

COUNTY OF DELAWARE
ADDENDUM # 2
1724 CHESTER COURTHOUSE REHABILITATION PROJECT (eDPW-040225)

The County of Delaware advertised on the County of Delaware's website/PennBid and in the Philadelphia Inquirer and Daily Times newspapers the Invitation to Bid for: **1724 CHESTER COURTHOUSE REHABILITATION PROJECT (eDPW-040225)** on February 11, 2025. Proposals are to be received via PennBid on Wednesday, April 2, 2025 @ 11:00 a.m.

*****BID QUESTIONS, CLARIFICATIONS AND ANSWERS*****

AN UPDATED VERSION OF SECTION L HAS BEEN UPLOADED. THIS REPLACES THE CURRENT SECTION L WITHIN THE INVITATION TO BID DOCUMENTS.

AN UPDATED VERSION OF THE COURTHOUSE PLANS HAVE BEEN UPLOADED.

2011 COURTHOUSE ASBESTOS REPORT HAS BEEN UPLOADED PER ANSWER TO QUESTION 21.

PHOTOS OF COURTHOUSE ELECTRICAL PANEL, FURNACE AND FIRE ALARM SYSTEM HAVE BEEN UPLOADED PER ANSWER TO QUESTION 16.

BIDTABLE HAS BEEN UPDATED PER QUESTION PER ANSWER TO QUESTION 8.

Questions #1: May we have an expected estimate of cost, by contract, if possible?

Answer: The County is limited by available grant dollars and may not be able to award a contract for over \$367,000 and reserves its right to reject any and all bids for any reason, including lack of available funding.

Questions #2: Do you want an AIA A305 1986 Qualification Statement as noted on PennBid or do you want the Qualification Statement found in Section C of the Proposal Form?

Answer: Use the Qualification Statement found in Section C of the Proposal Form due to the grant funding for this project.

Questions #3: The Spec states that Clearances are required as noted in Appendix B. There is no Appendix B. Please clarify.

Answer: No clearances are required.

Questions #4: To clarify, a standard AIA Bid Bond is required in the amount of 10%?

Answer: A ten percent (10%) bid bond is required for any bids over \$250,000.00.

Questions #5: Our firm has performed and are currently engaged in several "Historic Restoration Projects" through Public Works programs. We do have an in house training program for new hires and advanced carpenters in the craft of historic restoration. In the past a pre-qualification form listing projects successfully completed with references have been required to assure the owner of our qualifications and the qualifications of other contractors bidding on this sensitive work. Apprenticeship programs do not necessarily represent the ability of firms to professionally perform this type of work. We believe that firms that have not performed

historical work previously or can't provide a pre-qualification statement for historical work of this type may not be qualified to estimate or perform this work.

Would an, approved by architect of record, prequalification form preempts the requirement of an apprenticeship program as stated in the project requirements?

Answer: As per the Grant Agreement, the contractor must have the requisite experience and training in historic preservation to oversee the project work. After reviewing the project, the apprenticeship requirement is not required due to the projected cost. Prospective bidders do not need to have an apprenticeship to be considered for the bid.

Questions #6: Is this a 4 prime contract project or a single General Contract?

Answer: Single prime contract.

Questions #7: Will you please waive the Apprenticeship Training Program requirements for this project?

Answer: As per the Grant Agreement, the contractor must have the requisite experience and training in historic preservation to oversee the project work. The Apprenticeship Training Program is not required.

Questions #8: It appears in the specifications that this is a lump sum bid with alternates. The downloadable bid form on Pennbid only has 3 items listed. Which is correct?

Please provide an update price proposal sheet that includes line items for the "Base Bid" pricing and lines for all Alternates shown on the drawings and specs.

Answer: BidTable has been adjusted to list only the base bid. Please enter the base bid in the BidTable and the appropriate area of the ITB documents. Alternates should be included in the appropriate section on the ITB documents only and will not have a space on PennBid to prevent them from interfering with the total.

Questions #9: Where are the electrical specification 264100?

Answer: They are bound in the specification manual. See the 100% Spec Binder Chester Courthouse.pdf file.

Questions #10: The Specification states, "The work under this contract must be completed and project closed-out by May 1, 2026." please confirm Date.

Answer: The date is correct.

Questions #11: When do you anticipate work to begin?

Answer: Monday, 5/12/25.

Questions #12: Please provide the sign-in sheet from the pre-bid walk through.

Answer: Sign-in sheets have been uploaded onto PennBid. The first sign in sheet was uploaded on February 26, 2025 and the second on March 11, 2025.

Questions #13: Window repairs: Are the sash to be made operable? None of them have sash cords, for example.

Answer: The windows are operable but do not have sash weights or cords, as that was a later invention. They are kept open using notched sticks and sash pins for locking, although many pins are missing.

Questions #14: Storm windows: The specification is for HOL-OP, but since the lower sash of the windows is larger than the upper sash, the operable portion of the storm window cannot be removed to the interior because the opening cannot be made large enough to get them out. We understand that the first-floor windows will be getting Allied Windows, AOL-C, which do not have an operable lower sash, but storm sash can be removed easily for cleaning. We have spoken with the sales representative at Allied, and she recommends the AOL-C.

Should the storm windows in this project be AOL-C instead of HOL-OP?

Answer: The specification HOL-OP shall be provided. This product permits operation of the lower sash of the storm window to allow for fresh air. Removal of the lower storm sash from the interior is not possible due to the depth of the jambs/sills and the unequal sash size. This limitation is recognized by the County.

Questions #15: What color should the storm windows be?

Answer: Color shall match the existing window frames and sashes per the specifications. Allied has the custom color on file.

Questions #16: Could you provide photos the the electrical panel and fire alarm box so that our sub-contractors can confirm what the existing systems are?

Answer: Photos have been uploaded along with this addendum.

Questions #17: Can we get back in to the building to show our sub-contractor the building

Answer: Additional site visit was scheduled due to vendor interest and was announced on PennBid via Addendum #1.

Questions #18: At the pre bid meeting they stated there was some underground electrical work. But the plans do not show this, are you going to send out a drawing on the underground work?

Answer: There is un-grounded electrical in the building that is to be repaired. No underground work.

Questions #19: For the Alternate #2 first-floor repairs, it states for us to see a schedule on A6.1. This is repeated with Note 22 on A1.1. Where is this schedule for the repair of the floorboards?

Answer: Keynote 22 on the schedule on A1.1 references the floor board repairs. See the attached strikethrough referring to A6.1

Questions #20: On the plans you call FRAMCO is the vendor for the fire alarm system. We call them and was told they will not be pricing out this project. because Chester is to dangerous for their workers. So what company do you want to go with?

And I believe they would need to go on site and see the equipment that is needed to be replaced.

Answer: The County has confirmed FAMCO is no longer sending their workers to Chester. We will need to find another fire alarm company.

Questions #21: Has the courthouse had any hazardous material testing completed prior to the start of the project? If so, please provide the report.

If not, is it the GC's responsibility to perform any hazardous material remediation?

Answer: Asbestos was remediated in 2011. A report has been uploaded along with this addendum.

