



## memorandum

**Date:** July 26, 2019

**To:** All Bidding Parties

**cc:** Michael Barr

**From:** OHM Advisors

**Re:** Millersville City Hall: Bidding Addendum #1 – Bid Addendum #1 Changes

Below is a summary of the changes in Bidding Addendum #1 that bidding parties need to be aware of for the Millersville City Hall Addition Project.

**Specifications: See Attachment #1**

- I. Bid Form has been revised
- II. Section 012620\_Weather Delays has been added
- III. Section 061607\_Sheathing (Air-Water Barrier Integrated) has been added
- IV. Section 064116\_Plastic Laminate-Faced Architectural Cabinets has been revised
- V. Section 093000\_Tiling has been revised
- VI. Section 096519\_Resilient Tile Flooring has been revised
- VII. Section 096813\_Carpeting has been revised
- VIII. Section 097717\_Fiberglass Reinforced Panels (FRP) has been revised
- IX. Section 123677\_Countertops has been revised
- X. Section 142123\_Machine Room-Less Hydraulic Elevators has been added

**General:**

*No changes to General in this Addendum*

**Civil:**

- I. GC to include pricing for Stainless Steel handrails (as required by code) for stairs at flagpole area in center of parking lot.
- II. GC is responsible for providing and furnishing temporary office trailers and maintaining access to site. See Attachment #2.

**Landscape:**

*No changes to Landscape in this Addendum*

**Structural:**

*No changes to Structural in this Addendum*



**Architectural:**

- I. A-121 – Window Type “E” as shown in corridor adjacent to room “Waiting/Balcon-216A” are marked incorrectly and should be referred to as Window Type ‘F’ (see referring elevation and details on A-611). The rough opening as described on A-121 Floor Plan.
- II. A-402 – GC to include pit ladder as required
- III. A-402 / A-403 – Clarification that the CMU shaft enclosures are to be no less than 1-Hour rated enclosure with a cap assembly as specified on 3/A-403.
- IV. A-404 – Railing profile for exterior, metal grate stair to be fabricated as shown in 2/A-404
- V. A-413 – GC to include pricing to provide a 2-Hour rated fire shutter to be located at each transaction window (Window Type ‘G’).
- VI. A-421 / A-531 - GC to provide gypsum control joints as noted in 9/A-531, specifically on wall referred to in 1/A-421.
- VII. GC to default to structural drawings for thickness of exterior sheathing for walls and roof.
- VIII. GC to include pricing of Sheathing (Air-Water Barrier Integrated) (Spec Section 061607, added 07/26/2019) as a contractor option in lieu of traditional building wrap. Coordinate product thickness with Structural Drawings.
- IX. GC to include pricing for Stainless Steel handrails (as required by code) for front entry stairs and ramp. See Attachment #3, 1/ASD-01.
- X. GC to include pricing for painted, galvanized handrails (as required by code) for rear exit landing and ramp. See Attachment #3, 2/ASD-01.

**Plumbing:**

*No changes to Plumbing in this Addendum*

**Mechanical:**

*No changes to Mechanical in this Addendum*

**Electrical:**

1. Revisions to Lighting Plans and Lighting Schedules. See Attachment #4.

**Attachments:**

1. \_Bidding Addendum #1\_Specifications
2. \_Construction Phase - Site Logistics
3. \_ASD-01 – Bidding Addendum #1 - Exterior Railings
4. \_Bidding Addendum #1\_Electrical
5. \_Contractor Question Responses

## memorandum

**Date:** July 26, 2019

**To:** All Bidding Parties

**cc:** Michael Barr

**From:** OHM Advisors

**Re:** Millersville City Hall; Bidding Addendum #1 – Bidding Question Responses

- **Bid deadline is confirmed as 8/2/19**
- **Questions from bidding contractors are due 7/31/19.**

Below are questions that have been asked by bidding parties with responses directly below each question.

- What is the estimated / expected construction time frame?
  - 12 months
  - Liquidated Damages are included, \$500 per day penalty will be assessed
- The drawings are currently not stamped by the project team, when do we expect them to be stamped?
  - The drawing package will be stamped after a GC has been selected.
- Where are the down payment checks to be written to for drawings?
  - OHM confirmed CCAD will hold \$500 deposit, to be returned upon receipt of bid documents.
- Is there a permitting process for the project?
  - The city confirmed that OHM will review with the city code official in a walk-through process.
  - OHM to confirm if the State Fire Marshall will need to review
  - Contractor will not be responsible for building permit fees to the City of Millersville
  - No Construction General Permit is required.
- Will there be any additional bracing for the existing structure during construction?
  - Initial response from the SE was "No" but this should be confirmed prior to demo.
- What are the allowed working hours per the city?
  - Monday - Friday = 7am – 10pm (additional work hours may be allowed with prior approval by the City)
  - Saturday and Sunday = 10am – 10pm
- Will there be an additional transformer for the addition?
  - The electrical service is designed to be separate from the existing building's service.
  - The electrical service will be from an overhead from a pole mounted transformer.
- Low voltage is not included and will be direct to owner.
- If GC installs the 2 layers of rigid insulation on the roof, what thickness or total R value?
  - Energy code stipulates R-30 on the roof. Drawings call for (2) layers of rigid so that installation seams can be offset to avoid thermal bridging.
- GC to supply a new elevator as shown on sheets A-402 and S-305, but spec is not in project manual?
  - Elevator spec is included in bidding addendum #1
- Bid Form currently does not have a line item to stipulate Alternate pricing, will a new Bid Form be issued?
  - Yes, a new Bid Form with a line item for alternates is included in bidding addendum #1



- G-020 shows wall legends as metal studs, but detailing shows wood framing. What is the intent of the construction?
  - The entire building is wood framing.
- The Allowance of \$75,000 for additional signage not shown on the drawings seems large, especially since that only includes material. Does it seem reasonable to let this amount include labor since the GC will likely have no idea what is being installed at the time to receive bids? Can you clarify what this allowance is for, since we are having to provide the labor?
  - This allowance should include the labor for signage install.
- Can we get a plan view of interior window E which is part of Alternate #1, is this a Slider?
  - This is incorrectly called out and should be Window Type 'F' with a 4'-0" Rough Opening width. See A-611 for information.
- It appears a ladder to the attic space is to be installed in Storage 209. There doesn't appear to be a ceiling in that space. Will Door 209 and the walls of this room need to be fire rated?
  - This structure is Type V-B, which does not require any form of fire rating in the ceiling, so the door will not need to be rated. There is an area in the attic space designated to person access and that access should coordinate with the ladder
- Will drywall need to be installed on the underside of the truss bottom chord where the spaces are to remain otherwise unfinished?
  - No. The trusses will be left exposed to above and the shell lighting will be mounted to the underside of the chords.
- There are differences between the finish hardware schedule and door schedule related to which doors receive certain hardware sets.
  - We are coordinating with our hardware rep to update.
- Please advise what level of protection is required at the bullet-resistant windows.
  - We have designed it to have a ballistic resistant level 3 in the basis of design
- Finishing's of the fire extinguisher cabinets?
  - Prefinished – Standard colors (White/Satin/Stainless preferred)
- Where on the plans are the Fiberglass Reinforced Panels that are in the specs?
  - FRP panels will be in the Janitor closets only. The wet wall and side wall that the mop sink touches should be protected.
- Add alternate #1. Are we to bid the base price per E-112, E-212, & E-312? Sheet A-122 shows an alternate ceiling plan but no power plan & sheet A-702 does not show any lights in Room 207 or Room 201. How are we to price the alternate?
  - Use the luminaire count as shown on the architectural alternate (A-122) and then provide for (4) power outlets and (2) data ports per office. Print Area 207A will also need power and data ports.
- Are the existing site light poles to remain or be removed?
  - Existing site Light pole will be removed
- On sheet E-501, detail "equipment grounding" refers to a detail, no detail is shown.
  - Disregard equipment ground details, we will update our drawings.
- Where is this bonding to be installed? Is this required?
  - Bonding is required, electrical contractor shall bond to steel columns as per NEC 250 Part V.
- Is this lightning protection as referred to in Section 260526,2.1? This section refers to Section 264113 which is not in the spec book. Is lightning protection required?
  - Lightning protection is not required.
- No exit or emergency lights are shown?
  - New lighting sheet and luminaire schedule will be issued to include emergency lights.
- Note 7 on E-111 refers to up/down lights. None are shown on the lighting schedule.?
  - Up/down lights by OCL. MODEL NUMBER: IN2-010A-48-GW-120. REQUEST FIXTURE TO BE SPECIFIED WITH LED.



- There are wall finishes depicted labeled A4, A6, etc., but we do not see them in the finish schedule.
  - It appears the “wall type” tags are being read as finishes. Please refer to the partition type sheet (G-020) to understand those designations. Finishes for the rooms are located on the Finish sheets (A-800s).
- Please confirm there is no insulation in the attic or in the interior walls.
  - There is only insulation in walls as designated according to the partition type sheet (G-020). There is no insulation in the attic as there is continuous, rigid insulation on the exterior of the roof.
- Please provide details of the insulated roof panel. Cannot locate them in the drawings.
  - No insulated roof panels are on this project. Please see Roof Details (A-521) for detail of roof assembly
- Are the narrow mirrors framed or unframed?
  - Framed
- Please confirm a size for the projection screen.
  - We expect a 72” Tall by 116” Wide. This will ultimately depend on projector type and selected by the city during the FFE process.
- Please confirm window shades are manually operated, as we are not seeing a power supply for motorized shades.
  - Manual
- Will the walk off mat require a border and logo? Please advise which type of material is desired (rubber, heavy duty carpet or exterior carpet)
  - The walk off mat will extend the full depth of the vestibule and extend to the width of the storefront. There will be a ceramic tile (CT-1) border. No logo.
- What are the glazing types as referred to on A-611?
  - Glazing Types are as follows:
    - GL-1 – Single Pane, Clear
    - GL-2 – Single Pane, Tempered
    - GL-3 – Double Pane, Tempered