

Bid # 7-11/12
EXTERIOR STABILIZATION OF RED DOE PLANTATION
ADDENDUM #2

Question 1: Many vital questions were discussed at the Prebid meeting. Lead based paint abatement i.e. base bid and alternate, new design of front columns, and important clarifications regarding plans and procedures. It was my understanding that these would be addressed soon by an addendum. Is this correct?

Answer : Yes.

Question 2: Page 15 of 25 of the AIA 201 General Conditions states the contractor must provide the Builder's Risk Insurance for the replacement cost. Normally the owner provides this because they know the value of the property and already have it insured. Please verify the contractor is to provide this, and if so, provide us with a total cost replacement amount so we can get a quote.

Answer: Yes, the contractor is required to provide the builder's risk insurance. Per the Owner, the total replacement cost is \$800,000.

Question 3: Where do we insert our General Conditions cost on the bid sheet (overhead, insurance, temporary facilities, permits, licenses, bonds, profit, Builder's Risk Insurance, etc.)?

Answer: Any general conditions cost should be included in the lump sum amount for each section of the bid.

Question 4: What is the DBE goal for this project? The supplemental specifications on pages 14-19 and 30-35 binds the contractor to using DBE's on this project and at the mandatory pre-bid meeting Ms. King stated that the 0% DBE participation is required. Please clarify.

Answer: There is 0% DBE participation required on this project.

Question 5: The bid documents state that the contractor is to make all the windows operable. The windows are currently painted shut so there is no way to determine the extent of the damage to the windows until work begins. Should we assume that all of the windows are inoperable and need cord replacement and hardware repair/replacement?

Answer: The windows do **not** have to be operable but repaired/replaced as needed.

Question 6: Some of the shutters are hinged, some of them are mounted on wood blocking, and some are too long for the windows. Do you want all of the shutters to function as hurricane shutters, or for them to be repaired for decorative purposes only?

Answer: The shutters need to be repaired or replaced to match the original shutters and do not have to function as hurricane shutters.

Question 7: Some of the antique window panes are scratched, but not broken. Should all of the scratched panes be replaced, or only those that are broken?

Answer: Only those window panes that are broken need to be replaced.

Question 8: Are there alternate materials approved for the replacement of the columns?

Answer: No, the columns must be constructed of solid cypress as indicated on the drawings.

Question 9: The drawings indicate the stucco is to be repaired or replaced as needed. The question was asked about unknown areas and whether or not the contractors could provide a unit cost for stucco repair in addition to their lump sum bid to cover these unknowns.

Answer: The bidder is to provide any assumptions used to estimate the bid amount regarding repair and replacement of stucco as needed. Unit cost could be provided as information.

Question 10: Lead based paint abatement is listed as an alternate. The columns, front and rear porch repair will require lead based paint abatement on those areas. Where do the costs associated with lead based paint abatement go on the bid form? As an alternate?

Answer: Any lead based paint that must be removed and disposed of as part of the base bid scope of work is to be included in the base bid lump sum bid. Any additional paint (alternate) to be abated and disposed of is to be included in the alternate one bid, including the cost to paint the entire exterior of the house.

Question 11: Is Dad's Easy Spray Paint remover an approved substitution paint remover for the project and approved by the State Historic Preservation Office (SHPO)?

Answer: SHPO can only approve the use of Dad's Easy Spray Paint remover if the product is applied in a "test panel" area to ensure that it performs in a manner that is not adverse to Red Doe's visual/architectural integrity before it may be utilized on the remainder of the building.

Question 12: Are Sherwin Williams paint products approved by SHPO?

Answer: SHPO does not approve paint color/type selection and caulk selection.