

ADDENDUM No. 1

DATE: January 31, 2022

PROJECT: Handicap Accessibility Project
Castleton Free Library

PROJECT NO. 1701a

This Addendum consists of 17 page(s).

The Bidding and Project Documents for the Handicap Accessibility Project at the Castleton Free Library are hereby modified as stated in the following items.

I. **MINUTES OF PRE-BID MEETING #1** - The Minutes of Pre-Bid Meeting #1, held at the site on Monday, January 31st, 2022, are attached to this addendum.

II. **GENERAL BIDDING REQUIREMENTS**

A. Pre-Bid Meeting #2 - An additional Pre-Bid Meeting is being scheduled and will be open to any and all parties interested in bidding on this project. A specific date and time will be announced shortly after consultations with bidders.

III. **SPECIFICATIONS**

A. Waterproofing Clarification - Several sections of the Project Manual refer to "Waterproofing" and a question was asked by a bidder seeking clarification of the scope of work included in these sections. That clarification will be issued in the next addendum.

B. Section 08711 - Door Hardware.

1. **HARDWARE SCHEDULE** - When printed in the Project Manual, the Hardware Schedule included in this section missing the data in the upper half of the Schedule. The Hardware Schedule has been reprinted with including the missing data and is attached to this addendum.

IV. **DRAWINGS**

A. Drawing #A-9 - Schedules & Details

1. A software problem has prevented Drawing #A-9 from being printed. That problem is being resolved and the drawing will be correctly printed and issued shortly.

ATTACHMENTS:

1. Minutes of Pre-Bid Meeting #1 dated 1/31/2022.
2. Schedule of Door Hardware for Project Manual Section 08711.

.This addendum will form a part of the Contract Documents. Acknowledge receipt of this Addendum by entering its number and date in the space provided on the Bid Form.

END OF ADDENDUM #1

ITEM CLOSED

- PB1.5 Bid Information - TOA noted that the Project Manual includes a Bid Form that should be used for submitting the basic bidding information on Bid Day. In addition to this financial information, the Instructions to Bidders makes reference to other information that the Owner and VCDP will need as part of the Bid Review and contractor selection process. This additional information can be submitted to the Architect in advance of the bid due date or up to three days later. The form and format of this submittal will be left to each bidder.

ITEM CLOSED

- PB1.6 Building/Site Tour - TOA led a tour of the building and the site with specific attention paid to:
- A. Exterior Items
 - 1. Existing Underground Oil Tank location
 - 2. Existing drywell location and general description of new exterior site work related to site drainage and grading.
 - 3. Existing Underground Oil Tank owned by the School District.
 - 4. Existing site amenities of the Library (garden, gazebo, shed) and the routing of the existing and proposed electrical service.
 - B. Interior Items
 - 1. Existing Mechanical Room, proposed Oil Tank Room, and proposed route of new oil tank fill and vent lines.
 - 2. Location of existing interior electrical panels and service wiring.
 - 3. Location of existing water service entrance.
 - 4. Attic Access hatch.

ITEM CLOSED

- PB1.7 Owner-Occupancy During Construction - As described on the Drawings and in the Project Manual, the Owner intends to occupy the Library and the Library is expected to stay open to the public through most of the Construction Period.
- A. This will require daily coordination between the Contractor and the Library staff regarding scheduled Construction and Library activities as well as maintenance of an operating fire/smoke detection/alarm system to be installed by the Contractor specifically for this project.
 - B. By previous arrangement with the Vermont Division of Fire Safety, the Library will be allowed use of most of the Lower Floor areas even though the existing Lower Floor exit will be closed to the public due to construction in that location.
 - C. The Contractor will have specific requirements and obligations for managing the new fire/smoke detection/alarm system and maintenance of exit accessways. Please see the Drawings and Project manual for more information.

ITEM CLOSED

- PB1.8 Work By Owner - The Owner may undertake other maintenance and improvement projects in the building and on the property during the course of this project. These activities and projects will be coordinated in advance with the Contractor to insure that they do not impede progress on the work of this Project. These projects may include but are not limited to:
- A. Brick repairs to portions of the existing building outside the work area of this project.
 - B. Removal of the Library's existing underground fuel oil tank. Note: The Library has already started to run down the volume of oil in this tank as the basic excavation required for foundation of the new addition will disturb the existing underground oil tank. The Library has an alternate building heat source so it is assumed that once we reach April 2022, the existing underground tank could be removed.

ITEM CLOSED

- PB1.9 Environmental Clearances - As part of the VCDP Grant process, the Library has already performed both a Phase I and Phase II Environmental Assessment on the property and done a fairly thorough hazardous materials assessment of the building. These activities revealed:
- A. No underground leakage of the existing oil tank was detected.
 - B. While there are some surrounding properties with a history of oil/chemical spills/contamination or soils, none of those materials were found to have migrated onto the Library's property.
 - C. No asbestos-containing materials were found on or within the existing building.
 - 1. Note: TOA has reviewed the testing records and found that the existing gypsum wallboard/plaster on the walls and ceiling of the existing Main Level Restroom was not tested for the presence of asbestos. Since this room will have significant demolition activities as part of this Project, at the start of the construction period, this area will be tested at the Owner's Expense to insure the surfaces and materials in this space are clear of asbestos.
 - D. Most of the interior and exterior painted woodwork in the original portions of the building were found to have been painted at one time with lead-based paint. While a general lead-removal process is not part of the scope of the work of this project, Bidders are advised to inform their staffs of the presence of lead-based paint and to utilize lead-safe work practices when the work of this project might be reasonably expected to disturb these surfaces. Please note:
 - 1. The Environmental Analysis performed in advance of the design phase of this Project assumed that all painted exterior surfaces of the building had been painted at one or more times in the past with lead-containing materials.
 - 2. At the start of construction, the Owner and Contractor will work together to test the soils and building surfaces around the north

end of the rear ell of the building (around the interior stair) for the presence of lead. This testing will establish the baseline condition of these surfaces/soils and be used at the end of the project to verify that the any lead-based contamination has not gotten worse.

3. The Owner will pay for this testing.
- E. All of the records of this testing and of the Environmental Assessments are available for review by the Bidders and will be available to construction personnel throughout the construction period.

ITEM CLOSED

PB1-10 Project Schedule -TOA noted that at the moment there is no specific project deadline included in the Bidding Documents. This was done deliberately to avoid imposing an arbitrary deadline on the Project before all parties had the benefit of more knowledge of the Project and the schedule of availability of the materials and systems required for the Project.

- A. It is assumed that each Bidder will have a concept of how they would like to schedule and carry out the work of this Contract and that some of the influences in creating that timeline will relate to anticipated delivery schedules for project materials, specifically the elevator.
- B. Each Bidder's project schedule will be one of the items to be included in the "Bid Information" to be submitted to the Owner after the bids are received (See Item PB1.5 above) and may be one of the criteria that factors into the selection of the Contractor for the Project.
- C. While there are currently no specific Library-Grant-related dates or other contractual or procedural dates by which the project must be completed, the Owner would like to complete the project as expeditiously as possible as there are expenses that the Library will incur until the Handicap Accessibility project is complete.
- D. The Contract for this project will include a completion date when it is executed.

END OF PRE-BID MEETING #1 MINUTES

HARDWARE SCHEDULE BY HARDWARE SET

SET #	LOCKSET				HINGES			CLOSER			WEATHER STRIPPING			OTHER		REMARKS					
	Existing to Remain	Classroom	Passage	Privacy w/ Occupancy Indicator	Panic Device - Rim Type "C"	Electric Strike - Fail Secure	Knurled Knob	Standard, 1-1/2 PAIR	Ball Bearing, 1-1/2 PAIR	Continuous, 1 UNIT	Existing to Remain	Surface Mount - Standard	Power-Operated	Brush Sill Sweep	Brush Head/Jamb		Automatic Door Bottom	Acoustic Head/Jamb	Kickplates	Threshold "A"	
1	●									●										Existing Door Hardware to remain	
2					●	●								●							
3					●																
4		●					●														
5		●					●														
6															●						
7																					
8			●																		
9			●																		
10																					

Note: 1. See Section 08710 - "Hardware" for hardware specifications and other requirements.
 2. See Section 08721 - "Automatic Door Equipment" for power-assisted door operators.