

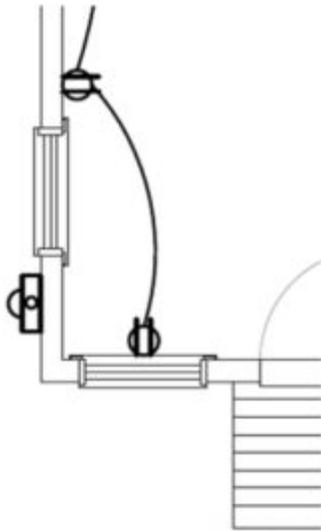
## Rehabilitation of 19 and 21 W Main Street

Questions received from potential bidders and our responses:

**Question 1: The "New Work" M201 doesn't tell anything about existing conditions that we have to demo. Do you have any pictures of what the space looks like now? How much demo?**

Answer 1: Pages 19-57 of the Easement paperwork include pictures of the exterior. We invite you to attend the bidder's conference on August 10th or contact us to make arrangements to see the interior of the buildings. The flooring, bathroom, and HVAC and other mechanical systems will need to be removed and replaced.

**Question 2: Any idea what this symbol on the outside of the building is? It's on drawing E301. I have seen this symbol show a light fixture, but this is the power drawing.**



Answer 2: This is the recommended new meter location. It needs to be moved from its existing location to this side of the building.

**Question 3: After reviewing the info does the architect plan to make the changes required by the Historic Trust:**

- 1. Front stairs.**
- 2. Wood repairs**
- 3. Timber repairs/replacement.**
- 4. Rear door relocation.**
- 5. Closets between buildings.**
- 6. Caulk.**
- 7. Repointing.**

**These items will need to be adjusted by the architect to confirm layouts and materials.**

Answer 3: There is more than one way to approach these, so if it isn't specifically called out on the plans, the contractor should present his or her preferred method, and base the bid on that. Items 2, 3, 6, and 7 would be informed by following the Secretary's standards and recommendations that can be found in detail through the NPS preservation bulletins (on-line at NPS website). MHT will make the final call on whether or not they agree with the particular method. Item 1 will need to be designed to be forward facing per MHT's comments. Item 4 should be [\[bid per\] location on](#) the plans. Item 5 should omit the closets and leave the space between open and finished as the exteriors of the buildings.

**Question 4: Can you find out if there is an existing HVAC Controls contractor?**

Answer 4: There is not an existing HVAC Controls contractor. The successful bidder will be responsible for coordination, management, and completion of all tasks.

**Question 5: Please confirm the rear door is to be a metal insulated door.**

Answer 5: The rear door needs to be consistent with the code for a fire exit: fire rated and handicap accessible.

**Question 6: *Is there a finish plan?***

Please bid the exterior finishes per the architectural drawings and the requirements of the easement. The contractor should include an interior finish allowance with assumptions clearly stated.

**Question 7: *What is the desired floor finish?***

Answer 7: Wood

**Question 8: *Please advise if there is any mechanical demo work to be done and what that is or if you want us to exclude.***

Answer 8: The successful bidder is responsible for all demolition. See answer 1.

**Question 9: *Are there any hazardous materials in the building?***

Answer 9: No, we had the interior of the building evaluated and the identified asbestos flooring was removed. We have not had the exterior of the building evaluated.

**Question 10: *Will Main Street Middletown obtain a 3rd party or county inspection?***

Answer 10: We will schedule and pay for any necessary 3rd party inspections outside of the scope of this contract.

**Question 11: *Are you replacing the roofing and the siding?***

Answer 11: Per the MHT easement, the original exterior fabric should be retained as much as possible. Please refer to the Secretary of Interior's Standards for Rehabilitation which we are required to follow. The Standards state that "deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials."

**Question 12: Will the parking spots in front of the building be reserved for construction vehicles and/or a dumpster?**

Answer 12: We will ask the Town for permission to reserve those spots.