

City of Westminster
Addendum 2

Revised Schedule of Values, Additional Q&A's and Information for
RFB #26-04
Exterior Repairs of the Building at 1838 Emerald Hill Lane

- 1) Revised Schedule of Values:
- 2) Additional Q&A:
- 3) Request for Information regarding project:

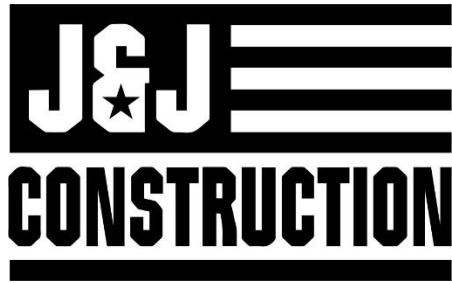
Revised Schedule of Values

Item Numbers	Approximate Quantities	Description of Item	Unit Price	Amount
1.	LS	Mobilization and Demobilization	LS	
2.	LS	Deck Repair according to the Deck Repair Scope of Work	LS	
3.	LS	Exterior Painting of the Building according to the Scope of Work	LS	
4.	10% of Bid	Contingency for Replacement of Existing Damaged or Deteriorated Items	LS	
Total				

Additional Q&A

Question: Will there be any ability for the awarded contractor to structure payment schedules? Such as: Initial mobilization or material deposits (to support project startup) or Phase completion payments

Answer: Deposit and phase completion payments are acceptable practices with the City. Contractor should include their preferred payment schedule with their bid but will ultimately be determined by the City.



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Request for Information (RFI) Log

Project: Exterior Repairs of the Building at 1838 Emerald Hill Lane

Location: Westminster, MD

Bid Package: RFB #26-04

Owner: City of Westminster

RFI-001 – Existing Deck Framing Condition

Specification Reference: Deck Repair Scope

Question:

The scope requires removal of approximately 1,400 SF of existing mahogany porch decking and replacement with Aeratis Heritage deck boards. Please confirm whether the existing deck framing, joists, blocking, and structural supports are assumed to remain in place.

If deteriorated framing is discovered during demolition, should contractors:

1. Include allowance for structural repair, or
2. Price replacement as a change order.

Reason:

The bid documents do not identify the condition or replacement scope of the structural framing system beneath the decking.

- **Add contingent allowance for structural repairs of the framing system beneath the deck 10% of the Bid Cost. This change will be made on the Schedule of Values**

RFI-002 – Deck Joist Spacing Verification

Specification Reference: Aeratis Installation Requirements

Question:

Aeratis porch boards require joist spacing not greater than 16" on center (10" on center for stairs). Please confirm that the existing deck framing meets this requirement or provide direction if framing modifications will be required.

Reason:

Compliance with the manufacturer installation requirements may require reframing if existing spacing differs.

- Joist spacing is verified and meets Aeratis requirements

RFI-003 – Balcony Post Replacement Details

Specification Reference: Deck Repair Scope

Question:

The scope requires replacement of 21 balcony posts with aluminum or vinyl posts while retaining the existing railings.

Please clarify:

- Required post size and profile
- Load rating or structural requirements
- Color / finish
- Whether base plates, trim collars, or caps are required
- Whether structural anchorage or internal reinforcement is required

Reason:

Post type and structural requirements affect procurement and installation methods

- Contractor shall use the standard Vinyl or Aluminum posts designed for the existing length of railing.

RFI-004 – Railing Removal and Reinstallation

Specification Reference: Deck Repair Scope

Question:

Existing railings are to remain and be reattached to new posts. Please confirm:

1. Whether existing railing removal and reinstallation is included in the deck repair scope.
2. Whether damaged railing components discovered during removal should be replaced under base scope or change order.

Reason:

No information is provided regarding railing condition or repair allowances.

- Railings are in good shape and should not need replacement. Any issue requiring replacement will be a change order

RFI-005 – Deck Board Finish Requirements

Specification Reference: Deck Repair Scope

Question:

The documents indicate the decking will be painted according to Aeratis specifications and that the City will purchase the painting materials.

Please confirm:

- Contractor responsibility is labor only for painting.
- The specific coating system to be used on Aeratis boards.
- Whether primer is required or if coating is direct-to-surface.
- The City will purchase required paint for the Aeratis decking. Any brushes rollers or additional needed tools will be the contractor's responsibility
- Contractor shall inform the City of all needed paint and primers per the manufacturer's specification.

RFI-006 – Exterior Paint Color Schedule

Specification Reference: Exterior Painting Scope

Question:

Please provide the final color selections for the following items:

- Stair components (treads, risers, rails, etc.)
- Wood shutters
- Any other surfaces currently listed as "color to be determined."

Reason:

The bid documents specify Sherwin-Williams Duration paint but do not include a final color schedule.

- Color shall be determined after the bid has been awarded.

RFI-007 – Brick Surface Preparation Requirements

Specification Reference: Exterior Painting Scope

Question:

The painting scope includes previously painted brick surfaces. Please clarify:

- Whether masonry repairs, repointing, or crack repair are required before painting.
- Whether primer is required on masonry surfaces.

Reason:

The prep scope only identifies washing, scraping, priming, and caulking without addressing masonry repairs.

- **Masonry repairs and repointing are not part of this project. Any necessary crack repairs will be addressed by change order.**
- **Primer is required.**

RFI-008 – Window Scope Clarification

Specification Reference: Exterior Painting Scope

Question:

The scope states “NO window sashes – just sill where peeling.”

Please confirm:

- Only localized sill repairs and touch-up painting are required.
- Window frame surfaces are not included unless noted otherwise.

- **Confirmed**

RFI-009 – Protection of Adjacent Property

Specification Reference: Supplemental Conditions

Question:

Please clarify whether any special protection requirements exist for adjacent structures, landscaping, or historic features during painting and deck demolition.

Reason:

Contract documents require the contractor to protect surrounding structures but do not identify specific protection requirements.

- **Area shall be protected. There are no specific requirements, although inspector will determine if protection is adequate.**

RFI-010 – Working Hours and Site Access

Specification Reference: Supplemental Conditions – Working Hours

Question:

Please confirm the permitted construction schedule. The documents indicate:

- Normal work week: 5 days
- Maximum 8 hours per day
- No work on weekends or holidays without written approval

Please confirm if extended hours or weekend work may be approved to meet the completion date.

- Workdays are M-F anytime between 7:00am-5:00pm
- There is no 8 hour standard. This is the contractor's prerogative.
- No work on weekends or holidays without written approval.

RFI-011 – Project Schedule Requirements

Specification Reference: Work Phases

Question:

Bidders are required to submit a construction schedule with their bid. Please confirm:

- Expected Notice to Proceed date
- Required project duration to meet the stated completion date of June 30, 2026.
- Notice to Proceed will be issued to the Contractor after signing Agreement

RFI-012 – Temporary Facilities

Specification Reference: Supplemental Conditions

Question:

Please clarify whether the contractor is responsible for:

- Temporary restroom facilities
- Temporary power supply
- Temporary water connections beyond the provided water spigots.

Reason:

The documents state the City will provide water spigots but do not address other temporary utilities.

- City will not supply restroom facilities
- City will supply electric

- City will supply water from existing spigots only

RFI-013 – Existing Deck Disposal

Specification Reference: Deck Demolition

Question:

Please confirm that the contractor is responsible for removal and disposal of existing mahogany decking materials, including transportation and landfill fees.

Yes

RFI-014 – Historic Preservation Requirements

Question:

Please confirm whether the building is classified as historic or within a historic district and if any special preservation or material restrictions apply.

No