



City of New London

Department of Finance-Purchasing Agent

13 Masonic Street • New London, CT 06320 • Phone (860) 447-5215 • Fax (860) 447-5297

Invitation for Bids

ADDENDUM

Bid No.: 2017-07

Addendum No.: 5

Date Issued: January 9, 2017

City Hall Historic Restoration

Opening Date and Time: January 19, 2017 at 2:00 P.M.

Bidders Notes: This addendum is issued to provide all bidders with notice of answers to follow-up questions. Final questions deadline is Friday, January 13th at 2pm.

All other terms and conditions remain the same.

This Addendum cover page must be signed and returned with your bid.

Authorized Signature of Bidder

Company Name

Return Bid To:

Alicia Smith, Purchasing Agent
City of New London
13 Masonic Street
New London, CT 06320

Bids cannot be accepted after the Bid Opening Date and Time indicated above.

**City of New London
City Hall Restoration 2017-07**

**Kronenberger Restoration
Request for Information: RFI January 4, 2017**

APS Responses in blue

- 1) Section 05801 Historic Light Restoration although noted in Metal Restoration Section 05 720 Metal Restoration does not exist within the contract documents. Please provide specifications and fixture schedule for the restoration of historic light fixtures.

Historic light fixture restoration is not in contract

- 2) There is no hardware schedule within the bid documents. Drawing 802.1 references the specifications and the specifications reference the door schedule. Please provide hardware schedule for pricing.

All existing doors get new door closers only. Door hardware for new doors is detailed in specifications and is typical for all new doors

- 3) Numerous answers incorporated in Addendum # 3 are either vague, confusing or unquantifiable to provide an accurate fair estimate for all the bidders. Below please find the concerns we have relating to the answers provided.

- Answer to Question 7 Addendum # 3-There are no structural drawings within these documents. The masonry specifications do not have the reinforcing requirements within the section. They note type and size but not quantities or configuration. Please provide the design for the elevator shaft. How are we to supply professional engineering services for the wall and floor penetrations when the existing construction is not identified. What walls are bearing? How is the building structure framed? How is the new constructed connected to the existing floor and wall systems? How is the new floor to be reconstructed as the existing is formed terra -cotta tiles and mortar? Will there be underpinning required for the new elevator? Structural drawings for the new elevated slabs and infills should be provided for bidding purposes. Thickness, reinforcing, supporting of slabs are required. These are design items that need to be address as part of the bid documents not after the project is bid.

Structural engineering work required for general construction shall proceed in accordance with the provisions of the specifications Section 01010 "Summary of Work", paragraph 1.6 "Allowances" subparagraph A. 1. "Structural Repair/Modification Allowance." Structural design work required for the elevator shall be performed by an independent structural engineer as part of the elevator package through shop drawings

- Answer to Question 8 Addendum # 3-An asbestos abatement plan should be designed and administered by an environmental consultant. The documents incorporated are preliminary and noted as a partial hazardous building survey and do not provide sufficient information for the bidders to accurately provide an estimate relating to the abatement required for this project. Testing, project monitoring and consultant services are not identified and vary widely based on a consultant's final design. Please provide abatement design all bidders can use in preparing this estimate. All of the plaster has asbestos in the scratch coat so any and all penetrations in walls and ceilings will require asbestos removal protocol. The answer in addendum # 3 is not reasonable and should be an owner provided design plan for all bidders to follow.

NL to respond: The supplied lead paint survey identified painted surfaces containing lead paint. While the EPA Renovation, Repair, and Painting rule (RRP) specifically applies to residential, child care facilities, and preschools the City of New London shall require contractors working on City Hall to follow EPA rules for lead safe work practices. Any work identified in the work specifications resulting in the disturbance of leaded surfaces

shall require the contractor to follow the EPA's RRP rule for lead safe work practices. Also, any surfaces identified as containing lead paint that are defective shall be stabilized utilizing EPA lead safe work practices.

The supplied Asbestos survey identified asbestos containing materials in City Hall. Any work identified in the work specifications resulting in the disturbance of asbestos containing materials shall follow State of Connecticut regulations for handling asbestos which will include containment, disposal, and clearance monitoring per state law for asbestos abatement.

- Answers to Questions 11, 21, 22, 26, 27 and 30 are not quantifiable based on casual visual observations. Please provide anticipated base bid quantities the bidders can use with unit price adjustments. Base bid quantities would eliminate guess work on key historic repair components of this project and have all the bidders looking at the same scope of work. Items requiring quantities are including but not limited to wood floors, mosaic floors, tile floors and walls, stair treads and landings, flat and decorative plaster repairs, cork floors, marble treads and risers and exterior stone retaining wall repairs.

As noted in Addendum 3 the Contractor is responsible to determine quantities based on a visual review of the existing conditions. Concealed conditions will be covered by the included allowances

- 4) Please provide regrade plan dimensions for existing city sidewalk as noted on drawing L-001.0. Is it only the walk as noted on drawing A-501.1?

Yes. the area to be regraded is the walk to provide a level surface for entering the ramp.

- 5) Are we to assume that we are to reuse the existing foundations under the ramp we are to remove per drawings A-505.2?

No. provide a new foundation for the ramp as shown on the drawings

- 6) Please provide architectural details for the roofing/flashing needed for exterior slab penetration at Gravity Ventilator CDX-2 noted on drawing M-7.

Drawing M-7 shows Gravity Ventilator GVX-2. Please refer to drawing M-23 "Fan and Gravity Ventilator Curb Detail" for applicable roofing and flashing

- 7) Who is responsible for removing planters at North entrance ramp? Will they be reinstalled?

NL to respond: The City of New London will be responsible for removing and reinstalling the planters that are under the windows at the main entrance.

- 8) What repairs are required for the exterior fire escape stairs? Notes call for scrape, prime, paint & repair as necessary.

Misc. steel repairs only – allow \$5,000 in bid

- 9) Can on street parking spaces surrounding the city hall be taken over by the contractor for parking and staging areas? Will there be a city fee associated with their occupation?

NL to respond: The parking directly behind City Hall on Masonic Street shall be designated for contractor usage as parking and staging. The lawn at same can be utilized for staging and dumpsters. The City of New London will be responsible for lawn restoration/repair at the end of the project. The City of New London will designate the parking spaces on Union Street between Masonic and State Street for contractor parking. No fees will be charged for these spaces. Any other street usage shall follow designated signage on city streets. Parking in front of City Hall on State Street can be blocked off on a temporary basis for special requests. Other special requests shall be considered for any other use.

10) Please provide detail for new exterior hatchway noted on drawing L-001.1? Size, material, accessories?

Hatch shall be Bilco Type JD, Double Leaf, Steel Doors and Frame, Size 48" X 72" with standard hardware

11) When will the murals within the chamber be restored? Before, during or after this contract?

NL to respond: The murals will be restored before or during start of contracted renovation work and shall be accomplished so as to not impact the contract in any way. Mural restoration artist shall be responsible for covering restored murals with plastic. Contractor shall be responsible for protection of finished murals at their completion.

12) Chimney has ferrous metal angles and tie rods on four sides. Are these to be prepped and repainted?
Not shown on drawings.

Yes. scrape, prime and paint

13) Do any floors get new wood sub-flooring? There is no removal plan for flooring on the drawings but floors have both carpet over wood and asbestos tiles. Which floors getting new wood underlayment?

Any new flooring underlayment will be covered under the Allowance 4 – Concealed Condition Allowance

14) Please provide structural design for foundation and steel dunnage under chillers at exterior.

The Chiller shall be located indoors and shall be provided with a housekeeping pad per detail "Reinforced Concrete Housekeeping Pad Details" on drawing M-21. The Cooling Tower shall be located outdoors and shall be provided with a reinforced concrete pad per the detail "Cooling Tower Reinforced Concrete Pad Details" on drawing M-21. Steel dunnage shall conform with and shall be as recommended by the manufacturer of the approved cooling tower.

15) Please provide structural design for new roof penetrations. See our comments in Question 3 above.

Minor openings required in roof slab do not require a structural design only flashing details as provided. If structural work is required proceed in accordance with the provisions of the specifications Section 01010 "Summary of Work", paragraph 1.6 "Allowances" subparagraph A. 1. "Structural Repair/Modification Allowance"

16) Section 05 720 Metal Work has no references to interior metal restoration of counters, grating and accessories as shown on drawing A-102 City Clerk's office or Land Use office on drawing A-402.2.
What are we reusing and what is new?

In the City Clerk's Office the existing counter is to be restored and relocated. At the Land Use Office eliminate restoration of the counter and grilles from the scope of work

17) Section 06 102 Finished Carpentry Restoration calls for this section to do the cleaning, staining and varnishes of the new and existing trim and paneling. The specifications call for antique southern yellow pine at board paneling. Are you looking for recycled antique yellow pine for this item? Reused lumber will not have grading or moisture percentage information available.

No. new yellow pine

18) Does new trim get a topical fire treatment coating prior to installation? Specifications call for fire treatment but specifications don't have material or application process noted. Please advise on intent.

No. topical fire treatment is not necessary

19) There are no site work specifications incorporated within these documents although there is site work relating to slabs on grade and underground utilities for storm, water and sanitary for the new work. Please provide specifications for this work.

Please refer to Specifications Division 15 Section 15000 "Supplemental General Conditions (Applicable to Mechanical, Plumbing, Fire Suppression, and Electrical Work)".

At the end of Paragraph 1.27 "Spare Parts" this Addendum adds the following paragraphs 1.28 through 1.33:

Paragraph 1.28 "Excavation", Paragraph 1.29 "Trenching", Paragraph 1.30 "Sheeting Shoring And Bracing", Paragraph 1.31 "Dewatering and Drainage Control", Paragraph 1.32 "Rock Removal", and Paragraph 1.33 "Backfilling"

1.28 EXCAVATING

- A. Contractor shall provide all excavating work required for his respective work; including but not limited to, the sewage ejector basin, concrete pads & foundations for MEP work, underground utilities, restoration of grades and landscaping.
- B. Strictly follow "CALL BEFORE YOU DIG" procedures. Engage an independent testing firm to identify existing utilities.
- C. Identify required lines, levels, contours and datum.
- D. Locate, identify and protect utilities that remain from damage.
- E. Protect plant life, lawns, rock outcroppings and other feature remaining as a portion of final landscaping.
- F. Protect benchmarks, existing structures, fences, sidewalks, paving, and curbs from excavation equipment and vehicular traffic.
- G. Excavate pavement and subsoil required to accommodate the work.
- H. Machine slope banks to angle of repose or less, until shored.
- I. Underpin adjacent structures, which may be damaged by excavation work.
- J. Do not interfere with 30 degree bearing splay of foundations.
- K. Keep excavations free of water. Grade top perimeter of excavation to prevent surface water from draining into excavation. Refer to Dewatering and Drainage Control requirements of the specification.
- L. Hand trim excavations. Remove loose matter.
- M. Remove lumped subsoil, boulders, and rocks, measured by volume.
- N. Notify Architect of unexpected subsurface conditions and discontinue affected work in area until notified to resume work.
- O. Stockpile excavated materials in area designated on site and remove excess materials not being reused from site.
- P. Correct areas over-excavated.
- Q. Protect bottoms of excavations and soil adjacent to and beneath foundation from freezing.
- R. Refer to Dewatering and Drainage Control for requirements related to disposal of water.
- S. Excavations shall not be left open and/or unattended. Appropriate precautions shall be taken by the Contractor to safeguard workers, building occupants and the public from the potential dangers of open excavations.
- T. Backfill excavations in accordance with specification requirements.

1.29 TRENCHING

- A. Contractor shall provide all trenching work required for his respective work.
- B. Strictly follow "CALL BEFORE YOU DIG" procedures. Engage an independent testing firm to identify existing utilities.
- C. Identify required lines, levels, contours and datum.

- D. Trench excavation shall be performed by the Contractors to conform to the lines and grade of the various utilities and the bottom of the foundations and/or footings for subsurface structures as shown on the Drawings and as specified herein.
1. Method of Trenching – Trenching shall be performed with customary excavating equipment, except in such places where work performed in this manner will injure trees, buildings, or existing utilities or structures, or where the use of such equipment is specifically forbidden, in which case, hand methods shall be employed.
 2. Preparation of the Bottom of Trench – The bottom of trenches shall be prepared to conform to the grade of the pipe and aggregate bedding material. The bottom of all trenches shall be excavated to a depth of at least six inches below the final pipe elevation to insure continuous firm and stable bedding. The bedding materials shall be recessed for pipe bells.
 3. Where two or more pipes are to be laid in the same trench, the Contractor shall excavate the trench so that all pipes are provided with aggregate bedding material in accordance with the drawings.
 4. Unsuitable Material at Bottom of Trench – When the material at the bottom of a trench is unsuitable, as determined by the Architect, it shall be removed to a depth of 12 inches below the pipe or bell, and backfilled with approved aggregate bedding material.
 5. Trench Excavation in Paved Areas – When excavations are to be made in paved surfaces, the paved surfaces shall be line cut two feet beyond each side of the trench and ahead of the excavation by means of pneumatic equipment, saw cutting or other approved tools, to provide a clean, uniform edge, with minimum disturbances of remaining pavement. The pavements so removed shall not be used for trench backfill, but shall be disposed of legally, off-site.
 6. Trench Excavation in Rock shall be carried to a level twelve (12) inches below the bottom of the utility. The trench shall then be brought to proper grade for laying of the pipe by the placing of aggregate bedding material.
 7. Surplus Excavated Material – Excavated material not required for fill or backfill shall be disposed of by the Contractor immediately upon completion of the backfill operations.
- E. Cut trenches sufficiently wide to enable installation, allow inspection, and be in conformance with OSHA requirements.
- F. Do not interfere with 30 degree bearing splay of foundation.
- G. Hand trim trench excavations. Hand trim for bell and spigot pipe joints. Remove loose matter.
- H. Remove lumped subsoil, boulders, and rock, measured by volume.
- I. Correct areas over excavated.
- J. Stockpile excavated materials in areas designated on site and remove excess material not being used from site.
- K. Trenches shall not be left open and/or unattended. Appropriate precautions shall be taken by the Contractors to safeguard building occupants and the public from the potential dangers of open trenches.
- L. Keep trenches free of water. Refer to Dewatering and Drainage Control requirements.
- M. Backfill trenches in accordance with specification requirements.

1.30 SHEETING, SHORING AND BRACING

- A. Contractor shall design, furnish, install and maintain such sheeting, shoring, bracing and coffer damming, etc., as may be required to support the sides of excavations and to prevent any earth or rock movement which might in any way diminish or affect the necessary width of the excavation, endanger the safety of persons, injure or delay the work, or jeopardize the safety of adjacent pavements, property or structures.

- B. The work of sheeting, shoring and bracing shall, at all times, be in accordance with the requirements of all Authorities Having Jurisdiction.
- C. Contractor shall be entirely and solely responsible for the adequacy and sufficiency of all supports and all sheeting, bracing, shoring, coffer damming, etc. provided.

1.31 DEWATERING AND DRAINAGE CONTROL

- A. The Contractors shall prevent surface water and subsurface or ground water from entering excavations and trenches, from ponding on prepared sub grades, and from flooding project site and surrounding areas.
- B. The Contractors shall protect sub grades and foundation soils from softening and damage by rain or water accumulation.
- C. The Contractors shall remove, by pumping or other means approved by the Architect, any surface or ground water which may accumulate in excavations and trenches, and shall at all times keep excavations and trenches free of water.
- D. The Contractors shall provide all drains, drainage, hoses, ditches, and pumping apparatus (including power and attendance for same) that may be necessary.
- E. Care shall be exercised in de-watering such that the procedure does not lead to foundation de-stabilization resulting in failure cracks developing in nearby and/or adjacent existing concrete structures.
- F. The water from the excavations shall be disposed of in such a manner as will not cause injury or damage to public health, public property, nearby streams or rivers, the work contemplated or in progress, surfaces of the streets, nor cause any interference with the use of the same. The disposal of this water shall be in a manner satisfactory to Governmental Bodies, State and Local Environmental Agencies, other Authorities and the Architect.

1.32 ROCK REMOVAL

- A. Notify the Architect if rock is encounter.
- B. Rock excavation includes removal and disposal of materials and obstructions, which cannot be dislodged and excavated with modern track-mounted heavy-duty excavating equipment without drilling, blasting or ripping. Rock excavation equipment is defined as Caterpillar model No. 973 or 977K, or equivalent track-mounted loader.
- C. Blasting may not be used on this site. Rock removal shall be achieved by the Contractor by use of hydraulic rock ripping equipment. Remove shaled layers to provide a sound and un-shattered base for footings.
- D. In utility trenches, excavate to 12 inches below invert elevation of pipe and 24 inches wider than pipe diameter.
- E. If rock is uncovered requiring removal be means other than the specified methods, notify the Architect.

1.33 BACKFILLING

- A. The contractor shall engage an independent certified professional firm, with established expertise to provide Backfill Soil Compaction testing and certification. Soil compaction testing shall be applied to backfilling of pipe trenches to examine for compliance with the specifications. The soil compaction-testing program shall include onsite testing, the interpretation of test results, and recommendations as to acceptance or rejection of compaction. The independent certified professional firm shall provide copies of all its reports directly to the Architect.
- B. Contractor shall furnish and place all backfill material related to his work. Backfilling shall consist of filling excavations and trenches, as required, to bring excavation and trenches to proper elevations or to restore grades. Backfill areas to contours and elevations with unfrozen materials.
- C. Systematically backfill to allow maximum time for natural settlement. Do not backfill over porous, wet, frozen or spongy sub grade surfaces.
- D. Backfill for utilities shall be placed evenly and carefully around and over the pipe in six (6) inch maximum layers. Each layer shall be thoroughly and carefully rammed until two (2)

foot cover exists over the pipe. The remainder of the backfill shall then be placed and compacted in maximum one (1) foot layers. Each layer shall be compacted by approved mechanical tamping machines to at least the degree of compaction specified. Compaction shall be continued until the dry density over the entire area of each layer is not less than 95% of the dry density achieved by AASHTO-T180, method D. Backfill shall proceed up to the existing lines and grades or as otherwise shown on the Drawings and/or as directed. Backfill areas that settle shall be corrected to the satisfaction of the Architect.

- E. Granular Fill: Place and compact materials in continuous layers not exceeding six (6) inches compacted depth.
- F. Soil fill: Place and compact materials in continuous layers not exceeding eight (8) inches compacted depth.
- G. Employ a placement method that does not disturb or damage other work.
- H. Maintain optimum moisture content of backfill materials to attain required compaction density.
- I. Slope grade away from building minimum 2 inches in 10 feet, unless noted otherwise.
- J. Make gradual grade changes. Blend slope into level areas.
- K. Remove surplus backfill materials from site.
- L. Material shall conform to the following requirements:

1. Gradation – Coarse and fine aggregate shall be combined and mixed by approved methods so that the resulting material shall conform to the following gradation requirements:

Square Mesh Sieves	Percent Passing by Weight
Pass 2-1/4"	100
Pass 2"	95 – 100
Pass 3/4"	50 – 75
Pass 1/4"	25 – 45
Pass #40	5 – 20
Pass #100	2 – 12

2. Coarse Aggregate: coarse aggregate shall be either gravel or broken stone. When tested by means of the Los Angeles Machine, using AASHTO Method T96, the coarse aggregate shall not have a loss of more than 50 percent.
 - a. If gravel is used for the coarse aggregate, it shall consist of sound, tough, durable particles of crushed or uncrushed gravel or a mixture thereof, free from soft, thin, elongated or laminated pieces, lumps of clay, loam and vegetable or other deleterious substances.
 - b. If broken stone is used for the coarse aggregate, it shall consist of sound, tough, durable fragments of rock of uniform quality throughout. It shall be free from soft disintegrated pieces, mud, dirt, organic or other injurious material.
 3. Fine Aggregate: The fine aggregate shall be natural sand, stone sand, screenings or any combination thereof. The fine aggregates shall be limited to material 95 percent of which passes a No. 4 sieve having square openings and not more than 8 percent of which passes a No. 200 sieve. The material shall be free from clay, loam and deleterious materials.
- M. Fill under Grass Areas, Landscaped Areas, and Paving, to correct Over-Excavation: soil fill compacted to 95 percent.
 - N. Fill for Pipe Bedding: Crushed stones or gravel meeting the requirements of ASTM Designation 33, Gradation 67 (maximum size limited to 10% of the proposed pipe diameter).
 - O. Fill Over Drainage Piping Gravel Cover: soil fill, compacted to 98 percent.

- P. Fill to correct over-excavation: compacted to 95 percent.
- Q. During backfill operations, sheeting which is to be removed shall not extend into the backfill, which is being compacted. The sheeting shall be withdrawn so as to always be above the backfill.
- R. Compaction testing will be performed in accordance with ANSI/ASTM D1556. If tests indicated work does not meet specified requirements, remove work, replace and retest. Tests shall be performed continuously.
- S. Accessories:
 - 1. Utility Warning Tape shall conform to local utility company requirements. Warning tapes shall be durable impervious materials, designed to withstand extended underground exposure without material deterioration or fading of color. The tape shall be of the color assigned to the type of buried utility. Tape shall be buried no more than 12" below grade. Tape shall be durably, imprinted with an appropriate warning message.
 - 2. All tapes, unless otherwise directed by the local utility company, shall be detectable to a depth of at least three feet with a commercial radio-type metal locator.

20) Who is required to hire a testing service company for this project? What testing is required?

Depends on the discipline or type of work. Is this question based on a specific reference?

21) There are no structural steel specifications. What type and size of lintels are required for the numerous interior wall openings that are to be incorporated within this project. This is a design element that should be supplied by the architect for bidding by all.

Structural work is required proceed in accordance with the provisions of the specifications Section 01010 "Summary of Work", paragraph 1.6 "Allowances" subparagraph A. 1. "Structural Repair/Modification Allowance"

22) Section 10920 Pest Control calls for a barrier netting system however we can find no reference to the locations or types required on the drawings. Please provide.

Netting shall be installed at locations of removed plywood where indicated on elevation drawings tagged as reference BPN01

23) Section 10280 Toilet accessories notes a Swing Bar however none are shown on drawings. Are they required?

No. eliminate reference

24) Section 10280 Toilet Accessories notes mop and broom holder and utility hooks. Please provide location or quantities.

Eliminate reference to these accessories

25) The drawings call for the exterior iron balconies to be disassembled repaired, scraped, primed and painted. Can this work be done in place in lieu of dismantling? What are extent of repairs?

Yes. work can be performed in place. Repairs based on observed conditions

26) Where is the secured storage area for historic elements that are inventoried and save for reuse as noted in the summary of work?

NL to respond: Any empty room or space in city hall shall be utilized as needed to store historic elements. The cast WWI relief on the first floor should not be removed but shall be covered and protected from any disturbance during the contracted work. The large painted and framed map in the first floor lobby shall be removed and relocated off site by the City of New London. All other historic elements shall also be removed by the city and relocated off site.

27) Please clarify that the general contractor is required to have a minimum of 10 years of routine experience in building restoration on National Register of Historic Places as noted on page 8 Section 1.10 item A? Will a CT DAS certification for historic buildings satisfy this requirement at a minimum? Should prime contractor's qualifications be incorporated within the bid information?

All work performed on the historic fabric of the building both on the exterior and interior must be performed by a general contractor or sub-contractor of a GC that meets these requirements. Yes qualifications should be provided with the bid.

28) Is a preliminary project schedule a requirement as part of the bid as referenced on page 5 of the bid form?

Yes

29) Will in-house photographer be acceptable in lieu of hiring a professional photographer?

Yes

30) Can the sidewalks along Union, State and Masonic Streets in front of the building be closed to pedestrian traffic during construction? Public safety is a major concern based on the limited area at the site.

NL to respond: The sidewalks along Union, State, and Masonic Streets directly in front of each side of City Hall shall be closed to pedestrian traffic during any phase of work that could be hazardous to pedestrian traffic. That is, during exterior masonry repair work or ramp work the sidewalks on Union and State shall be blocked off. The City of New London Public works department shall provide barriers for the contractors to utilize to block access as needed. The contractor shall be responsible for moving in place and removing when not necessary. The area in front of City Hall on Masonic Street can be used as a staging area and can be blocked off as necessary.