



**ADDENDUM**

Date        November 23, 2020

To         Prospective Bidders

Re         Addendum No. 2 to the Design-Build RFP for:

              Town of Windham  
              Public Safety Building Addition and Renovations  
              Windham, Maine  
              Project No. 20419

This Addendum forms a part of the Design-Build RFP and modifies the original Design-Build RFP dated October 30, 2020 and Addendum 1 dated 11-12-2020. Acknowledge receipt of this Addendum in the space provided in the Bid Form.

This Addendum consists of 7 pages.

Harriman

Judy Johnson, AIA, LEED AP  
Principal, Senior Architect

AUBURN

BOSTON

PORTLAND

PORTSMOUTH

## PRE-BID QUESTIONS AND ANSWERS

Clarification for bidders:

Note the intent of this project, as defined by the Town of Windham, is to have Design-Build Teams bid the work via a GMP based on Schematic Design level documents. Bidders should not expect or assume that all design decisions, quantities, and specifications have been made. Assumptions will need to be made at the discretion of the Design-Build team to establish final pricing for their bids. Unlike a low bid for design, bid, build delivery unanswered questions and undocumented conditions will not relieve the bidder from providing a complete and functional project.

It is the Bidders responsibility to check the Town of Windham website for updates and additional bidding information. Several bid RFI's were answered in Addendum 1 and are therefore not included in this Addendum.

Q. Can you confirm the type of labor for the installation: Non Union, prevailing wage or Union labor?

**A. This project is funded locally: State, Federal, or Union wages are not required aside from any State minimum wage rates as required by law.**

Q. Is there going to be an elevator available for delivery of the lockers to the second floor?

**A. There is an existing 2,000 pound rated elevator in the facility that will be available for delivery and installation use.**

Q. Is this tax exempt?

**A. The Town is verifying the status of tax exemption with the state Revenue Office.**

Q. Will permit fees be waived?

**A. The Town will pay all permit fees.**

Q. Who will carry builders risk insurance?

**A. Builders Risk Insurance will not be required.**

Q. Who will handle impact fees?

**A. Municipal impact fees, if any, will be waived by the Town.**

Q. Can you please provide a matrix which shows furniture and equipment required for the project and indicate if it is furnished and installed by the contractor, Furnished by the owner and Installed by the contractor or, Furnished & Installed by the owner? i.e who will purchase the generator?

**A. No, a matrix will not be provided. Items that are Owner provided and Contractor installed or furnished by the Contractor are currently included in the Bid documents including Addendum 1. All other loose furniture and its installation is the responsibility of the Owner. The generator is to be included as a base bid scope item.**

Q. Can you please indicate what you anticipate being re-used for furniture and equipment and how the furnish and install will be coordinated with this?

**A. Same answer as above.**

Q. Who is responsible for building signage?

**A. The Bidder is to provide an allowance for installing code-required signage. All other signage is to be Owner provided and installed.**

- Q. Can you please provide an anticipated vehicle/truck layout in the apparatus bay so we can determine the number of drops required for the exhaust system or please provide the layout and numbers needed?
- A. A revised layout showing apparatus locations will be issued in a forthcoming Addendum.**
- Q. Can you please provide an existing site survey for the property?
- A. See Town website for download.**
- Q. How are you proposing to wash and dry the gear and fire hoses? Specific equipment selected? Located in Gear Decon 155?
- A. See Addendum 1**
- Q. Have the Harriman designs been approved by the planning board or will the designs provided by the design/build team be used for approvals?
- A. The Harriman design has not been approved by the Planning Board. Designs provided by the Design-Build Team will be used for approvals. The Town will lead the permitting and approvals process however the Bidder is expected to provide supporting data and/or graphics as needed to complete permitting applications.**
- Q. Will the design team have some latitude to modify the existing design to some extent to resolve detail conditions that may occur?
- A. Yes, the Design-Build Team is expected to develop the design and resolve detail conditions in coordination with the Town.**
- Q. The elevation drawings of the exterior of the existing structure are different than what is built. Is the town considering any changes to the design of the existing building's exterior or are they simply show generically?
- A. Drawings of the existing building is diagrammatic in nature. No modifications to the existing exterior are being considered other than what is included in the bid documents.**
- Q. Exterior finishes: On A20-1, we see finishes for the front wall (assuming the front is where the OH doors are located), but we do not see any information for the finishes for the other exterior walls. The front wall seems to show some masonry at the base, which is fine, but there is also horizontal and vertical cladding shown. should we try to match the drawing all the way around?
- A. Wall assemblies are described on sheet A40-1 and keyed on the floor plans and west elevation. The intent is that masonry veneer base and metal panel wall assemblies wrap around the building as shown on each elevation.**
- Q. The bid form says, "allowances are accepted on this project". What does this mean as it represents on the bid form?
- A. The bid set is based on Schematic Design level documents, so assumptions and allowances are expected to be included in the bid.**
- Q. Please provide a mfr/model for the undercounter fridge in Kitchenette 270A?
- A. Undercounter refrigerator is Owner provided and installed. Bidder to provide electrical outlet and work with Town to coordinate millwork to accommodate the model they choose.**

Q. Regarding Alt#1, repair damaged or rotten sheathing at roof, cannot be determined, this must be shared with bidders as an allowance amount to carry or percentage based assumed replacement, please clarify.

**A. See Addendum 1**

Q. Please list any permitting that the GC/subcontractor are responsible for.

**A. The Town will be responsible for all permitting however the Bidder is expected to provide supporting data and/or graphics as needed to complete permitting applications.**

Q. Please list any third party testing the GC/subcontractor is responsible for.

**A. Materials testing, as is expected for a typical construction project including but not limited to soils and concrete; and testing and balancing of mechanical systems is the responsibility of the Bidder.**

Q. Per the phase plan provided the uncolored rooms are not part of the base bid. Can you identify which of these rooms are to be included with Alternate #3.

**A. Alternate #3 includes renovations to all non-colored rooms shown in the Phasing Plan A04-1. Please note that service rooms, storage closets, and unoccupied areas of the existing Mezzanine, as noted in page 1 of the architectural narrative, are excluded. All other spaces noted as excluded are to be included in Alternate #3 including existing stairs and elevator.**

Q. Regarding alternate #4, the vehicle evidence shed is heated by in slab radiant heating and refers to meeting the apparatus bay slab criteria outlined on the structural scope narrative, is the intent to have the apparatus bay heated by in slab radiant heating, please clarify.

**A. The apparatus bay slab is to be heated by radiant heat.**

Q. Regarding alternate #4, the vehicle evidence shed will it require any plumbing, fire protection, vehicle exhaust. Please clarify.

**A. The vehicle evidence shed shall include all code required infrastructure including fire protection. Plumbing to serve a utility sink should be included. Vehicle exhaust is not required.**

Q. Post walk-through clarification of fire alarm requirements modifies bid documents including response in Addendum 1.

**A. As discussed today at the walk through, the current fire alarm panel and existing system in the building will not meet code in its existing state. One of the vendors mentioned that the addendums had noted for them to use the existing building system and tie in the new building. The old panel only has four zones and is not addressable. It would be my opinion that the panel and existing system need to be upgraded given the amount of addition and renovation.**

Q. On Architectural Narrative page 7 of 9, Fitness Room is listed as 134, confirm you want Fitness Room 150.

**A. Correct, the reference is for Fitness Room 150.**

Q. On Architectural Narrative page 7 of 9, Room 137 is listed to receive Marmoleum flooring however there is no room 137 indicated on the plans, please clarify.

**A. The reference to Marmoleum flooring applies to all new toilet rooms, bathrooms, laundry on both floor.**

Q. On Architectural Narrative page 7 of 9, there is a note renovated VCT area to be replaced w/ LVT plank as required based on extent of renovation and condition of existing floors. Is this meant for Alternate #3 and/or is it referring to the previous set of drawings showing renovations and we are to compare and contrast to ascertain the intended scope?

- A. If the Bidder was not able to identify flooring condition during the walk through visits, it is recommended that the Bidder provide an allowance for replacing VCT flooring within the phased scope areas in addition to Alternate #3. Alternate #3 captures replacement of floors in all locations.**
- Q. The demolition drawings do not clearly indicate locations of flooring and ceiling demo. Please provide which rooms/locations are to receive flooring and ceiling demo.
- A. See previous question and response. Replacement of existing flooring and ceilings is based on the condition of the existing space and the disruption caused by partition demolition. The intent of the project, aside from Alternate #3, is to contain the renovation cost by limiting replacement area as much as possible while providing functional spaces.**
- Q. Wall type W21 is sim. To W11, how it is different?
- A. W21 is clarified in a notation on the detail for W11 on sheet A40-1.**
- Q. Wall type W32 is sim. To W31, how is it different?
- A. See note on Elevation sheet A20-1.**
- Q. What is wall type W01, as it's keyed in on the first floor near ST4? Please provide a partition type.
- A. See sheet A40-1.**
- Q. Drawing A40-1, 3. Gypsum Board note A states all GPDW to be type X GPDW, yet the distinction between D30 and D31 is a one-hour fire rating drywall. Please clarify.
- A. The main difference between D30 and D31 are penetration and partition termination details to achieve the one-hour rating.**
- Q. There is a Div.10 Narrative however toilet accessories are not addressed. What is the expectation regarding fixtures per bathroom; TP Holder, PT Holder, Robe Hook, Soap Dispenser, etc. Please confirm. What brand should be spec'd, Bobrick?
- A. The toilet accessories noted above should be included in the project scope. Bobrick is an acceptable brand.**
- Q. In the plumbing narrative there are many notes such as a 'a disposal may be required if requested by owner, provide gas piping to the kitchen if the owner decides to purchase a gas fire range, etc. Please clarify as this is a competitive exercise therefore a level playing field and clear direction is needed, please clarify whether or not to include these if items.
- A. In Main Kitchen 121, a disposal is to be included in the sink and the range as specified requires gas.**
- Q. At room 270A Kitchenette, are we to line both sides of the room with base and wall cabinet.
- A. Yes.**
- Q. At bath 1, bath 2, bath 3 and bath 4 opposite the showers are we to include what appears to be benches there? Please clarify.
- A. The items shown are loose furniture which will be provided by the Owner.**
- Q. Under the mechanical narrative, it refers to phases that do not exist such as 2A, 2B. Please review and clarify.
- A. On the mechanical drawings, Phase 2A should read Phase 2A and phase 2B should read Phase 2.**

Q. Are we to assume that for all 4 phases (And Alternate #3) that all the rooms receive new flooring, ceilings and painting of walls whether existing or new? Please clarify.

**A. If Alternate #3 is accepted then, yes, all floors and ceilings throughout the building will be replaced and all walls painted.**

Q. Regarding Alternate #1. The existing gutters should be temporarily, safely removed for the demo, and reinstalled in-kind after metal roof installation. Because of this, is there any consideration for replacing the gutters on the existing building?

**A. Alternate #1 should include removal and replacement of existing gutters.**

Q. Regarding the membrane roofing for new construction. Please specify or provide direction on the following:

- a. Requested manufacturer's warranty duration (15, 20, 25, 30 years)
- b. Requested manufacturer's windspeed warranty rider (55, 72, 90 mph) or Zones 1, 2, and 3 wind uplift pressures for the roof.
- c. Requested R-Value for insulation above the roof deck.

**A. 20 year Warranty. 90 mph windspeed rider. R-value shall meet code requirements of the 2015 IECC (International Energy Code) requiring a minimum R-value of R-30ci for continuous insulation for Zone 6. Roof insulation must be comprised a minimum of two sheets thick with staggered joints.**

Q. Please provide a structural roof framing plan for the new addition. If not available, please confirm if structural roof decks will be sloped or not sloped. If not sloped, a tapered insulation system will be included to promote positive drainage

**A. A structural roof framing plan is not available. Bidders are to make a recommendation in their proposal.**

Q. Clarify (2) door 203.1 in the door schedule.

**A. One door labeled 203.1 should be labeled 230.1 and is in the Mens Lockers 230. The correct 203.1 is in room 203 between 203 and 204.**

Q. What is the extent of access control requirements?

**A. Install conduit to support key card access control including wiring runs to room 113 at the following door locations:**

**First Floor: 141, 111.1, 121.1, 130.2, 138, 152, 153, 157.1, ST4A, ST4B**

**Second Floor: 203.1, 203.2, 206, 211, 217, 219, 233, 262, 263.1, 263.2**

Q. What is the extent of security cameras requirements?

**A. Install conduit to support security cameras, provided by Owner, at the following door locations:**

- 152 at each of the 5 apparatus bays in a similar configuration to what is existing.
- (1) additional camera location in 152 on south exterior wall facing door 138.
- Exterior of south wall facing skate park.
- Exterior at southeast corner to cover door ST4B and door 150.2.
- Existing camera at front corner of existing apparatus bays is to remain.

Q. Is there an existing Geotechnical Report for the land? (follow up from Addendum 1 question)

**A. The original site plan and Planning Board submission have been located and were posted on the Town's website for reference and use. Test pit information should be cross referenced with the site plan by each bidder: the annotated site plan is for reference only and should not be used for bidding purposes.**

Q. What is planned for the training room ceiling (9-10' hung ceiling w/ACT?) (#130).

**A. Ceiling heights will be determined by the Design-build Team in conjunction with Owner input.**

Q. There are 21 double hung windows in the base bid, but there appears to be two other windows. Are there sizes for those?

**A. Bidders are to use the plans and elevations to determine opening sizes.**

Q. The new trench drain with oil-water separator where does that tie into? The subsurface-wastewater law does not allow disposal in that system. Is a new holding tank planned for this project or discharge license for disposal into an updated engineered septic system?

**A. Bidders are responsible for providing all infrastructure required for a code-compliant and operational system.**

Q. Please clarify scope in the lobby (#102).

**A. Lobby 102 has no scope in the base bid, only in Alternate #3.**

Q. Room 108 is there any scope in that space?

**A. 108 is left as is and will be used as a storage room. No contractor scope in this room.**

Q. Are we to plan for full ACT replacement or just a percentage in the phased spaces.

**A. The summary in the design narrative lists what spaces are renovated in the base bid. All other spaces are captured in Alternate #3: see previous Q&A for further clarification.**

Q. Room 141/145 Is this still planned for combining these two rooms?

**A. Yes, as shown in the design documents.**

Q. Room 140 in the narrative it calls for a demo for stainless toilet & sink are we planned to replace as well?

**A. Correction, the stainless steel toilet and sink fixtures in the Booking Room, 140 are to remain.**

Q. In all the renovated spaces what is the plan for the diffusers?

**A. Bidder is responsible for including all elements required for a functioning HVAC system.**

Q. Please confirm the existing apparatus bays should have the existing sloped floors leveled to provide a level floor area for the new use.

**A. Correct, existing floor is to be leveled, patched, and filled as required to provide a flat substrate for new finish flooring.**

Q. Please provide quantities, allowance dollar amounts, or additional information on the scope of work required for finishes in the areas to be renovated. Are we to assume all flooring and ceilings in these areas are to be replaced? Are all walls to be painted?

**A. Refer to design documents, Addendum 1, and previous responses to this Addendum for clarification. A finishes plan and room finish schedule are not included in the bid documents.**

Q. The ACT ceiling currently specified in the RFP documents does not match the existing ceiling and will be visible different. Please confirm this is the intent.

- A. The only ACT system listed in the documents is associated with Alternate #3, which assumes a full renovation of all existing spaces. With this Alternate, all existing ACT (and flooring) are to be removed and replaced. In the base bid, ACT is to match existing locations.**
- Q. Please confirm if there is to be a new electrical room per the electrical narrative. If so, where is this room located?
- A. There is no new electrical room in this project.**
- Q. The electrical narrative calls for a 2 hour rated electrical closet to house the critical operations power panel, is this an existing closet or a new closet to be included in the renovations. If this is new, where is it to be located?
- A. For bidding purposes, assume that the existing Boiler Room 113 and electrical Room 114 are remain as is. See existing design drawings for partition types. If a 2-hour rating is required and feasible, the design and cost will be determined as a modification to the GMP.**
- Q. It is assumed the existing electrical room in the back of the boiler room is to remain the main electrical room for the existing building. Is this correct?
- A. That is correct.**
- Q. There is an existing electrical sub panel on the wall to be demolished in the 2<sup>nd</sup> floor storage room. Please confirm where this is to be relocated to.
- A. Bidder to recommend best relocation option. Janitor 215 may be an option.**
- Q. Please confirm the number of PlyoVent Vehicle Exhaust System connections for the new apparatus bays.
- A. There will be one additional than currently exist for a total of 6. The additional system will be located in the rear half of bay 1 (near Vestibule 157 and door 138).**
- Q. Please confirm the use of the existing underground tank to be removed. Is this to be considered hazardous material and are there contaminated soils in the proximity to the tank?
- A. The tank currently holds oil and is being used for the heating system and generator. Bidders should include cost in their bids assuming the tank needs to be emptied and removed according to DEP guidelines and that it is presumed soils are not contaminated.**
- Q. Please confirm if the existing windows in the existing gym area are to receive frosting or tinting as they will now be in the Men's locker room area.
- A. Correct, privacy film is to be added to the windows in the Mens Lockers windows.**
- Q. Please confirm if the new apparatus bays are to receive any sort of epoxy coating/finish.
- A. The apparatus bay shall receive an epoxy paint coating throughout including rooms 152, 152A, 154, 155, 156.**

## REFERENCE DOCUMENTS

1. Follow up Pre-Bid Tours (11-17-2020 and 11-18-2020) Sign-in Sheets