

ADDENDUM NO. 1

HANOVER STREET PARKING GARAGE REPAIRS



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DATE OF ISSUANCE: February 21, 2022 WALKER PROJECT #: 16-003129.00
OWNER: City of Portsmouth, NH
CONTRACT FOR: Hanover Street Parking Garage Repairs

The attention to bidders submitting proposals for the above project is called to the following addendum to the specifications and drawings. The items set from herein, whether of omission, addition, substitution or clarifications are all to be included in and form part of the proposal submitted. This addendum shall take precedence or provide clarification.

The number of this addendum must be entered in the appropriate space on page one of the bid forms entitled SECTION 004100 Bid form.

BIDDING DOCUMENTS

ADDENDA

Bid Item #91.3: Is the intent for this work to be performed across all surface of the façade? On the North Elevation shown on Drawing R-202, it appears that this is called out only on 2 arched areas, and not the rest of the façade. On the West Elevation, it is not called out anywhere. However the bid form, and the table on Drawing R-001 indicate these to be lump sum items. Please clarify if the intent is for the sealer to be applied over the entire façade or only locations specifically called out on Drawing R-202? Also, if it is intended to go on the full façade, it is all areas, both concrete and masonry, or masonry only?

Response: Work item 91.3 is intended to be applied to the masonry brick façade on the North and west elevations following any repairs and joint sealant work to these elevations.

Item 26.2 on R-001 – Should this be labeled 25.6? Does the 345 LF refer to the horizontal conduit labeled as 25.6 on R-102B?

Response: Replacement standpipe line identified on drawing sheet R-102B by the encircled work item 25.6 shall be corrected to identify it as work item 26.2 on sheet R-001. The work item 26.2 Mechanical Fire Standpipe Replacement is identified with 345 linear feet for replacement in the second construction year or 2023.

CLARIFICATIONS

The following questions were received from contractors requesting further information. Responses to these questions are provided below as clarifications:

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In the past few months, there has been unprecedented escalation in the cost of materials and shipping. These price increases will continue in the foreseeable future with no suppliers willing to commit to price guarantees for a two or three year period and in some cases, much shorter periods. Can some provision be provided in the documents to include 2022 material pricing for work to be performed in 2023 and 2024 and that the escalation will be reimbursed based upon legitimate backup provided by the material suppliers?

Response: Yes, section 00 11 16 Invitation to Bid and Instruction to Bidders para 11.7 Basis for Bids subparagraph. B provides language for cost adjustments that can be made for subsequent work being bid this year.

At the pre-bid, it was mentioned that the Typical Construction Barrier per A/R-002 is to be installed on the floors above and below the slab where work is being performed. Is this shown by the protection zones on the phasing drawings?

Response: The work zone and protection zone below the work zone are to be provided with the construction barrier. The phasing drawings are conceptual and intended to illustrate the captured areas during the work phasing.

What is the purpose of the of the "Overhead False Work Area" in the phasing legend?

Response: Protection above vehicular traffic lanes at the entrances so that they can remain in service during floor repairs.

Is the "Secondary Phase Within Work or Protection Zone" in the phasing legend a work area that will be started after the adjacent captured area work is completed (e.g. 2P/R-004)? Also, do the temporary barriers have to be removed around the initial phase so the parking spaces can be made available?

Response: First question not understood. Second question, yes.

Are items 25.3, 25.4 and 25.5 all drainage pipes?

Response: Yes refer to bid form procurement section and R-001 for pipe sizes.

Item 45.5 on R-001 – Does this apply only to the new standpipe listed in item 26.2?

Response: This applies to all existing standpipe risers and the new horizontal line.

The note "EXISTING CONNECTION TO BE CLEANED TO BE.....AND CAN ADVISE IF REINFORCING IS REQ'D" is shown on several of the floor plans. Under which work item should the cost of this work be included?

Response: Apply cost to work item associated with the note!

Can the bid date be extended for two weeks to give us time to engage subcontractors?

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Response: NO, The project is expected to be awarded in March following the Bid submission and review period.

On R-002, the Typical construction barrier detail, we understand that this is to separate the work areas from traffic and pedestrians, does this detail also apply to the protection areas below?

Response: YES

All Work Item 45 scopes are lump sum painting items. Are structural steel drawings of the existing garage available to assist the painting contractors with their quotes? This would be extremely helpful to ensure accurate pricing.

Response: Contractor shall complete sufficient site visits to determine typical sizes of framing and extent of conditions under which the painting is to be fully completed.

Detail 3.3 / R-501, the hook bars are #4s, the dowels are #3s, what size are the 3 bars running longitude?

Response: The #3 bars are doweled into the filigree plank. There are no longitudinal bars at the doweled into the precast filigree.

Please clarify whether or not there will be any issues should one year's scope is not completed within that year and be pushed to the next year (i.e. some 2022 scope pushed to 2023) due to weather, material availability, etc.

Response: This is dependent on too many factors that could impact the following years if work remains incomplete and they cannot be considered at this time. Contractor shall provide sufficient effort to complete each year's work as indicated in the contract.

Considering there are multiple garage entrances, please clarify whether or not contractors can close one of the entrances at a time to perform repairs in this immediate area. If not, this may require costly sidewalk bridging or other protection measures so that the entrance can remain open while work is being performed.

Response: Refer to the construction documents for requirements related to working in or above the garage entrance areas where suspended falsework may be required to all pedestrian access or limited vehicle travel during construction.

The sidewalk around the garage are narrow and with scaffolding or lifts required for access it would be dangerous to have pedestrians in the vicinity. Can the sidewalks be closed during certain exterior work tasks, or will pedestrian protection scaffolding be required?

Response: Per the pre-bid conference and specification, contractor shall provide overhead protection with scaffolding where required to safely perform their work along the building exterior where sidewalks exist that require protection per requirements set forth by OSHA and State agencies. The option to close the walks remain indeterminate at this time.

Will the diner continue to be closed for the remainder the project?

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Response: Assume the Gilley's Diner will be open all the time.

On R-201 South elevation, would it be possible to close the ramp between column lines 9 to 4.1 for exterior façade work?

Response: NO. The work related to capstone joint sealant replacement and tuck pointing the masonry wall should not constitute the need to close the ramp.

How should the contractors proceed if any of the answers issued do not completely answer their questions?

Response: Consider if you should be bidding this project.

How should the contractors proceed if they have any additional questions after the question deadline?

Response: Proceed the way you have in the past on bid projects.

- Considering that the documents require a 5 year warranty, will the client consider the following alternate proposals or options in order to realize a lower cost for surety bonds:
- a. Construction Performance and Payment Bonds at 100% of the contract amount valid until acceptance of the Work.
 - b. Construction Performance and Payment Bonds at 100% of the contract amount valid until completion of the first 1 year of the Warranty.

Response: No alternates will be accepted. Contractor shall follow the requirements as set forth in the project specification, contract agreement and bond form valid until the completion and acceptance of the contractors work for each year.

Bid Item 91.3 Penetrating Sealer (North and West elevations) does that apply to both the brick masonry and the precast panels?

Response: Penetrating sealer would be applied to the masonry façade on the two elevations shown (Hanover St and Fleet Street)

The waterproofing specs list two different options for the parking levels, full urethane and urethane-epoxy hybrid. Which do we bid with?

Response: Follow the specification for product application areas. Select and bid one product for the garage floors

Will there be one overall project warranty, or a warranty issued at the end of each year? This will be very important as this impacts our bond costs and potentially our ability to bid the job.

Response: The contractor shall provide joint and several warranties as required by the specification for work completed each year. The contractor shall provide a 1-year materials and workmanship warranty covering all work not covered by the multi-year warranty applications.

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1 Specs say we can submit for a change order for escalation costs for 2023 and 2024. Would this be for material costs only, or for material and labor costs?

Response: The provision is made to cover inflationary costs for materials.

Spec Section 011110, Paragraph 1.2.F: This language states that the work will be awarded under a single contract, but the owner "may at their option elect to extend the intent of award for all three years" of work. Is the work for 2023 and 2024 considered an add alternate, or is it guaranteed that the work for 2023 and 2024 will be accepted by the city at this time and be performed under a single contract? Spec Section 012300 is for Alternates, and not alternates are listed here, so it is assumed that the city will elect to move forward with all 3 years of work at the time of contract award.

Response: There are no alternates. The City intends to award a contract for all three years under a single contract agreement form.

Will permit fees be waived by the city or will the contractors need to include the costs for permits in their bids? If contractor's need to include the costs for permits, there is a lot of painting and waterproofing work, which typically does not require permitting. Should the value of the permit be based on the full value of the contract, or only the structural repair work?

Response: The specifications indicate the contractor shall include costs for any permit (local, state) that may be required for this project. Contractor shall investigate the requirements for permits with the City and governing authorities that may have jurisdiction for the work.

Bid Item #45.6 has a potential substantial discrepancy. For years 2022 and 2023, it appears as though the intent is to paint all of the galvanized structural steel in the expansion areas of that year's work. Considering the quantity on the bid form is 1 Lump Sum, it is understood that all structural steel in this area requires cleaning and painting. However, for year 2024, the bid form specifically says "spot locations" yet is listed as a lump sum. In Spec Section 020010, the header for this bid item specifically says "Spot Locations." Please clarify whether or not the contractors are required to clean and paint the all surfaces of the galvanized steel at the expansion areas or just spot locations. If the intent is for spot locations, be it one year or all years, please provide a SF quantity as it is not practical for have each contractor identify the amount of spot locations that the engineer or client intends to have cleaned and painting.

Spec Section 032021 provides information on a corrosion inhibiting admixture. Is this required

Response: Painting application to the galvanized framing is intended to address spot locations where corrosion appears on the framing. All areas of the galvanized framing shall be power washed, Areas that appear with zinc oxide staining shall be cleaned to remove the residual white staining.

Spec Section 032021 provides information on a corrosion inhibiting admixture. Is this required for all new concrete on the project?

Response: Yes

Spec Section 032760: Will the contractor be permitted to use SikaQuick VOH?

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Response: No. It would be a substitution.

Many products carry specific warranty periods. Will the warranty start at the acceptance of each year's work, or at the acceptance of the 2024 work? This is of specific importance to the waterproofing membrane. Waterproofing membrane that is installed in 2022 will be in use for 2 years by the time the project is completed in 2024. It would be preferred by the contractor and from the manufacturer that the warranty for each year's scope commence at the acceptance of that year's scope. Otherwise, the 2022 membrane is required to have a 7 year warranty, which the system is not designed for. In addition, they may impact the contractor's ability to provide a performance and payment bond for the job, as surety companies typically do not prefer to provide a bond for a warranty longer than 5 years.

Response: Warranty documents shall be provided by the contractor and manufacture for each years work completed and accepted. Example: Level 2 traffic topping shall have a warranty provided for the system starting on the date of completion and acceptance of that floor level.

Spec Section 071800, Paragraph 2.2.D calls for flint aggregate in the drive lanes and turning bays. Please confirm this is required as this is an increased cost over typical aggregates. If flint aggregate is required, please provide specifications on aggregate properties.

Response: Yes. Contractor shall provide a submittal for flint aggregate material sourcing to the coating manufacture for review and approval. Contractor shall provide this submittal with manufactures approval to the engineer for approval.

Spec Section 099600, Paragraph 3.6.E.: This is listed as an option, please confirm that this preparation method is an option for the painting contractor, and not the requirement.

Response: Specification 099600 para 3.6.E is provided as an option to using the paint product specified in coating schedule F.

Spec Section 099600, Paragraph 3.6.G.: This states that the painting of the galvanized steel is for spot locations, but there is a conflict in the bid form as it is listed as a lump sum. If the intent is for painting of galvanized steel to be at spot locations, please provide a quantity. Also, please clarify whether or not SP3 or SP6 is the required surface preparation method.

Response: The intent of para. 3.6G is for spot paint application on the galvanized steel where corrosion is present on the galvanized steel. Contractors painting contractor shall estimate the amount of area that requires application. The work item is listed on the bid form as Lump sum and shall include the cleaning of the framing and the spot paint applications.

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Bid Item #6.6:

- a. Considering the small quantity of repairs, is there a reason the contractor would not be able to patch back the asphalt removal areas with ready mix concrete? There is no other asphalt work on the project.
- b. These repair items are required directly under the main entrance on Hanover Street. Please confirm that this entrance will be closed to all for full height shoring throughout the garage while these repairs are performed. If this entrance cannot be closed, the repairs cannot be performed due to the shoring requirement.
- c. Approximately how much SF of repair per location should the contractor account for in their bid.

Response: a. Repair the asphalt in like kind. b. The entrance will be closed if determined that the shoring will interfere with access and egress. C. Contractors estimator should go to the site to examine the locations and determine the repair quantities per location for work item 6.7 column repair – pilaster.

. The phasing drawings indicate a fair amount of overhead false work, presumably so the garage entrances can remain open. Considering there are multiple entrances and exits to the garage, is there any reason why they cannot be temporarily closed to allow for work to be performed directly over these areas? At some point they will need to be closed to allow for work to be performed here, be it repairs or painting.

Response: Closures may be needed and will be determined during construction.

. Bid Item #3.6: This detail calls for the welded wire reinforcing to remain. Considering the level of deterioration and the extend of repairs, it is not practical to keep this reinforcing, especially if the rebar below it is required to be replaced, as it is called for in the drawings. Please confirm that the contractor can replace the existing welded wire reinforcing.

Response: Damaged or deteriorated welded wire fabric will be removed and replaced.

In the specifications Work Item 45.5 Painted Stand Pipe, there is no quantity provided in the mechanical section (W.I.25) for their replacement on the bid form and no place holder for painting them in Work Item 45 on the bid form. Is this work item included with this bid and if so where do we account for it's costs.?

Response: Bid form for year 2023 provides work item 45.5 paint steel pipe for painting all the existing standpipe and the new standpipe to be installed. The item is provided as a lump sum. Contractor shall go to the site to examine the conditions and provide their cost for the associated work.

Bid Item #95.1: The detail calls for the joint on both the inside and outside of the frame to be replaced. Does this quantity account for both sides, or one side only?

Response: Per the detail shown the sealant shall be replaced on both sides of the glazed framing system.

End of Addendum.