

CITY OF NEWTON, MASSACHUSETTS
PURCHASING DEPARTMENT
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August 17, 2021

ADDENDUM #2
INVITATION FOR BID #22-01

NECP Building Renovation Project (Re-bid)

THIS ADDENDUM IS TO: ANSWER THE QUESTIONS BELOW:

Q1. Please confirm we are correct in our understanding that work and materials described in non-electrical specifications or shown on non-electrical drawings, without also being described in the electrical specifications, is for coordination purposes only and shall not be part of the electrical contractor's bid for this project.

A1. All work within the scope of the Electrical Contractor is shown on electrical drawings and specifications, as well as the sub-sub trade sections drawings and specifications as specified. Work specifically referenced on electrical drawings and shown elsewhere is also part of the Electrical Contractor's scope.

Q2. Please advise if the plumbing and gas permit fees will be waived.

A2. All fees are waived

Q3. The spec for acoustical ceilings 095100-3 2.2 calls for ARM#1912 ultima tile but the finish schedule A10.10 calls for ARM Calla tile
Which tile is required?

A3. Refer to Addendum No. 2: Changes to Project Changes to Project Drawings: 09 50 00 CEILINGS, ACT-01: DELETE: CALLA SQUARE TEGULAR 9/16" and REPLACE with "Armstrong, Ultima No. 1912"

Q4. The bid documents provide dates for completion of the project but not the start date. When is work scheduled to start?

A4. Upon execution of a contract and Notice to Proceed. Expected start date would be on or before September 15, 2021

Q5. Liquidated Damages are listed as 2 different values. \$1,500 / day and \$3,000 / day. Please clarify

A5. Liquidated Damages are \$3,000 / day.

Q6. All FSB trades should be responsible for their own and staging, not the General Contractor. Staging by the General Contractor could present liability issues if trades move the planking. Also, many trades would prefer to use lifts vs staging.

**A6. AST For requirements for staging and scaffolding refer to Specification Section 015000 Temporary Facilities and Controls Section. Including:
1.15 STAGING AND SCAFFOLDING**

A. Responsibility for Staging:

1. **Staging eight feet or less in height: Each trade shall provide staging and scaffolding re-quired for its work, where such staging and scaffolding does not exceed a height of eight feet.**
2. **Staging greater than eight feet in height: Where staging or scaffolding over eight feet high is required, the General Contractor shall provide the entire installation, including the first eight feet.**
3. **The General Contractor shall coordinate the use of staging and scaffolding as required to permit trades to perform the Work in a timely manner.**

B. Construction Requirements for Staging: The General Contractor is responsible for safety of staging and scaffolding, including but not limited to the following requirements:

1. **Staging shall be of approved design, erected and removed by experienced stage builders, and shall comply with all applicable OSHA standards.**
2. **Provide accident prevention devices required by State and local laws.**

Additional references to hoisting equipment are included in sections related to specific trades, including but not limited to Unit Masonry 042000/ 1.2/A/7, Plumbing: 220001 /1.6/A/20, HVAC 230000/1.3/B, Electrical260000/1.27/A.

Q7. All FSB trades should be responsible for their own hoisting as they will know the number of picks they would require as well as what size cranes, or hoists, would be required for their own work.

A7. See response to Q6.

Q8. Since an electrical permit is required to install the temporary power and lighting required, that work should be part of the FSB Electrical contractor's work.

A8. See attached Addendum 2: Changes to Project Manual: : Section 260000, Paragraph 1.7 Related Work, Sub-Paragraph A.10: DELETE "DIVISION 01 – GENERAL REQUIREMENTS" and REPLACE with "SECTION 015000 – TEMPORARY FACILITIES AND CONTROLS"

Q9. What are the respective MBE / WBE percentage requirements for the project?

A9. Massachusetts awarding authorities are required to incorporate participation goals for minority business enterprises (MBEs) and women business enterprises (WBEs) into the design and construction procurement process for capital facility projects under the control of DCAMM and on state-assisted building projects that include any funding, including grants and reimbursements, from the Commonwealth. No Commonwealth funds are being used for this project.

Q10. Is the existing FA and sprinkler systems to be maintained and stay active during construction? If yes, are the respective FSB trades responsible for the maintaining of systems?

A10. Yes, Fire Alarm and Fire Suppressions systems are to be maintained and stay active during construction. Newton Fire Department will self-perform the changeover of existing smoke detectors to new heat detectors. Work to take place prior to Construction.

Q11. Who is responsible for all the steel dunnage for the new RTUs that will sit on the roof?

A11. RTU dunnage steel will be included in the structural steel scope, See Drawing S1.04.

Q12. Section 088000 notes to provide glass for steel doors and frames, interior lites, unframed mirrors and glazing film. There does not appear to be any unframed mirrors, glazing film, or hollow metal doors/frames. The only glass we can find are five (5) lites for interior wood windows in the Lobby. Are these five (5) lites the extent of the glass and glazing scope?

A12. FSB Glass and Glazing to include Interior Aluminum Storefronts SF 6, 7, 8, wood windows W1 and W2, and glazing in door types N, FG, & G.

Q13. Please provide the Project Schedule.

A13. Construction start will be on or before September 15, 2021; Substantial Completion no later than November 22, 2022; Final Completion December 30, 2022

Q14. Is the City of Newton going to waive the Electrical permit fee for this project?

A14. All permit fees are waived

Q15. Please confirm all VFD's are furnished and installed by Division 230000 as shown on section 26000-11 (1.29).

A15. Confirmed. All Variable Frequency Drives required for HVAC equipment shall be provided by Div. 230000. Refer to Trade Responsibility for Interconnection Matrix for Div. 26 & 23.

Q16. Electrical Drawing E4.01 shows two (2) Type "EL" lighting fixtures. This fixture is not listed in the Lighting Fixture schedule. Please provide fixture specification.

A16. Fixtures "EL" to be as follows:

	Manufacturer	Model/Series	Mounting	Voltage	Lumen	Watts	CCT
EL	Kurtzon	WL-FPC-4-40-2/LEDR-830-UNV-SW-XX	S/W	Universal	6150	56	3000K

Q17. Please confirm the General Contractor shall furnish and install all ductbank concrete for the electrical and telecom ductbanks and perform all excavation, bedding, concrete encasement and backfill.

A17. Yes Confirmed.

Q18. Please advise if Owner or Contractor/CM will buy the builder's risk property insurance for this project. Also, can you confirm that trade contractors/subcontractors of all tiers will be named insureds under the policy per widespread industry practice? Finally, can you tell us what the basic deductible will be under the policy and who will be required to pay it if an accident happens-1) Owner, 2) Contractor/CM, 3) Trade Contractor/Subcontractor?"

A18. Contractor

Q19. Is the configuration of the existing roof to be removed available? Stainless flashing embedded in masonry at Detail 1-A8.03 is noted 075400. Are we supplying this to the mason for install or is the roofer providing and installing?

A19. See Note 12 on Sheet AD.02: REMOVE EXISTING BALLAST, ROOF, AND INSULATION IN ITS ENTIRETY, EXISTING STRUCTURAL DECK TO REMAIN

Refer to SECTION 075400 THERMOPLASTIC MEMBRANE ROOFING (Part of Work of Section 070002 - ROOFING AND FLASHING, Filed Sub-Bid Required) Section : 1.2 DESCRIPTION OF WORK

A. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:

- 1. Adhered membrane-roofing system.**
- 2. Cover board.**

3. *Roof insulation.*
4. *Substrate Board (thermal barrier).*
5. *Vapor retarder.*
6. *Membrane clad metal flashing.*
7. *Flashing for equipment mounted on roofing and roofing penetrations.*

Q20. Do we need a thermal barrier if the existing deck is concrete as appears on 6-53.03? Perhaps a thermal barrier is only needed at metal deck areas?

A20. Existing ceiling deck is Tectum roof panels, not concrete.

Q21. Who is responsible for selective removal of the roof for new work and keeping the building watertight while that work is ongoing?

A21. Roof removal is part of the FSB roofing scope; For further detail see SECTION 070150 REMOVAL OF EXISTING ROOFING (Part of Work of Section 070002 - ROOFING AND FLASHING, Filed Sub-Bid Required)

Q22. If the deck is lightweight concrete, the lite-deck fasteners are currently not being manufactured for the foreseeable future; low rise insulation adhesive may be a better option. Please advise.

A22. Specification Section 013300- SUBMITTAL PROCEDURES includes direction for submitting Substitution Request Forms.

Q23. 077100 specifies a 3-coat paint, 076200 specifies a standard 2-coat. Please clarify if the coping and any exterior metal is standard or 3-coat custom.

A23. Coping and Exterior metal are per Specification ROOF SPECIALTIES 077100/ 2.1 EXPOSED METALS/A/1/a: *Fluoropolymer 3-Coat System*

All other terms and conditions of this bid remain unchanged.

PLEASE ENSURE THAT YOU ACKNOWLEDGE ALL ADDENDA ON YOUR BID FORM. FAILURE TO ACKNOWLEDGE ALL ADDENDA COULD RESULT IN REJECTION OF YOUR BID AS NONRESPONSIVE.

Thank you.

Nicholas Read
Chief Procurement Officer

ADDENDUM NO. 02

DATE: August 16, 2021
TO: Prospective Bidders
RE: NECP– ADDENDUM 2 DOCUMENTS
FROM: Arrowstreet

This Addendum forms part of and modifies the Construction Documents, dated July 22, 2021. Acknowledge receipt of this Addendum on the Contract Bid Form, as applicable.

Where any original item called for in the Specifications or indicated on the Drawings is supplemented hereby, the supplemental requirements shall be considered as added thereto. Where any original item is amended, voided, or superseded hereby, the other provisions of such items not specifically amended, voided, or superseded shall remain in effect.

Changes to Project Manual:

Electrical		
	Section 260000, Paragraph 1.7 Related Work, Sub-Paragraph A.10	Revision: DELETE "DIVISION 01 – GENERAL REQUIREMENTS" and REPLACE with "SECTION 015000 – TEMPORARY FACILITIES AND CONTROLS"

Changes to Project Drawings:

Architecture		
	A10.10 ROOM FINISH SCHEDULE	Revision: 09 50 00 CEILINGS, ACT-01: DELETE: CALLA SQUARE TEGULAR 9/16" and REPLACE with "Armstrong, Ultima No. 1912"

END OF ADDENDUM NO. 2