

TOWN OF WINDHAM

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ADDENDUM No. 1 – February 20, 2020

REQUEST FOR PROPOSALS NORTH WINDHAM SCHOOL PORTABLE CLASSROOM RENOVATION

The information provided in this Addendum is intended to supplement and clarify the existing information in the Invitation to Bid and is not to replace any part of the specification unless clearly indicated as such.

Proposal due Date and Time: February 26, 2020 @ 2:00 P.M.

Below are responses to questions we received to date.

Question: Will the town's abatement contractor be removing the plywood subfloor when they abate the asbestos flooring in the portable classroom?

Response: No

Question: Are building and trade permits required for this project or is it exempt? If required, the concern would be that this structure doesn't appear to be currently code compliant in regards to the lack of foundation and uplift requirements, hurricane strapping/braces, and the rear egress.

Response: Yes, permits are required.

Question: Is this project tax exempt?

Response: Yes

Question: Page 16 of the RFP – Insurance Requirement paragraph 6.4.11.4.1 Umbrella requires a \$40,000,000 each occurrence aggregate. Please confirm that this is an error and clarify the required amount?

Response: Please see the following for the correct insurance requirements

Commercial General Liability Insurance

\$1,000,000 per occurrence/ \$2,000,000 general and products/completed operations aggregate. The general aggregate shall apply on a per-project basis.

Automobile Liability

\$1,000,000 combined single limit for owned, hired and borrowed & non-owned motor vehicles.

Umbrella (Excess Insurance)

\$1,000,000 each occurrence and aggregate.

Question: Please confirm that the Asbestos abatement and testing will be by others and not to be inclusive of this bid?

Response: Confirmed, Asbestos abatement & testing done by others, contracted by Town of Windham.

Question: Is the new flooring to be LVT (Luxury Vinyl Tile) or carpet squares?

Response: LVT; At minimum 3.175 mm

Question: Is the base to vinyl/rubber? If not, please provide a specification.

Response: vinyl/rubber

Question: Is the Hardboard siding to be left with the factory finish (primed) or painted after installation?

Response: Painted

Question: Is the hardboard siding to be clapboard or Texture 1-11 panels?

Response: Texture 1-11 panels

Question: Are the roof shingles to be 25 year Architectural shingles? If not, please provide a specification.

Response: 3- tab asphalt shingles

Question: Is exterior lighting to be installed near the doors where there are existing electrical boxes? If so, can you provide a specification and are they to be LED?

Response: No

Question: Please confirm that rain gutters and downspouts are to be inclusive of this bid?

Response: Yes, rain gutters and downspouts are inclusive in bid

Question: Is the Fire Alarm work required to be inclusive of this bid or by others (Pull Station, Horn, Strobe and conduit will need to be removed and reinstalled)?

Response: Inclusive in bid by bidder

Question: Is the telecommunication work required to be inclusive of this bid or by others (exposed wires will need to be installed in-wall and face plates replaced)?

Response: Inclusive in bid

Question: Is the exposed interior electrical conduit and wire mold to be reinstalled in the walls?

Response: Yes

Question: Is a vapor barrier to be installed below the floor joists or is one currently installed below the crushed stone? If to be installed, please provide a specification?

Response: Not sure if there is one installed below crushed stone. Vapor barrier should be installed below the floor joists.

Question: Is the Air Conditioning window unit being reinstalled into the new vinyl window or will this be thru-wall mounted?

Response: Reinstalled into the new vinyl window

Question: Can a basis-of-design product be provided for the exterior siding & trim?

Response: None

Question: The RFP calls for gutters on the building. Should they be figured for the sides of the small overhang over the main entrance as well? (See small overhang @ door in the attached photo)

Response: No, do not need for small overhand over main entrance

Question: There appears to be an overhead electrical service extending from the school to the portable classroom as well as a service from a telephone pole to a mast, meter, and other electrical equipment on the back and side of the portable classroom. Is one of these services abandoned? Will we install the new siding around the existing electrical equipment or will they have to be temporarily removed to allow the new siding behind it? If so, is it the GC's responsibility to handle this electrical removal & reinstallation work?

Response: None of those services are abandoned. You can install new siding around existing electrical equipment.

Question: The back staircase might not meet code / egress requirements. Is this to remain as-is or does it need to be modified accordingly?

Response: Please modify to meet code