

Historic Building Architects, LLC

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Addendum No. 1

Date: Wednesday, July 13, 2011
To: All Bidders of the Phase II Project at The Crawford House
From: Michael Calafati, AIA
Length: 11 pages total (5 pages plus 6-page revised Bid Proposal Form)
Via: Posted as a PDF file on the Borough's Website

YOU ARE DIRECTED TO MAKE THE FOLLOWING changes and/or accommodate the following clarifications to the above captioned bid documents. The date time and location of the receipt of bids has not changed. Acknowledge the receipt of this addendum as required with the bid proposal submitted. This will be the only Addendum issued during the bid period.

1. In lieu of the form provided in the original bid package, please use the revised Bid Proposal Form issued with this Addendum. [Note of Explanation: The drawings and specifications were originally prepared for a project of a greater scope and, accordingly, cost. The revised Bid Proposal Form issued with this Addendum, therefore, reflects the reduced Scope of Work now part of the Base Bid.]
2. All work indicated on Drawing 1 of 1 prepared by T&M Associates (including grading and paving) is deleted from the scope of this project.
3. Because of the reduced scope, the project's contract time shall be 60 days (anticipated to be August and September 2011). Please see the revised Bid Proposal Form issued with this Addendum.
4. *Q. Are NJ Public Works and NJ Business Registration Certifications for contractors and subcontractors required with bid?* A. Provide these forms only for the contractors and subcontractors that would perform work covered under the Base Bid.
5. *Q. Regarding the bid submission checklist (page 20 of 66), what information is to be submitted regarding HVAC, electrical systems, and fire-life safety systems?* A. As this work is not part of the base bid or of the add alternates, this requirement has been dropped. Please see the revised Bid Proposal Form issued with this Addendum.
6. *Q. Does natural gas service already run into the house?* A. Yes. For purposes of the bid proposal assume that natural gas is available in the house.
7. *Q. Does the scope of the interior painting include all previously painted surfaces?* A. Yes, on the first floor only. Please see revised Bid Proposal Form issued with this Addendum.

8. *Q. Do all windows and doors get repaired?* A. Window work is limited to the installation of missing interior trim at first floor windows as noted on the drawings as part of the appropriate Add Alternate. Please see revised Bid Proposal Form issued with this Addendum.
9. *Q. Does all interior trim get repaired?* A. Yes, on the first floor only as part of the appropriate Add Alternate. Please see revised Bid Proposal Form issued with this Addendum.
10. *Q. Does the first floor ceiling (bottom of original 2nd floor) get repaired and replaced where it is missing?* A. Yes, see drawings, especially A101A and Detail 3/A601.
11. *Q. If the HVAC and electrical work are Alternates, are the HVAC and electric demolition part of the alternates or base bid?* A. The HVAC and electrical systems are poorly functioning. Include the removal of systems and their roughing in as part of a new Add Alternate. Please see revised Bid Proposal Form issued with this Addendum.
12. *Q. Is the patching from HVAC and electrical demo part of the Add Alternates or the Base Bid?* A. It should be indicated as a separate Add Alternate item. Please see revised Bid Proposal Form issued with this Addendum.
13. *Q. Do the stair treads also get refinished? Do the 2nd floor wood floors get repaired and refinished?* A. No.
14. *Q. Does the plywood underlayment in Rooms 202 & 206 get removed and the floors repaired and refinished?* A. As part of selective demolition, remove the plywood underlayment as part of the appropriate Add Alternate (finish work at the second floor is not part of the Base Bid or any Add Alternate). Please see revised Bid Proposal Form issued with this Addendum.
15. *Q. Should the new door between the Old Kitchen and the Living Room match door D102-1?* A. There will be no door between these rooms. The note regarding the door applies to door D102-1 only.
16. *Q. Do any wall and trim surfaces on the 2nd floor get repaired or patched? Is there any painting on the 2nd floor? Where in the stairway does work stop?* A. Finish work at the second floor is not part of the Base Bid or any Add Alternate. Work at the second floor is limited to selective demolition/removals and the patching of vacant openings created by removals. Do not include any work for the stairway to the second floor.
17. *Q. Should the new plasterwork match the old texture?* A. New plasterwork should be smooth (in order to distinguish it from surviving/earlier plaster).
18. *Q. The proposed kitchenette doorway on Dwg A101A impacts the H-Bent column on Dwg. A300. What structural implications do we estimate?* A. For purposes of the estimate, assume that the opening may be headed of with three (3) new 2x8s spanning from H-Bent

“T” to the exterior wall. As this work would be made necessary by the new Kitchenette, incorporate this cost into the Add Alternate for the Kitchenette.

19. *Q. Dwg. A502 contains fixture and finish schedules for the kitchenette, but nothing about the cabinetry or countertop. A. Provide Zodiaq® Quartz Countertop as manufactured by DuPont (or Architect approved equal). Provide cabinet models from RSI American Classics line in white (or Architect approved equal).*
20. *Q. Specification Section 01010/1.2/D/8 states that the kitchenette is to be roughed in only. Are any finishes, fixtures, electrical, etc., work to be done in that room? A. Correction: A completed kitchen installation shall be part of an Add Alternate. Please see revised Bid Proposal Form issued with this Addendum.*
21. *Q. Specification Section 01010/1.2/D/4 on page 01010-2 of the Project Manual refers to repairs on the H-bents. Are there any repairs? A. Assume no repairs other than the additional information provided herein (item 18 above of this Addendum #1).*
22. *Q. Dwg 1/A601 shows a detail for a view panel to the existing construction. Please specify the location and size of this panel. A. Assume that three locations will be selected. Assume each to be 18” by 18”. To be part of an Add Alternate. Please see revised Bid Proposal Form issued with this Addendum.*
23. Refer to the information below that updates and further annotates the Scope of Work Summary found on pages 01010-2 and 01010-3 of the Project Manual. Deleted information is noted with strikeouts. New information appears in bold.

1. Site Work	Selective Demolition entails all necessary removals and patching necessary to complete the project. Exterior selective demolition necessary to install the ADA ramp is part of the Base Bid. Interior selective demolition is to be part of an Add Alternate. All work indicated on Drawing 1 of 1 prepared by T&M Associates (including grading and paving other than the 5’ by 5’ brick paver pad) is deleted from the scope of this project.
2. Concrete	Poured concrete footings for a new permanent barrier free ramp. Part of the Base Bid.
3. Masonry	Brick piers for a new permanent barrier free ramp is and a 5’ by 5’ brick paver landing at the ramp’s base. Part of the Base Bid.

<p>4. Wood and Plastics</p>	<p>Rough Carpentry will include:</p> <ul style="list-style-type: none"> a. Repairs to H-bents where required. As noted in item 18 above of this Addendum #1. Part of the Base Bid. b. Framing for the barrier free ramp. Part of the Base Bid. <p>Finish carpentry will include:</p> <ul style="list-style-type: none"> a. The restoration of the interior peristyle, necessary repairs to interior finish carpentry. Part of an Add Alternate. b. Trim, railings, balustrade and related accessories for the new barrier-free ramp. Part of the Base Bid.
<p>5. Doors and Windows</p>	<p>Retain and restore early/original interior doors; widen doorways where necessary to create a barrier-free route on the first floor (base bid); install new wood panel doors (as part of an Add Alternate), frame and hardware where recent (non-contributing) doors have been installed; retain and restore interior door hardware.</p> <p>Window work is limited to the installation of missing interior trim at first floor windows (as noted on the drawings as part of the appropriate Add Alternate).</p>
<p>6. Finishes</p>	<p>Patch and repair wall plaster/early plaster, allow 50% repairs. Install new bathroom floor tile.</p> <p>Painting at new doors, frames, and interior trim. Prepare and refinish interior wood flooring. Prepare and paint early plaster interior wall and ceiling surfaces.</p> <p>Above items apply to the first floor only (as part of an Add Alternate).</p>
<p>7. Specialties</p>	<p>Update existing NJHT Project Sign. Provide and install new project marker. Provide and install new unisex ADA bathroom accessories (as part of an Add Alternate).</p>

8. Mechanical	<p>Remove and replace lavatory and toilet (including roughing-in) to create ADA compliant first floor toilet facility (as part of an Add Alternate). Roughing-in for possible kitchenette installation at a future time is also included (as part of an Add Alternate).</p> <p>Remove and replace furnace with new central heating system and cooling system. Assumes separate systems serving each floor. Cut, cap and remove vertical wall duct and surviving portions of the previous forced air heating system.</p>
9. Electrical	<p>Replace existing circuits and interior distribution; abandon (original/early) system in place.</p> <p>Install new emergency and life safety system.</p>
10. Special Add Alternates	<p>Include the installation of one complete lavatory and one kitchenette as separate Add Alternates. These alternates will include new finishes, fixtures, and appliances (as applicable). (Please see revised Bid Proposal Form issued with this Addendum).</p>

End of Addendum No. 1

BE IT KNOWN:

BIDDER is thoroughly familiar with all provisions and requirements of the Bidding Documents and the conditions under which the Work is to be performed;

BIDDER finds that the proposed Contract Documents are complete, and that they are appropriate for the full, proper, and timely performance of the proposed Contract;

BIDDER possesses and commits to the OWNER the technical knowledge, practical experience, management skills, and all other resources that will be needed to perform the Work contemplated by, described in, and reasonably inferred from the proposed Contract Documents;

BIDDER represents that this Bid is legitimate, and that the various documents which accompany this Bid are accurate, complete and true.

NOW, THEREFORE, BIDDER HEREBY PROPOSES to furnish all supervision, labor, materials, services, tools, equipment, licenses, permits, and payments of lawful fees and taxes which may be necessary to fully perform the OWNER's proposed Contract.

PART A: BASE BID

The Work under the **BASE BID** shall include the Phase II Project at the Crawford House as delineated on the bid documents prepared by Historic Building Architects, LLC, Trenton, NJ and dated March 4, 2011, as revised by Addendum No. 1 dated 7/13/11.

SUBITEM #A1:

**ARCHEOLOGICAL MONITORING: AS REQUIRED
BY SPECIFICATION SECTION 02999**

\$ 6,000.00
ALLOWANCE

SUBITEM #A2:

**NEW BARRIER-FREE IMPROVEMENTS: NEW
RAMP AND WIDENING OF TWO DOORWAYS
(DOOR D102-1 AND OPENING BETWEEN ROOMS
101 AND 102).**

\$ _____
LUMP SUM

SUBITEM #A3:

**ALL WORK INDICATED ON DRAWING 1 OF 1
PREPARED BY T&M ASSOCIATES**

**DO NOT INCLUDE
N.I.C.**

ENTER THE TOTAL OF BASE BID SUBITEMS A1 AND A2 IN THE BOX BELOW

<p>TOTAL BASE BID PRICE..... \$ _____</p> <p align="right">LUMP SUM</p> <hr style="border-top: 1px dashed black;"/> <p align="center">IN WORDS</p>

PART B: ALTERNATE BID ITEMS

<p>SUBITEM #B1: INTERIOR SELECTIVE DEMOLITION. INCLUDE THE REMOVAL OF MECHANICAL AND HVAC SYSTEMS – ALL FLOORS.</p>	<p>\$ _____</p> <p>INDICATE CHANGE ADDITIONAL</p>
<p>SUBITEM #B2: INTERIOR PATCHING OF HVAC, ELECTRICAL AND OTHER REMOVALS.</p>	<p>\$ _____</p> <p>INDICATE CHANGE ADDITIONAL</p>
<p>SUBITEM #B3: INSTALLATION OF MISSING INTERIOR TRIM AT FIRST FLOOR WINDOWS AS NOTED ON THE DRAWINGS.</p>	<p>\$ _____</p> <p>INDICATE CHANGE ADDITIONAL</p>
<p>SUBITEM #B4: INTERIOR TRIM REPAIRS - FIRST FLOOR ONLY, INCLUDING THE FIRST FLOOR CEILING (BOTTOM OF ORIGINAL 2ND FLOOR) AND VIEW PANELS.</p>	<p>\$ _____</p> <p>INDICATE CHANGE ADDITIONAL</p>
<p>SUBITEM #B5: INTERIOR PLASTERWORK</p>	<p>\$ _____</p> <p>INDICATE CHANGE ADDITIONAL</p>

SUBITEM #B6: INTERIOR PAINTING - FIRST FLOOR ONLY.	\$ _____ INDICATE CHANGE ADDITIONAL
SUBITEM #B7: INSTALL COMPLETE NEW ADA COMPLIANT FIRST FLOOR LAVATORY AS INDICATED IN THE DRAWINGS, ESPECIALLY A501. INCORPORATE \$5,000 IN THE AMOUNT INDICATED TO THE RIGHT TO COVER THE INSTALLATION OF MECHANICAL AND ELECTRICAL ROUGH-INS.	\$ _____ INDICATE CHANGE ADDITIONAL
SUBITEM #B8: INSTALL COMPLETE NEW FIRST FLOOR KITCHENETTE AS INDICATED IN THE DRAWINGS, ESPECIALLY A502. INCORPORATE \$5,000 IN THE AMOUNT INDICATED TO THE RIGHT TO COVER THE INSTALLATION OF MECHANICAL AND ELECTRICAL ROUGH-INS.	\$ _____ INDICATE CHANGE ADDITIONAL

PART C: OWNER'S EVALUATION OF BIDS

The Owner will determine the Apparent Lowest Bidder based on the net total amount of the **TOTAL BASE BID PRICE**.

PART D: DESIGNATED SUBCONTRACTORS

The BIDDER warrants that, if it is awarded the Contract, the Sub-bidders named below will be the actual subcontractors who will perform the enumerated classes of work. The BIDDER further warrants that the Sub-bid prices shown below are the Designated Subcontractor's net sub-bids and do not include any markups by the BIDDER. It is understood that those sub-bid prices will establish the basis for the OWNER's payments to Designated Subcontractors. The BIDDER may name itself as the Designated Subcontractor for any of the Work that it is qualified to perform. Attach additional pages if necessary.

1. _____ (SPECIFY TRADE)

 (Designated Subcontractor's legal name)

 (legal address)

SUB-BID for (specific trade) _____

\$ _____
LUMP SUM

2. _____ (SPECIFY TRADE)

(Designated Subcontractor's legal name) (legal address)

SUB-BID for (specific trade) _____ \$ _____
LUMP SUM

3. _____ (SPECIFY TRADE)

(Designated Subcontractor's legal name) (legal address)

SUB-BID for (specific trade) _____ \$ _____
LUMP SUM

PART E: CONTRACT TIME AND LIQUIDATED DAMAGES

The CONTRACT TIME shall be 60 calendar days, commencing on the day next following the Contractors receipt of the NOTICE TO PROCEED from the OWNER. It is agreed by the parties that this CONTRACT TIME subsequently may be adjusted for cause in accordance with the terms and conditions of the General Conditions Of The Contract.

LIQUIDATED DAMAGES (not a penalty) shall be assessed at the rate of \$500.00 for each and every calendar day that completion of the Work overruns the CONTRACT TIME.

PART F: BIDDER'S EXECUTION OF PROPOSAL

The BIDDER, for good and valuable consideration, namely the privilege of bidding for the OWNER's proposed Contract, and the Owner's assurance that the Contract will be awarded to the lowest responsible BIDDER, provided that the cost thereof would be within the amount budgeted and funded by the OWNER for the Work, hereby offers this executed Proposal as a unilateral contract to perform all Work of the Project, with the understanding that it will become mutually binding if it is accepted by the OWNER.

COMPANY _____

ADDRESS _____

CITY, STATE, ZIP _____

TELEPHONE _____

FAX _____

WITNESS _____ BY _____
(Signature)

The bidder shall on the line below, if a corporation, the name of the state in which incorporated.

(Name - **Print** or Type)

(Title)

CONTACT PERSON WHO PREPARED PROPOSAL: _____

TELEPHONE NUMBER: _____

FEDERAL I.D. NUMBER: _____

HAVE YOU ATTACHED THE STARRED ITEMS ON THE CHECK LIST?

FAILURE DO SO MAY RESULT IN AN AUTOMATIC REJECTION OF BID.