ADDENDUM NO. 2
August 17, 2020

RFP 20-11 – DESIGN BUILD OF PARKS & RECREATION MAINTENANCE BUILDING
ADDITION AND HANDICAPPED REST ROOMS PROJECT

Town of Hooksett
Department of Public Works

The following questions were asked by a prospective bidder and being added to the RFP as an addendum.

1. How many toilets, urinals and sinks do you folks want in each ADA restroom? – Four (4) toilets, two (2) urinals and two (2) sinks or if space dictates other.

2. How many fixtures are to be ADA compliant per rest room? – Four (4)

3. Where is the water heater to be located? – Bathroom of new building. Please include mop sink and shower in bathroom of new building.

4. Where is the kitchen sink to be located? Plus it talks about sink and toilet is there three restrooms or just two? – Breakroom of new building, three (3) restrooms.

5. Is this building going to be public? If yes, you will need a mop sink to comply with codes and a bi-level drinking fountain if occupancy is high enough. – Two (2) public bathrooms and one (1) employee bathroom.

6. What is the occupancy rate for this building? – Not occupied.

7. Framing: Floor System - (A) This section makes references to "1st floor" and "basement ceiling". Are these references to a mezzanine above the new kitchen and bathroom or are they from a previous scope of work? Please clarify. – No mezzanine.

8. Electrical:
   (A) This section states "update existing 200 amp service with circuit breakers". Is this referencing the new breakers that will be required or is the intent to change out all of the existing breakers currently in this panel? Please clarify intent. – Add new breakers to existing.
   (B) This section references "ceiling light outlets". Please clarify intent. – No ceiling light outlets.

9. Roofing: Is the existing roofing to be removed & replaced with the 30 year architectural roof shingles and a new ridge vent cut into the existing roof sheathing? Please advise. - Remove and replace existing roof shingles, sheathing to remain unless in poor condition.

10. Insulation:
    (A) This section references "interior walls will be faced R-19 with a poly vapor barrier (6 ml)". Is this referencing the walls separating the public restroom and the existing garage, new kitchen / restroom and the new garage and the wall separating the new kitchen / restroom? Please clarify.
    (B) This section does not address exterior walls. Will there be faced R-20, or similar insulation, along with a 6ml poly barrier? Please advise. - Yes, R-19 for interior walls, R-20 for exterior walls.
11. Exterior windows and Doors and Garage Doors: Is it intended to add electric operators on the two existing garage doors? Please advise. – Yes, add operators to existing two garage doors as a bid option.

12. Kitchen cabinets: Will wall cabinets be installed as well as the base cabinets & counter in the kitchen. Please advise. – Yes.

13. Water System: Is it intended to leave the existing water meter in its current location? Or is it intended to relocate the water meter to the garage area? Please advise. Relocate meter to the new bathroom.

14. Will the Parks & Recreation dept. vacate the building during construction? Please advise. – Personnel can vacate but equipment, i.e., mowers, etc. will still be stored in the building.

15. The RFP states under the section “Construction Schedule and Completion” that “the project shall start and completion subject to award and agreed schedule”. Does the Town have a desired schedule in mind? Is there a certain date this building needs to be completed by? – ASAP, before winter if possible.

16. If the project were to go through the winter, please clarify if the Town would provide any plowing/snow removal services. Who is responsible for “winter conditions” costs? - The town will perform normal winter maintenance which includes road access and front of existing building.

17. The RFP states under section “Site Work” that “a contingency has been included in the Proposal to cover any unsuitable material which may be encountered”. Is this a contingency that the Town is carrying? If the contractor is expected include this contingency, please specify an allowance amount that all bidders should carry. - The contractor should include this contingency for $5000.00.

18. The existing paved surface ends at the existing building, please confirm if new pavement should be installed in front of the new addition and to what extent. - No new pavement in front of new building.

19. Please clarify that the Town will cover all special inspections costs and that these costs are not to be included by the Contractor. – Required permits will have to be obtained. Permits and inspections will be free of charge.

20. Please clarify that all utility back charges or usage fees will be by the Town. – The Town will take care of these costs.

21. See section “Framing: Floor System – 1st Floor” of the RFP. This section alludes to a 1st Floor System over a “basement ceiling”. The Concrete Foundation section is calling for frost walls and what we assume is a slab on grade. Please clarify the intent. – Slab on grade.

22. Please confirm there are only (2) windows desired on the new building addition. – Correct.

23. The floor plan appears to show a window or door at the wall between the new addition and existing building. There is not an existing window or door in this location, please clarify the intent? – Opening only.

24. Should the exterior walls match the height of the existing walls providing the same head-height in the garage bays? – Yes.
25. Should the front side of the new roof system match the same plane as the existing roof system? – Yes.

26. Please confirm if the existing building should be re-roofed as part of this project. – Yes.

27. The Two Floor Plans (one showing the existing conditions and the other showing the new addition and renovation) are very blurry and it’s hard to read any dimensions that are shown, can a clear version be provided? – Need to visit site.

28. With regards to the renovation of the existing building to accommodate new bathrooms, has it been confirmed that there is enough space to accommodate ADA restrooms with the number of toilets shown? Please confirm the intent is to leave the wall separating the existing garage area and the existing offices/bathroom in place and that no work should be required to re-locate this wall to accomplish the desired scope. - Need to visit site.

29. Please confirm the existing HVAC systems will remain for the existing building and no modifications are anticipated except to accommodate new bathroom layout. – No HVAC.

30. Please see section “Insulation” in the RFP, the exterior wall is insulated with R-19 and has an interior vapor barrier. This is typical practice for residential construction, but not for commercial. Hooksett is in Climate Zone 6A (Merrimack County). Commercial energy code likely requires an Air & Vapor Barrier on the exterior side of the sheathing plus one of the following insulation techniques:
   · R-13 cavity insulation plus R-7.5 continuous insulation on exterior side, or
   · R-20 cavity insulation plus R-3.8 continuous insulation on exterior side. - Interior walls will be faced R-19. Exterior walls will be R-20 cavity insulation plus R-3.8 continuous insulation on exterior walls. Roof will be R-30.

31. How should the design-build contractor handle any code complaint upgrades or unforeseen conditions that might be required at the existing building which are currently not stated in the RFP or are unknown at this point? An example is question 33 above, we would suspect that the existing building does not meet current energy codes but this is not addressed or known at this point. – If required by Code Enforcement Officer, this will be an additional cost.

32. Please confirm the local authorities having jurisdiction are not requiring a sprinkler system in this building. - No sprinkler system needed providing there is 30’ of clearance for fire truck access.