

Addendum 2

PINE ORCHARD SCHOOLHOUSE RESTORATION

6/8/17

Bidder questions:

1.) Per discussion at the pre-bid, structural integrity of the building is questionable (one corner in particular). I understand this is a post and beam type building. However, we are aware that one corner is definitely compromised and several of the ceiling joists are not in place due to a rotted carrying beam which needs replacing. This could move much of the structural load to the shear walls of the 2x material on the flat. I have some concerns as to structural integrity of the 2x material. These members are secured to the new foundation with very mild decking screws. At the very least, these decking screws will need replacing with structural screws. These 2x's are also questionable as to their suitability to hold an adequate fastener and they may not go down far enough over the foundation box in some locations for adequate anchoring. It is my professional opinion that it would be dangerous to strip the entire building without sheathing and possibly shoring if it has not been determined by a structural engineer that the post and beam structure is not compromised. Has this building been reviewed by a structural engineer for structural integrity? Is there an engineer who will sign off on the safety of this building and take responsibility for structural integrity and provide structural guidance. My concern is that stripping this building with only the 2x's on the flat that the roof weight could cause racking and the entire building to spin and the roof to crash down.

Yes. As specified, old beams will need to be replaced as needed with available material, and the corner post repaired. Contractor will back nail existing structure where necessary and will need to exercise proper care when dismantling siding, one side of building at a time. The contractor will apply for permits and arrange for all required inspections. No permit fees will be charged.

2.) The carrying beam that is rotted with the missing joists: There do not appear to be any members on site that would be long enough to replace this beam. Is there more material somewhere that can be used for this purpose and adequate in length. If not, is a new hewn beam acceptable for replacement of this beam. The corner post is requested to be repaired. I do not see material on site for this purpose. Shall we plan on using new material for these 2 areas.

New beams of the same size are acceptable and can be sawn and/or rough sawn.

3.) Atrium windows: Are the grills to be Grills Between Glass (GBG) or Simulated Divided Light (SDL)? Please specify [Grills Between Glass](#).

4.) Rear new door: Is this to be a flat fiberglass door or 6 panel to match front door. [Flat fiberglass door](#).

5.) It has been requested that the front door slab be repaired and reused. The cost of restoring this door would far exceed the cost of a new solid wood 6 panel door that would match exactly. Would it be acceptable to the town to replace the existing front door with a new solid wood 6 panel door of like and kind of the existing?

Yes, it would be acceptable to supply a new solid wood 6 panel door, subject to approval, if that is less expensive than replacing the 2 panels.

6.) What is the anticipated payment structure for the successful bidder? Upon award and execution of contract can the contractor expect a customary retainer for materials and up front costs or will the contractor be expected to procure materials and cover expenses and submit invoices for payment which will be paid approximately 30 days later.

Upon award and execution of the contract, the town will pay a 25% deposit. The balance to be paid upon successful completion and acceptance by the town within 30 days of receipt of final invoice.

7.) Are there any lead test results for the building?

If so, are the results available.

If not may a sample be taken of the inside wainscot and exterior siding to better evaluate the cost of the project?

May the bid due date be postponed to allow time for the test results to return?

For bidding purposes, assume there is lead present in both the interior and exterior materials.