

Town of Scituate, RI

195 Danielson Pike

Scituate, RI 02857

Scituate Animal Shelter Addition

RFI responses January 25, 2020

Added Responses to questions from Site Visit 1.28.2020

Added Responses from Extended RFI Period 2.2.2020

RFI questions dated 1/24/2020

1. Is the builders risk policy cost the responsibility of the owner or the GC?

Answer- Obtaining Builders Risk coverage will be the responsibility of the successful bidding GC. It must remain in force until final project acceptance by the Town of Scituate.

2. Can the bid date be extended by one week to get best pricing?

Answer- The bid date has been extended to Friday, February 7, 2020, per memo published on the Town of Scituate website. The RFI deadline has been extended to Friday, January 31, 2020

3. Is there any work that is to be completed by the Town?

Answer- Approved footing, foundation and insulated slab by others will be in place prior to commencement of this scope, and should be NIC. All millwork shall be excluded from your bid. This includes the main office desk, worksurface counters, window sills and cabinetry. Providing power and data to main office desk and worksurface counter is the responsibility of GC

4. Will the existing shelter be occupied during construction?

Answer- The shelter will remain open during construction, and extreme care must be taken to maintain a peaceful environment for shelter employees, volunteers, visitors and resident animals. Diligently guard against transmission of noise or dust to occupied spaces.

5. Are there any mechanical, electrical, plumbing or civil plans?

Answer- No. Mechanical improvements must be properly specified and implemented through design assist- notes may be found on spec files. Lighting notes, locations and

switching may be found on RCP. Specifications for BOD materials and equipment, including lighting, may be found on spec files. There is no plumbing scope in the addition. With an existing footing, foundation and slab, there is no need for a civil set.

RFI Questions from Site Visit

- 1) Will the Town waive all permit fees for this municipal building?
Answer- yes.
- 2) Will there be any MBE/WBE/SBE/VBE or diversity/resident requirements?
Answer- there are no project related ownership or diversity requirements
- 3) Please provide approximate completion date for slab
Answer- Completion of the slab placement is weather-dependent, but will be completed as soon as responsibly possible.
- 4) Please provide an approximate desired commencement date for construction on the addition
Answer- subject to many dependent preconditions, commencement of general construction is projected to be on or about 4/1/2020
- 5) Please provide approximate duration of general construction.
Answer- it will be the responsibility of the successful bidding contractor to submit a proposed schedule of construction and critical path for review by the Town of Scituate.
- 6) Will there be liquidated damages applied for non-exempt delays?
Answer- the Town of Scituate has a reasonable expectation that GC schedule, once submitted and approved, will be adhered to. While LDs are not currently a component of any future contract for this work, a final decision will be made by the Town of Scituate prior to issuing and executing that contract.
- 7) What area can be utilized for lay-down space? For dumpster location?
Answer- the space east of the existing foundation and contained by the parking barriers shall be utilized for lay-down space, as well as placement of dumpster, sanitary facilities and any trailers shanties and temporary office space for GC and any subs. Do not encroach on the general parking area.
- 8) Can we get pre-approval of electrical and HVAC dwgs?
Answer- yes, pre-approval is required by AHJ for MEP and Fire Protection. See attached letter from Hope-Jackson Fire Marshal. Pre-approval will not waive requirements for traditional rough, progress and finish site inspections, which shall occur as required.
- 9) Where can we place a sub-panel for the new circuits?
Answer- See SK-001 attached
- 10) Will there be a need for any asbestos or lead abatement?
Answer- there will be no need for any asbestos or lead abatement.
- 11) Where should the auxiliary fire alarm panel be placed?
Answer- See SK-002 attached
- 12) Can we get a pre-review with the Building Official?
Answer- the successful bidder will be required to schedule a pre-review with George Dumont, Building Official for the Town of Scituate, RI. Office phone number is 401-647-5901

Questions from Extended RFI period

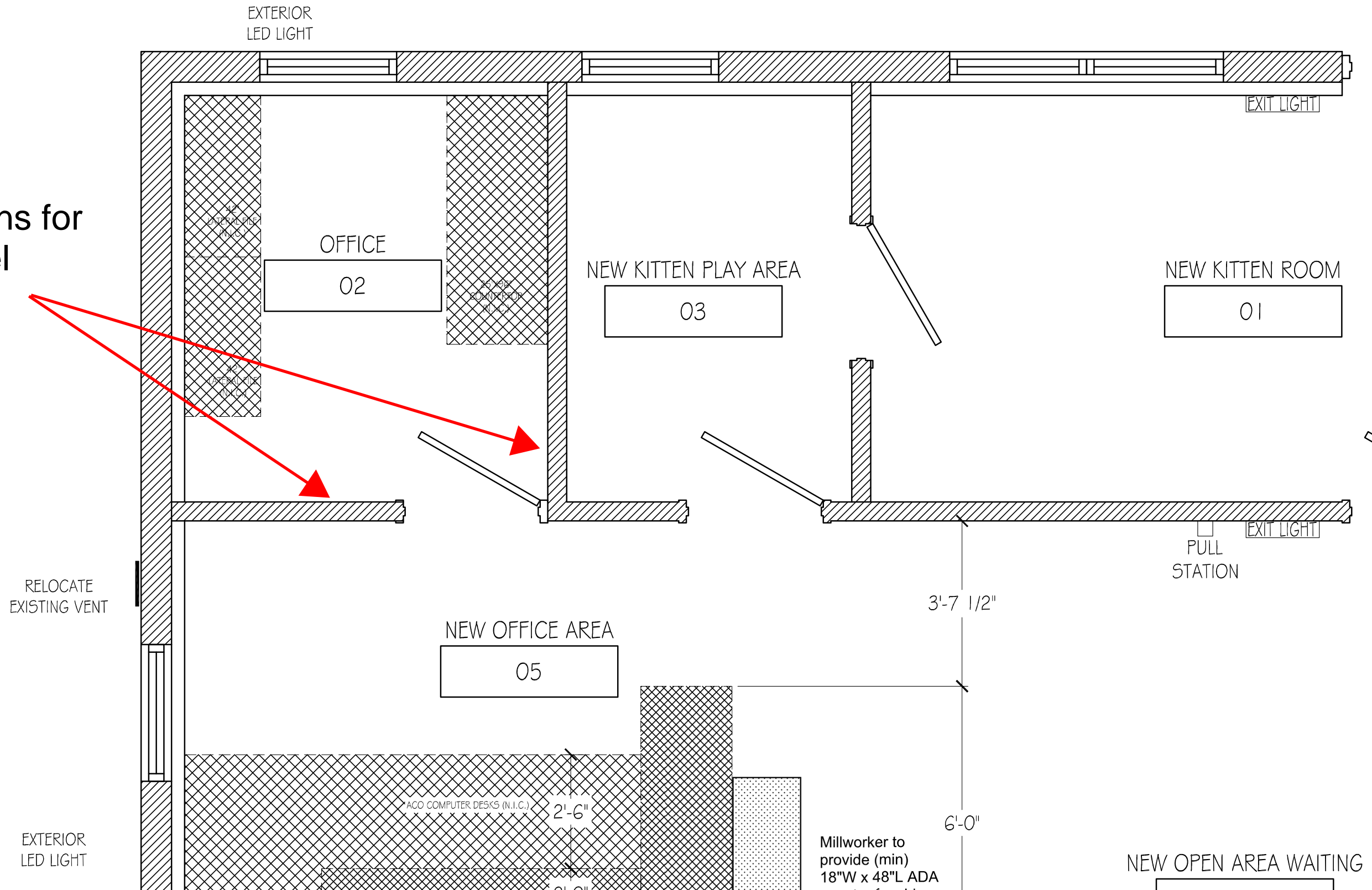
1. Is a bid bond required?
Answer- no bid bond will be required. However, per 1)-b-x on RFP, bidders agree to honor their bids for a period of 90 days post-bid, without escalation.
2. Is there an MBE/WBE goal for the project?
Answer- no
3. Is there any abatement required?
Answer- none known at this time
4. Are the costs of permit and plan review fees by owner?
Answer- yes to permit fees. Yes within reason to plan review fees
5. What is the completion date of the project?
Answer- see above- completion date shall be determined by project commencement date and schedule to be submitted to the Town of Scituate by GC for review, revision as necessary, and approval.
6. For the electrical and HVAC design by the contractor, are we to include the costs for signed and sealed plans by RI registered engineers for plan review and permitting?
Answer- Do not include those costs in base bid. That determination shall be made by Building Official and AHJ during review and any determination regarding additional engineering requirements will be made at that time.
7. Please confirm site improvements (paving, walks, stoops, landscaping, etc.) are by owner?
Answer- per direction on bid form, thorough cleaning and policing of exterior areas will be required of the GC. Conc pads at egress points will be EIP at commencement of project- no exterior landscaping work is required in this scope.
8. Is there an access to the attic of the existing building?
Answer- yes there is unfettered access to both truss and attic space
9. Is the owner providing the soffit & trim materials in addition to the siding?
Answer- no. F&I of trim, soffit and ventilation materials shall be the responsibility of GC.
10. Where is D1 & D5 being relocated from?
Answer- D1 is currently being utilized as main egress door (future D-4), and will be relocated to new D1 location by GC. Current main egress opening shall be future D4. Current D5 is existing-in-place at west wall of current lavatory- it shall be rotated and repositioned at new sawcut CMU opening at east wall of lavatory by GC, and west wall opening shall be permanently sealed by GC
11. Is the antenna relocation by the owner?
Answer- antenna relocation shall be by GC
12. Is there any basis of design for ACT tiles, light fixtures, roof shingles, door hardware, etc?
Answer- see specification sheets (1-4-2020) distributed with stamped set and attached here
13. Have changes been made to the door and window schedule?
Answer- yes. Carefully review REV division 8 spec sheet, dated 2/1/2020, attached here.

14. No wall base material is indicated at the new partitions- is wall base required?
Answer- Yes- presume 4" vinyl wall base - stock color
15. Abuse-resistant GWB is specified- does it need to be MR as well?
Answer- you should presume that the new animal area will be mopped frequently. Hold abuse-resistant GWB at least ½" AFF and cover gap with VCB, or provide an add alternate for FRP wainscot to 4'-0" AFF, or substitute MR abuse-resistant GWB in the two areas that will contain animals.
16. Do we own the installation of the vinyl siding above the CMU on the gable end?
Answer- yes- you own that triangle on the gable end above the soffit line as shown on 03 regardless of what framing material is chosen. The vinyl siding material will be furnished by the Town of Scituate.
17. The bid set calls for 5/8" CDX plywood at the roof on one page, and calls for 5/8" T&G CDX at another page. Which is correct?
Answer- 5/8" T&G CDX is the correct sheathing material for the roof
18. Can we install the new HVAC unit in the truss area above the new addition instead of in the existing mechanical room?
Answer- the new HVAC unit may be installed in the truss space above the new addition, upon approval from the Building Official.
19. RCP on 02 shows a phone jack and two receptacles in the room that is designated "Kitten Play Area" at 36" AFF. Is that a mistake?
Answer- Delete the phone jack in that room. Move receptacles in that room to 18" AFF typ.
20. Do we own the voice/data and A/C power at the front desk? Who installs that desk?
Answer- yes to the first question. You do own a total of four duplex receptacles (or two quads) at the repurposed front desk, and two phone jacks- all above the counter and in the approximate locations shown on 01A. Existing station wall has chases for both A/C and data. Install and refinishing of the desk is NIC. Also NIC is all other millwork, including seven (7) window sills at W-1 through W-7, one borrowed lite sill at BL-2, and the new worksurface counter at Office 02.
21. Doors D8 and D9 are shown on 01 with 3'-4" masonry openings, but that wall is shown as stick-framed on 08. Which is correct?
Answer- 08 is correct. Adjust your rough openings and HM frame for stick framing at those locations and at D3, D6 and D10. D4, D5 and D7 shall remain masonry openings. D1 and D2 are TBD, dependent upon selection of base bid or Ded Alt 1 materials at exterior
22. Is there a drawing of the existing building we can have?
Answer- See attached SK-003 for existing building dimensions and footprint of new addition. Note ¼" scale is accurate at Arch D paper size.
23. Your page 04 requires Grace Ice & Water Shield at all areas of the roof. Your RFP bid form requires it at only 30" around the perimeter of the new roof and at the ridge. Please clarify the requirement.
Answer- Ice and Water Shield will be required to 30" width at both sides of ridge, at complete interface with existing roof, and at rake end. At soffits, extend Ice & Water Shield from roof edge to 36" past the face of the exterior wall.

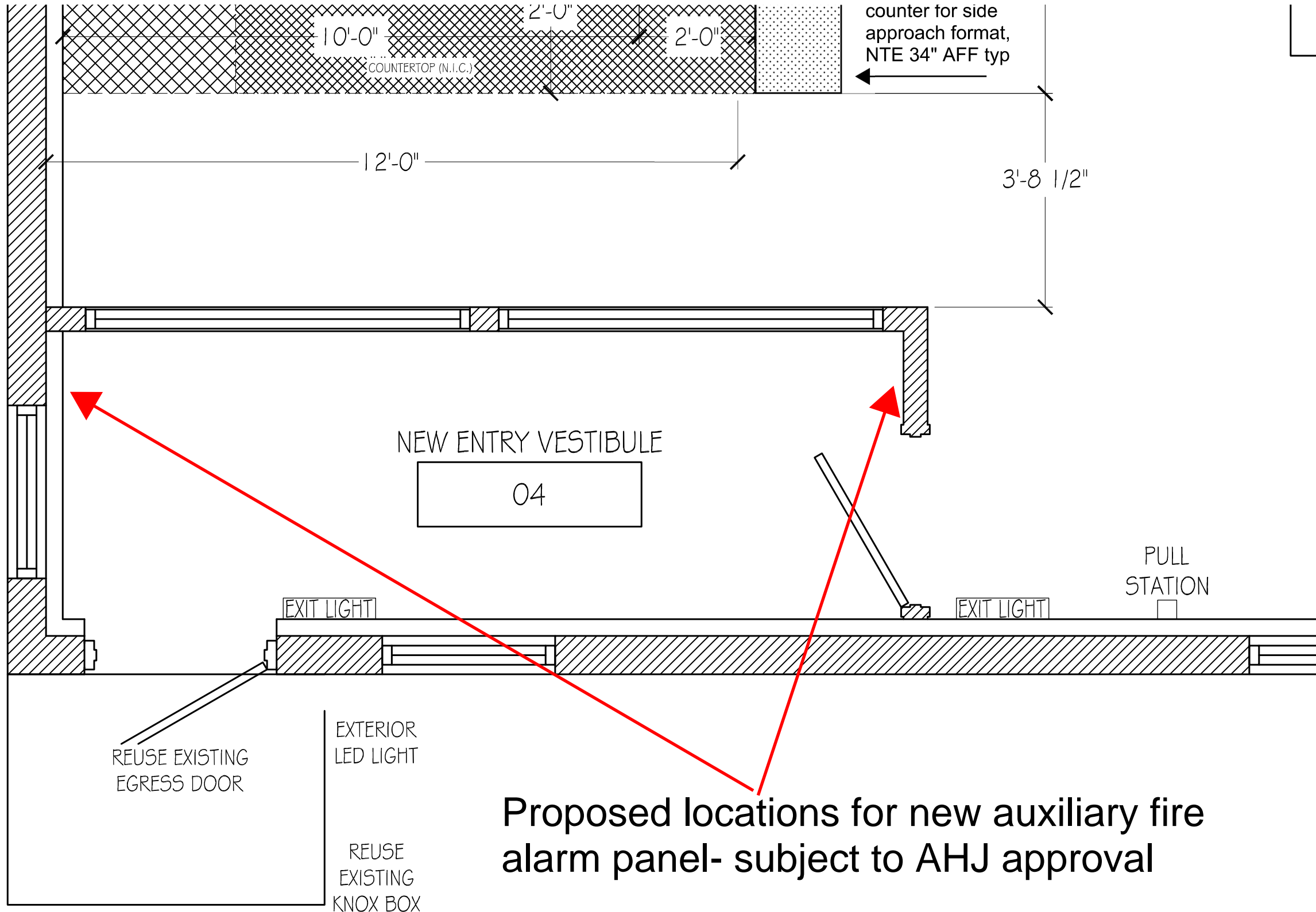
24. The scope of HVAC is unclear- please provide direction regarding specifications for size, ductwork, power requirements
Answer- There have been many questions about this scope. The Town of Scituate is meeting this week to determine direction, and will answer these questions in a future Bulletin. **Because of the time required to specify this material, the bid date shall be extended to 12:00 noon on Friday, February 21, 2002**
25. What happens to the foundation wall if we go with the deduct alternate? Do we strap the interior of the wall to flush the studs and bring the GWB down to the slab or leave the lip as is?
Answer- this detail will be clarified in an SK to be issued shortly
26. Who is providing the new concrete placement?
Answer- the slab contract was awarded to Hazard Concrete of Hope, RI
27. Please detail the bid requirements for finish flooring
Answer- per the instructions on the Bid Form, all floor areas in the addition shall be mitigated, rid of efflorescence, and finished with a high quality epoxy primer and paint. Submit all samples and MSDS to the Building Official for review prior to commencing this work.
28. Wall sections B-C-D/06 indicate insulation requirements for both slab and foundation, as well as thermal break between foundation and slab. Building section F/08 deletes these details. Which is correct?
Answer- Follow wall sections on 06 for these details.
29. At F/08, you indicate sound batt insulation at interior partitions but do not show it. Which is correct?
Answer- Provide sound attenuation batt insulation at stud cavities of all interior partitions
30. At A/03, B-C-D/06 and F/08, you indicate that insulation will be required at both the bottom chord of the truss and at the rafter chord. Please clarify
Answer- R-38 faced insulation is required at the bottom chord only. Provide soffit dams and baffles to eliminate bunching. Insure proper ventilation between soffits and ridge.

SK-001

Acceptable locations for electrical sub panel



SK-002



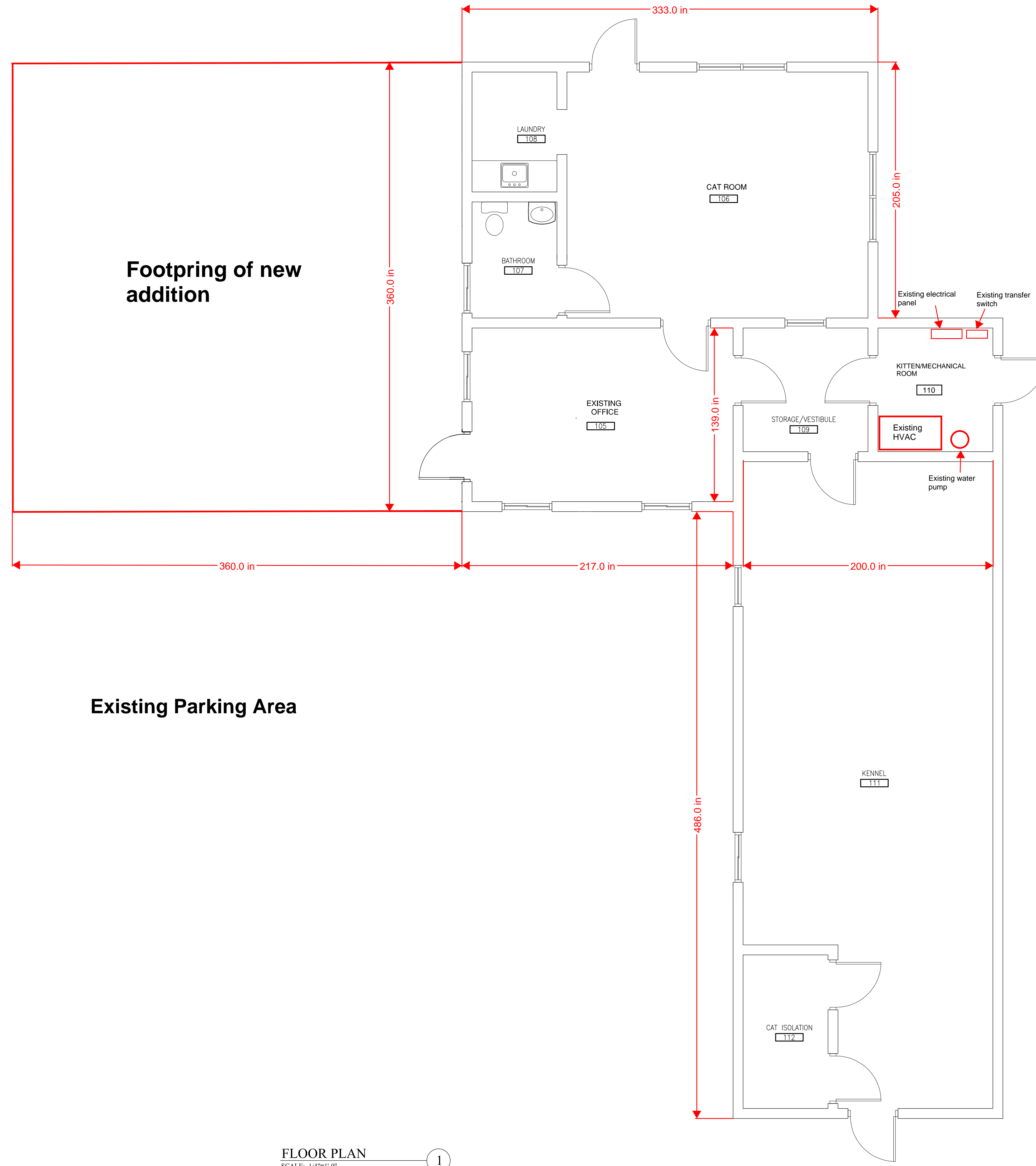
66" x 48" CONCRETE
APPROACH PAD / RAMP
SEE ADD-1 GENERAL NOTES

P1
1A

MILLWORK

SCALE: 1/2"=1'-0"
REF.

SK-003



Footpring of new addition

Existing Parking Area

FLOOR PLAN
SCALE: 1/4"=1'-0" ①

ATTENTION
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GENERAL NOTES
N.B.: Architectural woodwork must be stored, installed and maintained only in areas with controlled environmental conditions. Relative humidity must be maintained between 25% and 55%. Failure to do so will void all warranties related to problems resulting from the hygroscopicity of wood products.

REV.	BY	DATE	DESCRIPTION
1			
2			
3			
4			

DATE	ISSUED TO CONTRACTOR

PROJECT: CLAYVILLE ANIMAL SHELTER
 LOCATION: CLAYVILLE, RI
 ARCHITECT:
 CONTRACTOR:

TITLE: FLOOR PLAN OF EXISTING BUILDING WITH FOOTPRINT OF ADDITION QTY:
 DATE: 09-04-2014 GRADE:
 DRAWING SIZE: DRAWN BY: LDD
 JOB NO.: CHECKED BY:

CONTRACT NO.:
 DRAWING NO.: 1

OFFICE OF FIRE PREVENTION

November 22, 2019

Town of Scituate
c/o Animal Shelter
106 George Washington Hgwy
Clayville, RI 02815

REPORT OF COMMERCIAL PLAN REVIEW

LOCATION OF CONSTRUCTION: Animal Shelter
106 George Washington Hgwy
Clayville, RI 02815
P51-0/L054-00

FILE: 19-403

TYPE OF OCCUPANCY: Business (animal shelter)

TYPE OF FUEL: Oil

BASIS FOR REVIEW: Addition

CONTRACTOR: For Bid

ARCHITECT: Paul A. Castellone

REVIEWED BY: John P Chevalier, Fire Marshal, Hope Jackson Fire Co
Assistant Deputy State Fire Marshal

REVIEWED UNDER RI Fire Safety Code:
RI Life Safety Code– 2015 Edition
And other referenced standards.

November 22, 2019
Town of Scituate
Animal Shelter
File: 19-403

Dear Town of Scituate;

Your plans have been reviewed and approved with the changes as noted below:

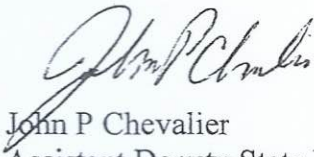
1. Approval pertains to Architectural items only for bid purposes
2. All contractors shall submit plans for review and approval for permits per the notes on sheet T-3
3. Lighting in compliance with RI Life Safety Code (RILSC) shall be provided outside of all egress doors.
4. The Fire Alarm Panel shall be relocated, or a remote annunciator shall be installed, proximate to door D-1
5. When Fire Alarm plans are submitted for review and approval the manual pull stations shall be per the RILSC, not as currently shown on plans.

Any violation, deficiency or requirement, which may have been overlooked in the course of this review, is also subject to correction under the provisions of any applicable code.

This office requires a minimum of 48 hours notice for inspections.

If you have any questions, please do not hesitate to contact me at any time. 401-828-6460.

Sincerely,



John P Chevalier
Assistant Deputy State Fire Marshal
Fire Marshal, Hope-Jackson Fire Co

cc:

SAS Addition Division 8 Specifications	10.18.2017
All specs below are "or equal". Submittals required for all proposed Div 8 materials	REV 1-4-2020
	REV 2-1-2020

Item	MO/RO Dimensions			Manufacturer(or submit equal)	Model #	Hardware	Locking	Hardware, additional	Notes
	W	X	H						
Doors, Exterior									
Door #1	3'-4"	X	7'-2"	Armor Door	VSDFRWD3684ER	See Notes	Y	Frame F001743X-ST, closer LCN 4040XP, Panic bar at int	Use Existing Entry Door
Door #2	3'-4"	X	7'-2"	Armor Door	VSDFRWD3684ER	See Notes	Y	Frame F001743X-ST, closer LCN 4040XP, panic bar at int	Coordinate locking requirements with Scituate ACOs and Public Works. Allow for approved lever lock per AHJ <u>Key to match D-1</u>
Doors, Interior									
Door #3	3'-4"	X	7'-2"	CRL 400	# DC31511R036	HM frame typ, handed as shown	N	closer LCN 4040XP/Eq	Alum Mullions, full glass, cross bar push/pull hdwe- Incl approved glass
Door #4	3'-4"	X	7'-2"	CRL 400	# DC31511R036	HM frame typ, handed as shown	N	closer LCN 4040XP/Eq	Alum Mullions, full glass, cross bar push/pull hdwe- Incl approved glass
Door #5	3'-4"	X	7'-2"	LIF Industries	UKS3684L	HM frame typ, handed as shown	Y	closer LCN 4040XP/Eq	Reuse Existing Door & locking hdwe from opp wall- add closer
Door #6	3'-4"	X	7'-2"	CRL 400	# DC31511R036	HM frame typ, handed as shown	N	closer LCN 4040XP/Eq	Alum Mullions, full glass, cross bar push/pull hdwe- Incl approved glass
Door #7	3'-4"	X	7'-2"	CRL 400	# DC31511R036	HM frame typ, handed as shown	N	closer LCN 4040XP/Eq	Alum Mullions, full glass, cross bar push/pull hdwe- Incl approved glass
Door #8	3'-4"	X	7'-2"	LIF Industries	UKHG3684R	HM frame typ, handed as shown	Y	closer LCN 4040XP/Eq	Flush vision lite door, leverset to match EIP at D-5
Door #9	3'-4"	X	7'-2"	CRL 400	# DC31511R036	HM frame typ, handed as shown	N	closer LCN 4040XP/Eq	Alum Mullions, full glass, cross bar push/pull hdwe- Incl approved glass
Door #10	3'-4"	X	7'-2"	CRL 400	# DC31511R036	HM frame typ, handed as shown	N	closer LCN 4040XP/Eq	Alum Mullions, full glass, cross bar push/pull hdwe- Incl approved glass
Windows									
Window #1	3'-0"	X	4'-0"	Andersen	244GW3040	Incl	Y		Vinyl Clad, delete mullions, carefully flash & seal
Window #2	3'-0"	X	4'-0"	Andersen	244GW3040	Incl	Y		Vinyl Clad, delete mullions, carefully flash & seal
Window #3	3'-0"	X	4'-0"	Andersen	244GW3040	Incl	Y		Vinyl Clad, delete mullions, carefully flash & seal
Window #4	3'-0"	X	4'-0"	Andersen	244GW3040	Incl	Y		Vinyl Clad, delete mullions, carefully flash & seal
Window #5	3'-0"	X	4'-0"	Andersen	244GW3040	Incl	Y		Vinyl Clad, delete mullions, carefully flash & seal
Window #6	3'-0"	X	4'-0"	Andersen	244GW3040	Incl	Y		Vinyl Clad, delete mullions, carefully flash & seal
Window #7	6'-0"	X	1'-6"	Andersen	(qty-2) 3016	Incl	Y		Verify install req at center joint- carefully flash & seal
Borrowed Lites									
Borrowed Lite #1	15'-0"	X	3'-6"	Furnish HMF	N/A	N/A	N/A	N/A	Fixed Panes- 3/8" Laminated with label lower corner. Center mullion acceptable (2 lites each approx 80W x 42H- VIF)
Borrowed Lite #2	3'-4"	X	4'-0"	Existing	N/A	N/A	N/A	N/A	Existing window and sill to remain