

**Addendum No. 1 to IFB 18-53**



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**Department of Purchasing**  
**JOSEPH A. CURTATONE**  
**MAYOR**

To: All Parties on Record with the City of Somerville as Holding **IFB 18-53 Nibble Co-Working Kitchen Construction**

From: Michael Richards, Assistant Purchasing Director

Date: June 27<sup>th</sup>, 2018

Re: Answer Questions, Revised Qualifications, Other Revisions

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**Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.**

This addendum answers questions posed during the Q/A period and at the optional pre-bid site visit.

A revised Quality Requirements Form has been appended, along with a note for drawing A2.1.

The deadline remains unchanged. Sealed bids are to be delivered by **11:00am on Tuesday July 10<sup>th</sup>**.

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

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

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

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

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

**ACKNOWLEDGEMENT OF ADDENDA:**

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

## Addendum No. 1 to IFB 18-53

Q. Will you be operating the space?

A. Yes, it will be a community kitchen, serving as an 'incubator'

Q. For the underslab plumbing, will we be taking up the whole floor?

A. The specification and drawings outline cutting and patching requirements. Additionally, the demolition plan provides direction for scope of floor removal.

Q. Is the floor finished? Will we take the finish off?

A. Yes, it is an epoxy finish. The base bid will be to replace the epoxy and an add alternate will be to add polish.

Q. Are there pre-existing mechanical systems?

A. There is an existing ductless split system that has been provided by the landlord.

Q. Is there exposed plumbing included in the project?

A. Exposed plumbing will be allowed provided there is no reduction in usable spaces (i.e. it does not push equipment forward into the workspace) and is not located on tiled wall area visible to public.

Q. Will the hood be a new install?

A. It will be a new hood with a make-up air unit. See MEP drawings and specifications.

Q. Are there two gas meters?

A. See MEP drawings and specs for gas piping scope.

Q. Should we just assume epoxy paint on the entire ceiling or just the kitchen areas?

A. Assume an epoxy paint substitution for the entire concrete ceiling as well as steel beams at ceiling.

Q. Are the stainless-steel counters custom or purchased by owner?

A. Only the stainless equipment table at the cooking line under the hood is owner purchased

Q. Does your HVAC engineer have any preferred subcontractors or did they work with anyone for preliminary pricing or design feedback?

A. See the MEP drawings for the basis of design for the hood.

Q. I'm assuming all fire protection and alarm work will need to be performed by the building's preferred vendors?

A. The building rules are referenced in the specifications.

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Q. Is it possible to gain access for sub-contractors to see the space? If so what is the process in doing so?

A. The City will not be hosting a second walkthrough of the site. However, parties that did not attend the pre-bid site visit may contact the property owner, BWB, to arrange for an unofficial visit.

Q. HVAC General Notes #20 on drawing H1-0 refers to Captiveaire DWG #3328913 we could not find this dwg in the package. Can you please provide.

A. We include the reference number but we don't have the specs. The contractor can contact Captiveaire to request the basic design drawings. Once the bid is awarded the selected contractor will need to work with the vendor relating to installation of this hood and make up air chase lining via their design specs.

Q. Who are the Landlords/Building Owners: Roofing Company, Fire Alarm Maintenance Co. and Sprinkler Maintenance Co.

A. The property is owned/managed by BWB. The fire alarm and sprinkler system details are included in Appendix A of the bid package. Maintenance will be coordinated between the selected contractor, the tenant, and the landlord after a contract is awarded.

### **Additional Clarifications**

#### **Quality Requirements**

The minimum qualifications required to submit a bid for this project have been changed. Please use the revised Quality Requirements Form attached herein with your bid submission.

#### **Revised Drawing**

During the pre-bid walkthrough, it was brought to the City's attention that the building contractor has installed two new beams along the ceiling. Please see notes in the attached drawing.

#### **Existing Chase**

BWB will move the existing conduit out of the chase for the hood lining to be installed. The building inspectors will not allow up to put in a lining with conduit in place. BWB knows Nibble will be using the chase for the hood.



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## QUALITY REQUIREMENTS FORM

The following quality requirements, or basic business requirements, are the minimum set of standards that an entity must meet and certify to be considered responsible and responsive. The City of Somerville will disqualify any response that does not meet the minimum quality requirements. A "No Response" to items 1 or 2, or a failure to respond to any of the following minimum standards, will result in disqualification of your bid.

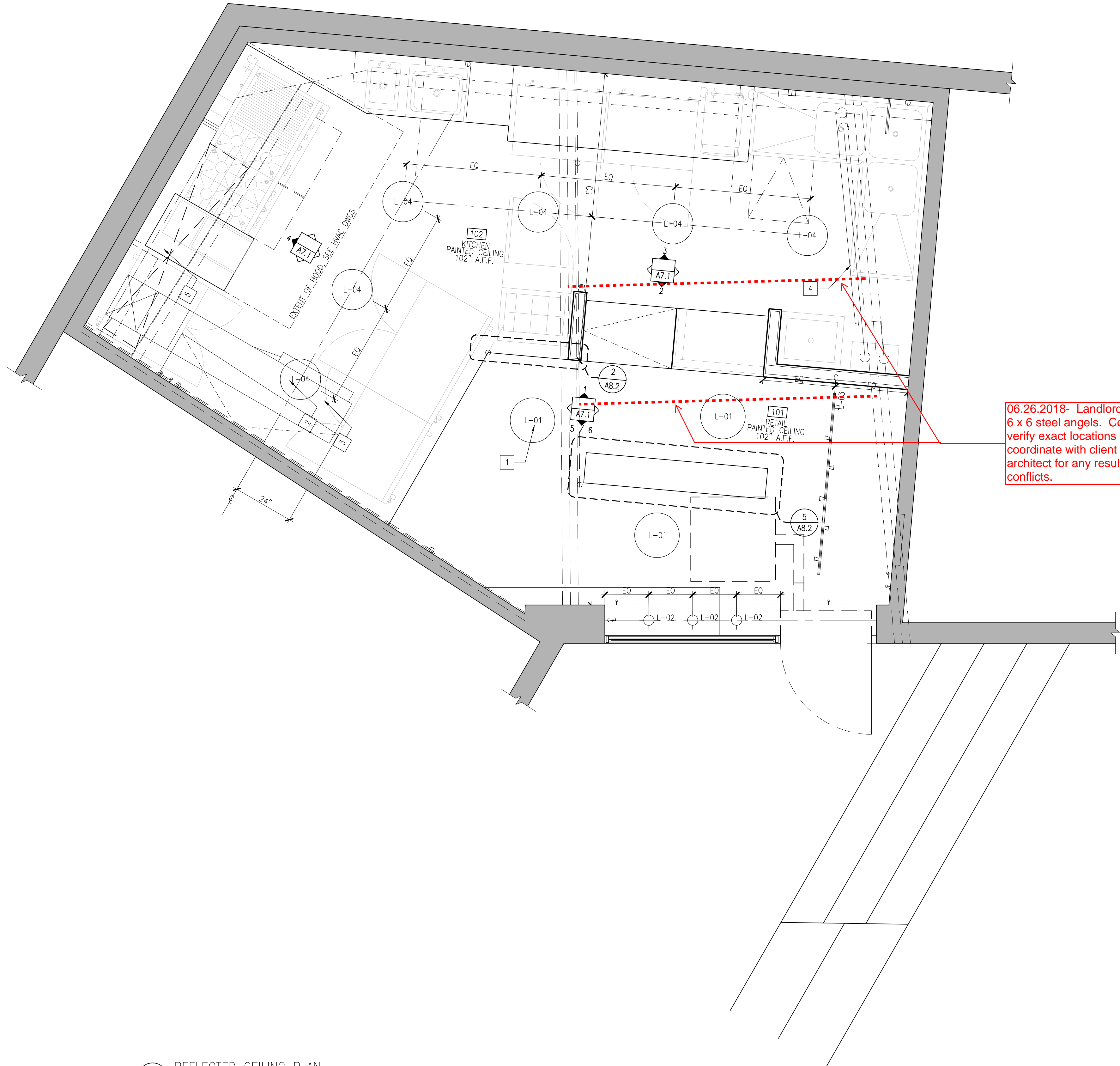
QUALITY REQUIREMENTS		YES	NO
1.	Proposer has completed at least one (1) project with public entities, or entities requiring comparably rigorous specifications and filing requirements, in the past five (5) years.”		
2.	Proposer has completed at least three (3) projects of comparable size and scope in the past three (3) years		
3.	Optional: <hr/> Are you a Mass. Supplier Diversity Office MBE/WBE certified minority or woman owned business? Additional minority designations may be submitted by attaching supporting documentation.		

In order to provide verification of affirmative responses to items 1 or 2 under the quality requirements listed above, proposers must submit written information that details the general background, experience, and qualifications of the organization. Subcontractors, if applicable, must be also included.

LIGHTING SCHEDULE

SYMBOL	LOCATION	MANUFACTURER	MODEL	LAMPING	WATTS	FINISH	QUANTITY	NOTES
L-01	101	BROMI DESIGN	B4101		40	RED	3	TO BE LAID OUT IN THE FIELD BY ARCHITECT
L-02	101	MUUTO	E27 PENDANT LAMP		25	RED	3	
L-03	101	LIGHTOLIER	ALCYON LED		TBD	BLACK	(1) 8' TRACK	
L-04	102	RAB	SK16XL20RY	3000K	20	WHITE	6	

NOTE: FIXTURES LISTED IN SCHEDULE ARE BASIS FOR DESIGN. SEE SPECIFICATION FOR ALTERNATE MANUFACTURERS



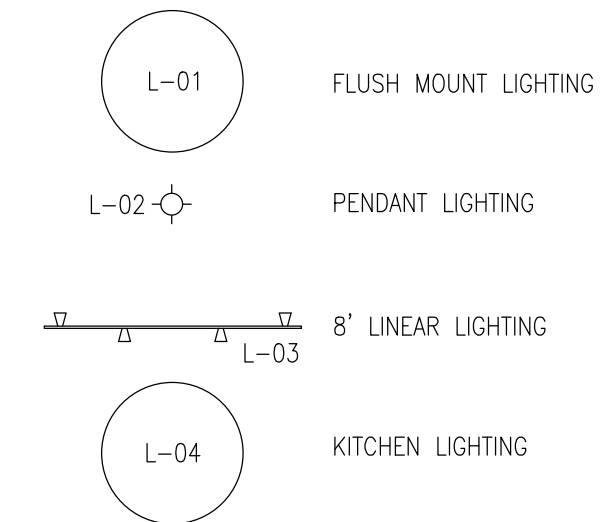
GENERAL NOTES

- 1) U.O.N. ALL EXISTING PLASTER CEILINGS TO BE PATCHED AND PAINTED FOLLOWING INSTALLATION OF FIRE PROTECTION AND NEW LIGHTING.
- 2) ALL SPRINKLER HEADS TO BE PROVIDED BY LANDLORD.
- 3) SEE ELECTRICAL PLANS FOR ADDITIONAL LIGHTING AND SIGNAGE.
- 4) SEE MECHANICAL DRAWINGS FOR DUCT LAYOUT.

PLAN KEY NOTES

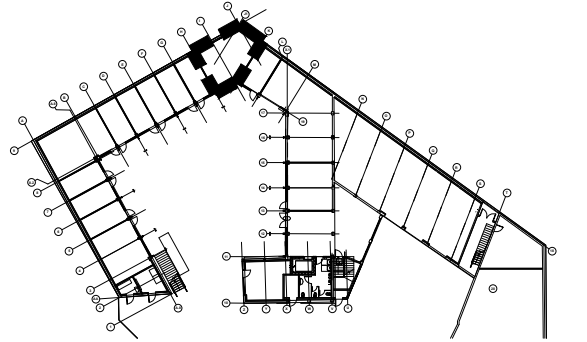
- 1 L-01 FIXTURES TO BE LAID OUT BY ARCHITECT, TYP
- 2 COORDINATE LIGHT LOCATION W/HVAC TO AVOID CONFLICT
- 3 SEE MEP FOR HVAC SCOPE
- 4 EXST. VENT CORES FOR DHW VENT/INTAKE SEE MEP. COORDINATE W/LANDLORD
- 5 EXST. VENT SHAFT COORDINATE ALL WORK IN LOCATION W/LANDLORD. SEE MEP AND SPECIFICATION FOR GUARDRAIL REQUIREMENTS AT ROOF FOR MECH. EQUIP.

LEGEND



NIBBLE CO-WORKING KITCHEN  
Somerville, MA

KEY PLAN



NO.	REVISION	DATE



**ask** Design / Build  
18 Market St Cambridge, MA 02139  
617.714.3369 646.526.5564

Job Number:  
Project: NIBBLE CO-WORKING KITCHEN  
Drawn By: AS/SC Checked By: AJS/SMC  
Date: 06.06.18  
Scale: 1/2" = 1'-0"

Drawing Title:  
**REFLECTIVE CEILING PLAN**

1 REFLECTED CEILING PLAN  
1/2"=1'-0"

