Addendum #2: Historic Saranac Lake – Trudeau Building Rehabilitation

PROJECT LOCATION: Reconstruction at 118 Main Street, Saranac Lake, NY 12983

Issue Date: February 5th, 2023

Distribution via email and posted on Historic Saranac Lake’s website (https://www.historicsaranaclake.org/)

To: Bidding Contractors

Please be advised of the changes noted below to the Bidding documents and responses/answers to requests for information and questions received to date during the bidding period.

Modifications to Drawings:

Sheet A1.1:
1. 1/A1.1: First Floor Plan
   a. Office 124 will have a 12”x12” vertical chase in the NW corner of the room to accommodate an 8”x8” vertical duct connected to an energy recovery unit located in the crawl space below 124 and to a lateral duct within a new horizontal chase on the south side of Reception 117. Walls of the vertical chase are now shown in Wall Type 2D.

Sheet A1.11:
1. 1&2/A1.11: First & Second Floor Reflected Ceiling Plans
   a. Ceiling types have been indicated with a ceiling type number within a box in selected rooms where there is new gypsum wall board anticipated to be fastened to existing plaster ceilings or exposed ceiling joists (Ceiling Type 6), the installation of suspended acoustic ceiling tile beneath existing plaster or gwb ceilings (Ceiling Type 7) or wood beaded board ceiling within porches & North Portico (Ceiling Type 8) or suspended gypsum wall board (Ceiling Type 9).
   b. Horizontal chases in Rooms 104 and 117 now have a dimension shown as well as ceiling height above finished floors. Also shown is the vertical chase in the NW corner of Office 124 that contains a new 8x8 duct connecting the energy recovery unit in the crawlspace below 124 with the horizontal chase in 117. Detail 3/A5.3 is referenced on both horizontal chases in Gallery 104 and Office 124.
2. 3/A1.11: Ceiling Types/Details (new)
   a. Ceiling Types 6, 7, 8 & 9 are shown and referenced in the reflected ceiling plans on 1 & 2/A1.11.
Sheet A1.3:
  1. 1/A1.3: Roof Plan
      a. Small EPDM roof added over reconstructed foundation wall for basement passage. Roof edge
detail is similar to 3/A4.6 except there will not be a gutter on either the east or south roof edge.
EPDM roofing membrane shall be terminated up behind new base trim cladding on south exterior
wall of Main house and east exterior wall of Tenant Wing.

Sheet A5.3:
  1. 3/A1.3: Acoustic Ceiling Tile/Gypsum Wallboard/Horizontal Chase Detail revised
      a. Detail revised to reflect horizontal chase and ceiling construction needed in Gallery 104 where the
ceiling is gypsum wall board Type 6 and Reception 117 where the ceiling is suspended acoustic
ceiling tile, Type 7.
  2. 4/A5.3: Wall Types
      a. Wall Type 2D added: new wall construction using 2x3 (or 2x4) wood studs with 5/8” GWB on
occupied room side of wall forming vertical duct chase for an 8x8 fresh air duct in Office 124.
  3. Finish Schedule:
      a. Rooms 107 & 107B added to schedule.
      b. Ceiling Finish Types revised for the following rooms: 103, 104, 107, 107B, 111, 113, 205, 207, 208,
209, 213, WCP & SCP.
      c. Passage 212: East wall finish revised to “1A”
      d. Interior finish Type 4A modified to: “Existing wood trim: remove loose paint, sand smooth, clean,
prime 1 coat of lead-encapsulant paint, & apply finish paint 2 coats.”

The following Drawings edited by Northwoods Engineering dated February 03, 2023, have been updated and shall
be made part of the Contract Documents:

Sheet C01: Site Demo Plan

Sheet C10: Site Plan
  1. Sign and fencing information edited.

Sheet C32: Site Details
  1. Fence detail added.

Sheet C33: Site Details
  2. Pressure Test Notes – note 1 edited.

Sheet S1.2: First Floor Structural Plan
  1. Additional blocking shown along west wall of Room 116 to transfer loads from future compact storage to
foundation.

The following Drawings prepared by Quantum Engineering Co., P.C., dated February 03, 2023, have been updated
and shall be made part of the Contract Documents:

Sheet E7.0: Electrical Details & Diagrams
  1. Fire alarm riser diagram updated to depict the pre-action fire sprinkler system releasing panel and
devices.

Sheet P0.0: Plumbing Specifications & Notes
  1. Adjusted the riser diagrams to account for modified piping layout.

Sheet P1.0: Plumbing Cellar Plan
  1. Adjusted the new work drawing to account for modified piping of the second-floor bathrooms.
Sheet P1.1: Plumbing First Floor Plan
1. Adjusted the new work drawing to account for modified piping of the second-floor bathrooms.

Sheet P1.2: Plumbing Second Floor Plan
1. Adjusted new vent to account for modified piping on first floor.

Sheet FP0.0: Fire Protection Legends & Schedules
1. The pre-action fire sprinkler system shall include a double interlock deluge valve with electric solenoid release based on the cross-zoned smoke detectors via the releasing panel furnished by the electrical contract. The trim shall include a pneumatic release valve based on loss of the dry-side pressure. The pre-action valve and trim shall be based on Reliable DDX or approved equal. Provide all accessories including pressure maintenance device, trim and regulators including an air compressor for the quick fill, 30-minute recovery requirement. The N2 system shall be provided to produce a minimum 98% nitrogen environment inside the system.
2. The double-interlock system can be free-standing. It does not need to be in a cabinet.
3. Cutting of the building fabric shall be by the GC after the marked locations have been approved by architect.
4. Added an optional air compressor to N2 blaster schedule.

Modifications to Project Manual:

The following document have been edited in the Project Manual: (included in this Addendum)
1. Add-Alternate #6 – see Question #10 below for details.

Responses/Answers to information inquiries:

Q1: Question regarding MWBE participation - if a GC is a MBE or WBE, can work that they self-perform be counted towards the MWBE participation quotas?

A1: YES, it is our understanding that any/all work performed or money paid to the GC or prime contractor for the project can be counted towards the MWBE goals. Amy Catania noted that she has compiled a list of MWBE businesses that would be applicable to this project, if the chosen contractor needs additional resources to build their solicitation efforts.

Q2: Does this project require prevailing wage rates?

A2: NO, this is not a prevailing wage project.

Q3: With regard to the proposed HVAC systems, what are the climate control expectations; museum standards or occupant comfort?

A3: Occupant comfort is the expectation. It is understood that this old building will not meet modern energy requirements; and as a designated/listed historic building it is not required to per code. That said, we have attempted to improve its weathertightness & energy efficiency where possible and where the opportunity exists (i.e. storm windows, weatherstripping, weather barrier on exterior walls, attic insulation, heat pump technology, LED lighting, etc.)
Q4: Who will be responsible for plowing driveway & heating building during the winter months over the duration of this project?

A4: The heating will be covered by HSL, with the understanding that the contractor is required to keep the boilers in good working condition. Since the property will likely be surrounded with fencing, the plowing should be managed and covered by the contractor. It was also pointed out during the meeting discussion that there is currently no working toilet in the bldg., as they have been removed as part of the Phase 1 abatement work. The contractor would need to arrange for on-site portable toilets, or could reinstate one of the removed toilets in Room 204.

Q5: Is it expected that this project will be conducted under one prime contract?

A5: YES, Historic Saranac Lake is seeking one general contractor to sign one master contract for the project. The GC can subcontract portions of the project as needed.

Q6: Given the recent removals of ceiling tiles in Room 104, there is a need to clarify the ceiling scope. Question also asked about the level of wall/ceiling finish work with Room 213 as an example where there is noticeable poorly taped drywall seams.

A6: See updated scope on sheet A1.11 illustrating ceiling types, details and locations of ceiling types on the reflected ceiling plans.

Q7: It was asked if there will be other opportunities to tour site?

A7: YES, it was noted that more contractors had made arrangements to visit site on the posted “raindate” of January 30th at 11am. Other visits can be arranged by appointment by calling or emailing Amy Catania, Exec. Director of HSL at 518-891-4606, amy@historicsaranaclake.org.

Q8: Is there a lead paint concern as part of the abatement scope?

A8: The Hazardous Materials Survey Report noted the results of lead-based paint sampling and testing in Section 4.1.3 (Page 12) and in Attachment C. Disturbance of these paint surfaces need to comply with applicable OSHA laws and regulations (29 CFR 1926.62) and shall employ work practices and controls to prevent the occurrence of lead contamination at the site. Given commercial use of the property, rather than residential use, OSHA regulations apply. The scope of work does not call for full stripping of any painted surfaces, but rather preparation for new layers and the encapsulation of existing paint layers with a lead block sealer/primer (Spec Section 099123 Interior Painting). Basis of design includes primer sealer “INSL-X Lead Block” by Benjamin Moore for all existing wood trim elements. See revised Finish Schedule on Sheet A5.3 for additional clarification.

Q9: Will the windows need to be pre-finished?

A9: This is a decision to be made by the contractor. The few new windows and their associated frames/sills/heads are expected to be fabricated in a shop, but the painted finishes can be applied on-site or in the shop prior to delivery to the site. The allowance for the wood storm windows is based on a quote from the manufacturer “Spencerworks” which includes fully glazed, primed and painted units.

Q10: Alternate #6 description seems to be a copy of Alternate #5’s wording, please clarify.

A10: YES, the amended Alternate #6 description should read:
Alternate No. 6: New Site Drainage Between Driveway & West Exterior Foundation Wall

1. **Base Bid:** West driveway pavement to remain and to be patched as required and as specified in related Divisions of the Project Manual.

2. **Alternate:** Selective cutting of existing pavement & installation of new concrete curbing along west side of Trudeau Building, installation of new footing drain and as specified in related Divisions of the Project Manual.

Additional clarifications mentioned during the Pre-Bid Meeting include:

- Amy Catania indicated that the fundraising sign outside the building references that full project budget, which includes museum exhibits, staffing, administration. This is NOT the expected construction budget.
- The construction budget has been estimated at between $2 and $2.5 million based on a recent professional const estimation firm (Dec. 2022).
- There will be a Clerk of the Works working on behalf of Historic Saranac Lake to oversee day to day administrative tasks.
- Schoolhouse Construction Services will be assisting the owner and architects to review the master schedule and submittal schedule once a GC is under contract.
- It was explained that the overall construction schedule is flexible (spanning from Spring 2023 through end of 2024), however there is a need to get some of the doors and the storm windows manufactured by mid summer in order to satisfy one grant. Otherwise the sequencing of the work is flexible.

Also, please be advised that the building Owner is a non-profit entity and as such, has sales tax exemption on materials.

In your bid, please be sure to state your receipt of this Addendum on the Bid Proposal Form, page 2.

Thank you.
SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

A. Alternate: An amount proposed by bidders and stated 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. Alternate described in this Section are part of the Work only if enumerated in the Agreement.

2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 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. Notification: 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.

D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.
PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. **Alternate No. 1:** North Portico Construction.
   1. Base Bid: Excavation and construction of concrete frost wall/footing, drainage & backfill and concrete slab for North Portico as shown on sheets A1.0, A4.1, C11, S1.0, S1.2 &2/S6.1 and as specified in related Divisions of the Project Manual.
   2. Alternate: Construction of North Portico structure including but not limited to columns, roof, balustrade, railings and stone floor paving/foundation wall cladding providing a complete floor up to the main front door threshold and as specified in related Divisions of the Project Manual.

B. **Alternate No. 2:** Basement Passage.
   1. Base Bid: No work in selective removals, excavation and construction of retaining walls and concrete flooring to link the main basement with the west (archives wing) basement.
   2. Alternate: Selective removals of stone foundation walls (in two locations), excavation down to 6” below existing basement slab, installation of reinforced cast concrete footings & retailing walls, reinforced cast concrete floor slab, & installation of Door 005B, as indicated on Sheets A0.2, A1.0, A5.3, S1.0 and S1.1 and as specified in related Divisions of the Project Manual.

C. **Alternate No. 3:** Attic Insulation.
   1. Base Bid: No work in adding attic insulation as attic floor is currently insulated with fiberglass batt-insulation, however, 3 areas of constructed insulated enclosures as shown on 7/A1.3 will remain in base contract.
   2. Alternate: The installation of 2x6 furring, 24” o.c., R-23 rock wool batt insulation between furring and ½” t&g plywood sheathing to create new floor deck in areas with 3’ or more of headroom as shown on Sheets A1.3 & A5.3 except in Attic 302 where no furring or decking will be installed and R-30 rock wool batt insulation will be installed over metal-clad attic floor and as specified in Divisions 061000 - “Rough Carpentry," 072100 – “Thermal Insulation”

D. **Alternate No. 4:** Site Paving Improvements
   1. Base Bid: Selected South Driveway and parking areas to be cut/removed and patched as required & striped to delineate new parking spaces as shown on Sheets C01 & C10 and as specified in related Divisions of the Project Manual.
   2. Alternate: Resurfacing of existing paving in the south parking/driveway area as indicated on Sheet C10, addition of subsurface drainage along east and south foundation walls and as specified in related Divisions of the Project Manual.
E. **Alternate No. 5:** New Crosswalk Linking Alley Walk with Disabled Parking Area

1. **Base Bid:** South driveway pavement to remain and to be patched as required, striped to delineate crosswalk and parking as indicated on Sheet C10 and as specified in related Divisions of the Project Manual.

2. **Alternate:** Selective cutting of existing pavement & installation of new concrete crosswalk connecting Trudeau Building with the new disabled parking clearance space near the NW corner of the Lab Building and as specified in related Divisions of the Project Manual.

F. **Alternate No. 6:** New Site Drainage Between Driveway & West Exterior Foundation Wall

1. **Base Bid:** West driveway pavement to remain and to be patched as required and as specified in related Divisions of the Project Manual.

2. **Alternate:** Selective cutting of existing pavement & installation of new concrete curbing along west side of Trudeau Building, installation of new footing drain and as specified in related Divisions of the Project Manual.

END OF SECTION 012300
WATER SYSTEM MATERIAL NOTES

1. All pipe shall be 99.9% pure water pipe as defined by ANSI/AWWA C150, 1996. It shall be of high density polyethylene (HDPE) or polyvinyl chloride (PVC)

2. All pipe shall be furnished and installed in accordance with the applicable standard of the AWWA. It shall be of high density polyethylene in accordance with ANSI/AWWA C150.

3. All pipe shall be furnished and installed in accordance with the applicable standard of the AWWA. It shall be of polyvinyl chloride in accordance with ANSI/AWWA C150.

4. All pipe shall be furnished and installed in accordance with the applicable standard of the AWWA. It shall be of polyethylene in accordance with ANSI/AWWA C150.

5. All pipe shall be furnished and installed in accordance with the applicable standard of the AWWA. It shall be of polyethylene in accordance with ANSI/AWWA C150.

6. All pipe shall be furnished and installed in accordance with the applicable standard of the AWWA. It shall be of polyethylene in accordance with ANSI/AWWA C150.

7. All pipe shall be furnished and installed in accordance with the applicable standard of the AWWA. It shall be of polyethylene in accordance with ANSI/AWWA C150.

PRESSURE TEST NOTES

1. Any pipe connected to a pressure system shall be pressure tested to 150% of the working pressure, unless otherwise specified in the drawings. Failure to pressure test shall result in a material credit of $100 per linear foot of pipe tested.

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11. Any pipe connected to a pressure system shall be pressure tested to 150% of the working pressure, unless otherwise specified in the drawings. Failure to pressure test shall result in a material credit of $100 per linear foot of pipe tested.

12. Any pipe connected to a pressure system shall be pressure tested to 150% of the working pressure, unless otherwise specified in the drawings. Failure to pressure test shall result in a material credit of $100 per linear foot of pipe tested.

13. Any pipe connected to a pressure system shall be pressure tested to 150% of the working pressure, unless otherwise specified in the drawings. Failure to pressure test shall result in a material credit of $100 per linear foot of pipe tested.

14. Any pipe connected to a pressure system shall be pressure tested to 150% of the working pressure, unless otherwise specified in the drawings. Failure to pressure test shall result in a material credit of $100 per linear foot of pipe tested.

15. Any pipe connected to a pressure system shall be pressure tested to 150% of the working pressure, unless otherwise specified in the drawings. Failure to pressure test shall result in a material credit of $100 per linear foot of pipe tested.

16. Any pipe connected to a pressure system shall be pressure tested to 150% of the working pressure, unless otherwise specified in the drawings. Failure to pressure test shall result in a material credit of $100 per linear foot of pipe tested.

17. Any pipe connected to a pressure system shall be pressure tested to 150% of the working pressure, unless otherwise specified in the drawings. Failure to pressure test shall result in a material credit of $100 per linear foot of pipe tested.
PLUMBING CELLAR PLAN

PLUMBING PIPE SIZE AT FIXTURES

<table>
<thead>
<tr>
<th>Fixture</th>
<th>Size</th>
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<tbody>
<tr>
<td>WC (TANK)</td>
<td>3&quot;</td>
</tr>
<tr>
<td>LAV</td>
<td>3&quot;</td>
</tr>
<tr>
<td>SINK</td>
<td>2&quot;</td>
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<tr>
<td>JANITORS SINK</td>
<td>3&quot;</td>
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<tr>
<td>1/2&quot; DHW</td>
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<tr>
<td>3/4&quot; DCW</td>
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<tr>
<td>1/2&quot; DCW</td>
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</tbody>
</table>

TYPICAL PIPE SIZES AT FIXTURES:

- WC (TANK): 3"
- LAV: 3"
- SINK: 2"
- JANITORS SINK: 3"
- 1/2" DHW
- 3/4" DCW
- 1/2" DCW

NOTES:
- Pipe sizes are to be larger where wet-vents are used per NYS Plumbing Code.

SCALE:
1/4" = 1'-0"