



Procurement Services Department

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TO: ALL POTENTIAL BIDDERS

Bid Opportunity: RFP-2024-086 - Invitation to Prequalified Contractors for Construction Services for the Proposed Mulock House Adaptive Re-Use

Closing Date: Friday, October 11, 2024 4:00 PM

ADDENDUM #4, Issued on: September 20, 2024

The additions, deletions, clarifications and/or revisions as hereinafter specified, shall become part of the Bid document and shall be considered to have been included in the Bid:

Failure to acknowledge receipt of Addendum/Addenda in the Bidding System shall result in a Non-Compliant Submissions.

This Addendum contains five (5) page and five (5) attachments.

Attachments:

The following documents have been **added** to the **Addenda section** in the Bidding System. Refer to the Revisions and Addition sections for further information:

1. 01 01 00 General Requirements – Addendum 4
2. Mulock House – Issue for Tender – Architectural – Addendum 4
3. Mulock House – Issue for Tender – Mechanical – Addendum 4
4. Mulock House – Mechanical – Tender Addendum 4 Transmittal
5. 10 21 13 Metal Toilet Compartments – Addendum 4

Addition:

Specification 10 21 13 Metal Toilet Compartments – Addendum 4

Revisions:

Revision 1:

Specification 01 01 00 General Requirements - Addendum 2

Remove specification in its entirety, and replace with:

01 01 00 General Requirements – Addendum 4

Revisions are indicated in **bold and italic** text.

Revision 2:

Drawings, Mulock House – Issue for Tender – Architectural – Addendum 2

Remove in its entirety, and replace with:

Mulock House – Issue for Tender – Architectural – Addendum 4

Revisions are indicated in **bold and italic** text.

Revision 3:

Drawings, Mulock House – Issue for Tender – Mechanical

Remove in its entirety, and replace with:

Mulock House – Issue for Tender – Mechanical – Addendum 4

Revisions are indicated in attachment, **Mulock House – Mechanical – Tender Addendum 4 Transmittal**.

Questions:

Question 1:

There are no model numbers for fixtures shown in the specification and schedules on drawing M-901. Please provide model numbers for the plumbing fixtures in order for us to get pricing from the wholesalers & manufacturer's.

Answer 1:

The manufacturer and model of the final selections has been updated in the drawing M-901. Refer to Revision 3.

Question 6:

On the ductwork/HVAC drawings the diffuser tags on the drawings don't match the diffusers on the equipment schedule, could you please get clarification.

Thank you

Answer 6:

The diffuser tags for ductwork have been updated on the mechanical drawings. Refer to Revision 3.

Question 9:

Could you please advise is the Room 221 - Programming Support Space existing to remain or to be demolished and rebuild? Some plan drawing showing it is existing to remain and some section drawing showing it is a new room with new floor, wall and roof.

Answer 9:

Room 221 – Programming Support Space is existing to remain with re-roofing on existing framing, removal of existing T&G wood ceiling and interior wall finish, application of sprayfoam insulation in floor, roof, and wall cavities, addition of new interior floor and ramp, installation of new painted T&G wood ceiling and wall finish. Refer tender Architectural drawings issued for Tender A0.2 for roof detail and A4.5 for detail wall section.

Refer to Revision 2, Architectural drawings A3.3 .

Question 10:

Please provide a toilet partition specification.

Answer 10:

Refer to [Specification 10 21 13 Metal Toilet Compartments – Addendum 4](#).

Question 11:

Due to the nature of the tender and the requirement of tender submission: total 61 unite prices, 12 hourly rates, many subcontractors name need to fill in, we request 2 parts closing, 1st part is the total tender amount and 2nd parts are all other information 24 hours later.

Answer 11:

The Town has carefully considered the procurement strategy for this RFP. The request for changes to **Stage 1 – Mandatory Submission Requirements** is not accepted.

Question 16:

1-We request to submit supplementary tender documents ie (Table C- Schedule of Unit Prices, Table D- Schedule of Hourly Rates, Table E – Schedule of Alternates, Table 1 -Subcontractors lists and Statement- Verification of Phase I Project Team Members) at least 24 hours after bid submission.

Answer 16:

The Town has carefully considered the procurement strategy for this RFP. The request for changes to **Stage 1 – Mandatory Submission Requirements** is not accepted.

Question 17:

2- Referencing Table C - Schedule of Prices- Unit Rate, please provide two columns for Unit Prices (ie. Addition and Deletion)

Answer 17:

The unit prices submitted in Table C: Schedule of Prices - Unit Prices will be utilized during the Contract Change Order process, and will be used to determine the cost when quantities are increased or decreased.

Therefore, the request to add columns to Table C: Schedule of Prices – Unit Prices is not accepted.

Question 18:

3- Please identify Bid Validity Period.

Answer 18:

Refer to Part III - Terms and Conditions of the RFP Process and Governing Law, section 3.6 Procurement Process Non-Binding.

Question 21:

Since we asked for 2 parts submission, could you please change the first part submission on October 15 and 2nd part submission on October 16, 2024 in order to avoid long weekend disruption.

Answer 21:

At this time, due to the project construction schedule, the Town will not revise the RFP Timetable.

Question 22:

Currently, Tender closing is scheduled for Friday, October 11th @ 4:00 p.m. As this is Friday before Thanksgiving weekend and due to fact that most people will take extra day off, please extend closing date to week of October 14th (preferable October 16th or 17th). Please try to avoid closing date on Friday as in construction industry most people work extra hours during week, so Fridays tend to be days when is difficult to obtain proper price coverage from sub-trades.

Answer 22:

At this time, due to the project construction schedule, the Town will not revise the RFP Timetable.

Question 23:

Due to nature of Tender closing and in order to obtain accurate information, please consider to allow additional time (i.e. 24 hours) to submit Table C- Unit Prices, Table D - Hourly Rates, Table 1 - Subcontractors.

Answer 23:

The Town has carefully considered the procurement strategy for this RFP. The request for changes to **Stage 1 – Mandatory Submission Requirements** is denied.

End of Addendum