

TOWN OF VERNON
CONTRACT #2014-09/18/2017
RFP
RENOVATIONS TO HOCKANUM MILLS
200 WEST MAIN ST. VERNON, CT.

QUESTIONS	ANSWERS
I hope your day is going well. I was wondering if you had an estimated project value, union requirements and a start date for the Renovations to Hockanum Mills project. Any information would be great. Thank you for your time.	This is a prevailing wage project and the estimated project value is still to be determined. We hope to have the work start by the end of September.
Good morning. I have reviewed the attached ITB and wanted to ask you if you are looking for construction services or owner's representation services. This ITB is listed under the State Biznet email as " Construction, Owner's Representative " but when I read what you are looking for that is not clear to me. Do you have further insight on this?	This was the most appropriate category from the list to select from, when it was being uploaded to the State's site. We are looking for someone to actually perform the work.
I see your project listed under the CT Procurement Daily Notice. I'm looking to find out if you will be needing window treatments as part of the project, and if so, how do I go about placing a bid?	Window treatments are not part of this scope.
Seeing that revised Construction drawing s were added to the DAS site, will the dates be pushed back to allow more time?	No. The revised drawings were to add some minor details. (Answer revised below)
Can I get a copy of addendum 1 / sign in sheet.	Yes, that will be posted along with the other documents.
In order to provide more accurate Bids will the dates be extended?	Yes, as indicated in "Addendum 1"- The question period will be extended until Monday, September 18, 2017 @ 12:00 noon with answers by noon on September 19, 2017. The Bid date has been extended until Thursday September 21, 2017 @11am
RFI # 1 Will any modifications be considered to the Payment Terms of the Contract? In particular, the following items	See responses in "Addendum 2"

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seem to be unreasonable if for some reason the project has any delays or code compliance complications for the C.O.

Line Item C - "CONTRACTOR RESPONSIBLE FOR WHOLE WORK"
Paragraph 2 - "PARTIAL PAYMENT NON ACCEPTANCE"

This means the contractor has to carry the whole dollar value of the project for 45-60 days or 2 - 3 months.

The general contractor should be able to recover monies spent on labor for the pre-vailing rates month to month with progressive payments to keep the project on tract.

In addition, sub-contractors will only mark-up their normal unit prices if they have to wait up to 3 months for their labor / material payments.

RFI # 2

Will a P.E. structural wet stamp be required to address the modifications of the existing structural components for the framing of the new stairway? The Drawings address the framing requirements but the Building Dept. may require a structural review.

RFI # 3

Will the ceiling under the new stairwell at the first floor have to be fire rated?

The specifications call out for wrapping the (2) columns only.

RFI # 4

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<p>Is there a Janitor's Closet on the Third Floor? Detail 1 on Drawing A-1.2 shows the layout for both floors in one detail but the specifications do not call for one on the 3rd Floor narrative.</p>	
<p>Please send via email a bidders/planholders list for this project, and can you please confirm if the bid date remains the same. If you unable to email the bidders/planholders list, it can also be faxed to .</p> <p>Have you sent all recent addenda to Dodge? If not, please include recent addenda with the planholders list so we can ensure our members are up to date on your project.</p>	<p>In response to your email, all relevant information and answers to questions will be posted on the towns website at: http://www.vernon-ct.gov/legal-notice and the States portal at: http://www.biznet.ct.gov/SCP_Search/BidDetail.aspx?CID=44346</p>
<p>In trying to view the sign-in sheet on the town's website I received an error: 'Not Found – The requested URL /files/legal/IMG_2480.jpg was not found on this server.' Can you please look into this issue?</p>	<p>Or IT department has corrected the issue.</p>
<p>1. The Scope of Work and Drawings show Electric Heaters being added to the Bathrooms & Stairwells being fed from new panels located on each floor. The Scope of Work doesn't include the new panels are we to include the new panel installation in this bid?</p> <p>2. At the walk thru it was stated that the owner has taken great pride in the restoration of the mill and the details that have gone into it. Are we to include EMT conduit painted Black & Gold for all new branch circuits for lighting and power as</p>	<p>See "Addendum 3" for detailed answers.</p>

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well as the fire alarm?

3. The Scope of Work states that new stairwell being built from the 4th floor to the 2nd floor be complete. Does that include the lighting, emergency lighting and fire alarm as well? The electrical drawings are not referenced in the Scope of Work.

4. The Scope of Work states that new 2nd Floor Women's Bathroom being built complete. Does that include the lighting, emergency lighting and fire alarm as well? The electrical drawings are not referenced in the Scope of Work.

5. The Scope of Work states that new 2nd floor Men's Bathroom be complete does that include the lighting, emergency lighting and fire alarm as well? The electrical drawings are not referenced in the Scope of Work.

6. The Scope of Work states that new 3rd Floor Women's Bathroom being built complete. Does that include the lighting, emergency lighting and fire alarm as well? The electrical drawings are not referenced in the Scope of Work.

7. The Scope of Work states that new 3rd floor Men's Bathroom be complete does that include the lighting, emergency lighting and fire alarm as well? The electrical drawings are not referenced in the Scope of Work.

8. The Scope of Work states that new 2nd Floor Lobby Enclosure being built complete. Does that include the lighting, emergency lighting and fire alarm as well? The electrical

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<p>drawings are not referenced in the Scope of Work.</p> <p>9. The Scope of Work for the existing North and South stairwells are getting provisions for lighting, emergency lighting and fire alarm only (Junction Box at each stairwell) is that correct?</p> <p>10. The Scope of Work under the Notes states Add Fire Alarm System is this to be a complete system as shown on all the Electrical Drawings and Fire Alarm Riser?</p> <p>11. The Scope of Work states that new 1st Floor Sprinkler Room being built complete. Does that include the lighting, electric heat and fire alarm as well? The electrical drawings are not referenced in the Scope of Work.</p> <p>12. In the walk thru it was stated that (2) unit heaters will be added to the 1st floor space is this still correct? If so please provide location</p>	
<ol style="list-style-type: none"> 1. The 3 pages of specifications ('Scope of Work') is supposed to be the full extent of the work we are bidding on. What is the full extent of the painting? The only items listed in the specifications for paint are stringers & risers in stairwell and to paint the wood trim in the bathrooms. Are the walls of the new stairs, bathrooms, and sprinkler room to be painted, etc.? Please advise. 2. Are the "Bathrooms" and "Stairwell" sections of the 	<p>See "Addendum 4" for detailed answers.</p>

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<p>specifications referring to all bathrooms and stairwells or just the 4 new bathrooms that we are creating on the 2nd and 3rd floors and the new stairwell that we are creating from the 2nd to the 4th floors? Please advise.</p> <p>3. Fire Alarm Questions: Plans shows a Notifier system on the riser diagram. Will you accept substitutions? Page E1.2 has Heat detectors with symbol for a note. I cannot find a note on it. Please advise.</p>	

