

ADDENDUM NO. 2**BID NO. 24-14****22 HOWARD STREET SHELL IMPROVEMENTS**

To all holders of the specifications, the following corrections are hereby made. All other items shall remain unchanged. This addendum shall become part of the Contract Documents for the above referenced project.

Acknowledgement of Addendum

Name: _____

Company: _____

Date: _____

Signature: _____

- **Section 1: Pre-Bid Meeting Questions**

Item 1: See questions and answers below.



Pre-Bid RFIs #1

Date: 7/16/2024

1. Can the roof insulation be screwed through the wood plank deck instead of adhered with low rise foam insulation? Roof insulation generally only adhered to the deck when the deck is a gypsum concrete or tectum deck. Insulation at metal and wood decks are generally screwed down with fasteners and plates. You will also save money on labor and material using screws and plates instead of low-rise foam adhesive.

Answer: Yes, can screw

2. Is the adjacent roof (Durolast PVC roof system) under warranty?

Answer:

3. Please advise on how the new TPO roof system is to tie into the existing Durolast PVC Roof System since these 2 roof systems cannot be welded together.

Answer: It needs to be watertight.

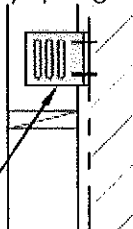
4. Should we figure to price out soffit at the gutter overhang to tie-in with the fascia metal?

Answer: yes

5. Please provide a detail for how the new 2x8 exterior wood framed wall will tie into the front & rear masonry exterior walls which are existing to remain

Answer: Per engineer email response, The wall would be framed like a typical wood wall intersection. Even if the masonry wall remains at the front, we are still building a new 2x wall in front of it. The new stud wall gets attached to the existing masonry with clips. My apologies, the call out for this clip got accidentally removed from the detail.

DIETRICH FCSC5.5 AT
THIRD POINTS OF STUD
AT 4'-0"OC W/(3)#10
SCREWS INTO STUD
AND (2) 1/4" Ø HILTI KWIK
CON II W/ 1" EMBED



6. Please confirm contractor is not responsible for repairing / replacing / modifying existing to remain concrete / paver sidewalks along the exterior of the building

Answer: confirmed

7. Please advise if City of Aberdeen will be responsible for coordinating / contracting BGE to perform the new electrical service & meter installation scopes of work for this project

Answer: yes

8. Please confirm City of Aberdeen will be responsible for all costs associated with BGE fees for new meter / electrical service installation

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Contracting, Inc.

Answer: yes

9. There are concerns of the lead times for BGE to design & schedule the install of the new electrical service. Please confirm Contractor will not be responsible for delays to the target completion date due to delays stemming from BGE.

Answer: yes

10. If there are delays to new electrical service stemming from BGE, please advise how City of Aberdeen will handle Contractor's responsibility with start of of new Contractor supplied / installed roof top HVAC units if contractor cannot start units until new elec service is installed. Moreover please advise on when contractor's 1 year warranty will begin on these HVAC units if start up does not occur immediately following installation.

NOTE TO PATRICK: Check on possibility of Welsh HVAC doing HVAC project

11. Please confirm Contractor is to assume BGE will proceed with overhead electrical service rough in installation NOT under ground service. Moreover, please confirm Contractor will not be responsible for including any costs base bid for BGE to perform underground electrical service rough in installation, and if required, Contractor will submit a Change Order for the added exterior improvement scopes of work required if BGE decides to proceed with an underground electrical service rough in installation.

Answer: No.

12. Please advise if Contractor or City of Aberdeen will be responsible for providing a builder's risk insurance policy coverage for the project

Answer: Contractor Responsibility

13. Please advise if Contractor will be responsible for providing pollution insurance coverage for the project

Answer: standard insurances will be required.

14. Please advise if contractor will be responsible for providing pest control services for the project

Answer: no

15. Please provide elevation detail drawings of the new side exterior wood framed wall providing the proposed future window opening dimensions

Answer: requested from proposed tenant architect.

16. Please provide specifications / make & model / finish / hardware for new
- 16.1. new aluminum storefront front entrances
 - 16.2. new aluminum storefront side entrance w/ glass side lite
 - 16.3. new rear hollow metal door / frame with locking panic hardware
 - 16.4. new roll up door

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Answer: anodized aluminum storefront frames. Roll-up door to be insulated ~~matching existing opening.~~

17. Is the new garage door to be insulated or non-insulated

21 Answer: insulated

18. Is the new roll up door to be manual or motor operator?

Answer: Manual

19. Is the new roll up door to have similar 4 panel residential look as existing roll up doors?

Answer: yes

20. Please advise if new front alum storefront entrance will need to be ADA compliant. If so, please advise on Contractor's responsibility in regards to the existing non-ADA compliant threshold at existing front entrance. See below picture for your reference



Answer: make it compliant.

21. Please provide further clarification on Contractor's responsibility with replacing the existing sill / threshold at existing side exterior entrance where new aluminum storefront entrance will be installed.

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Answer: The door will be compliant on the interior with the new-poured concrete

22. Please advise concrete slab depression shown in picture below is to be filled in to align concrete slab on grade after existing floor drain is demoed.



Answer: yes

23. Please confirm new concrete slab on grade being installed where existing wood floor being demoed ONLY needs to align with the existing slab on grade directly adjacent to this wood framed floor area. Moreover please confirm Contractor is not responsible for aligning all other existing slab on grades which have various elevations throughout the existing interior of this building.

Answer: yes

24. Please confirm new 2x6 wall is to be installed along existing to remain front masonry wall.

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Answer: Yes, per drawing.



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25. Please confirm existing 2x4 furring strips is to be demoed along existing to remain front masonry wall.

Answer: yes

26. Please advise if existing front exterior windows are to be replaced due to new 2x6 wood framed partition wall being furred out along interior side of this existing to remain exterior front masonry wall

Answer: windows would exist and jambs extended to interior

27. Please confirm existing exterior HVAC unit on existing front exterior wall is to be demoed & existing front masonry wall patched.

Answer: yes

28. Please confirm City of Aberdeen is responsible for providing Contractor with building permit for the project

28. Answer: yes

29. Please confirm all existing below slab on grade rough ins are to be cut / capped / made safe & abandoned in place, and concrete slab on grade patched only as required for the cutting / capping of existing rough ins, such that Contractor will not be responsible for cutting / patching ex. slab on grade to completely eliminate / remove entirety of existing below slab rough ins.

Answer: yes

30. Please advise if existing demising CMU wall grouted solid? If not will top truss 2x blocking require grouting of top of ex. CMU wall for anchoring blocking to wall?

Answer: grouting is unknown

31. Please advise if existing side exterior masonry wall along centennial lane noted to be demoed is currently grouted solid. If unknown at time of bid, please advise if Contractor should assume existing wall is OR is not grouted solid, as this will affect total cost for demolition of this wall.

Answer: grouting is unknown.

32. Do new 6x6 wood posts supporting new truss bearing LVL along existing building demising wall need to be tied into ex. CMU?

Answer: Per engineer, Q: Can you please spec the connection hardware at the masonry lodge wall mid-post, and also the post-base. A. There is no connection mid-post. The post base can be a Simpson ABU66Z post base.

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33. Please provide Hazardous Material Survey report identifying all ~~existing hazardous materials that~~
Contractor will be responsible for providing hazardous material remediation services for.

34. Please advise if Contractor is to tie new downspout gutters into below slab stormwater drains that stub up above ground at existing exterior corners of building.

Answer: terminate at grade with elbows

35. Please clarify if Contractor will be responsible "Re Pointing", repairing, or replacing of the existing exterior masonry walls to improve the appearance of the failing mortar joints of the facades. If so, please advise if City of Aberdeen will provide a specified allowance amount for Contractor's to include base bid to cover these TBD masonry repairs which are not clearly noted on the bid documents.

Answer: no

36. Please advise if the City of Aberdeen would be willing to consider demoing of the existing front & rear masonry exterior walls & having new wood framed exterior walls built in lieu of salvaging / temp shoring the front & rear exterior masonry walls & only having a new side exterior wood framed wall built. Please note that demoing all 3 existing exterior walls & building new wood framed walls is likely a cheaper route versus trying to salvage & temp protect / temp shore existing to remain front & rear masonry walls

- 36 Answer: please provide an add-alternate that is constructed per the same detail as per the centennial lane wall with to watertight condition

37. Does there have to be a 45-degree CANT strip at all parapet walls? See attached Elevate Detail #UT-BT-01/ This detail applies more to a Built-up roof/modified bitumen roof system This detail generally isn't used on a single-ply (TPO, EPDM, PVC) roof system, except when you have crickets at wall drainage points such as scuppers or drains (this roof system drains to a gutter). Please advise if this Elevate detail is acceptable alternate solution in lieu of the 45 degree CANT strip at all parapet walls.

Answer: yes, it needs to be a 45-degree CANT strip

38. Can the termination bar at the gutter be eliminated? This is not a typical detail. See attached Elevator Detail #UT-RE-15 reflecting the membrane terminates behind the gutter flange/drip edge. Please advise if this Elevate detail is acceptable in lieu of the specified termination bar.

Answer: No, UT-RE-15 is not suitable due to lack of overhang

Project: 22 Howard St
Owner: City of Aberdeen
Engineer/Architect: Skarda
RFI No.: RFI-001
Date: 7/12/24

Goettner Construction is requesting information on the following:

1. The RFP states that the general contractor is responsible for determining the exact scope to be performed. Are we required to submit a scope of work with our bid?

Answer: submit a description or narrative

2. Who is submitting the service application to BGE?
 - a. Should the service be underground or overhead?
 - b. If gas is readily available in the area, do you want a gas service?
 - c. Will the city be paying all of the BGE invoices and fees directly?

Answer: city is responsible

3. Are the RTUs to be gas or electric?

Answer: Electric

4. Are the RTUs to be hooked up at the time of install, provided gas or electric is available, or should they remain isolated?

Answer:

5. Will an elevation drawing of the Centennial and Howard St walls be provided?

Answer: yes, will provide, but is not yet available.

6. Please provide a copy of the report for the abatement requirements.

Answer:

7. Are we able to close Centennial for the duration of this project?

Answer: Centennial From Howard to Cypress can be closed for the duration of the project.

8. Is there a spec or recommended product for the epoxy we are to use for the adhesive anchors?

Answer: If it is going into masonry, it should be Hilti HY270. If it is going into concrete, it should be a Hilti HY200.

9. On the front wall at Howard St the RFP says we are to remove the wood lintels and replace them with masonry. The drawings require and 8" bearing width on either side, and the specified lintels are limited to a maximum opening of 10'. Given the current layout of the right door and the windows on either side of it, it appears the span will be greater than that as there is only roughly 11" jamb to jamb on either side of the door.

Answer: will confirm with engineer

10. Would the city consider demoing the front wall at Howard St and framing a 2x8 wall, if it appears to be more cost effective than the work referenced in the scope?

Answer: please submit an alt-add for this change showing same configuration as centennial



RFI

Project: 22 Howard St
Owner: City of Aberdeen
Engineer/Architect: Skarda
RFI No.: RFI-002
Date: 7/17/24

Goettner Construction is requesting information on the following:

1. Can the engineer recommend what we should use for a post base?

Answer: The post base can be a Simpson ABU66Z post base.

2. Can you give us a rough idea of the locations of the RTUs?

Answer: The RTUs should be placed at mid-truss span, approximately 30' from the front and 30' from the rear of the building.

3. On detail 1, S3 it shows securing the blocking to the Masonic Lodge wall with an adhesive anchor. Is it possible to tell us if this wall is already grouted? If not, do we need to receive permission or acquire additional insurances to work on their building?

Answer: unknown if that wall is grouted.

- a. If we need to grout these cells it appears that some work will need to be done on the Masonic Lodge roof. Will we be responsible for this? How does it affect their roof warranty?

Answer: no grouting shall be required