

## **ADDENDUM NO.2**

### **CITY OF ROCHESTER, NEW HAMPSHIRE**

#### **BID #10-31-Rochester Community Center Interior Renovations**

This addendum amends and/or supplements the bid documents as indicated below. Only these items alter the Bid Documents.

This addendum may also be obtained from City of Rochester's web site:  
[www.rochesternh.net](http://www.rochesternh.net) or will be available by request via e-mail at the following address:  
[purchasing@rochesternh.net](mailto:purchasing@rochesternh.net)

Addendum is also available by written requests addressed as follows:

**Bid # 10-31 #1 Request  
City of Rochester, New Hampshire  
31 Wakefield St.  
Rochester, NH 03867  
Attn: Purchasing Agent**

Please replace JSN pages 11 through 14 with attached dated March 15, 2010.

#### **CLARIFICATIONS AS FOLLOWS:**

1. What is the flooring in the following rooms:
  - a. Room 133 *Carpet*
  - b. New Corridor outside room 101 *VCT*
  - c. Storage closet 124 *Carpet*
2. Will there be any further details for room 126 (East wall) How tall is the knee wall the windows are installed on? *No. The windows are individual 2'-0" x 4'-0" metal frame units with their heads matching the door head height. They are spaced so that full-height studs can fit between the units so there really isn't a knee wall.*
3. Will Room 101 be able to be completed at the same time as the rest of the project, or will it need to be Phase 2 of the project? *Whereas it is only used one day a week we should be able to do it along with the rest of the work. We'll just need to work around their schedule.*
4. In the past projects, the town has written a letter that gave us permission to dispose demo/trash for free at the Local Waste Management facility. Will this be the case with this project? *It is anticipated that all of the demo/trash would be handled with a dumpster on site. If necessary a letter would be provided.*
5. Will there be any details on Millwork? *Let's try verbal descriptions:*

- a. Shelves in Storage Closet 124 *Four laminate shelves*
  - b. Counter with storage cabinets below in Production area 115 *This is a copy of an existing counter in the tenant's existing space. It is a series of seven base cabinets with a laminate counter (no backsplash). The cabinets alternate between ones with a single drawer at the top with doors below and ones with just two doors.*
  - c. Counter in IT room 113 *Just a laminate counter supported from the walls. It will need a center post.*
  - d. Shelves in Storage 112 *Four laminate shelves for storage of car-counting equipment. These will need to be supported at mid-span as well.*
  - e. Millwork in Break Room 106 *Typical laminate kitchenette millwork with sink base, drawer base, shelf base and wall cabinets above.*
6. The Pass thru shelf in Conference room 108, is the shelf included in the \$200.00 PLF Allowance we are asked to carry for the Kitchenette millwork? *That should be in addition to the PLF allowance. All they are looking for is a shelf that folds down when not in use and folding doors to close off the kitchenette when it is a mess.*
  7. Will Performance and Payment Bonding and Bid Security be required? *Yes*
  8. Who is responsible for the Lockers Room 112 *Contractor – the intent is to have something along the lines of lockable cabinets rather than metal lockers.*
  9. Who is responsible for the refrigerator in the Break room 106 *City*
  10. The Door that is scheduled to be removed between the New Corridor and the Existing Corridor by room 101. Does the wall get filled in? If so with what material, Drywall or CMU *The idea is just to remove the door leaf. The jambs can stay.*
  11. What type of contract will be used? *Standard AIA*
  12. On page 5 of 11 "Instructions to bidders" "Irregular Proposals"
    - a. "Proposals will be considered irregular and may be rejected for any of the following reasons:"
      - i. ".....if the form is altered or any part therefore is detached"

*How many pages make up the bid form? It starts on page 1 of 11. Are all 11 pages considered the "Bid Form"? Pages 1 through 4*
  13. Are non rated interior windows required to have steel frames or can they be framed/trimmed with wood *Metal jambs throughout*
  14. Spec section for Specialties, item 6, robe hooks. Where are they called for? I didn't see them called out on the drawings *On the back of each toilet partition door and on the back of each main bathroom door.*
  15. What is the finish of the door Hardware? Brass, polished chrome, brushed aluminum, ect....*We called out "satin chrome" in the spec. Brushed aluminum would be the same thing.*

16. Spec section "Finishes" item 2, Sheet Vinyl. I did not see sheet Vinyl called out on the plans? Is this a required product? *It is on the bathroom floors. It was changed from VCT between the preliminary and final drawings.*
17. Do existing CMU corridor walls that are scheduled to stay, currently extend to the deck or will they need to be extended to achieve the required fire rating? *The ones I looked at extended to the deck. Let's assume so for bidding purposes.*
18. Will Asbestos abatement be part of this project? *Yes. The tiles mentioned in the spec do not look like asbestos but we need to treat them as if they were because they were identified as such in a hazardous materials inspection.*
19. Is the Meeting on next Thursday at 10:00 for the HVAC portion of the proposal required attendance for all bidding GC's *Not required but probably would be a good idea*
20. Is there a preliminary budget number for the project? (will be necessary if bonding is required) *No formal estimate has been completed for the project. For bidding purposes please use an estimate of \$400,000.*

## **Outline Specifications**

### **General Conditions**

1. Start of construction is scheduled for March 30, 2010. The completion date for the project is June 1, 2010.
2. Building permit fee to be paid by owner.
3. Dumpster location to be in existing parking spaces adjacent to work area. Owner to pay dumpster fees.
4. Contractor to provide portable toilet. Location to be approved by owner.
5. Removal of existing non-building contents (furniture, toys, books etc.) will be by the owner prior to the start of demolition.
6. Two areas with 5% chrysotile asbestos have been identified near some existing sinks. Abatement to be by contractor in accordance with EPA regulations. One area is 72 SF and the other is 144 SF for a total of 216 SF.

### **Masonry**

1. Intent is to re-use existing concrete brick veneer where needed to modify openings in exterior walls except at new lintel course.
2. New lintel course over windows to be 8" x 8" x 4" solid smooth cmu. Color to be determined.
3. Mortar color to match existing.
4. Provide temporary support for existing masonry above new windows as required to prevent cracking .

### **Thermal and Moisture Protection**

1. New rigid insulation at interior face of exterior wall to be 1-1/2" extruded polystyrene (Styrofoam or equal).
2. Sound batts in interior partitions to be standard weight unfaced fiberglass batts of the same thickness as the studs.
3. New thru-wall flashing to be 5 oz. copper fabric located as shown on drawings.

### **Doors and Windows**

1. Exterior doors and vestibule/corridor doors to be aluminum frame commercial storefront entrances with panic hardware (Kawneer 190 series or equal).
2. Interior doors to be 1-3/4" solid core birch with metal frames and ball bearing hinges. Locksets to be commercial grade accessible lever sets (Schlage or equal) in satin chrome.
3. Fire rated interior doors to have closers and to carry label for 20 minute rating. Force and rate of closure to meet ADA requirements.
4. Doors off corridors to be provided with keyed locksets except bathrooms [104] and [105] and break room [106] which receive passage sets. Doors within suites to be provided with passage sets except SCPC suite's bathrooms [110] and [111] to receive privacy sets.
5. Keying for locksets to be coordinated with owner's keying system.
6. Exterior windows to be thermally broken aluminum frames with insulating low-e glass. Color and appearance to match existing aluminum frame windows at second story of building.
7. Interior windows in fire rated corridors 0.048" min. steel frames with 1/4" wired glass. Maximum size of any individual pane limited to 54" in height, 54" in width and 1296 square inches.
8. Interior or exterior windows within 24" of doors to be safety glass.
9. Interior windows that are not in fire rated corridor walls are not required to be wired glass.

#### **Finishes**

1. Vinyl composition tile to be Armstrong Excelon series 12" x 12" x 1/8" or equal (color to be determined).
2. Sheet vinyl to be Armstrong 0.080" thick Medley series or equal (color to be determined).
3. Carpet to be commercial grade 28 oz. glue-down with unitary back (color to be determined).
4. Vinyl base to be standard 4" straight at carpeted areas and cove at areas with vinyl flooring. Use prefabricated outside corners.
5. Acoustic ceiling to be 2' x 2' Armstrong #7300 "Prelude" 15/16" grid in white with Armstrong #1728 fissured square lay-in tiles also in white.
6. Paint to be as follows:

Walls except bathrooms one coat latex primer, 2 coats latex finish in eggshell.  
Bathroom walls one coat latex primer, 2 coats latex finish in satin gloss.

Existing CMU walls 2 coats latex finish in eggshell.

Int. window and door trim 1 coat latex enamel primer, 2 coats latex enamel finish in semi-gloss.

Existing metal doors 2 coats latex enamel in semi-gloss.

Birch doors panels 2 coats clear polyurethane in satin.

### **Specialties**

1. Toilet partition system to be General Partition 40 series powder coated steel or approved equal, floor mounted and overhead braced.
2. Urinal screen to be General Partition 40 series powder coated steel or approved equal, wall mounted.
3. Paper towel dispensers to be Bobrick model B-5262 in gray.
4. Soap dispensers to be Bobrick B-5050 in gray.
5. Toilet paper dispensers to be Bobrick B-5288 in gray.
6. Robe hooks to be Bobrick model B-671 in polished stainless steel.

### **Furnishings**

1. For cabinetry in kitchenette and break room use \$200 PLF allowance for combined base cabinets, wall cabinets and countertop.
2. Storage closet shelves to be laminate covered and adjustable.
3. Non-built-in furniture (desks, tables etc.) will be provided by the owner.

### **Plumbing fixtures and accessories**

1. Water closets to be Kohler model K4350WHI (white) with Kohler K4731-C WHI (white) seats and Royal (Sloan G2) model 3250400 flush valves.
2. Urinals to be Kohler model K4960-ET (white) with Royal (Sloan G2) model 3250400 flush valves.
3. Lavatories to be Kohler K2035-1 (white single hole) with Kohler K-14616 single control faucet.
4. Sink in kitchenette to be Kohler K3348-4 single bowl self rimming stainless steel with Kohler K15253-4 dual lever handle faucet with side spray.

5. Contractor please verify compatibility between fixtures and their accessories before ordering materials.
6. Plumbing for fixtures will be design-build by the contractor.

### **Mechanical**

1. Heat and air conditioning, including the associated wiring, will be by the owner. The intent is for this work to be performed in coordination with the contractor's schedule for this project.
2. Bathroom ventilation will be by the contractor. Vent terminations will be through the roof.

### **Electrical**

1. Electrical work will be design-build by the contractor to the requirements of the NEC. Contractor to provide drawing showing proposed locations for lighting, power, CATV, data as outlined below. The City of Rochester will not require stamped drawings for this.
2. Lighting to be 2' x 4' four-bulb troffers (Lithonia or equal). Lighting level in office areas, conference rooms and copy rooms to be 30 foot candles measured at 30" above the finish floor. Lighting level for other areas (corridors, bathrooms, storage areas, etc. to be 20 foot candles measured at 30" above the finish floor.
3. Bathrooms to have vanity light over each mirror in addition to ceiling-mounted lighting. Allowance \$100 per fixture.
4. Emergency lighting and exit signage to be provided per NFPA and IBC requirements. Locations shown on drawings must be approved by Rochester Fire and Code.
5. Provide duplex receptacles within 6' of any electrical equipment and computers, at 8' on center in conference rooms and classrooms, one at each wall of offices, 24" o.c. at countertops and at 10' o.c. on one side of hallways.
6. Provide 30 data drops with telephone in the same box (locations to be determined).
7. Provide one CATV drop at all conference rooms, multi-purpose rooms and in the child care room.
8. Fire alarm system to be per NFPA requirements.

### **Alternate Pricing**

1. Price increase for ceramic tile with ceramic tile baseboard on bathroom floors instead of sheet vinyl. Use \$8 PSF allowance for combined materials and labor.