1. Confirming Gutter to install is only the 1 section of approximately 10lf plus downspout??

Correct.

2. Paint mentioned (emerald exterior) does NOT have a emerald primer as requested. Is there an alternative chosen or are we to select?

Please use a compatible primer of your choosing that meets the needs of the project.

3. Assuming this not a prevailing wage job and does not requiring bonding?

A performance bond of $5,000 is required.

4. Insurance requirements should be general liability of $2 mil+ etc., This is requesting errors and omissions insurance which is more typical for contractual work (lawyer, realtor etc.) is this required?

The awarded Respondent shall provide and maintain Errors and Omissions Insurance with minimum limits of $1,000,000 per occurrence/annual aggregate. Coverage shall be maintained in effect continuously for a period of at least one (1) years from the date of Final Payment by Owner to Respondent.

5. There is mention of finishing within a completion date, but no dates are in bid package. All work will be subject to contract start dates (once awarded and signed) and weather.

We’re looking to complete the work by mid-November, but reasonable accommodations can be made.

6. On my walkthrough I was told this was only on 2 sides of the building. The drawings if read correctly show all work is ONLY on the second floor (roof ledge upward on the main building but on all 4 sides. If this correct?

The work for this phase of the project is focused on only the North & East sides of the second floor of the building. Original bid paperwork requested a bid for the complete project with the intention of completing the second phase (the remaining two sides) in the next grant cycle. Please provide a bid for the north and east sides of the building, but feel free to include information that would help us understand your thoughts on pricing/efforts to complete Phase 2 (the south and west sides of the upper story) next calendar year.

7. All work needs to be done by boom lift. Are there any areas of underground utilities that this will not work? Please note a 60 foot boom lift can be placed 30 feet from building

There are utilities and a septic tank in the area. Public Works will assist in determining proper placement of equipment to complete the project.

8. The SIKA caulk required is NOT paintable for 7 days from application. I would highly suggest using a different elastomeric caulk that is paintable within 1 hour (tower sealants).

Acceptable.
9: No mention of electrical, plumbing or hvac. Confirming that none is needed or included?
Correct.

10: Confirming no roofing is included other than the straps needed for the 1 gutter?
Correct.

11: Confirming all matching lumber is standard lumber on todays dimensions matched as best as possible. That is to say, no custom lumber or milling or routering?
We can not guarantee this is the case. Some items may need milling to match the original historic woodwork. For instance, a 2x4 may actually equal 2”x 4,” but some shimming will be permitted.

12: There is mention of scraping the paint and another to strip paint. Which are you looking for? As a note the building probably can not handle chemical or full mechanical paint removal
Scraping, priming and painting.

13: is there Lead based paint or asbestos containing materials?
The building was built in the era of asbestos use in building construction. However, during the last building renovation, completed approximately 10 years ago, there was no asbestos present. The building was scraped and painted with oil-based paint that contained no lead. All previous painting was done with latex paint.

14: We are EPA-RRP for lead safe practices. I assume this will suffice if LBP is present? (Call me to discuss)
Yes.

15: Do we need to supply a porta-potty or can we use the on site toilet?
On-site use is fine, we will provide access when the building is closed to the public.

16: if any of the decorative glass is cracked, loose, or broken, Do you have the pattern or design for the replacement glass image, or will we need to make one?
Unknown at this time.

17: If access is needed inside are there limitations as to the times allowed?
We’re hoping to maintain typical library hours when possible (Tuesday, Wednesday, Thursday, 3 PM – 8 PM), but we will do our best to accommodate the project needs.

18: The gutter calls for 20 ounce copper gutter but does not notate a design or size (K style, half round, square or size 5”, 6” etc.). Please clarify

Submit pricing for square and half-round.

19: Do you have a LF or SF allotment of wood repairs included or is this all extra. Or included? The proposal states to fix rot and damage but no limitations. It also does not discuss if we run into framing rot. How do you want us to bid this?

Provide an estimate for potential work based on an hourly rate and materials, a “best guess estimate.” Adjustments to the scope of work / approvals will be made as needed throughout the project.

As a guideline, you can estimate $100 worth of materials per window, and/or provide a range based on your previous experience with historic buildings.