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**RESTROOM RENOVATIONS AT CITY HALL
ITB-24-02**

ADDENDUM NO. 1

April 8, 2024

Invitation for Bid No.: ITB-24-02
Opening Date and Time: 2:00 P.M., April 17, 2024

The following changes, clarifications, and or additions are hereby made to Restroom Renovations at City Hall ITB-24-02.

1. See attached contractor questions (1 through 25) and City of Fairbanks Responses.
2. The work completion date has been changed from July 31 to August 31, 2024, to allow for anticipated procurement delays (see Question 1 and response).
3. Contractor to design and build jacket or covering to vertical steam pipes; design to be approved by City Engineer (see Question 10 and response).
4. Floor painting, finishing and milling wood base to match existing metal base to be built and installed by Contractor (see question 24 and response).

The contractor selected will provide all services necessary to design and furnish specified work and materials specifications in accordance with the standards in this Invitation to Bid.

All other terms, conditions, and specifications of the original Invitation for Bid remain unchanged.

CITY OF FAIRBANKS

Robert H. Pristash, P.E.
City Engineer

	<u>Contractor Questions</u>	<u>Responses</u>
1	Is July 31 completion date a hard deadline?	No, we realize procurement could be a delay issue. An Addendum will be issued to extend the completion date to August 31, 2024.
2	Liquidated damages of \$500/day?	Liquid damages charged only for contractor-responsible delay. For example, a procurement issue is not a contractor responsible delay. Refer to the specs in the "little blue book" [The Standard Specifications for Highway Construction [English Edition] dated 2020 can be downloaded from the internet at http://www.dot.state.ak.us/stwddes/dcsspecs/index.shtml] for LD applicability.
3	Did the Child Care Project from last year get done?	No.
4	Can we see the HazMAAt Report(s)	Yes. These were distributed by email 4/3/24 to all invited contractors.
5	Are light fixtures to be changed out?	1)New LED light fixture to be installed above hallway stairwell. 2)Demo old light fixture in hallway near fire exit and install 4ft LED in hallway to replace old fixture. 3)Light fixtures in restrooms to remain; 4)Provide new wall mounted light fixture above new sink outside of restroom 2. See Sheet A211 for specs.
6	Can the blue comm cables in the Custodial Closet chase be moved or removed?	Yes, the excess comm. cables can be raised one level above so that they do not obstruct access to the wall chase while renovations are taking place.

7	Is the water supply to the new water fountain shut off?	Yes. Lines were drained and closed when the old drinking fountain was removed. Plumbing renovation to include restoring a water line to the new water fountain, installing hot/cold water lines to the new sink outside of restroom 2 and installing a hot water line to the existing sink in custodial closet.
8	Are auto-flushing toilets and/or sinks battery powered?	Battery powered.
9	Did Restroom 2 concrete floor test positive for LBP?	Yes. Restroom 2 Sample # 971 of grey floor paint on concrete tested positive for Lead at 0.27 mg/cm ² , below the HUD Lead limit of 1 mg/cm ² . Restroom 1 floor also had LBP below the HUD Lead limit; Sample # 972 was 0.5 mg/cm ² .
10	Are we doing anything with the Restroom 1 & 2 heaters or vertical steam pipes?	Vert. steam pipes to be covered to prevent contact burns to restroom occupants. Addendum will be issued & Contractor requested to design a cover or jacket for the vertical steam pipes, design to be approved by City Engineer.
11	As design calls for epoxy paint on restroom floors, the prep work to warranty the performance requires scuffing the existing paint. Have the painted restroom floors been tested for Haz material? The wall plaster also? If so can you provide that documentation?	Yes, there is LBP on both restroom floors. Both samples were below the HUD lead Limit of 1mg/cm ² . Lead paint on concrete restroom floors to be encapsulated in place. No scuffing or grinding of floor or any other surface is allowed. Wall plaster has been tested for asbestos. No asbestos was detected in the wall plaster. Documentation (2 HazMat reports) was provided by email on April 3, 2024.

12	Understanding the Procurement will drive the schedule. What are the L&D's for this project?	Liquid damages charged only for contractor-responsible delay. For example, a procurement issue is not a contractor responsible delay. Refer to the specs in the "little blue book" for for LD applicability.
13	Can you provide more information on the light fixture intent throughout the restrooms?	Intent is for the light fixtures in restrooms to remain.
14	The existing heat assemblies are missing elements, covers, insulation and jacketing. Was the intent to include this work in the project?	An addendum will be issued to build covers/jacketing for the vertical steam pipes; design to be approved by City Engineer.
15	Is contractor to paint floor or City Public Works?	Contractor to paint restrooms floors.
16	What is the wall fill composed of?	Metal lath and plaster, no fill.
17	How high are the walls in Restroom 2 that will be demo'ed?	Begin demo to a height of 7 ft. at hallway wall. Final extent of wall demo may reach to 9 ft. to be determined based up support structure of remaining wall and aesthetics. Interior of restroom wall must be demo'd full height to ceiling.
18	What does note J mean on sheet A800? "Provide concealed backing at mirror to maintain flush mounting surface between wainscot and gypsum board"? Does this mean the wainscotting needs to be recessed and flush with the rest of the wall? Also, there's no wainscotting indicated on the material schedule, is there a wainscot?	Disregard reference to wainscot/not applicable. Determine clearances for mirror mounting on-site.

20	Is contractor or City Public Works ordering and installing the new doors?	Contractor to order and install Restroom 2 and custodial closet door ONLY.
21	Is contractor or City Public Works painting and finishing restroom floors?	Contractor to paint and finish restrooms floors.
22	Is contractor or City Public Works painting installing the water fountain that is on order?	Contractor to install owner-supplied drinking water fountain and water bottle filling station.
23	Is an access hatch from each restroom to the chase behind the custodial closet permissible?	Yes, that should be considered for easy access to plumbing pipes and fixtures. City Engineer to approve final design.
24	Sheet A020 room schedule remarks state floor finish and base by owner. There are also notes indicating that a wood base is to be milled to match existing metal...is this also provided by and installed by the owner? If not, please clarify what is/isn't to be provided for and provided by the contractor (if any).	No, Addendum to be issued indicating floor painting, finishing and milling wood base to match existing metal will be built and installed by the contractor.
25	Is July 31 st a hard date? Asking because it is unlikely we can procure the doors/frames/hardware in time to meet that date (door frame must be set before GWB can be installed).	No, we realize procurement could be a delay issue. An Addendum will be issued to extend the completion date.