing: on C1/D-102 it states “SALVAGE ALL 1X6 T&G SHEATHING”. On A1/A-102 it states “EXISTING WD. SLAT DECKING. REPLACE AS REQUIRED”. Which note should we follow?
R: Only damaged sheathing shall be replaced. Existing sheathing in serviceable condition may remain in place. The extent of sheathing damage shall be determined during roof demolition work. Refer to Q2 response.

Q41: Bedroom & Library Fabric Panels: please confirm existing fabric wrapped wall panels to be disposed of and GC to install new panels furnished by owner (FBO).
R: All existing fabric-wrapped panels shall be removed. Contractor shall construct new panels based on existing panel framework and install fabric provided by Owner. Refer to Q8 response.

Q42: Mechanical Vault Ceiling: the existing CIP roof appears to continue into the building past the brick face outside wall. It looks like it could possibly be a continuous pour with the slab on grade into the building (perhaps with a haunch near the outside wall). The question is what is the demolition detail at this point so as not to risk causing damage to the building? One concept might be to saw cut a few inches away from the building to get a careful and clean separation. That could allow for room to work more surgically, as well as leaving enough material on the existing slab into which the new vault slab ceiling could tie-in and integrate with. The follow up question is what would that detail look like, what would that be?

R: As suggested, demolition of the mechanical roof slab should include a saw cut at the east (building adjacent) edge to allow for the demolition of the roof slab and further investigation of the possible structural connection between the roof slab and the remaining SOG. The new tie-in detail will be determined following this initial demolition work.

Q43: Flue Vent: on C1/D-102 it states “existing flue vent to remain”. On C1/A-102 it states “cap existing pipe with black steel cap”. Please clarify.

R: The existing flue vent is to remain. However, the vent should be capped with a black steel cap.

Q44: Boiler Flue Pit: on M-5 Mechanical Site Plan there’s a hatched area for this to be located. Can you please provide more detail of this termination?

R: Contractor should assume that the boiler flue pit will be located downhill (west) of the pedestrian walkway, which is maximum +/- 50 feet east of the Brick House. The termination of the flue will be as detailed in 3/M-2. Exact location is to be determined by Owner.

End of Questions and Responses