

**ADDENDUM 1**

**for**

**Fire Station I (Central Station) Modifications Replacement  
of 6 Overhead Doors, Widening Four Apparatus Entries, Historic Brickwork &  
Misc. Structural Improvements**

**Bid #51-08  
July 28, 2008**

The attached pre-bid minutes and answers to questions will form addendum #1 to the bid proposal and specifications for the above noted project.

The deadline for questions on this project will be 5:00 p.m., Tuesday, July 29, 2008.

Please acknowledge receipt of this addendum within your proposal, failure to do so may subject a bidder to disqualification.

# PE *Paradigm Engineering, LLC*

*Structural  
Civil*

*Setting the Standard*

July 25, 2008

Mr. Thomas Richter  
City of Portsmouth  
Department of Public Works  
680 Peverly Hill Road  
Portsmouth, NH 03801

Re: **Portsmouth Fire Station #1 Pre-Bid Meeting Minutes**

Dear Tom:

Minutes for the pre-bid meeting at Central Fire Station (Portsmouth Fire Station #1) are presented below for review:

**Attending:**

Stephen Parkinson, P.E., Portsmouth Director of Public Works  
Thomas Richter, City Representative, Portsmouth Department of Public Works  
Steven Achilles, Assistant Fire Chief, Central Fire Station  
Christopher LeClaire, Fire Chief, Central Fire Station (late arrival)  
Stephen McNally, P.E., Paradigm Engineering, LLC  
Hristo Iordanov, Paradigm Engineering, LLC  
Travis J. Whitehead, Knowles Industrial Services Corporation  
Jay Carragher, Overhead Door Company  
John B. Wastrom, Historic Preservation Masonry specialist for Careno Construction, Co.  
William Clark, Turnstone Construction  
Butch Ricci, Ricci Construction Co.  
Bob Bessie, Careno Construction Co  
Paul Careno, Careno Construction Co  
Thomas Ahern, Stepping Stones masonry, subcontractor for ?

After a brief summary of the basic requirements of construction by Mr. McNally, questions from invited contractors were fielded as described below:

- Q. John Wastrom, Careno Construction: Have you specified replacement brick and mortar mix for this project?
- A. **No, the contractor is responsible for matching the existing and it will be up to the contractor's historic masonry specialist to work with us as the City's engineering representative to find an acceptable match.**
- Q. John Wastrom, Careno Construction: Do you require mortar samples to be sent to a qualified laboratory for testing to match this mix or you just want to match its looks?

- A. As far as strength testing is concerned, our intent is to match the strength of the existing mortar, especially if it is a weaker lime mortar. The contractor is expected to match the color and texture as closely as possible, regardless. John Wastrom has pointed out that this mortar seems to have a Portland cement component, but the significance to overall strength of the mortar and cure time is not yet known. Therefore determining prism strength could end up being a significant factor.**
- Q. Travis Whitehead- Knowles Industrial Services: Specs required new mortar to meet requirements of ASTM C270, type "O" or type "K" which are really weak mixes. Is this still required?
- A. Contractors will be responsible for determining the type of mortar and matching new mortar's color, texture and strength to existing mortar.**
- Q. Travis Whitehead- Knowles Industrial Services: Phasing plan require 28 days cure period for mortar after each phase. Can we move to next phase before curing is completed in order to complete the project for the required 120 days?
- A. Fire station requires not more than 3 bays to be blocked at any one point of time during construction. If mortar mix is in fact a Portland cement based the required strength to support the brick above might be achieved in 7 days and in that case 28 day cure time will be relaxed. We will work with the contractor to determine the required cure time.**
- Q. Travis Whitehead- Knowles Industrial Services: Plans call for hot dip galvanized steel. In my experience those parts require four to six and some times up to eight weeks for manufacturing time.
- A. We are working on a project right now and production time is down to about a week. We advise that the contractor verify this with their steel fabricator to determine lead times prior to bid.**
- Q. William J Clark – Turnstone Corporation: You show a shoring diagram in your plans. Is the shoring sized to carry the masonry above or is it the responsibility of the contractor for sizing that shoring and can we make changes to that diagram?
- A. Temporary work, means, and methods are always the responsibility of the contractor. However, we have designed the needle beams to fit in the limited space between lintels and floor system considering allowable deflection to prevent damage to the brick façade above. Due to the very narrow temporary support envelope, our intent was to be sure that a reasonable method of temporary support was available to the selected contractor.**
- Q. Travis Whitehead- Knowles Industrial Services: The masonry specs call for cleaning brick masonry surfaces and applying water repellent. Does this need to be done on the entire

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building or only on the portion of the façade that is being replaced? Are we required to re-point the joints on the entire façade or only in the work area?

**A. There is a horizontal concrete band that divides façade in a top and bottom half, but if the masonry is cleaned only to that concrete band there is the possibility that bricks will have a substantially different color above and below the banding and this might not be acceptable to the Historic District. Our intent is to have the entire surface of the front façade cleaned. Joints will need to be re-pointed only in the area below the banding. Re-pointing of all joints below the concrete band will be required.**

Q. William J Clark – Turnstone Corporation: Should we use restoration cleaner on the entire surface of the front façade or only on the portion below the concrete band. There are two types of cleaners first one is the restoration cleaner which will take the acidity off and will leave the bricks with the uniform color but will not clean the mortar off and the second one is the mortar cleaner that will remove the mortar.

**A. If there is mortar on the brick it needs to be cleaned regardless and color and appearance should be uniform throughout the entire façade of the building.**

Q. Tom Richter- City of Portsmouth: A contractor has asked whether we are reusing the granite wheel rubs?

**A. Yes, we are. They will need to be cut professionally in order to accommodate door widening and new columns.**

Q. Paul Careno- Careno Construction Company, Inc: In addition to the generic layout for the photographs what specifically are you looking for other than progress prints? Are you looking for stress cracks?

**A. Progress photography has to do with historic preservation and is required by Historic District Commission to be kept on file. I do not think it has to do with reporting damage.**

Q. Bob Bossie- Careno Construction Company, Inc: Do the granite rubs sit directly onto foundation?

**A. Part of the granite rub is on the foundation and part of it on the concrete slab. There is small amount of concrete work that need to be done to the foundation wall and slab to provide a stable foundation for the new steel columns that will be installed.**

Q. Thomas Ahern- Stepping Stones Masonry : Brick used for the flat arch appears to be specially molded. Many times we find that brick inside of the wall is from different type and quality from the one used for the face. Can we find brick to match the color and texture of the existing one?

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- A. The contractor should be very careful when removing existing brick in order to save and reuse as many brick as possible. The bricks will have to be removed one at a time and mortar will have to be removed carefully. If you have a source that can provide waterstruck brick that matches the texture and color of the existing, that is great. If the internal brick is similar to face brick then bricks from inside the wall could be re-used for the face. Non-hiistoric brick may be used for infill inside of the wall, if it is not exposed.**
- Q. Stephen McNally- Paradigm Engineering: The question if whether the glazed bricks on the inside face of wall needs to match the color of the adjacent glazed brick?
- A. If a color match cannot be obtained, glazed tile across the entire inside face of wall must be replaced with a color of a similar hue.**
- Q. Jay Carragher- Overhead Door Company: Is the intent of the project to raise the height of the entire ceiling or just to increase the door height?
- A. Just the door height will be increased. That creates the problem with overhead door clearance but Fimble door company confirmed that it should be sufficient for an overhead door installation.**
- Q. will the arch above the second door remain as is or should it match the other flat arches?
- A. All doors will have similar flat arches.**
- Q. Travis Whitehead- Knowles Industrial Services: What is the preferred start date? Do you have a building permit?
- A. City - As soon as realistically possible. Building permit is in hand but the contractor might be required to get one for minimal cost.**
- Q. Travis Whitehead- Knowles Industrial Services: What if the construction extends into the cold weather? Are we required to heat the site? Is heating allowance provided?
- A. If the temperature drops below 45 degrees, the work area will have to be heated and cold weather construction procedures will to be requiried. No allowances are permitted.**
- Q. William J Clark – Turnstone Corporation: What is the thickness of the wall?
- A. We believe it is three clay brick wythes and then the glazed brick wythe.**
- Q. Travis Whitehead- Knowles Industrial Services: Exposed steel to remain will have to be prepped, primed, and recoated. Should we assume there is no lead in the paint because there is major cost associated with removal of the lead paint?

A. We advise that the contractor is to assume the worst case that there is lead paint. The lead paint is to be placed in appropriate container and to become property of the owner.

Q. Jay Carragher- Overhead Door Company: Nowhere in the specs it says that removal and disposal of the existing doors is in the scope of work?

**A. Removed doors become property of the contractor.**

Q. John Wastrom, Careno Construction: Is there a suggested method of removing brick from wall? Because the building was built in 1919 there is great possibility that Portland cement is used in the mortar and using hand tools alone might not be a viable option. This mortar sticks to brick and most bricks might be damaged if trying to remove the mortar with hand tools. Diamond blade cutting wheels used by a skilled worker might be a better way of removing bricks.

**A. Suggested method in specs is removing it brick by brick using hand tools. We will work closely with the contractor to assure that as many brick as possible have been saved and reused. If the contractor demonstrates on a test area that using a diamond blade saw is feasible without damaging existing brick, then they will be permitted to be used.**

Q. Paul Careno- Careno Construction Company, Inc: Can we come some time next week with hand tools and take a brick out in order to test the mortar?

**A. Yes. Contractors may do that under supervision. We will schedule time on Monday for all contractors to come and each remove one brick. The contractors cannot keep the bricks.**

Q. John Wastrom: Matching the color will be extremely difficult because of the weathering of the existing mortar. If we use die the mortar it may look good now but a year from now the coloring will change. Sample should be sent to a laboratory to determine the actual components of the mortar. Even if we mix the same mortar it may appear differently.

**A. Keeping all re-pointing and restoration below the horizontal concrete banding will provide a natural separation which may help if the exact match of mortar's color and texture is impossible. An observer from the street may not be able to detect slight color variations between old mortar above the banding and the new mortar below,**

Q. John Wastrom: So you want us to re-point all the joints below the concrete band. We will have to use diamond wheel cutter.

**A. Yes. All joints below the horizontal banding will require repointing to maintain color and texture. We will work with the contractor on means and methods or brick and joint removal.**

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Q. Tom Richter, City of Portsmouth to Steve Parkinson, DPW Director: Do contractors have to obey noise ordinance?

**A. Yes. Work may be performed from 7:00am to 6:00pm.**

Q. Tom Richter: Is it in the contract that if there is lead paint discovered on the job site it has to be put in appropriate containers and delivered to the City? Also do the City has to have the test performed by a specialized company in order to determine if there is lead based paint or the contractor has to do it?

**A. Yes the City will hire a specialized company to identify the presence of lead based paint.**

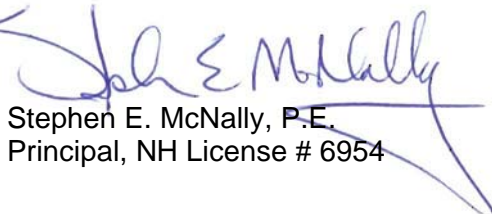
Q: What about the security concerns with the open fire station doors?

**A: A visual and physical barrier (ie shielded chain link fencing, plywood, etc.) or other physical barrier, up to 8 ft tall, to prevent non-authorized personnel from entering fire station while construction is in progress and also some type of weather resistant cover to prevent rain water from spilling inside the building.**

Q: What about power requirements and other facilities?

**A: Bathroom and power will be supplied by the fire station. Space in front of the bays, that are closed for construction work, may be used for temporary lay-down area and parking upon approval from fire chief. The location of the temporary lay-down area will shift as construction progresses. Some employee parking might also be provided in the back of the building.**

Respectfully yours,  
Paradigm Engineering, LLC



Stephen E. McNally, P.E.  
Principal, NH License # 6954

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Gentlemen

A few questions came in today for resolution. See below for responses.

Moulton Custom Door of Vermont:

1. What is apparatus floor to ceiling dimension?
  - A. This dimension varies somewhat from door to door, but for the purposes of bidding it is approximately 12'- 0".
2. What is apparatus floor to new door lintel dimension?
  - A. A rough opening of 11'-5½" has been indicated on Sheet S30, however clear opening from threshold to trim will be 11'- 2½", where the threshold is slightly higher than apparatus floor.
3. What are the widths of doors?
  - A. Current door widths are approximately 10'-3". PFD wants doors 2 through 5 to be an additional 12"+/- wider. The final width dimension of doors 2 through 5 will however be dependent upon actual brick dimensions. For bidding purposes you may use 11'- 3" for doors 2 through 5 and 10'- 3" for doors 1 and 6.
4. Are bottom door panels raised or flat panels?
  - A. They are to be flat inset panels.

Careno Construction

1. Who is responsible for resetting HVAC and related plumbing?
  - A. The Contractor will be responsible for removing and resetting the heating units and plumbing as incidental items related to the construction.
2. Is there a specification for the plumbing?
  - A. Per the requirements of the 2006 International Plumbing Code as amended by the City of Portsmouth. See pdf at <http://www.cityofportsmouth.com/inspection/codes.htm> .
3. Who is responsible for removal and re-installation of electrical for door openers, heaters and outside lighting?
  - A. The Contractor will be responsible for removing and resetting electrical wiring, conduit, switches, boxes, etc. as incidental items related to the construction.
4. Is there a specification for the electrical?
  - A. Per the requirements of the 2002 National Electric Code. NFPA 70.

The City wishes you make all bidders aware that questions will be accepted until the 5 pm on Tuesday July 29, 2008.

Respectfully,



Stephen McNally, P.E.

Principal

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