

08 September 2015

**Addendum No. 1
Brandon Town Offices Rehabilitation
49 Center Street, Brandon, VT**

The following items are to be included in the bid for the above project. Each item clarifies, adds to or supercedes related items in the previously issued Bid Documents, dated 28 August 2015. The Bidder shall notify the Owner if any items are unclear or require additional information. Any questions received after this addendum shall be answered in a subsequent addendum. ***A reminder to Bidders that all questions must be submitted to Town Manager, David Atherton via email (dathertontownofbrandon.com) by Tuesday September 15, 2015 9:00 AM, as specified in the Invitation for Bids.***

OWNER ADDENDUM ITEMS:

CONTRACT COMPLETION DATE: Substantial completion is defined when town office personal can begin moving in. [Delete previous sentence reading, "The intention is to be substantially completed by January 1, 2016."] Add new sentence reading, "The date of substantial completion for Owner occupancy and move-in shall be 1 March 2016. The date of final completion of all contract work, including exterior tuckpointing and painting shall be 30 April 2016."

ASBESTOS & LEAD-BASED PAINT REPORTS are available from the Town website:
<http://townofbrandon.com/town-office-plans/>

BIDDER QUESTIONS FROM SITE WALK-THROUGH 28 AUG 2015:

1. Upstairs plaster walls may need repair and, or, patching after the second floor is jacked up from below. These walls have expanded-metal lath with plaster covering. It is expected that the plaster will need some form of repair to be determined after floor jacking. **Bidder shall specify a *cost allowance* for this work that shall be listed and included in the Base Bid noted on the Bid Form.** The cost for this work shall be negotiated and adjusted up or down, based on specified hourly rates and material costs, once a final scope of work is known after the structural steel is installed and the floor jacked.
2. Drawing Sheet M-1. Change the radiant panel in First Floor Room 105 (Multi-Purpose) to be a single 2-pipe (supply and return) fed from the new wall (southwest corner), in lieu of what is currently shown on M-1 (two separate supply / return drops in opposite corners of the room.). Also delete work noted as "Drywall box in for pipe chase" currently shown in the southeast corner of Room 105 on Drawing Sheet A-1.

BIDDER QUESTIONS (after Site Walkthrough):

1. Spec and quantity for interior soffit cove molding?

There are no interior soffits specified. It is intended to use the existing cove molding for the new counter at the contractor's discretion, should the contractor choose to do so in lieu of supplying new maple cove molding for the counter. Cove molding materials are available from the stock of existing molding that was removed in prior demolition work. Enough of this material is available to do the counter.

2. How much roof sheathing should we estimate?

At this time, it is assumed that all existing roof sheathing, (except for the existing north porch roof sheathing that is noted separately on the drawings for replacement) is in serviceable condition. Upon removal of the old metal roof edge aprons along the east and west building eaves, or upon removal of the flat roofing in the adjoining building stairway section, should any damaged or unserviceable sheathing be found, replacement work for new sheathing will be negotiated separately and in addition to the Bidder's Base Bid as noted on the Bid Form.

3. How much concrete roof patch to estimate?

The concrete roof over the second floor vault (Room 208) is approximately 10'x12'. The Bidder shall inspect the existing roof and plan to repair or stabilize only those portions of this roof that may be needed to properly fasten and install the specified *Densdeck*, rigid insulation, roofing membrane and metal coping.

4. Repair damaged roof deck?

The damaged roof deck on the existing north porch is specified on the drawings. It is assumed that other existing roof deck is serviceable at this time. Refer to Question No. 2 above for additional information.

5. When replacing trim, window parts as close as possible or grind new knives to make trim exact?

It is the intention of the project to maintain the original historic character of the window trim wherever practical. Where new trim is needed and recycled or other matching trim is not available, the contractor shall use new wood trim profiles that match the existing trim profiles as closely as possible, replacing whole pieces of trim, not splicing mismatched pieces.

6. Spec and quantity for exterior soffit?

The existing porch roof underside will be replaced with matching bead board materials to replace the presently damaged section of roof (approximately 18'x4'). The bidder shall inspect the existing conditions to verify the exact quantity of materials to be replaced. At this time, it is assumed that other exterior soffits are not in need of replacement or repair.

7. New black marble base?

At the Bidder's discretion, the Owner has authorized the reuse of the existing 6-1/8" high black marble base. The existing base, if reused, shall be cleaned and installed together with a quantity of new matching black marble base as specified on the Bid Documents. The existing base pieces are in lengths as follows: 1@29", 1@30-1/2", 1@31", 3@35", 1@45", 1@47" and 1@16"-broken end.

8. Cabinet/Countertop spec?

Cabinet specification: American Woodmark, "Townsend" series full overlay, Shaker door style, Maple, honey finish, with 1-1/4" polished brass round knob pulls. Countertops to be plastic laminate (Formica, Wilsonart, or equal), with oak wood front edge and matching plastic laminate 4" backsplash on all sides of countertop that abut walls.

END OF ADDENDUM NO. 1