



RESPONSE TO INQUIRIES

Date: 4/29/2022

Bid/Proposal ID #2821

RFP #2821

Structural Stabilization and Exterior Preservation of Historic Brattonville Colonel Bratton & Homestead Houses

**The following information is in response to inquiries received regarding this solicitation.
Any actual amendments to the solicitation will be issued via an Addendum:**

Q1. *The cost proposal has a section for lead abatement but there is no specification for this scope. Please clarify.*

RESPONSE: Lead paint is to be encapsulated, not abated.

Q2. *On the Homestead house breezeway sheet A-204 it notes that the piers are to remain, on A-205 it notes that they are to be replaced. Please clarify.*

RESPONSE: The piers are to be repaired and repointed, not replaced.

Q3. *Can you provide a narrative on the owners expectations in regards to access routes, storage areas, and laydown areas.*

RESPONSE: Contractors will have access to the Homestead House via a gravel driveway from Brattonville Road and access to the Col. Bratton House via Brattonville Road. The site will remain open to the public during construction, so storage and laydown areas should be within the immediate proximity of the houses and inside the secured construction fencing with privacy screen (scrim) put up by the Contractor for the duration of the project. Deliveries on roll-backs or other large trucks and trailers will require smaller equipment to off-load as larger trucks will only have access to the hardpack of the driveway and parking lot used by visitors.

The number of two- and three-axle trucks allowed in proximity to the houses throughout a work day will be discussed with the successful bidder before construction starts. Trucks should also be parked within the construction fencing throughout the workday or parked in a designated area to be discussed with the successful bidder before construction starts.

Q4. *Given the historic nature and complexity of the project would it be possible to get a week extension on the bid date?*

RESPONSE: No, the bid date is firm.

Q5. *The RFP mentions lead abatement but the specifications and plans make no mention of lead abatement. Is there a survey report available?*

RESPONSE: Lead paint is to be encapsulated, not abated.

Q6. *What is the form for the bid bond? There isn't one included in the RFP and it states that AIA is not acceptable?*

RESPONSE: The bid bond must comply with Section 5.3 in the RFP. The form of the cashier's check or bid bond is at the discretion of the bidder.

AIA form construction contracts will not be considered.

Q7. *Are there liquidated damages associated with this project?*

RESPONSE: There are no liquidated damages incurred for this project.

Q8 *Can we get some clarification for the intent of the allowance items. For example, the cost proposal under the scope of work indicates on the Homestead house that the masonry work is to include "Repoint Piers; Crack Repair; Deconstruct and Reconstruct Masonry at Hearths" and below in the allowances we are told to include 225 square feet of repointing. Are we to include all of the work noted on the drawings or are we to limit the repointing scope to 225 square feet?"*

RESPONSE: The allowance is to account for additional work (up to the specified amount of the allowance) outside the scope of work noted on the drawings.