

**Addendum No. 1 to IFB 25-79**



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**Department of Procurement and Contracting Services**  
**KATJANA BALLANTYNE**  
**MAYOR**

**To:** Bidders of IFB 25-79 Cummings Warming Center Renovations

**From:** Thupten Chukhatsang, Senior Procurement Manager

**Date:** 7/21/25

**Re:** Response to Bidder Questions  
Appendix A: Attachments - Plan Holder's List, Parking Permit Application Sample

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This addendum responds to bidder questions.

**Filed Sub-Bids** with certifications for the DCAMM categories of Resilient Flooring, Plumbing, HVAC, and Electrical are still due by **07/24/2025 at 3:00pm:**

**Sealed General Bids** with DCAMM certification in General Construction are still due by **07/31/2025 at 3:00pm.**

**\*\* Failure to acknowledge this addendum may result in bid disqualification.\*\***

**NAME OF COMPANY / INDIVIDUAL:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CITY/STATE/ZIP:** \_\_\_\_\_

**TELEPHONE/FAX/EMAIL:** \_\_\_\_\_

**SIGNATURE OF AUTHORIZED INDIVIDUAL:** \_\_\_\_\_

**ACKNOWLEDGEMENT OF ADDENDA:**

**Addendum #1** \_\_\_\_\_ **#2** \_\_\_\_\_ **#3** \_\_\_\_\_ **#4** \_\_\_\_\_

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#	Questions	Response
1	What is the estimated plumbing contract value?	<p>Here are the estimates for all Filed Sub bids:</p> <p>Resilient Flooring:\$36,880  Plumbing: \$51,000,  HVAC: \$78,000  Electrical: 76,500</p>
2	Please confirm you need an electronic copy of the bid forms for the filed sub bid.	If you submit online via BidExpress, then it would naturally be an electronic copy. There is a separate bid for File Sub Bids and another for General Bids. If you are sending a hard copy physical bid then kindly include a flash drive with the bid for ease of upload.
3	Please confirm if we submit on BidExpress we do not need to deliver a hard copy.	Yes, you do not have to submit a hard copy if you submit via BidExpress.
4	Will professional liability be required by GC?	No, professional liability will not be required of the General Contractor awarded the contract.
5	Will rodent control be required? If so define the scope.	No
6	Will police details be required? If so when will they be required and what is the cost?	Yes, if street access is impacted by construction. Contractor schedules police details and City covers the cost.
7	Is there ACM beneath the carpeting?	Assume yes, City has a third-party testing company that can test the area.
8	Is there a mandatory set a side requirement for MWBE participation?	No
9	Section 064023 Architectural millwork, is AWI certification required?	Yes
11	Drawing A101 is there footings and foundations beneath rear exit slab, if so provide details.	There are no footings required for the rear exit slabs. As shown on Detail 1 on Sheet A201.
12	Since the new trench drain is within the proximity of the building and tied into the existing drainage system, is this part of the plumbing file sub-bid scope?	The trench drain is beyond the typical 10' distance away from the building, and is not believed to connect to the interior of the building. Therefore the trench drain work is part of the GC's site contractor.
13	Drawing H101 is the existing OA louver infill part of the HVAC file sub bid scope?	The existing louver opening is to be infilled with CMU on the exterior with an insulated metal panel on the outside, as part of the GC's work.
14	Section 096500-2.1.02.A.7. Base bid to include removal and replacement of 9"x9" VCT floor tile, including abatement, and replace with new 12" x 12" VCT tile to match the existing in the followings rooms. Question: Who is responsible for the abatement/Demolition of existing VCT/ Resilient Base?	GC is responsible under base bid for abatement

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<b>15</b>	<b>Section 096500-2.1.02.A.8. Alternate No:1 to include removal and replacement of 9"x9" VCT floor tile, including abatement, and replace with new 12" x 12" VCT tile to match the existing in the followings rooms. Question: Who is responsible for the abatement/Demolition of existing VCT/ Resilient Base?</b>	<b>GC is responsible under base bid for abatement if Alternate is accepted, filed sub bid preps and installs new VCT.</b>
<b>16</b>	<b>Temporary Parking Passes:</b>	<b>Temporary parking passes for contractors are available through the City's Traffic &amp; Parking division at a weekly fee of \$35.00. These fees are the responsibility of the contractors that apply</b>  <i><b>Note: A sample Parking Permit Application is provided below in Appendix A: Attachments</b></i>
<b>18</b>	<b>Please confirm HVAC sub is responsible for their own a. Staging b. Hoisting c. Coring d. Firestopping i. Similar to Plumbing/ Electrical.</b>	<b>The HVAC filed sub-bid is responsible for their own hoisting, staging, coring and firestopping.</b>
<b>19</b>	<b>Can parking or a staging area be made available to the contractor at the rear of the building, accessed from School Street?</b>	<b>The School Steet lot and alley way will not be available for parking but deliveries can be accepted via the lot.</b>
	<b>Please confirm that the building will only be occupied between the hours of 5PM and 8AM when the building is in use. It is understood that the building is being used as a warming center when the weather curtails, expected usage would begin November/ December of 2025.</b>	<b>Confirmed</b>
<b>20</b>	<b>Painting Scope: The plans and specs are vague regarding the painting scope. Can you please clarify exactly what surfaces (walls, ceilings, trim, etc.) are to be painted?</b>	<b>As indicated in Section 09 00 00 Para. 1.02.B painting shall include all walls for the renovated bathrooms, inside and outside, the interior walls of the vestibule, the wall of the Main Office that are being altered, and the walls in the Dormitory rooms that are affected by the work. Painting of isolated walls shall extend to the nearest corner or natural break in either direction.</b>
<b>21</b>	<b>Sidewalk Equipment Permits: Does the City require any permits or approvals for placing equipment on the sidewalk during construction?</b>	<b>Yes, temporary occupancy permits would be required for the sidewalk and streets. Pedestrian detours with directional signage would be needed if a section of sidewalk needs to be closed for a duration of time during construction</b>

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<b>22</b>	<b>Flagpole Area: What is the final design plan for the area where the current flagpole and concrete base are located? Will this area be replaced with grass, asphalt or another material?</b>	<b>The existing flagpole and concrete base will remain in its current location</b>
<b>23</b>	<b>Wall Preparation &amp; Painting: Please clarify the note, "Prepare and paint all walls affected by the work (new and existing)." Does this refer only to walls disturbed during construction, or does it include adjacent existing walls as well?</b>	<b>See Item 20 above.</b>
<b>24</b>	<b>Site Access and Staging: Is the contractor permitted to use the parking lot or the small driveway access on School Street for equipment staging or deliveries?</b>	<b>Not for parking, but some deliveries could be received via the School St. lot. The main project entry point will be at Prescott Street side of the building.</b>
<b>25</b>	<b>Playground Bench: What is to be done with the existing bench against the wall in the playground area where the new ramp is planned? Should it be removed, relocated, or reinstalled elsewhere?</b>	<b>This bench will be relocated in the playground with city direction</b>
<b>26</b>	<b>Existing BMS Controller</b>	<b>The existing BMS controller (FX 80) will require additional user licenses to add the new MEP Equipment. The city would be recommending license upgrades for a minimum of 10-12 devices</b>

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**APPENDIX A: ATTACHMENTS**

**Plan Holder's List**  
**Parking Permit Application Sample**





## CITY OF SOMERVILLE, MASSACHUSETTS

### DEPARTMENT OF PARKING

133 Holland St, Somerville, MA 02144

Tel: 311 or from outside Somerville (617) 666-3311

[www.parksomerville.com](http://www.parksomerville.com)

### CONTRACTOR

### PARKING PERMIT APPLICATION

#### Applicant Information:

Today's Date \_\_\_\_\_

Name of Contractor \_\_\_\_\_

Address of Work Site \_\_\_\_\_

Phone # \_\_\_\_\_

Email \_\_\_\_\_

Plate Number \_\_\_\_\_

Vehicle Year / Make \_\_\_\_\_ Vehicle Color \_\_\_\_\_

#### Permit Information:

Effective Date \_\_\_\_\_

Expiration Date \_\_\_\_\_

Permit Number(s) \_\_\_\_\_

**Cost:** \$35.00

**Duration:** 30 days

**Hours:** 7:00AM-7:00PM

**Location:** On street or adjacent street to property or properties currently under construction.

#### Application Checklist:

- ◇ Application Form
- ◇ Copy of building permit or proof of contractor license
- ◇ Copy of vehicle registration(s)
- ◇ Check, money order, cash, MC, Visa or Discover
- ◇ Cost \$35.00

*All outstanding parking tickets must be paid in full prior to issuance.*

*Tickets may be paid online or by calling 844-807-9069.*

*Permits may be address-specific with various plates OR plate-specific with various addresses.*

*Permits requested at window will be processed immediately. In person orders of more than 5 permits cannot be processed immediately – contractors should apply by mail in advance to expedite order or arrange pick up at a later date.*

*Permits requested by mail will be mailed within 14 business days after receipt of paperwork and payment.*