

MOODY•NOLAN  
4415 EUCLID AVENUE, SUITE 100  
CLEVELAND, OH 44103

BID OPENING: May 31, 2017

ADDENDUM DATE: May 24, 2017

**ADDENDUM NO. 3**

TO THE PLANS AND SPECIFICATIONS FOR:

**Rochester Schools Modernization Program – Phase 2b (School #1/15) Demo/Abatement  
Bid Package  
Project #16307.01 SED No. : 26-16-00-01-0-001-022**

TO ALL BIDDERS:

Acknowledge receipt of this Addendum on the Form of Proposal.

This Addendum supplements and amends the original plans and specifications and shall be taken into account in preparing proposals and shall become a part of the Contract Documents.

**I. GENERAL REVISIONS**

N/A

**II. SPECIFICATION REVISIONS**

- A. 00 43 83
  - 1. It Changes Item 3.4 MILESTONE SCHEDULE
    - a. DELETES The Text Schedule After “The Contractor shall bid the following Milestone Dates:”
    - b. And REPLACE with
      - i. Per attached Demolition Abatement CPM Milestone Schedule
      - ii. Per attached Demolition Abatement Phasing Plan.
- B. 00 43 22 UNIT PRICES
  - 1. Section Revised.
- C. 01 51 30, TEMPORARY HEATING, COOLING AND VENTILATION
  - 1. Delete Section in its entirety.
- D. 028400 Mold Remediation FINAL
  - 1. Add Section in its entirety.

**III. DRAWING REVISIONS**

- A. AB101 – BASEMENT ABATEMENT PLAN
  - 1. Notes 16 & 18 updated.
  
- B. AD100 – BASEMENT DEMOLITION PLAN
  - 1. General Demolition Notes A, B & G updated.
  - 2. Demolition Key Notes 2, 3, 8, 20, 22-24 updated.
  - 3. Demolition Key Notes 25-27 added.
  - 4. Elevation tag removed.
  - 5. Key Note tag updated near Boiler Room.
  
- C. AD101 – FIRST FLOOR DEMOLITION PLAN
  - 1. General Demolition Notes A, B & G updated.
  - 2. Elevation tag removed.
  
- D. AD101A – FIRST FLOOR DEMOLITION PLAN – AREA A
  - 1. Demolition Key Notes 2, 3, 8, 20, 22-24 updated.
  - 2. Many key note tags added and/revised. Reference plan.
  
- E. AD101B – FIRST FLOOR DEMOLITION PLAN – AREA B
  - 1. Demolition Key Notes 2, 3, 8, 20, 22-24 updated.
  - 2. Many key note tags added and/revised. Reference plan.
  
- F. AD101C – FIRST FLOOR DEMOLITION PLAN – AREA C
  - 1. Demolition Key Notes 2, 3, 8, 20, 22-24 updated.
  - 2. Many key note tags added and/revised. Reference plan.
  
- G. AD401 – DEMOLITION BUILDING SECTION
  - 1. Detail 1: note deleted.
  - 2. Detail 2: note updated.
  
- H. AD500 – DEMOLITION DETAILS
  - 1. Detail 1: notes updated.
  - 2. Detail 2: notes updated.
  - 3. Details 3 & 4 added.
  
- I. PD100A Note 2, 3, & 9: Revise to: see section 00 10 00, summary of work, D.f.20, leave existing meter and backflow preventer in place. Tie-in temporary water after the backflow preventer. (Note: Description only, updated sheet not included with Addendum #3.)
  
- J. MD101A Area A First Floor Demolition Plan - HVAC:
  - 1. Classroom 119 - Revise the demolition scope associated with the supply register (Demolition Note #3) to include removal of the supply register only. The supply ductwork in the soffit above the door shall be abandoned. Patching of the wall on the Classroom side will be required from the removal of the supply register.
  - 2. Classroom 120 - Delete the removal of the supply register and associated ductwork as indicated by Demolition Note #3. The register and supply ductwork shall remain for re- use.
  
- K. MD101B Area B First Floor Demolition Plan - HVAC:

1. Classroom 105 - Revise the demolition scope associated with the supply register (Demolition Note #3) to include removal of the supply register only. The supply ductwork in the soffit above the door shall be abandoned. Patching of the wall on the Classroom side will be required from the removal of the supply register.
  2. Classroom 106 - Revise the demolition scope associated with the supply register (Demolition Note #3) to include removal of the supply register only. The supply ductwork in the soffit above the door shall be abandoned. Patching of the wall on the Classroom side will be required from the removal of the supply register.
- L. MD102 Roof Demolition Plan:
1. Delete all work associated with the removal of the relief penthouses on the Gym Room as indicated by Demolition Note #4. The penthouses shall remain for re- use.

#### IV. ATTACHMENTS

- A. Roof Warranty, School #1
- B. CPM Milestone Schedule
- C. Demolition / Abatement Phasing Plan
- D. 00 43 83 MILESTONE SCHEDULE AND CRITICAL SUBMITTALS- ABATEMENT & DEMOLITION
- E. 028400 Mold Remediation FINAL
- F. RFI MCI-001 response 5-15-17
- G. RFI MCI-002 5-17-17\_Response
- H. Specification Sections (as listed in Section II above)
- I. Revised Drawing Sheets (as listed in Section III above)
- J. Sketches:
  - SK-1 – Abatement Plan
  - SK-2 – Historic details of abatement areas for reference.
  - SK-3 – Photos of abatement areas for reference.
  - SK-4 – Photos of abatement areas for reference.
  - SK-5 – Photos of abatement areas for reference.

#### V. PRE-BID RFI QUESTIONS AND ANSWERS:

- A. **Question:** Portions of the spec imply that the building will be occupied by others during abatement/demo, during the pre-bid meeting it was discussed that the building will be unoccupied, please clarify.
- Answer:** The building will be unoccupied by Students and Teachers. Please refer to section 00 72 16, item 31; other contractors will be performing work on the Project.
- B. **Question:** Please provide temp fencing layout requirement or remove provide statement that removes such references from the specifications.
- Answer:** Temporary construction fencing to enclose the building site is not be required for this Contract.
- C. **Question:** If the labor work force is less than a particular number (e.g. twenty) is a full time 'dedicated' Health & Safety Officer required to be onsite at all times or can the dedicated Site Supervisor play a dual role?
- Answer:** Please refer to section 01 35 23, Project Safety Standards, page 9.

“Contractors with a staff and crew of 20 or more on site (including subcontractors of all tiers) shall appoint a full time safety representative. Contractors with a staff and crew on site of less than 20 shall anticipate that the safety aspects of this position will encompass substantial time during the work week and may occasionally require fulltime attention. For this reason, serious consideration shall be given to the ability of a superintendent or foreman to simultaneously meet the responsibilities of both positions.”

- D. **Question:** It was discussed during the pre-bid meeting the temporary ‘New Modular Office Structure’ and all furnished office components (printers, computers, desks, paper, etc.) and services (Wi-Fi, phone, cable, etc.) will not be required, please provide statement that such items are not required as part of the abatement/demo bid package.

**Answer:** See Addendum No. 1 - 01 10 00A Construction Manager Office Requirements, Delete entire section.

- E. **Question:** The abatement/demo contractor will install temp lighting in areas that are scheduled for demolition, please clarify:

- a. the month/year (e.g., Sept 2017) that such fixtures need to remain onsite for;
- b. whether the abate/demo contractor is required to remove such fixtures/wiring at completion (of all trades); and
- c. whether such fixtures/wiring become the property of the Owner, the abate/demo contractor, or other?

**Answer:** Please refer to section 00 10 00, Summary of Work, page 7, item 19.

- a. Temporary lighting to be provided for the duration of this contract.
- b. Temporary lighting to be left in place for next phase in construction.
- c. They will become the property of the owner, and should be left in place for next phase in construction.

- F. **Question:** Please provide the full report on lead paint analysis (to better support lead disposal costs for hazardous vs non-hazardous).

**Answer:** Please refer to section 00 25 00, Hazardous Material Information Coversheet, PCB CAULK and LEAD PAINT SURVEY, item 4.0, LEAD PAINT SAMPLING/FINDINGS

- G. **Question:** Regarding SS 02-83-14 Path 1.02-D-2.3 (lead containing paint items):

- a. Should Items 2 and 3 that reference Kitchen 113, actually be Kitchen 113A?
- b. Similarly, should Item 7 that references the men’s toilet room 117D actually be 117B?

**Answer:**

- a. Yes
- b. Yes

- H. **Question:** Specification Section (SS) 01-51-30 requires abate/demo contract to install and monitor temp heat for all trades to completion of the renovation, is this required, if so to what date?

**Answer:** Temp heat will not be required in this contract.

- I. **Question:** Provide roofing warranty literature or a contact list of approved Contractor(s) to work on roof where penetrations are called for (per SS 01-73-29).

**Answer:** See attached Roofing Warranty

- J. **Question:** Is the cost for lead clearance dust sampling in each respective room/area to be borne by the Contractor or Owner?

**Answer:** Contractor is responsible for Lead Wipe testing, Cost borne by contractor. Refer to section 02 83 14.

- K. **Question:** Spec requires extracted refrigerant to be processed cleaned 'conditioned' and handed over to the Owner in new containers (at Owners discretion), can the owner state prior to bidding if this will be required?

**Answer:** Refer to section 22 05 00, 1.10 D - Owner "reserves the right of first refusal" – Owner does not want to maintain ownership of recovered refrigerant.

- L. **Question:** SS-02-82-00, Part 1.03-A requests unit price items for abatement, whereas the bid Form SS-00-41-16 doesn't list unit price requirements, please clarify.

**Answer:** See 00 43 22 Unit prices and revised bid form issued with Addendum #3.

- M. **Question:** Drawing AB-101, Note 19, states to include ACM abatement of ten (10) minor size tent enclosures. The Bid Form does not list requirements for price items;

- a. Shall the ten tents be included in the Contracts Lump Sum Bid, or will a revised Bid Form be provided the lists unit price items?
- b. For worst case disposal purposes, shall the Contractor assume that any encountered materials to contain friable asbestos?
- c. For worst case accessibility cost scenarios, where shall tents be assumed to be located (e.g., crawl space, ceiling, ground floor, etc.)

**Answer:** RE&LS Response:

- a. Drawing AB-101, Note 19 requires for unit prices to be provided for 10 tents. The intent is not for the item to be considered as a Lump Sum Bid. The number of tent could be reduced to a unit price for each tent if Pike believes it to be better.
- b. No
- c. On drawing AB-101, the intent is for Note 20 to be referenced for crawl space tents enclosures and Note 19 to be referenced for chases and inaccessible spaces.

- N. **Question:** Drawing AB-101, Note 20, states to remediate soil below existing mud mat floor. Assuming this is in support of other (MEP) trades regarding a future contract, will the Contractor be required to remobilize to support such soil remediation efforts, or will the work take place while the prime abatement/demo Contractor is onsite performing the work of Contract #1? Also, the quantity listed on AB-101, note 20 states 4.0-cubic feet, should this be approx. 4.0-cubic yards? Additionally, the Contractor will assume this will require disposal as friable asbestos impacted materials, please clarify otherwise

**Answer:** RE&LS Response: Drawing AB-101, Note 20 does apply but only applies if ACM is encountered during construction.

- O. **Question:** I was wondering if we could request a bid extension for a few days for the

project referenced above. As you are aware, we do quite a bit of the abatement and demolition work for the Rochester Schools and it just happens that both estimators are on vacation next week. If you could push the bid date, one week, till May 22th, we could really provide a good quality proposal for the project. Please let me know and thanks.

**Answer:** Refer to Addendum No 2 – bid date changed to May 31<sup>st</sup>.

- P. **Question:** Can you please let the bidding Prime Contractors know that this is a Prevailing Wage Job so the Sheet Metal Workers will do the tear out of H.V.A.C Units, Duct, Registers, and Grills, Kitchen- Equipment, Hood or any related material to the Sheet Metal Trade.

**Answer:** The Children's School of Rochester is a prevailing rate project [PRC # 2017002182] and that it is up to the prime contractor to assign the work and pay at the prevailing wage rate.

- Q. **Question:** On MD100A does the duct run into a crawl space or is that basement? I have seen the crawl space near the AHU unit; does that extend throughout the building?

**Answer:** Ductwork shown in MD100A is in the crawlspace. The crawlspace near the AHU unit extends throughout the building.

- R. **Question:** Main Entrance Corridor / Lobby at exist 1; I understand that the 2nd door will be removed and a new door further in will be provided. The drop Ceiling at the main door will be removed. What happens to the historic Domed Plaster Ceiling in the Lobby with the side lights? Should that remain?

**Answer:** Drop Ceiling at Main Door vestibule to be removed. Historic Plaster Ceiling, to remain intact.

- S. **Question:** Area of the Previous Addition: maybe we can label that area DEB4 for rooms 114A, 111A and 113A. Those areas have an acoustical ceiling without an upper plaster ceiling that could be contaminated?

**Answer:** See SK-1 Abatement Plan for further information.

- T. **Question:** The corridor in front of 111, 111A, 114 and 114A, is that only an Acoustical ceiling to be removed, is it contaminated.

**Answer:** See SK-1 Abatement Plan for further information.

- U. **Question:** What happens to cafeteria 113; Acoustical ceiling to be removed, lights ...etc., same for 113 D, that could only be acoustical ceiling without a plaster ceiling above it

**Answer:** See SK-1 Abatement Plan for further information.

- V. **Question:** What happens in Room 113C, there is a mezzanine ceiling with a mechanical unit on it that needs to be removed.

**Answer:** See SK-1 Abatement Plan for further information.

END OF ADDENDUM