

**St. Albans Town DPW Relocation
Addendum No. 1
03-Jan-19**

The following items have been changed in the contract document bid set issued on December 20, 2018. All bidders are required to incorporate these changes in the preparation of their bid, and to acknowledge receipt of this addendum on the bid form. **Access to Addendum Plans, Spec and Boring Logs are in this link**
<https://crossconsultingengineers-my.sharepoint.com/:f/p/vedele/EqfNL41LvcZOoObFCcxDgBQBh0FPJ5T8ci5W-JDFqPBoTw?e=5kfLm0>

Specifications:

- 1 08 35 00 (Added to Table of Contents)
- 2 08 36 00 added
- 3 13 00 00 added

The above specs were included on the same day as the project bid date and may already be incorporated in your bid booklet, depending on when it was printed.

- 4 33 35 00 revised Jan 2, 2019.
- 5 Soil Boring Logs for SB-1 thru SB-3 with sketch SK-2.

Plans:

- Sheet C-3 Revised Jan 2, 2019
- Sheet C-5 Revised Jan 2, 2019
- Sheet C-6 Revised Jan 2, 2019.
- Sheet C-7 Revised Jan 2, 2019
- Sheet C-9 Revised Jan 2, 2019
- SK-1 dated Jan 2, 2019 showing landscaping sizes
- SK-1 Dated Jan 2, 2019 showing boring locations.
- Sheet A-1.3 Dated Jan 2, 2019. This is a new drawing.
- Sheet M1.1 Revised January 2, 2019
- Sheet M3.1 Revised January 2, 2019
- Sheet M3.2 Revised January 2, 2019
- Sheet M4.1 Revised January 2, 2019
- Sheet M4.2 Revised January 2, 2019
- Sheet P1.1 Revised January 2, 2019
- Sheet P2.1 Revised January 2, 2019
- Sheet P3.1 Revised January 2, 2019
- Sheet E-2.1 Revised January 2, 2019
- Sheet E-3.1 Revised January 2, 2019
- Sheet E-4.1 Revised January 2, 2019
- Sheet SE-1.1 Revised January 2, 2019

Bid Form:

- Bid Form-A REVISED
- Bid Form-B REVISED

Schedule

The anticipated schedule is outlined below. The owner reserves the right to modify the schedule as they deem necessary.

1. Bid Package Released	12/20/18
2. RFI Close	01/02/19 3 pm
3. Bid Date- Bid Form-A	01/10/19 3 pm
4. Due Bid Form-B	01/11/19 3 pm
5. Bid Analysis	01/11/19 – 01/17/19
6. Bidder Selection Announced	01/18/19
7. Town Meeting Vote	03/05/19

Instructions to Bidders

1. The town will only accept bids from firms who have been pre-qualified. **Bid Form-A can be submitted electronically.** The bid form must be in a pdf format and sent simultaneously to Carrie Johnson c.johnson@stalbanstown.com and Matt Young myoung@ascentconsultingllc.com. Email time stamp must show 3:00pm or earlier and we will respond with a received bid response. Late bids will not be accepted. Hand delivery of the bid will still be accepted at the Town Hall. There will not be a public bid opening. The owner reserves the right to award the project in the best interest of the owner and based on best value. The owner also has the right to waive or correct any irregularities in their best interest.

General Design Notes

1. The schedule for F-1 now references the Front Entrance as the location of the furnace. See attached drawing M3.1.
2. The Air Conditioning Unit in the Sign Room has been relabeled to ACU-1 for clarity. See attached drawings M1.1 and M3.2.
3. The note for the concrete ballast pad for the Underground LP Tank Installation Detail has been modified to reference the civil drawings.
4. Keyed notes 1, 2, and 3 have been modified to reference the correct drawings, see attached drawing P1.1.
5. The water meter shall be provided and installed by the PC as noted on the Domestic Water Entrance Detail, note 3. See attached drawing P3.1.
6. Feed cabinet unit heater CUH-1 in Hall 113 from receptacle circuit in Office 101, refer to revised sheet E-2.1 attached.
7. The only electrical requirements for the Salt Shed are the conduits for future wiring as shown on the electrical site plan.
8. Provide an exit sign in Garage 115 on north wall of Equipment Storage 114, refer to revised sheet E-3.1 attached.
9. Provide an exit sign in the middle of Hall 113, refer to revised sheet E-3.1 attached.
10. Refer to updated feeder sizes on sheet E4.1 attached.
11. Refer to revised site lighting circuiting and feeder size on sheet SE1.1 attached.
12. Detail 8/A-3.0 6" CMU Wall Section, #4 vertical rebar should be the same as 8" CMU detail 7/A-3.0.

RFI Responses

The following are responses to questions received. Questions are in **black** and responses are in **red**. Where no question is present, the red text merely describes changes that were made to the drawings, and are not necessarily in response to any question received.

1. Please confirm the size of the wastewater pump station: **See Sheet C-6 revised Jan 2, 2019. The tank has been revised from 1000 gal to 3500 gal to provide capacity for a future municipal connection.**
2. Please indicate if the pump station is to be heavy duty or light duty. **All wastewater tankage shall be heavy duty.**
3. Please confirm that the 6" PVC pipe from the manhole to the pump station will be changed to the septic tank. **See Sheet C-6 revised Jan 2, 2019.**
4. Please also confirm size and duty for the septic tank, grease trap, and grit/oil separator. **See sheet C-6 revised Jan 2, 2019. Most tanks have been increased in size.**
5. Looking for a little clarification on the planting list for this project, I've counted 85 for the cedar hedge, 8 eastern white pine, and 4 honey-locust, there aren't specific sizes on these plantings from what I can see, wanted to be sure I hadn't missed anything.
See SK-1 dated Jan 2, 2019
6. M1.1 missing keyed note #7 tagged for UH-1 & 2 **Keyed Note 7 has been added, see attached drawing M1.1.**
7. M1.1 shows a CUH-1 & (2) FTR-1 which are missing from the equipment schedules. **Equipment Schedules for CUH-1 and FTR-1 have been added, see attached sheet M3.2.**
8. P3.1 shows the MV-1 @ the IWH-1, but is missing from the fixture schedule. **IWH-1 is in the Mechanical Equipment Schedule, sheet M3.2. MV-1 has been added to the Plumbing Fixture Schedule, see attached sheet P2.1.**
9. EF-1 is shown on M1.1 as sidewall, however, fan is scheduled and detail on M4.2 shows this fan as utility set on roof. Please confirm configuration and placement. **EF-1 is a utility set fan that will be mounted outside on a platform. Platform can be mounted on structure or freestanding. Contractor will have to coordinate with owner/architect for exact installation. The Utility Exhaust Fan Mounting Detail has been modified to reflect the through the wall configuration, see attached drawing M4.2. A platform for this fan has been added. The slab is shown on C-3 and the roof over the fan is shown on A-1.3.**
10. P2.1 has FS-1 & HB-3 scheduled, however neither of these fixtures are shown on P1.1. Please clarify if these fixtures are required with locations. **These fixtures have been removed from the scope and the schedule has been updated to reflect this, see attached drawing P2.1.**
11. Please clarify if sprinkler or civil sub is bring water service into the building. Plumbing plans indicate we're to coordinate with them. **The Civil subcontractor shall extend the water main into the building and terminate per detail 02/C-7.**
12. Please clarify if town is furnishing the water meter w/remote reader. **The mechanical contractor shall furnish and install a suitable water meter with remote reader meeting the City of St. Albans Water Dept requirements.**
13. Please clarify if project is tax exempt. **Yes, the project is exempt from State of Vermont Sales and Use Tax.**
14. The gravel piles on the plans say to be removed? Do they want hauled off site or can they be used on site for project. Any info on these piles would help estimating
The surplus earth piles can be used to create the berms shown on the site plans. Any unused surplus materials need to be removed from the site.
15. There are multiple discrepancies between the specification table of contents and the actual contents;
 - .1 08 35 00 (Not in Table of Contents)
 - .2 08 36 00 (Not in specification)
 - .3 missing Specification section 13 00 00.

These additions to the specs have been incorporated in the bid docs. See above.

16. The Bid Form indicates that the salt shed will be design build with dimensions and conceptual plans included. The only plan I see including the salt shed is on the Civil Drawings. Will any additional information be provided regarding the salt shed? Is the salt shed pricing a mandatory part of the Garage Building and Salt Shed bids? **2 Architectural and 2 Structural drawings were included in the link to the contract plans provided originally.**
17. Spec 33 35 00 calls for the pump station tank to be 1,500 gallon capacity and rated for H-20 traffic. Detail 01 on plan sheet C-6 calls the pump station tank to be 1,000 gallon capacity and visually depicts a non-traffic loading tank. **See Sheet C-6 revised on Jan 2, 2019 and spec section 33 35 00 revised on the same date.**
18. If the pump station tank noted above does need to be rated for H-20 traffic, do the other three tanks also need to meet the H-20 loading criteria? (septic tank, grit chamber tank, and grease trap tank). **See item 2 above.**
19. Can the engineer provide the GPM vs. TDH for the effluent pump located inside the pump station tank? **The pump shall be capable of pumping 24 gpm at 23 ft TDH.**
20. Spec 33 35 00 3.3 D calls out all the electrical work/wiring of the pump to meet Class 1, Division 1 requirements. Does the pump and the pump control panel also need to meet these requirements? **The pump and controls do NOT need to meet Class 1 Div 1 requirements.**
21. Please confirm that the Owner's intent is to have a vaulted single sloped ceiling/ roof assembly inside the garage and wash bay area. Section 2 on A 3.0 clearly shows that the overhead doors will stack vertically against the high sidewall. I am confirming that the Owner does NOT want a horizontal flat bottomed level wood framed monotruss truss at 16' AFF. **The owner is not expecting a flat ceiling in the garage bays, but will consider this design , especially if it will save money.**
22. Please confirm that Equipment storage room #114 does not have a ceiling above the 8' high CMU walls. **Correct.**
23. Section 05 5000 Item 2C references metal railings. Please clarify location. I see none on the drawings **The specification is a standard specification and if no railings are shown on the plans, then you can ignore this.**
24. 25. If Insulated metal panels are used on the roof, can the interior liner panel ceilings be removed to save money? **Yes.**
26. Please clarify the distance from the building that CDU-1 and CDU-2 will be placed. Are snow guards required on the roof to prevent damage from falling snow and ice? **The intent is to place these condensers far enough from the building so they won't be damaged. No snow guards are planned. Drawing C-3 has been dimensioned to show the proposed distance. Any above ground refrigerant or other piping between the building and the condensers will need to be protected from ice and snow falling from the roof. Include a pressure treated wood box type cover over these pipes resting on the ground.**
27. M1.1 missing keyed note #7 tagged for UH-1 & 2 **See note 6 above.**
28. M1.1 shows a CUH-1 & (2) FTR-1 which are missing from the equipment schedules. **See note 7 above.**
29. P3.1 shows the MV-1 @ the IWH-1, but is missing from the fixture schedule. **See note 8 above.**
30. EF-1 is shown on M1.1 as sidewall, however, fan is scheduled and detail on M4.2 shows this fan as utility set on roof. Please confirm configuration and placement. **See note 9 above.**
31. P2.1 has FS-1 & HB-3 scheduled, however neither of these fixtures are shown on P1.1. Please clarify if these fixtures are required with locations. **See note 10 above.**
32. Please confirm the civil sub is bring water service into the building. Plumbing plans indicate the Mech subs are to coordinate with the civil and sprinkler subs. **Yes, the civil sub will extend the water main into the building and up above floor slab.**



33. Please clarify what the piping type (specification) is for the 3" fire ruck fill line from the sprinkler entrance to the wash bay. Is it above or below slab? Is this water for fire trucks metered water or is it municipal water that is not metered? **This pipe is above slab and is not metered.**
34. Note 2 on P1.1 references a water entrance detail on P2.1 Please provide this detail. **See 02/C-7.**
35. The concept drawings for the salt shed appear preliminary and to have a few typos. (ie: elevation call outs "Sand floor" and "Sand TOW" called out on drawing S-s-x) **The term salt and sand shed are used interchangeably.**
36. Please clarify the assumed foundation wall thickness, footing thickness and required foundation reinforcement for the salt shed. **This information is not available. The only structural information available is shown on the 2 structural plans included in the original bid package.**
37. Is the preferred method of construction for the salt shed stick built wood framing? **There is no preferred method. Please propose a design that meets the project intent.**
38. The out of plumb mansard sidewalls create a bearing wall challenge during erection and the possibility of damage from loaders hitting the base of the mansard wall when loading sand or salt. This design will likely require angled bracing at the mansard wall/ roof truss intersection. Will the Owner accept plumb sidewalls on the sand shed to create a more useable and practical structure? **The design shown is purely conceptual and will be refined later. All workable designs will be considered.**
39. Please clarify the diesel tank shown in the lean to shed on C-3 is By Owner. **Confirmed.**
40. Please clarify if there are any interior or exterior electrical requirements for the salt shed. **General interior and exterior lighting will be required.**
41. Is plywood required to 8 ft high on the masonry walls for the equipment storage room? **No plywood liner panel is required on any masonry walls.**
42. In regards to the Salt Shed, what are the anticipated requirements / goals for tonnage capacity in the salt and sand bins. **This information is not available.**
43. Please reference drawing P3.1, notes refer to FP drawings. The FP scope is design build, please confirm that the scope these notes reference to complete will by the FP subcontractor and if not please provide the appropriate details. (Drawing Snapshot attached). **The FP subcontractor will complete this portion of work. The Civil contractor will bring the water main into the building and up above slab.**
44. Please reference Civil Drawing C-1, General Note # 2 references boring logs in the specifications. The boring logs are not included in the specifications, please provide the boring logs. Is any ledge and blasting anticipated for the required excavations? **Boring logs from 2015 are provided. No blasting is anticipated but furnish unit prices as shown on the bid form, in case large boulders or ledge removal are encountered.**
45. Is there any anticipation of an extension to the project bid date? **No**
46. In the Salt Shed bid breakout what scope of work are we to carry? is it correct to assume all work (clearing, grubbing, excavations, backfills, subbases, paving, landscape) in "Phase II" is to be part of the Salt Shed and including all the work indicated on the Salt Shed Conceptual plans (A1.0 , A2.0, S-s-x, S-s-xx,) **Everything east of the Phase1/2 line on the site plans is part of the salt shed project.**
47. Please confirm where Parking Lot and Driveway details shown on sheet C-9 detail 9 and detail 10, start and stop? Please provide specific demarcation between parking and driveway so we are able to define depths of sub-base materials in either application. **A profile has been added to the Civil plans for the driveway. The existing driveway is to remain but will be widened and the profile raised. All paved areas outside of the existing driveway will follow detail 10/C-9.**
48. Note: Detail 10 shows up on the site plan but detail 9 does not...**Detail 9 is for the existing driveway changes.**
49. The clearing and grubbing section 310 10 00, says under item 3.5A, says grind stumps and leave. Is this correct? please confirm. **Stumps under the proposed buildings and paved areas shall be completely removed.**
50. The only detail showing select material required immediately under the slab is on sheet S3.1 Detail 1. This shows 703.03 backfill. Is that what is required under the entire slab? **Yes.**



51. The Salt Shed Structuralists do not show any specific selects under the slab. What is required?
No further information is available at this time, this will be design-build.
52. The Salt Shed and concrete aprons shown are without detail. Please provide the details showing required subgrades and subgrade thicknesses. **No further information is available at this time, this will be design-build.**
53. The Salt Shed Slab on Grade and Foundation Wall Schedules are not complete, please complete these schedule to indicate reinforcing, details etc... (similarly with the footings). **No further information is available at this time.**
54. The P.Sta spec 33.35.00 item 3.5, calls for direction drilling the force main. Is this correct, please confirm. **That is incorrect. A traditional trench installation is required.**
55. The Berm is to be made using excess excavated fill. If excess material does not satisfy what is required to build the berm? **You will need to import sufficient clean fill to complete the grading as shown.**
56. Please confirm the LP tanks and all accessories as described on M4.1 are by the mechanical contractor including piping from the tanks to the building. (The gas lines from the tank to the building are not shown on the drawings, but are assumed to be by the mechanical subcontractor) **Confirmed. The Town wants to own the propane tanks. Furnish a complete LP installation.**
57. Please confirm the Diesel Tank as show at the Salt Shed on drawing C-3 is by others.
Confirmed.
58. Are there any outline requirements for Mechanical / Electrical scope in the salt sheds? **No.**
59. Please reference drawing A1.1 / Finish schedule. It notes that in the restrooms 110 & 111 FRP is required on portion of the walls. What portions of the walls shall we assume the FRP is located ad at what height? **See 2/A1.2. It is a bit hard to read, but we want FRP full height on the wall behind the plumbing fixtures and for 2 ft wide adjacent to the other side of the shower.**
60. Spec Section 08 36 00 2.1 A. Calls for Exterior door skin to be Brown, B states Owner to select color and 2.6 A. Calls For White ? What color would they like the exteriors? **Colors will be selected by the owner from manufacturer's standard colors. The OH Doors will not need to be field painted.**
61. Spec Section 08 36 00 2.7 A. Calls for "Clear Thermopane" Windows however elevations and door Schedule page show full vision, which would they like? If Thermopane (21" X 13") how many per door? If Full vision would they like the aluminum section to have insulated styles and rails? Otherwise they are just hollow aluminum, keep in mind the Garaga door used for base design does not offer insulated aluminum sections. **The Clear Thermopane windows are required, 4 per door, as shown on the elevations.**
62. Door 131 would have to use a drawbar style operator unless changed to follow roof pitch tracks, this would decrease the chances of water intrusion being a wash bay. I would suggest either using a water tight unit here or the less expensive alternative changing door to roof pitch tracks and using a side mount operator to keep it dry. **Provide a door with a track following the roof slope with a side mount operator.**
63. I can get the LiftMaster operator as spec'd however if we end up using Overheads Doors if we use their operators as well they give an extra year warranty on the package so they get a 3rd year warranty for free. Would they accept a substitution for the Lift Master ? **We will consider equivalent or better products. If deemed equal or better, it is likely to be approved.**
64. The sewer drawing C-6 has different pipe sizes than the grading and utility plan. Which one governs? (it varies in multiple places from 4, 6 and 8"). **For the wastewater system, In the event of conflicts between drawings, drawing C-6 will control.**
65. The sewer drawing and the grading plan both depict the 2" sewer forcemain entering the mound system on the east end of the mound. However the details show the forcemain connecting to the header pipe in the mound in the middle of the header. Please confirm that the 2" forcemain should connect to the middle of the header pipe in the mound. **Yes, this has been revised on C-6.**
66. Can you please confirm that there is no footing drain required for either building? **Correct.**



67. Is there a permit requirement for constructing the 2 berms along the northern and southern property lines? I ask because this site is a fill site, meaning there is a possibility that there will not be sufficient material on site to construct the berms as drawn. So my question is, will the contractor be required to import material in order to ensure that the berms are constructed as drawn? Or can the berm sizes (height, length and/or width) be adjusted to reflect actual excavated quantities on site? **The site is approved as drawn. You should bid the grading as shown.**
68. Depending on how the above question is answered, there may need to be more material imported for the Garage portion of the project, should the salt shed scope be omitted from the overall project, since there will be even less material to excavate without the salt shed footings. How would you like this addressed? **The bid should assume Phase 1 will be built first and needs to be complete. Phase 2 is a separate price and should be considered as a stand alone project.**
69. Detail 4 on C-5 shows the perforated underdrain detail. The stone around the pipe is called out as 1.5" crushed limestone. The gravel wetland detail on the same page calls out the stone in the wetland to meet VTrans 704.16 which is a ¾" crushed stone (not necessarily limestone). Please confirm that the stone bedding for the underdrain and the wetland are not required to be limestone. **Limestone is not required.**
70. The gravel wetland details as shown on drawing C-5 call out PVC and PE pipe both and sometimes contradict one another. Please clarify whether PVC or PE pipe is required in the wetland (or will either be accepted)? **Please assume PVC pipe.**
71. There are test pits and soil borings shown on the plans but no geotech report was included. Please provide the Geotech report and/or the test pit/boring data. **Boring logs from 2015 have been included in this addendum. Additional borings are scheduled for January 7 and will be provided to the apparent low bidder.**
72. There does not appear to be any EPSC (erosion prevention) plans. Were any developed for this project? **The site is a low risk site and the contractor must follow the ANR Low Risk Handbook for Erosion and Sediment Control. There are no drawings.**
73. There is a note on Structural Drawing S-1.1 that states that all footings are assumed to be on rest on undisturbed earth. However the foundation wall details show the footings on 4" of crushed stone. Which is required? **The crushed stone is required and shall be placed on undisturbed earth.**
74. The structural drawing indicate 12" min of structural fill under the building slabs. Please provide a specification for this structural fill. If additional fill, beyond the 12" min is needed to meet the proposed grades, is structural fill still required? **Spec section 31 60 00 specifies the structural fill. At least 12" shall be placed. If more fill is required, use the same material.**
75. Where is the pump specification for the wastewater system? **See drawing C-6.**
76. Due to the period of time between the bid date (1/10/2019) and the anticipated notice to proceed (Post Town Meeting vote on 3/5/2019) all pricing will be subject to various escalations and price increase to both material and vendor pricing. Due to the volatility and lack of predictability of such escalations, General Contractors or bidding sub-contractors cannot hold their prices for the time frame noted above. How are any escalations anticipated to be handled between the bid day and notice to proceed. **All prices and bids should be good for 60 days. If the apparent awarded prime GC bid escalates drastically enough, then the 2nd bidder in ranking will be considered for award.**

**End of Addendum
(revised Bid Forms attached)**



**St. Albans Town DPW Relocation
Bid Date 10-Jan-19 3pm
Bid Form-A REVISED**

Garage **Lump Sum Bid: \$** _____
(includes all site work, core & shell, interior finishes, septic system, bond)

Salt Shed **Lump Sum Bid: \$** _____
(includes all site work, site lighting, foundation, roof structure, bond)

Alternate No. 1: Above ground propane tanks, 2 each 2,000 gallon in lieu of buried tanks as specified. \$ _____ ADD/DEDUCT

Bidder has examined and acknowledged the following addenda, if applicable.

Addendum No. & Date:

By signing this bid, I attest that I am the duly authorized officer of the company and have the authority to commit company resources to complete the work at the price bid and in accordance with the terms and conditions of the bidding documents.

Bidder: _____ Date: _____

Address: _____

Print Name: _____ Title: _____

Signature: _____ Email: _____



**St. Albans Town DPW Relocation
 Due Date 11-Jan-19 3pm
 Bid Form-B REVISED**

Send this form with requested information via email to Matt Young myoung@ascentconsultingllc.com and copy Carrie Johnson c.johnson@stalbanstown.com in a pdf format.

Garage Cost Breakdown

Item	Value	Name(s) (primary subs only)
General Conditions		
Site Work, site concrete		
Onsite Mound System (incl. line after pump station)		
Landscape		
Concrete foundation, interior slabs		
Masonry		
Building Core & Shell		
Interior Finishes, FFE		
Fire Protection (design-build)		
Plumbing		
HVAC		
Electrical		
Total Construction		
Soft Cost & Fee		
P&P Bond/Letter of Credit		
Total Bid (needs to match Bid Form-A)		

Salt Shed Breakdown

Item	Value	Name(s) (primary subs only)
Site Work, site concrete		
Concrete foundation, interior slabs		
Roof Structure		
Total Construction		
Soft Cost & Fee		
P&P Bond/Letter of Credit		
Total Bid (needs to match Bid Form-A)		



Include the following information with your Bid Form-B submission.

1. High level schedule, showing major scopes of work, start date, duration. Assume start date 01-Apr-19.
2. Manufacturers literature of building core & shell and salt shed roof.

List your Project Manager and Superintendent if your firm is selected.

Project Manager: _____ Superintendent: _____