



AHARONIAN
& ASSOCIATES, INC.
Architects

January 22, 2024

TO: All Bidders

RE: SCITUATE TOWN HALL RENOVATIONS

195 Danielson Pike
Scituate, RI 02857

ADDENDUM #01

The Contract Documents for the above referenced Project are hereby modified per the following. All other Drawing and Project Manual items not addressed herein shall remain in full effect. The Bidder shall acknowledge the receipt of this Addendum on the Bid Form.

NOTES & CLARIFICATION:

1. Construction Access: All building areas associated with the scope of work shall be accessible to the GC upon start of construction. Staff will be relocated to other parts of the building by Owner. Records/documents from the vault shall be relocated by the Owner prior to start of construction. Construction activity may occur between the hours of 7am to 4:00pm. Building will be closed at 4:00pm.
2. (2) empty 2" conduits with pull strings for future use shall be added to project scope. See sketch SKA-1.
3. Alternates have been added to the project. See added Project Manual section 01 23 00 for description.
4. Allowances have been added to the project. See added Project Manual section 01 21 00 Allowances.

QUESTIONS & RESPONSES:

1. Is the wall behind the existing Kitchenette, that is scheduled to be demolished, a bearing wall?
 - a. Yes, it is bearing the roof above, which is also scheduled to be demolished.

QUESTIONS & RESPONSES - continued:

2. There is an electric conduit running from the second floor of the Town hall building, outside along the roof edge, and over to the second floor of the Town Council chamber building, to an IT rack. How does this get addressed?
 - a. *This conduit will need to be temporarily relocated during demolition & reconstruction and then permanently relocated within the attic space above the connection between the two buildings. Down time of the IT rack is required to be minimal.*
3. What if the siding exposure between the two buildings does not match?
 - a. *There is corner trim on the Town Council Chamber building to separate the siding. Exposure shall match the adjacent siding of the Town Hall building.*
4. Is the existing historic vault door also getting removed?
 - a. *Yes. It shall be protected & returned to Owner.*
5. In the Existing Tax Collector's Office, two windows are scheduled to be removed & infilled. How is furniture handled?
 - a. *At all locations where existing furniture needs to be relocated in order to perform work, GC shall remove furniture and store per Owner's direction. Protect any existing furniture and equipment from construction dust/debris. Reinstall furniture to its original location.*
6. Does the new electrical panel require additional electrical service to the Building?
 - a. *The additional electrical load being added is minimal. No changes to the Building's main electrical service are required. Refer to Electrical Drawings for One-Line Diagram.*
7. Are there specifications for products?
 - a. *Product Specifications are included within the Construction Drawings.*
8. Are submittals required?
 - a. *Yes.*
9. Are there milestone dates for construction?
 - a. *Start of work on site within two weeks of issuance of building permit.*
 - b. *50% completion at 3 months?*
 - c. *Substantial completion within 6 months of issuance of building permit.*
 - d. *Final completion two weeks after substantial completion.*
10. How often does the GC submit application for payment?
 - a. *Monthly invoices submitted to architect by 20th each month*
 - b. *Architect review/approve and submit to Town Treasurer by 25th each month*
 - c. *Payment made on the second Friday of following month*

QUESTIONS & RESPONSES - continued:

11. Do we need to have an MBE on the project?
 - a. *MBE requirements should mirror the state requirements for participation in construction projects. Reference RI General Laws 37-14.1.*
12. Does this need to be bid with prevailing wages?
 - a. Yes.

ATTACHMENTS:

1. Pre-Bid 1/16/24 Sign-in Sheet.
2. Sketch SKA-1.
3. Project Manual Section 01 23 00 Alternates.
4. Project Manual Section 01 21 00 Allowances.

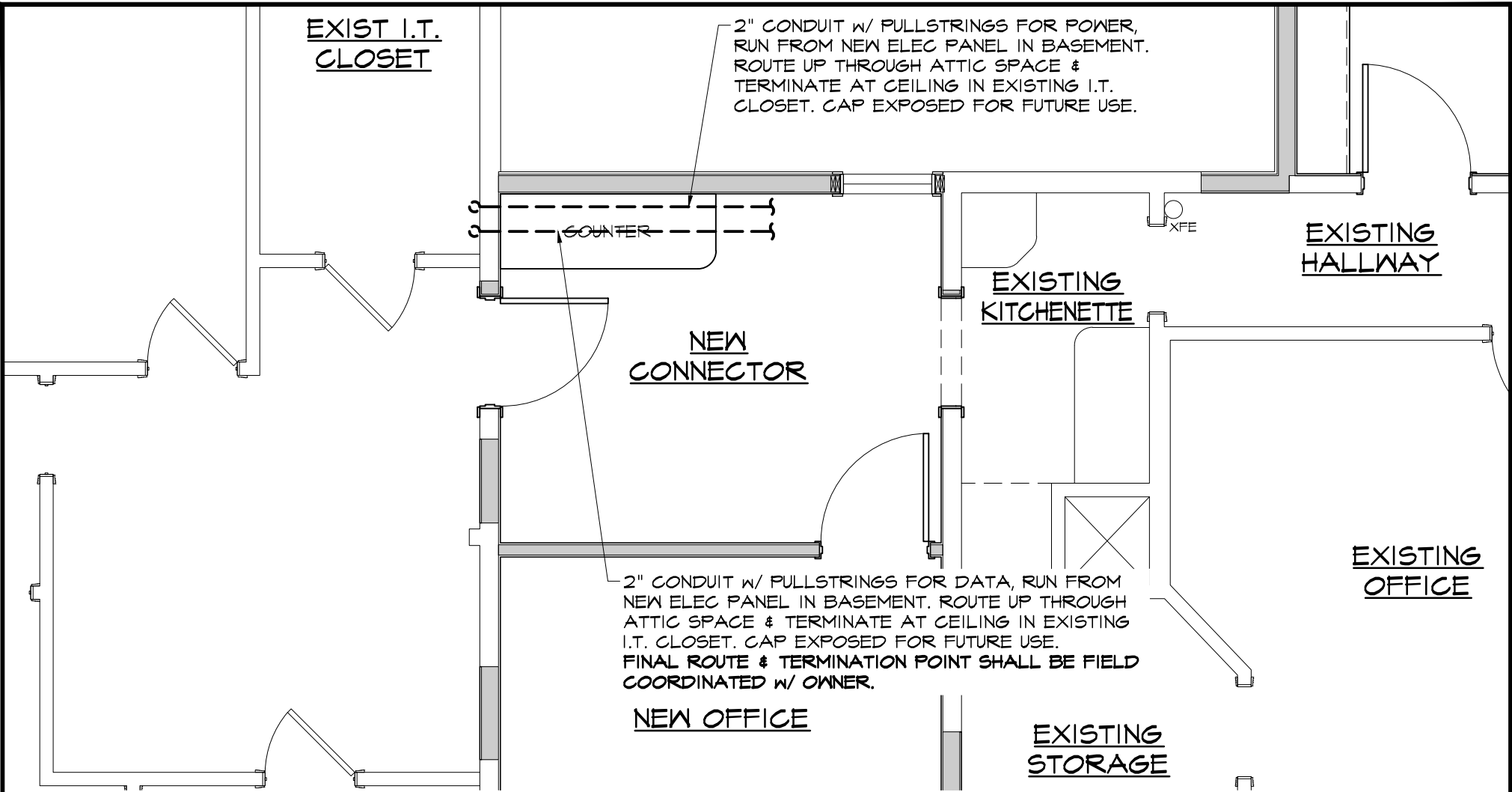
PRE-BID WALK THRU SIGN-IN SHEET

Scituate Town Hall Renovations

January 16, 2024 10:00 a.m.

COMPANY	REPRESENTATIVE	ADDRESS	PHONE	EMAIL
RED OAK REMODELING	DANIEL CONLAN	300 WHALEY HOLLOW RD COVENTRY, RI 02816	401-413-5252 401-829-9299	RedOakRemodeling@cox.net
TOWER	DERRICK PAPA	CRANSTON, RI	401.943.0110	estimating@towerconstructioncorp.com
Nolin Electric	Jeff Nolin	82 STANG FAIR RD. CRANSTON, RI	401 647 5498	Matt@NolinElectric.com
MARON CONSTRUCTION	WILLIAM HUNTER	180 BUTTONHOLE DR PROVIDENCE, RI 02909	401-272-4930	WHUNTER@MARONCO.COM
ADS construction	Matthew DePasquale	300 WAMPANOAG TRL RIVINGTON, RI 02915	(401) 447-1018	Matt@adsconst.com
Bentley Builders	Angel Gould	1160 POST RD SUITE 4 WARWICK RI	401-295-2022	Agould@Bentleycompanies.com
EW BURMAN INC	Bob Dandrea	33 Vermont Ave. Warwick, RI 02888	401-738-5400	estimating@ewburman.com





1 PARTIAL 2ND FLOOR FLOOR PLAN
 SCALE: 1/4"=1'-0" [REF: 1/A1.2]



AHARONIAN
 & ASSOCIATES, INC.
 ARCHITECTS

REVISIONS		
NUMBER	REMARKS	DATE

PROJECT TITLE
**TOWN HALL
 ADDITION/RENOVATIONS**

195 DANIELSON PIKE
 N. SCITUATE, RI 02857

FOR CONSTRUCTION

DRAWING TITLE	
ADDED CONDUITS	
DATE JAN 22, 2024	JOB NO 22173
DRAWN BY JB	CHECKED BY DH
DRAWING NUMBER SKA-1	



**SCITUATE TOWN HALL
Renovations
Scituate, Rhode Island**

AA#22173

**SECTION 01 23 00
ALTERNATES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Administrative and procedural requirements for alternates.

1.02 RELATED DOCUMENTS AND SECTIONS

- A. Division 00 Documents and Division 01 Sections.

1.03 DEFINITIONS

- A. Alternate: An amount proposed by Bidders and noted on the Bid Form for certain Work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems or installation methods described in the Contract Documents.
 - 1. The cost or credit for each Alternate is the net addition to or deduction from the Contract Sum to incorporate the Alternate into the Work. No other adjustments are made to the Contract Sum.

1.04 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the Alternate into Project.
 - 1. Include as part of each Alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of Alternate.
- B. Immediately following award of the Contract, notify each party involved, in writing, of the status of each Alternate. Indicate if Alternates have been accepted, rejected or deferred for later consideration. Include a complete description of negotiated modifications to Alternates.
- C. Execute accepted Alternates under the same conditions as other work of the Contract.

PART 2 PRODUCTS (Not Applicable)

PART 3 EXECUTIONS

3.01 SCHEDULE OF ALTERNATES

- A. Add Alternate #1: Paint entire upon completion of construction. Color to match existing. Color to be approved by Owner/Architect prior to application.

END OF SECTION 01 23 00



**SCITUATE TOWN HALL
Renovations
Scituate, Rhode Island**

AA#22173

**SECTION 01 21 00
ALLOWANCES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cash allowances.
 - 1. Lump Sum Allowances
 - 2. Unit-Cost Allowances
- B. Contingency allowances.
- C. Inspection and testing allowances.
- D. Selection & Purchase.
- E. Unused materials.

1.02 RELATED SECTIONS

- A. Section 01 20 00 – Price and Payment Procedures.
- B. Section 01 22 00 – Unit Prices.

1.03 CASH ALLOWANCES

- A. COSTS INCLUDED IN ALLOWANCES: Cost of Product to Contractor, or Subcontractor, less applicable trade discounts; delivery to site and applicable taxes.
- B. COSTS NOT INCLUDED IN THE ALLOWANCE: Product handling at the site, including unloading uncrating and storage; protection of Products from elements and from damage and labor for installation and finishing.
- C. ARCHITECT RESPONSIBILITIES:
 - 1. Consult with Contractor in consideration and selection of Products, suppliers and installers.
 - 2. Select Products in consultation with Owner and transmit decision to Contractor.
 - 3. Prepare Change Order.
- D. CONTRACTOR RESPONSIBILITIES:
 - 1. Obtain proposals from suppliers and installers and offer recommendations. Assist Architect in selection of Products, suppliers and installers.

2. On notification of selection by Architect, execute purchase agreement with designated supplier and installer.
 3. Arrange for and process shop drawings, product data, and samples. Arrange for delivery.
 4. Promptly inspect Products upon delivery for completeness, damage, and defects. Submit claims for transportation damage.
- E. Funds will be drawn from Cash Allowances only by Change Order.

1.04 CONTINGENCY ALLOWANCES

- A. Contractor's costs for Products, delivery, installation, labor, insurance, payroll, taxes, bonding, equipment rental, overhead and profit will be included in Change Orders authorizing expenditure of funds from this Allowance.
- B. Funds will be drawn from Contingency Allowance only by Change Order.
- C. At closeout of Contract, funds remaining in Contingency Allowance will be credited to Owner by Change Order.

1.05 INSPECTION AND TESTING ALLOWANCES

- A. COSTS INCLUDED IN ALLOWANCES: Cost of engaging an inspection or testing firm, execution of inspection or tests, reporting results.
- B. COSTS NOT INCLUDED IN THE ALLOWANCE
1. Incidental labor and facilities required to assist inspection or testing firm.
 2. Costs of testing laboratory services required by Contractor separate from Contract Document requirements.
 3. Costs of retesting upon failure of previous tests as determined by Architect.
- C. PAYMENT PROCEDURES
1. Submit one copy of the inspection or testing firm's invoice with next application for payment.
 2. Pay invoice on approval by Architect.
- D. Funds will be drawn from inspection and testing allowances only by Change Order.
- E. At Project closeout, credit unused amounts remaining in the inspection and testing allowance to Owner by Change Order.

1.06 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise the Architect of the date when the final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At the Architect's request, obtain proposals for each Allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by the Architect from the designated supplier.

1.07 UNUSED MATERIALS

- A. Return unused materials to the manufacturer or supplier for credit to the Owner, after installation has been completed and accepted.
 - 1. When requested by the Architect, prepare unused material for storage by Owner where it is not economically practical to return the material for credit. When directed by the Architect, deliver unused material to the Owner's storage space. Otherwise, disposal of unused material is the Contractor's responsibility.

1.08 SCHEDULE OF ALLOWANCES

A. CASH ALLOWANCES.

- 1. No cash allowances have been established to date.

B. CONTINGENCY ALLOWANCES.

- 1. Provide \$50,000.00 allowance for unforeseen conditions due to concealed damage / degradation to the existing building structure.
- 2. Provide \$100,000.00 allowance for hazmat abatement. Town shall be responsible for testing & furnishing reports to GC.

C. INSPECTION AND TESTING ALLOWANCES.

- 1. No inspection and testing allowances have been established to date.

PART 2 PRODUCTS (Not Applicable)

PART 3 EXECUTION (Not Applicable)

END OF SECTION 01 21 00