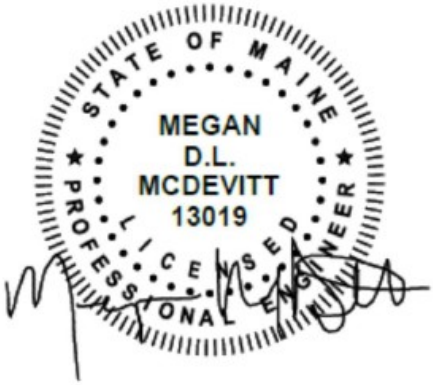
ADDENDUM NO. 4

TOWN OF VINALHAVEN, MAINE

PUBLIC WORKS GARAGE & SALT STORAGE PROJECT



Prepared by:
WOODARD & CURRAN INC.
41 Hutchins Drive
Portland, ME 04102
Tel.: (207) 774-2112
Date: June 19, 2020

SECTION 00 91 13

ADDENDUM NO. 4

NOTICE is hereby given to prospective Bidders of the following information, clarifications, and modifications to the Bidding Documents. The Bidding Documents remain unchanged except as indicated below. Bidders must acknowledge receipt of this Addendum in the Bid Form and comply with the requirements for submission of Bids as set forth in the Bidding Documents.

INFORMATION

The following is additional information the Town offers to prospective bidders:

Storage: If additional laydown or storage area is needed, the Town will work with successful bidder to identify storage location areas on the Island.

Lodging: If desired, the Town will help the successful bidder identify places for lodging on the Island for off-season rental prices.

Transportation: Upon request, and with at least 2 days' notice, the Town can secure one priority vehicle spot on the ferry for Contractor to help with coordination and scheduling of deliveries to the Island.

An updated plan holders list is attached.

BIDDER QUESTIONS

The answers below are provided in response to questions and comments submitted by prospective Bidders.

Could you tell me what the physical address of the site is for the garage/salt shed?
Answer: The address for the Public Works Facility is 50 Louds Pit Road

The Geotech report form Summit suggests a minimum of 2' of frost protection at the foundation where ledge removal will be required. Please confirm that this is the minimum depth.
Answer: 2' of frost protection is the minimum depth required where foundations are founded on top of ledge.

The Geotech report states soil bearing to range of 3,000 -10,000 psf, depending upon soil or ledge bearing. Plan F2 notes 2,000 psf on soil supported foundations. Please confirm soil bearing capacity to use for foundation design.
Answer: Assume 3,000psf. Conditions must be confirmed upon excavation.

Spec section 133498 2.2B states IBC 2003 is the building code to design to. The State is currently using IBC 2015. Please confirm the required building code.
Answer: Adhere to IBC 2015.

Spec section 13349 2.7D requires the metal liner panel color to match the glazed CMU. I could not find glazed CMU in the spec, so please provide color requirement.

Answer: There is no CMU proposed. Eliminate all references to CMU.

Spec section 13349 2.7F & G state that insulated panels are required on the roof and walls and the plans shows single sheet metal panel. Please confirm panel type required.

Answer: Insulated panels meeting the intent of the construction may be considered.

Please provide height of liner panel required in the garage area. I am assuming it is to 10', based upon the additional wall girts required.

Answer: For purposes of bidding assume full height liner panel, wall girts at 24"o.c. See Wall Type Schedule Sheet A4.

Plan A2 and A4 show differing dimensions for the roof gable and eave overhangs. Please provide projection dimensions for the eave and gable extensions on the garage.

Answer: The intent is to have 2' overhangs for the garage side.

Spec section 133419 3.2A requires a 60 lb. roof snow load. Plan S2 notes a 60 lb. ground snow load, which would provide a 42 lb. roof snow load. Please confirm the required roof snow load.

Answer: The load case should be based on ground snow load of 60psf and 1.5" ice build-up.

Please provide additional details on the 6,000 lb point loads at frame line E.

Answer: In order to provide more detail at these locations the steel building main member configuration must be known. If solid, contractor may submit on web to web connection or bottom chord/top chord connection. If open web, the building manufacturer will need to provide the details on where the load should be applied. Once the steel building submittal is reviewed and approved, we will work with the contractor to detail a feasible connection.

Does this job require state wages? Please advise.

Answer: No, the project is Town funded.

Can you confirm if we are responsible for lump sum ledge removal in our bid, or will it be handled as a change order based upon the unit costs we provide:

Answer: Ledge removal will be paid for as a unit item. Contractor shall be responsible for providing pre- and post- survey and photo documentation of rock excavation with each payment requisition.

Please provide more details regarding the Ceiling/Roof insulation? Lots of details about the various Wall Types. No details regarding the Ceilings/Roof.

Answer: Refer to attached Roof/Ceiling Details (SK1 – SK4).

The Specs call for R-30 Batts above the Suspended Ceilings. What about the rest?

Answer: Refer to attached Roof/Ceiling Details (SK1 – SK4).

The Specs call for Rigid Insulation at the Roof?

Answer: Refer to previous addendums.

The Specs call for Kraft Faced Fiberglass Batts at the Walls. Is that with the exception of Wall Type A, which calls for 6 Mil Poly?

Answer: Fiberglass batts with 6 mil poly is acceptable. All seams, penetrations shall be taped and/or sealed.

Can you provide any cross sections the two sections with different roof lines? I need to see wall and ceiling heights and ceiling profiles.

Answer: Refer to attached Roof/Ceiling Details (SK1 – SK4). Refer to drawings for ceiling heights.

Please provide more clarification regarding the volumetric concrete mixing equipment. How are we supposed to prove the equipment? We are proposing to use a Zimmerman volumetric mixer and with the production capacity of about 1 CY every 3-4 minutes. Is that acceptable?

Answer: The Zimmerman volumetric mixer will be allowed. Additional planning will be required to coordinate the required construction joints.

Can you please clarify the required load for the interior 6" HSS column on column line E? The drawings call for frame to support a 6,000 lb point load on the two exterior columns (at lines 2 and 4). Is the interior column also 6,000 lb?

Answer: This beam has been shown to support the wall above, and at one section handle the possible loading of compressor or other equipment. The other half is exposed and can be used for lifting small items if desired by the Town. If the contractor and/or steel building manufacturer wish to incorporate this into the pre-engineered package, that will be acceptable and will be reviewed during the submittal phase.

Spec section 03300 calls for the following; 3,500 psi concrete for the interior slabs & foundations and 4,500 psi for any exterior concrete. Plan F1, Concrete Note 2, calls for all concrete to be 4,000 psi. Please confirm what is required

Answer: All cast-in-place concrete shall have a minimum compressive strength of 3,500 psi.

I can't seem to locate the required slab thickness in the garage & office area

Answer: Garage and office slab shall be 6" thick.

MODIFICATIONS

NOTICE is hereby given that the Bidding Documents have been modified as follows.

The following replacement section(s) are reissued herewith in their entirety, have an Issue Date of June 19, 2020, contain(s) reference to "ADDENDUM NO. 4" in the footer., and text changes identified by double-underline for additions and ~~Strikeout~~ for deletions.

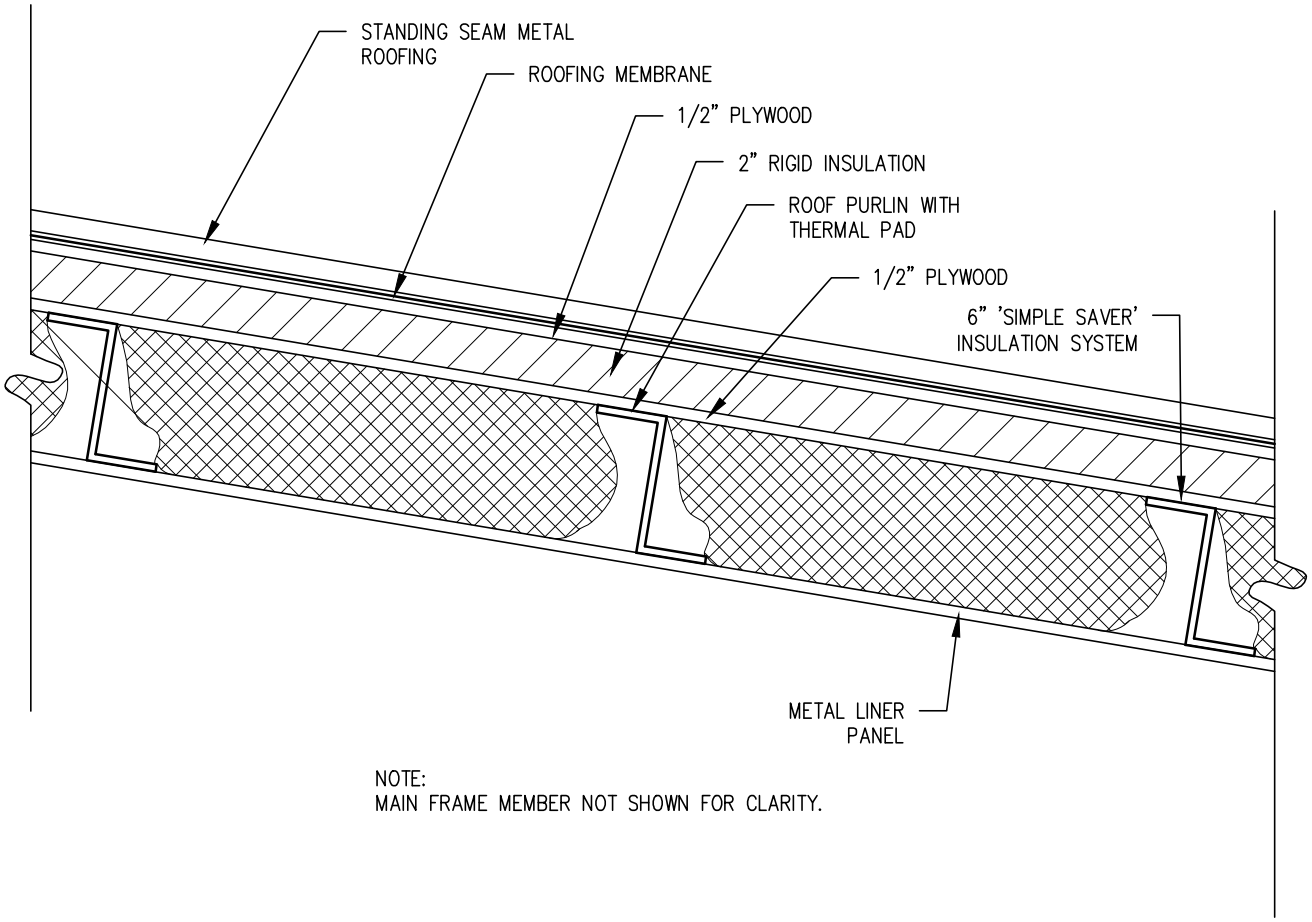
Section 01 20 25 Measurement and Payment, consisting of 5 pages

This Addendum and items listed above are provided to Bidders in a single Portable Document Format (.PDF) file via email. **BIDDERS ARE REQUESTED TO ALLOW FOR ELECTRONIC "READ RECEIPT" AND CONFIRM RECEIPT OF THE ELECTRONIC FILE VIA A REPLY EMAIL.**

Prepared and Issued by Woodard & Curran (Engineer) on behalf of:
The Town of Vinalhaven

Town of Vinalhaven, Maine
Public Works Garage Salt Storage Shed
Plan Holders List
6/19/2020

	NAME	COMPANY	EMAIL
1	Nick Barboza	Dunbar & Brawn	nickb@dunbarandbrawn.com Brucen@dunbarandbrawn.com
2	Bob Normandeau	Rubb, Inc.	bnormandeau@rubbusa.com
3	Jake Barbour	Jake Barbour Inc.	jake@jakebarbourinc.com
4	Drew Keir	Keir Construction, LLC	Dkeir@cox.net
5	Kevin Moore	Island Groundworks	ryerow@yahoo.com
6	Jeffrey Todd	Apex Construction	jeff@apex-constructioninc.com
7	Brian Emmons/Bob Levesque	T Buck Construction	bemmons@tbuckconstruction.net
8	Peter Chase	Buildings Etcetera	info@buildingsetcetera.com
9	Joe	St. Laurent & Sons Excavation	corey@stlaurentandson.com
10	Wil Ferland	Sheridan Construction	Janderson@sheridancorp.com wferland@sheridancorp.com
11	Phil Holmes	PM Construction	pholmes@pmconstruction.com
12	Mark Pullen	Pullen Bros., Inc.	krampull@aol.com
13	Craig Samuelsen	The Shepherd Corporation	craig@shepherdcorp.com



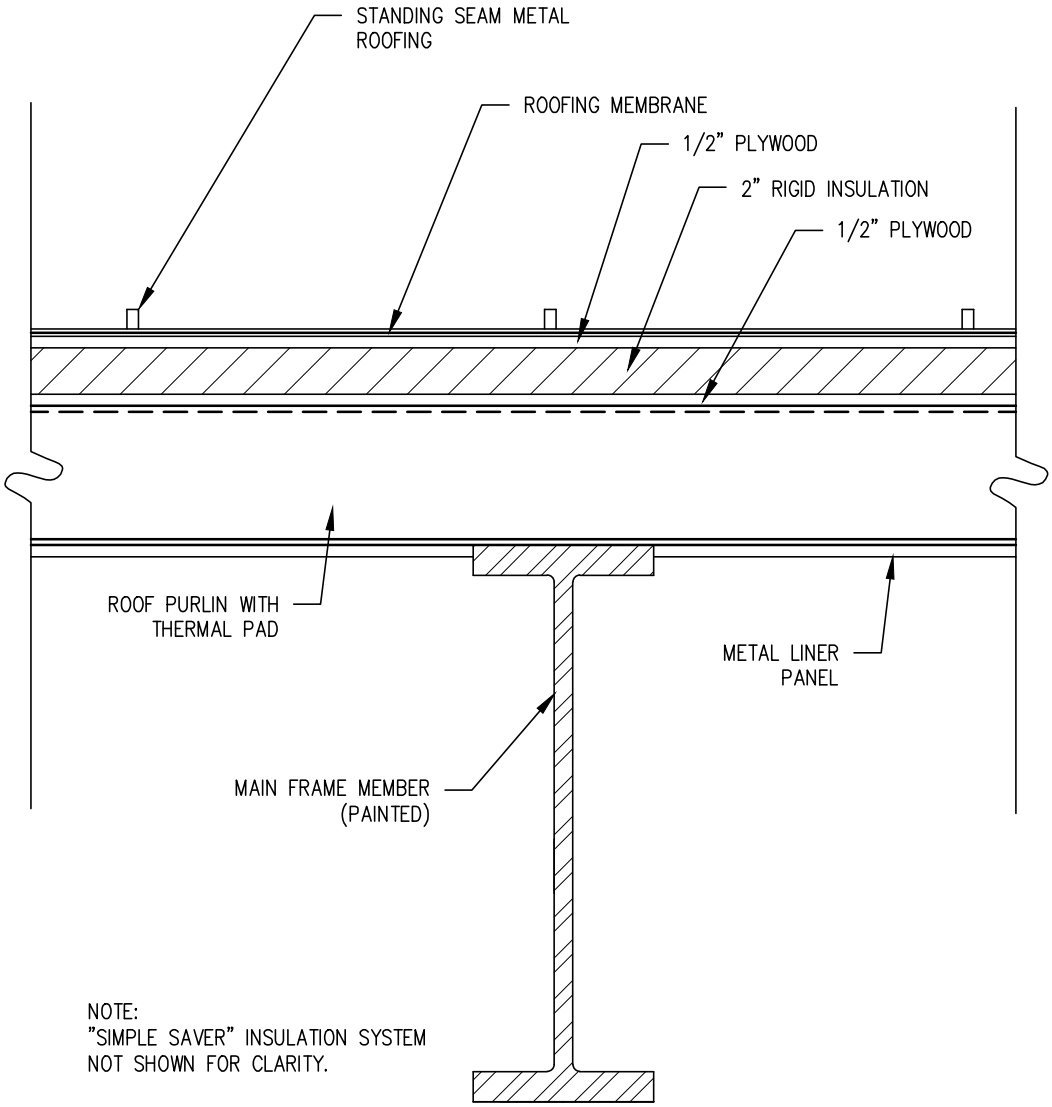
NOTE:
MAIN FRAME MEMBER NOT SHOWN FOR CLARITY.

SK1 – METAL BUILDING ROOF SECTION

SCALE: NTS

	Drawn: AT Checked: RB Scale: AS NOTED	Date: 06/17/2020 Project No: 19079-1	TOWN OF VINALHAVEN **PUBLIC WORKS FACILITY** VINALHAVEN, MAINE
	CARPENTER ASSOCIATES CONSULTING ENGINEERS OLD TOWN MAINE 04468		**SK1 -METAL BUILDING ROOF SECTION**

1

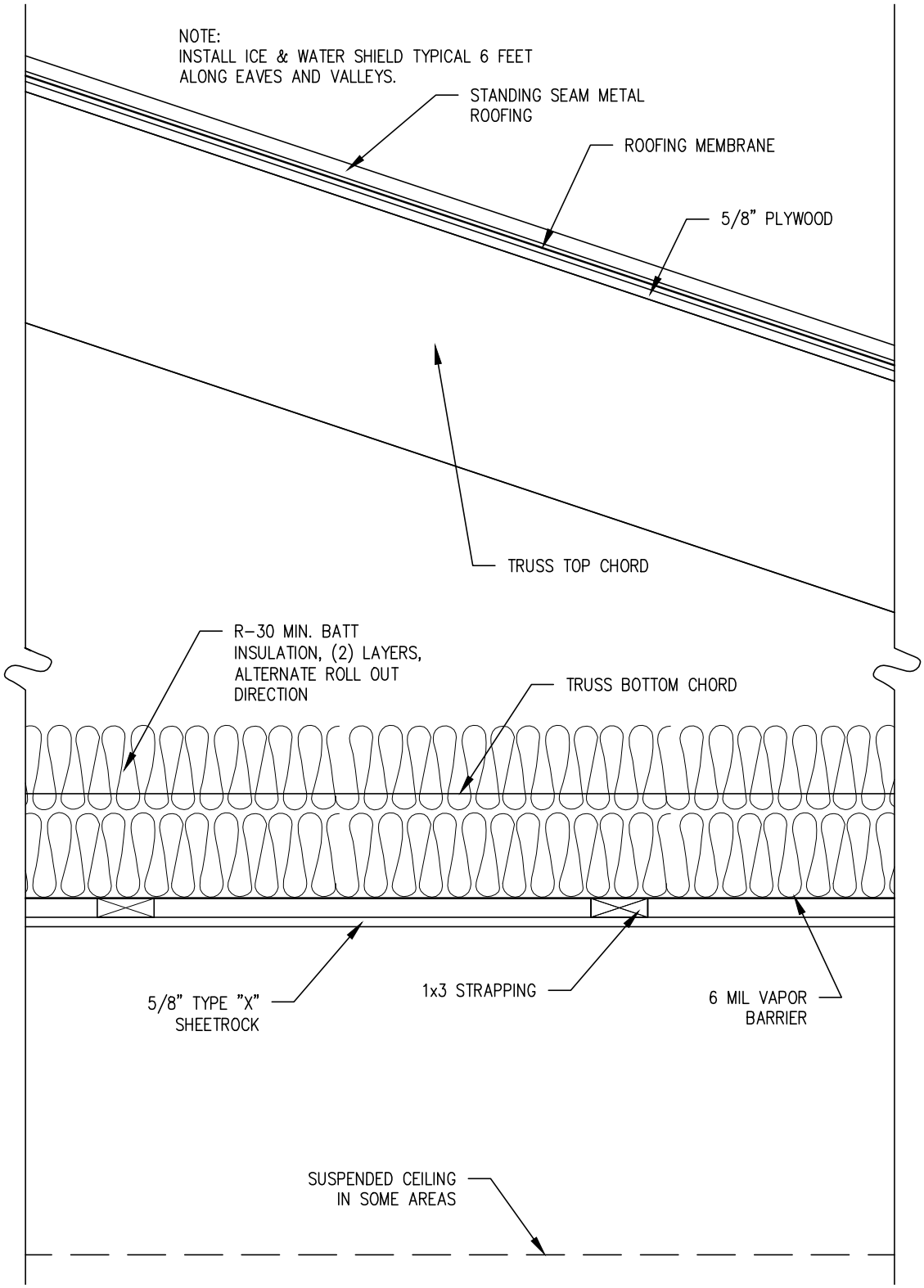


SK2 – METAL BUILDING ROOF SECTION (IN-LINE)

SCALE: NTS

	Drawn: AT Checked: RB Scale: AS NOTED	Date: 06/17/2020 Project No: 19079-1	TOWN OF VINALHAVEN **PUBLIC WORKS FACILITY** VINALHAVEN, MAINE
	CARPENTER ASSOCIATES CONSULTING ENGINEERS OLD TOWN MAINE 04468		**SK2 -METAL BUILDING ROOF SECTION (IN LINE)**

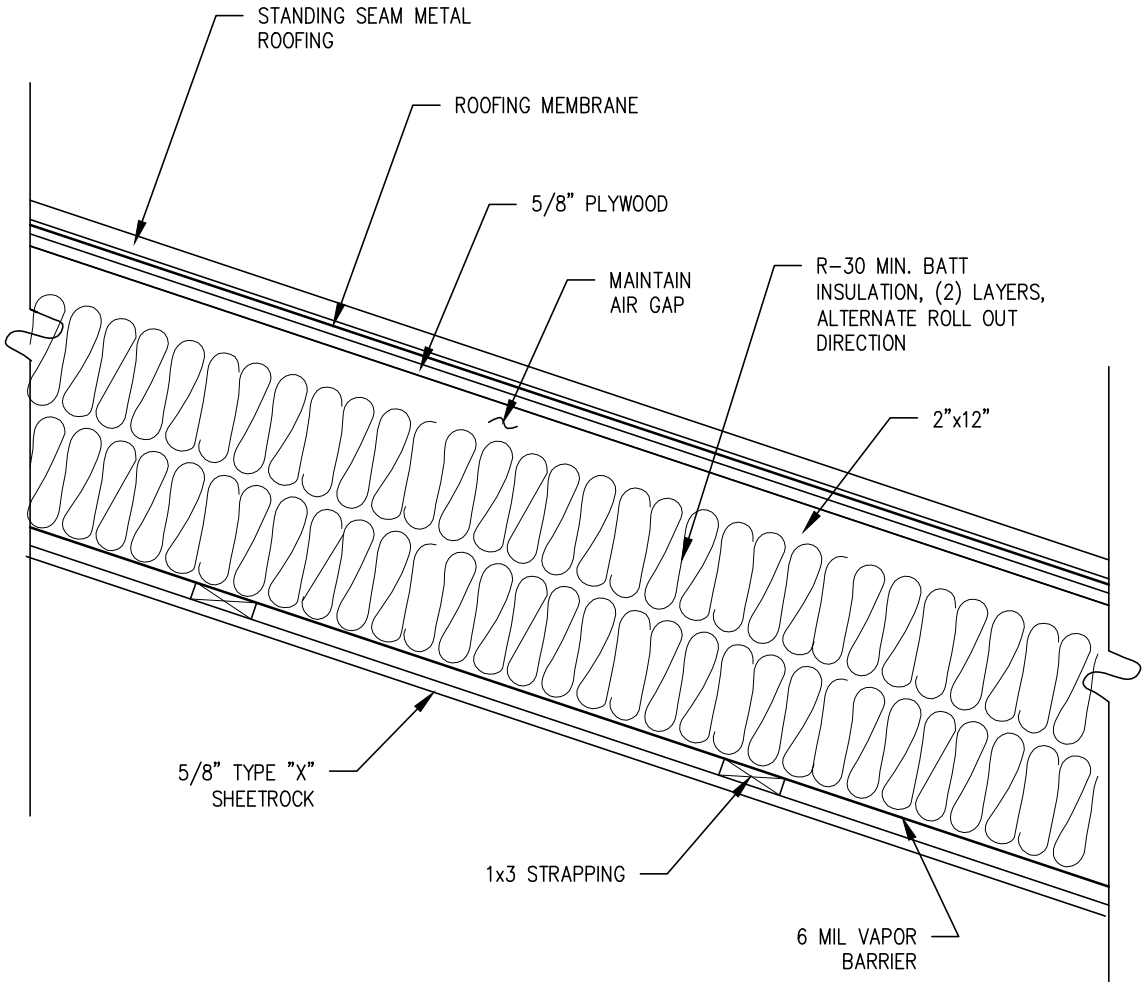
2



SK3 – OFFICE SIDE ROOF SECTION

SCALE: NTS

Drawn: AT Checked: RB Scale: AS NOTED	Date: 06/17/2020 Project No: 19079-1	TOWN OF VINALHAVEN **PUBLIC WORKS FACILITY** VINALHAVEN, MAINE	**3**
CARPENTER ASSOCIATES CONSULTING ENGINEERS OLD TOWN MAINE 04468		**SK3 - OFFICE SIDE ROOF SECTION**	



NOTE:
INSTALL ICE & WATER SHIELD TYPICAL 6 FEET ALONG EAVES AND VALLEYS.

SK4 – OIL TANK AREA ROOF SECTION

SCALE: NTS

Drawn: AT Checked: RB Scale: AS NOTED	Date: 06/17/2020 Project No: 19079-1	TOWN OF VINALHAVEN **PUBLIC WORKS FACILITY** VINALHAVEN, MAINE	**4**
CARPENTER ASSOCIATES CONSULTING ENGINEERS OLD TOWN MAINE 04468		**SK4 - OIL TANK AREA ROOF SECTION**	

SECTION 01 20 25

MEASUREMENT AND PAYMENT

PART 1 - GENERAL

1.01 DESCRIPTION

A. This Section describes the measurement and payment for the Work to be completed under each item in Section 00 41 01 Bid Form which may also be referred to as "pay item".

B. Payment procedures are in accordance with the Agreement, Article 14 of the General Conditions, the Supplementary Conditions (if any), and the General Requirements.

C. Measurement: as determined, verified, or approved by Engineer or Owner in accordance with Paragraph 11.03 of the General Conditions, the Supplementary Conditions (if any), and the General Requirements, except as otherwise specified.

D. The Work described in each pay item shall be as described in the Specifications and shown on the Drawings and not included in other pay items.

1. Pay item descriptions are general and may not specifically describe all associated Work or elements thereof, do not constitute Specifications, and do not supersede the content of the Specifications and Drawings.

2. Review the Specifications and Drawings for Work associated with each pay item. Claims for being unfamiliar with the content of the Specifications and Drawings will not be considered.

E. The following Work is not specifically described or designated as a pay item, is considered incidental to all pay items, and shall not be measured separately for payment.

1. Division 01 General Requirements EXCEPT those items included in Mobilization/Demobilization and included as a separate pay item.

2. Materials, equipment, and services necessary to verify existing field conditions and the location, size, type, material, and orientation of existing pipes and utilities shown on the Drawings including test pits.

3. Restoration of all areas disturbed by the Contractor within the limits of Work.

4. Field and laboratory testing and reporting by independent laboratory, including but not limited to compaction of backfill materials; aggregate gradation; and concrete testing.

F. Payment will not be made for restoration of areas disturbed by the Contractor outside the limits of Work.

G. Payment will only be made for those utility services, including water and fire services, specifically identified for replacement on the Drawings. Relocation or replacement for the Contractor's convenience or due to breakage by the Contractor of any other utility services shown on the Drawings, or at locations which could reasonably be assumed, shall be at no cost to Owner.

H. Design, installation and removal of excavation support systems, temporary and permanent utility/structure support systems associated with a pay item shall be considered incidental to that pay item.

I. Additional dewatering and erosion control (including installation, operation, maintenance, removal and off-Site disposal of erosion control devices) associated with a pay item shall be considered incidental to that pay item.

J. Pay items identified as a Contingency Allowance will be processed per Article 11.02 of the General Conditions and Supplementary Conditions.

1.02 MEASUREMENT AND PAYMENT BASIS

ITEM 1: Rock Excavation	
Measurement	Per cubic yard in place
Payment	Unit price per cubic yard
Schedule of Payment	Monthly based on total cubic yards removed as measured
Material, labor, and equipment, services, installation, construction and testing inherent to the Work for excavation, removal and offsite disposal of ledge and removal and backfill of any adjacent materials removed in the process of ledge removal as shown and described within the Contract Documents, and for all other work incidental thereto that is not covered under a separate Pay Item. Contractor shall be responsible for providing pre- and post- survey and photo documentation of rock excavation with each payment requisition. Contractor shall provide the Owner no less than 24-hour notice prior to conducting pre- and post- survey allowing Owner or Owner's Representative the option be on site and observe survey work.	

ITEM 2: Sewer & Septic System Installation	
Measurement	Portion of Work completed and accepted
Payment	Percent of lump sum price based on Schedule of Values
Schedule of Payment	Monthly based on percent completed
Material, labor, and equipment, services, installation, construction and testing inherent to the Work for installation of a septic system including but not limited to: installation leach field as shown in the drawings, PVC pipes, installation of oil water separator and connection to building vent system, provision and installation of septic tank, installation of grinder pump station and installation of force main as shown and described within the Contract Documents and for all other work incidental thereto that is not covered under a separate Pay Item.	

ITEM 3: Site Electrical	
Measurement	Portion of Work completed and accepted
Payment	Percent of lump sum price based on Schedule of Values
Schedule of Payment	Monthly based on percent completed
Material, labor, and equipment, services, installation, construction and testing inherent to the Work for installation of a site electrical distribution including but not limited to: connection to local utility, electrical feed to the Public Works Garage, and electrical distribution to the Salt Storage Shed and fuel dispenser as shown and described within the Contract Documents and for all other work incidental thereto that is not covered under a separate Pay Item.	

ITEM 4: Hot Mix Bituminous Pavement 12.5 mm	
Measurement	Per ton in place
Payment	Unit price per ton
Schedule of Payment	Monthly based on total tonnage as measured
Material, labor, and equipment, services, installation, construction and testing inherent to the Work for providing bituminous concrete pavement including but not limited to: bituminous concrete, placement, grading, butt joints, tack coat and compaction of bituminous concrete as shown and described within the Contract Documents and for all other work incidental thereto that is not covered under a separate Pay Item.	

ITEM 5: Salt Storage Shed Construction	
Measurement	Portion of Work completed and accepted
Payment	Percent of lump sum price based on Schedule of Values
Schedule of Payment	Monthly based on progress
Material, labor, and equipment, services, installation, construction and testing inherent to the Work for furnishing and installing the new salt storage shed including but not limited to: structure procurement, delivery and, assembly; material testing,; and utility connection as shown and described within the Contract Documents and for all other work incidental thereto that is not covered under a separate Pay Item.	

ITEM 6: Public Works Garage Construction	
Measurement	Portion of Work completed and accepted
Payment	Percent of lump sum price based on Schedule of Values
Schedule of Payment	Monthly based on progress
Material, labor, and equipment, services, installation, construction and testing inherent to the Work for furnishing and installing the new public works garage with offices including but not limited to: subgrade preparation, foundation placement, prefabricated metal and timber frame construction; interior mechanical, electrical, and plumbing system installation; and interior finishes and furnishings as shown and described within the Contract Documents and for all other work incidental thereto that is not covered under a separate Pay Item.	

ITEM 7: Erosion and Sedimentation Control	
Measurement	Portion of Work completed and accepted
Payment	Percent of lump sum price based on Schedule of Values
Schedule of Payment	Monthly based on progress
Material, labor, and equipment, services, installation, construction and testing inherent to the Work for providing erosion and sedimentation controls including but not limited to sediment barriers, stabilized construction Work areas and entrances, protection of trees and other vegetation, dewatering discharge sediment control, erosion control blankets as shown and described within the Contract Documents and for all other work incidental thereto that is not covered under a separate Pay Item.	

ITEM 8: Mobilization/Demobilization	
Measurement	Portion of Work completed and accepted
Payment	Lump Sum per Bid Form (Not to Exceed 10% of the Total Cost)
Schedule of Payment	50 percent at Project commencement - 50 percent at Substantial Completion
Includes delivery to and removal of equipment sufficient to perform the Work from the Project Site, including, but not limited to: temporary utilities, facilities and controls, obtaining necessary permits including associated fees, signage, development of pre-construction schedules and plans required by the General Conditions, Supplementary Conditions and General Requirements; necessary pre-construction investigations, verifying existing field conditions, coordination, and Site clean-up, restoration and closeout.	

ITEM 9: Electrical Service Pole Allowance	
Measurement	Portion of Work completed and accepted
Payment	Allowance
Schedule of Payment	Monthly based on progress
Material, labor, and coordination with Fox Island Electric for establishing service poles and lines to the project site as shown and described within the Contract Documents and for all other work incidental thereto that is not covered under a separate Pay Item.	

END OF SECTION