

# City of Westminster

## Addendum #3

### Wakefield Valley Park Event Pavilion and Community Building Design-Build RFP #23-13

#### Questions and answers:

1. **Question:** In the Prebid meeting there was a mention of each D/B contractor providing a contract duration or some type of preliminary schedule for design and construction, however the RFP provided does not list this as a deliverable. Please confirm this should be provided and clearly indicate what the City is looking for. Can this be a list of milestone dates with an overall duration, or does this have to be more detailed than that?

**Answer:** Please provide a proposed preliminary schedule with your bid submission addressing the total predicted project duration broken down by the following phases: design, permitting, demolition, construction, interior renovation, exterior renovation, and site work.

2. **Question:** Are references required at this time for the design team's architect, civil engineer, structural engineer, and mechanical/plumbing, and electrical engineers in addition to the General Contractor? Please confirm that each discipline involved should be submitting the references form.

**Answer:** Confirmed.

3. **Question:** What is the basis of award for this project?

**Answer:** Cost of Proposal, Design/Construction Team experience on the similar projects, References.

4. **Question:** Please reference Section GC 7 of the General Conditions and SC-19 of the Supplementary Conditions; does this also cover third party materials testing, or is third-party materials testing to be carried by the Design-Build Contractor as is communicated in SC-26?

**Answer:** The City will assign a Construction Inspector to represent the City and monitor construction activities on the project. Carroll County will assign inspections according to the project Building Permit. Design -Build Contractor will contract Certified Material Testing Firms for all material tests per the Project Specifications.

5. **Question:** What are the intended dimensions of the event pavilion?

**Answer:** The dimensions should be proposed by the Design Architect during the Preliminary Design Phase. The pavilion should provide ample space to seat 250 people at 5ft. round tables with a center aisle.

6. **Question:** Is the ramp up to existing Janitor's Closet 222 Double Door Existing to Remain? Or is this also to be demolished?

**Answer:** If this is in reference to the ramp that is on the side that faces the parking lot, then yes. This is a retaining wall.

7. **Question:** What degree of renovation is to occur on the basement level? Is there any interior work required for the basement level?

**Answer:** Renovation work in the basement could be required only for additional supports of the Pavilion (TBD by Structural Engineer). No interior finishing work would be required. There is a recirculation fan located in the basement that should be evaluated with the HVAC portion of the project.

8. **Question:** What is meant by "existing exterior is to be completely restored"? Please further define this scope of work. Is the existing stucco to be patched and repainted? Masonry repointed?

**Answer:** Recommendations shall be provided by Design Team. Scope of work should include but not be limited to window and door restoration, roof repair and in areas that may be needed roof replacement, replacement and repair of soffit, trim, gutters and spouting plus any associated exterior painting.

9. **Question:** Per the site visit, it was concluded that the sprinkler piping in the existing building has to be replaced entirely; please confirm this understanding, as this is a major scope item that will mean that all ceilings will likely need to be demolished in some capacity, including the wood panel ceiling on the upper level, to accommodate the piping replacement.

**Answer:** The City did not conclude that the sprinkler system needs to be replaced entirely. It was suggested that the current system would need to be evaluated and adapted accordingly to create a functional sprinkler system to serve the remaining portion of the building. The existing sprinkler system should be evaluated by certified contractor.

10. **Question:** Please confirm a new electrical service is not required on this project, as the reduced building size should be able to be supported by the existing service.

**Answer:** Confirmed. Assuming current electrical service code compliant.

11. **Question:** What is the intent for the existing roof systems?

**Answer:** The City is not aware of any current leaks in the roof of the main structure. The existing roof should be inspected by a Roofing Contractor. The rubber membrane roof in the locker room section of the building is leaking. All roofing recommendations should be included into the Scope of Construction Work. The remaining after demolition roof should be properly connected to the new exterior wall and painted.

12. **Question:** Clarification is needed regarding extent of site work; could a narrative be provided outlining what the expectations are for this contract from a site improvements perspective?

**Answer:** Extent of site work should be included/suggested as part of the Preliminary Design recommendations.

13. **Question:** Are civil drawings available for the construction of the existing building? If not is there any information available regarding the location of existing underground services or utilities?

**Answer:** The City is searching for utility drawings in the location of the building. The drawings will be distributed to the potential bidders after completing the search.

14. **Question:** Project bid invitation states that bids must be good for 90 days; sections 5 and 7 of the Instruction to Bidders states the hold period for bids as 60 days. Please confirm that the 60 day hold period prescribed in sections 5 and 7 is correct.

**Answer:** Bids should be valid for 90 days.

15. **Question:** Reference Section 16 of the Instruction to Bidders titled Grant Funded Contracts; please confirm this project will not be subject to prevailing wages. If it will be, please provide a copy of the prevailing wage rates applicable to the project.

**Answer:** The Project is not subject to prevailing wages.

16. **Question:** Who is to remediate all the mold present in the existing building?

**Answer:** Mold remediation should be included in this scope of work and is the responsibility of the successful contractor.

17. **Question:** If there are more issues with the building that expose themselves after the bid, such as concealed conditions, additional water leakage, additional mold, additional structural integrity issues with the floor structure, how will these be handled?

**Answer:** During development of the design phase the successful bidder will have the opportunity to fully evaluate the condition of the structure. Unexpected/concealed conditions that are revealed during the construction phase would be considered additional work and would likely result in the issuance of a change order for each particular case.

18. **Question:** The drawings provided show demolition of a portion of the existing building structure starting at Column Line 8; during the Prebid we observed that this column line should possibly be shifted to Column Line 7, to allow for preserving the existing stairwell and not jeopardizing mezzanine access. Please review and advise.

**Answer:** Confirmed. Column line 8 should be shifted to column line 7 to retain the stairwell.

19. **Question:** Please consider postponement of the bid date to allow ample time to answer questions and further define the scope of work, and to allow teams more time to review the existing structure.

**Answer:** New date for submitting Proposal could be considered by the City based on concrete inquiry(es) for delay.