

# ADDENDUM NO. 1

## QUESTIONS & CLARIFICATIONS

Project: Grant-Reeves VFW Post 7720 – New Facility Date: [Current Date] To: All Prospective Bidders

**NOTICE TO BIDDERS:** This Addendum forms a part of the Contract Documents and modifies the original Request for Proposal (RFP) and Bid Documents. Bidders must acknowledge receipt of this Addendum in the space provided on the Bid Proposal Form.

### SECTION 1: CLARIFICATIONS TO SCOPE

**1.1. SEWER SYSTEM (CORRECTION)** Contrary to any prior assumptions regarding municipal sewer availability, the project shall utilize a **SEPTIC SYSTEM**.

- **Reference:** JM Smith Engineering "Conceptual Site Plan" (Sheet C3.0).
- **Scope:** Contractor shall include pricing for a 2,500-gallon septic tank, 1,000-gallon dosing tank, and approximately 700 LF of infiltrator system as depicted on the Civil drawings.

**1.2. FIRE PROTECTION WATER** The Civil Site Plan depicts a 6" Fire Vault and Fire Hydrant. Contractor shall include the cost of the fire loop, vault, and hydrant in the "Site Utilities" line item of the Bid Proposal Form.

### SECTION 2: RESPONSES TO BIDDER QUESTIONS

**Q1:** Will JM Smith be submitting more detailed drawings for permitting, or will this be a design-build? **A1:** This is a Design-Build contract. JM Smith Engineering has provided the Civil/Site Concept only. The selected Contractor is responsible for generating all final Architectural, Structural, MEP, and Septic design documents required for permitting and construction.

**Q2:** Who will be responsible for third-party inspections? **A2:** The Contractor shall carry an allowance in their Base Bid for required third-party inspections (Geotechnical, Concrete, Special Inspections). The Owner retains the right to select the testing agency, but costs shall be paid from this allowance.

**Q3:** Is this a federally funded project that will require Davis-Bacon wages and reporting? **A3:** No. This is a private project for a 501(c)(19) Non-Profit organization. Davis-Bacon wage rates and certified payroll reporting do not apply.

**Q4:** Are bid bonds, P&P, or maintenance bonds required? **A4:**

- **Bid Bond:** A 5% Bid Bond is REQUIRED with submission.
- **P&P Bonds:** Performance & Payment Bonds should be listed as an ADD ALTERNATE on the Bid Form. The Owner reserves the right to waive P&P bonds to reduce costs.
- **Maintenance Bond:** Not required.

**Q5: Is there sewer/water accessible at the street? Is it tapped? A5:**

- **Water:** Municipal water is available at the street. Contractor is responsible for the tap fee, meter vault, and backflow preventer (2" Meter w/ BFP per Civil Plan).
- **Sewer:** NO. Municipal sewer is NOT being used. The project requires a **Septic System** (See Clarification 1.1 above). Contractor is responsible for the complete installation of the septic system.

**Q6: Will the contractor be providing FF&E and accessories? A6:**

- **Movable FF&E:** No. Owner will provide tables, chairs, and loose furniture.
- **Fixed Equipment:** Yes. Contractor is responsible for fixed items including the grease trap, kitchen hood, recessed fire extinguisher cabinets, and flagpole.

**Q7: Are there any specifications for the interior partitions construction type? A7:** Standard commercial metal stud framing (20ga or 25ga non-load bearing) with 5/8" Gypsum Board is acceptable. Fire ratings must comply with local code.

**Q8: Is exposed fastener roofing and siding acceptable? A8:** Yes. To support the budget, exposed fastener (screw-down) PBR panels (min 26ga) are acceptable for the Base Bid.

**Q9: Are there any requirements for PEMB manufacturer? A9:** No specific brand preference. The manufacturer must be IAS Accredited.

**Q10: We believe this structure will cost more than the budgeted \$1M. Are there scopes that can be handled outside of this contract? A10:** We acknowledge the aggressive budget. The Owner is willing to consider Value Engineering (VE) deducts to meet the financial target. Scopes that may be deducted or handled directly by the Owner if necessary include:

- Audio/Visual Equipment (Contractor to provide conduit rough-in only).
- Landscaping (Owner to self-perform).
- Final Cleaning.
- P&P Bonds (Waiver).

**[END OF ADDENDUM NO. 1]**