

The below clarifications and RFI responses modify the "BID DOCUMENTS- ADDENDUM 01" and "CONSTRUCTION DOCUMENTS" drawings as previously provided to Bidders. The following documents are provided and attached to this ADDENDUM 02 issuance:

"2020-12-09_Safe Point Lighthouse_CD Drawings_Permit_REV 01.pdf"
"2020-12-01_303 Main St_Pre-Renovation Asbestos Sampling Report.pdf"
"2020-12-04_12-08_Pre-Bid Conferences_Attendance List.pdf"
"2020-12-16_Safe Point Lighthouse_Example Construction Rider.pdf"

SCOPE CLARIFICATIONS

1) Door 122b Exterior Landing

- a) The existing vertical steel pipe, connected to the building, and left of the existing exterior door opening will need to be removed as part of the demolition scope. This will accommodate the required width of the new concrete egress landing & associated hand/guard rail.

2) Plumbing Fixtures

- a) Water Closet/Toilets: All WC's in Rooms 116, 118, 119 & 120 will be replaced with new ADA compliant fixtures W-1 per the Plumbing Equipment Schedule on sheet P-3 of the Construction Documents. Revised drawing will be submitted to the City of Dunkirk for a permit revision soon; this is provided for bid reference only with this Addendum.
- b) Water Fountains: The existing water fountain is to be relocated as per the plans, with an additional new fixture installed alongside at an ADA compliant height. If it is more cost-effective to install a new dual height/fixture ADA compliant water fountain than as specified in the drawings identify election to do so as an attachment to your official bid.
- c) New Fire Protection Water Service: The new service line is to reflect a connection to the water main located to the north in E. Third St. The existing entry to the building location is to remain, with the new line routed north to E. Third St. along the western edge of the existing parking lot paving area. Revised drawing (P-2) will be submitted to the City of Dunkirk for a permit revision soon; this is provided for bid reference only with this Addendum.

3) IT/ Security Scope

- a) The installation of IT/Data & Security network wiring and equipment will be by the Owner's separately contracted professional/installer. Rough-in by the Contractor will be per specifications located on sheet E-4 of the Construction Documents. The Contractor will coordinate rough-in with the Owner's IT/Security contractor(s) and the project's Architect & Engineer.

4) Existing Gas Line/Shut-off Valve

- a) The existing line will require a 2x wood furring framing & finished gypsum wallboard enclosure up to 10'-0" A.F.F., with a new service access panel at the existing valve location. This will be reflected either in a future revised drawing A-4, or separate Architectural SK drawing issued prior to construction.

5) Parking Lot

- a) Patch & repair due to utility disturbance as required. New striping only, no resurfacing or re-sealing at this time.

SUBMITTED RFI/CLARIFICATIONS RESPONSE:

The following are responses to questions/clarifications that have been formally submitted by participating bidders to-date, as well as those which have arisen during the scheduled Pre-Bid Conference site visits. Questions are listed in order as they were received:

- *Who is responsible for providing the safes for this project? If the GC is responsible, can you please provide a MFG and the requirements that HUB is looking for.*
 - **The Owner is responsible for providing the safes. The GC will be responsible for installing them via the equipment specifications provided by the Owner and Architect at a later date.**
- *Who is responsible for providing the under-counter refrigerators? If the GC is responsible, please provide necessary information as to MFG/ size etc.*
 - **The Owner is responsible for providing the under-counter refrigerators for the project. The electrical plans provide for the necessary power at the planned locations for such.**
- *Who is responsible for the exam table? IF GC to provide please provide MFG.*
- *Who is responsible for the blood draw chair? IF GC to provide please provide MFG.*
- *Room 114 shows some type of supply/ storage cabinets.....is this by GC or by owner?*
 - **The Owner is responsible for the exam tables.**
 - **The Owner is responsible for the blood draw chairs.**
 - **The cabinets/shelves in Room 114 are shown for planning purposes only and will be provided by the Owner.**
- *Scope of work states that the Landscaping is a design build. There should be an allowance for this work for contractors to include or provide us with the quantities and types of planting we should be including.*
- *Landscaping is noted in the Architect attachment F Scope of Work. Will you set an allowance for this work or possibly omit this from the bid?*
 - **Please carry an allowance of \$5,000 for landscaping in the areas identified on the site plan.**

- *Prevailing Rate Wages?*
- *Is this a Prevailing Rate job?*
 - **This project does NOT require Prevailing Rate Wages.**
- *Are there any MWBE Goals/Requirements?*
 - **This project does NOT require any MWBE contractor participation.**
- *What is the tax status for this project?*
- *Can you clarify the tax status for the project?*
 - **The project is NOT tax-exempt. Required taxes apply to the scope of work.**
- *We are confirming the requested bond requirements:*
 - *5% bid bond*
 - **The bid bond requirement has been removed per Addendum 01.**
 - *Full Performance and Labor / Material Payment Bond*
 - **A Performance and Labor/ Material Bond for the completion of the full scope of work & will be required per "A. INSTRUCTIONS TO BIDDERS-8. INSURANCE AND BOND REQUIREMENTS" and "B. PROJECT REQUIREMENTS-6. BONDS"**
- *Are standard insurance requirements sufficient?*
 - a. *General Liability \$ 1,000,000.00*
 - b. *General Aggregate \$ 2,000,000.00*
 - c. *Automobile Liability \$ 1,000,000.00*
 - d. *Umbrella \$ 5,000,000.00*
 - e. *Workers Comp \$ 500,000.00*
 - **See the insurance levels that will be required of the Contractor for the official contract, provided in the attached "Example Construction Rider".**
- *Please furnish a Hazardous Materials survey and inspection report?*
 - **The "Pre-Renovation Asbestos Sampling Report", recently completed, is provided with this Addendum. The existing tile flooring (not including mastic/adhesive) was the only item identified as an Asbestos Containing Material (ACM). The Owner will separately contract demolition and remediation of the ACM prior to demolition work commencing and performed by the project Contractor.**
- *Confirming: there is no Spec Book as part of this project.*
 - **Correct, all specifications are on the drawings, or clarified via these formal Bid Process RFI responses.**

- *Will an additional walk-thru possibly be available?*
 - **An additional walk-thru was scheduled and provided for all participating bidders on Tuesday, 08 December at 11:00 am at the project site.**

- *What is the status of the Building Permit?*
 - **The Building Permit application was submitted and currently in review by the City of Dunkirk. Minor revisions requested by the City are being submitted in the near term. It is anticipated that a Building Permit will be approved prior to finalizing a Contract with the successful Bidder/Contractor. The Contractor will need to provide the Owner & City of Dunkirk all necessary registration and insurance documentation before the approved Building Permit may be released by the City.**

- *Will permit fees be paid by owner:*
 - a. *Building permit*
 - b. *Water tap fees*
 - c. *Road / ROW permit (if required)*
 - **The Owner has paid for the Building Permit fees. The General Contractor will be responsible for all remaining permit and utility fees.**

- *Will any direct fees for utility service upgrades (if necessary) be paid by the owner?*
 - **The General Contractor will be responsible for all utility service upgrades and costs if required.**

- *Exterior signage is noted in the Architect attachment F Scope of Work. Will you set an allowance for this work or possibly omit this from the bid?*
 - **The owner will be responsible for all new exterior signage. Please omit scope from bid.**

- *Is the roof currently under warranty? Please identify type of roof. Could you let us know the roofing contractor?*
 - **The existing roof is EPDM Rubber type. There is no current documentation available as to what contractor installed it and any associated warranty. The current roof was installed approximately in 2006, per the last owner.**

- *If the existing entry vestibule doors, 001 & 101, cannot be modified for the required new egress hardware, what allowance should be carried for replacement of the doors with new hardware?*
 - **An allowance of \$2000/each set of doors (\$4,000 total maximum) should be carried. If not replaced entirely then the difference should be credited to the contract amount.**

- Can you verify the height of the exterior windows? There are no elevations of this and is needed for the window film sizing.
 - **The existing exterior windows along the East façade are approximately 60" Wide X 54" High.**
- Can lighting products be substituted as "or equal" for those specified in the drawings/schedules?
 - **Yes, "or equal" lighting product substitutions are allowed so long as they meet all specifications provided in the contract documents. All proposed substitutions must be clarified and submitted with the Bid. Formal submittals for approval will still be required of all products utilized on the project.**
- We would like to have the option to build the new framing in metal studs, not wood studs. Is this acceptable?
 - **Yes, Metal stud framing is an acceptable alternative/substitution for wood stud framing, so as long as it matches the depth of the specified wood framing/wall types and is a minimum 20 gauge thickness. Submitted bids that substitute metal framing must identify such clearly.**
- For Windows W-1, W-2, W-3, & W-4 are these 3-sided aluminum frames with U-channel at the bottom? We would assume to build openings with wood blocking and wrapped and finished with drywall. Also, what is the glass, either the polycarbonate or laminated glass?
 - **Yes, Windows W-1, W-2, W-3 & W-4 can be finished openings wrapped in drywall. The frames must be securely anchored to the jamb and head perimeter wood framing. The glazing will be polycarbonate as specified per Details A-7/2 & A-9/6 through 8.**
- Will occupancy/use of 305 Main Street as an office/staging/storage area during construction require builder's risk coverage, and if so is it carried by the Owner or the General Contractor?
 - **No separate "Builder's Risk" insurance coverage will be required. The required "All Risk Property Insurance" in the provided example "Construction Rider" will cover use of 303 Main St, as well as 305 Main St. if elected to be used by the General Contractor.**

- Toilet Accessories- Some are by others, will these be installed by the GC?
 - **The grab bars and mirrors will be provided and installed by the GC. The following accessories will be provided by the Owner and installed by the GC: Toilet Paper Dispenser, Soap Dispenser, Paper Towel Dispenser and Trash Receptacle.**
- Monitor Brackets- By Others, installed by GC?
 - **Monitor and TV brackets will be supplied and installed by the Owner's IT/Security contractor, and coordinated with the GC.**
- Fire Alarm: Is there an existing system in the building? At the walk thru, I do not remember seeing a control panel, any pull stations or AV's. So, would the fire alarm be a completely new system? If there is a system, do you know the manufacturer of the existing system?
 - **A new fire alarm system will be installed per the CONSTRUCTION DOCUMENT drawings E-3 through E-6 and specifications therein, including associated devices and emergency egress lighting fixtures.**
- Should we include semi recessed cabinets for the (2) new fire extinguishers?
 - **The (2) new fire extinguishers, as located on the "BLDG 303 LIFE SAFETY PLAN" on drawings sheet A-1, may be located in either surface mounted or semi-recessed cabinets.**
- Re: the new 4" dedicated water line and connection to the existing main water line: It appears to be in the center of Main St. Do you have the depth / invert elevation of the existing main water line?

The new 4" dedicated water line and connection will now be from the 8" water main line located in E. Third St, per the provided revised drawings. No current depth/invert elevations are known by the Project Team at this time. The Contractor will be responsible for obtaining/confirming this information from the City of Dunkirk Department of Public Works.

- On drawing E-4 Lighting Schedule: fixtures A1, B1 & B2 are dimmable fixtures, but they are only controlled by ceiling motion control. They would not be able to be dimmed.

The lighting fixture A1, B1 & B2 are to be non-dimmable, and controlled by ceiling motion sensors as currently indicated in the drawings.

- In the Restrooms 116, 118, 119 & 120, the lighting is only controlled by motion sensors, no switches. That seems to be in intent, but we just wanted to confirm.

Correct, the lighting in those rooms is controlled only by motion sensors and no switches are called for.