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JUNE 14, 2024

ADDENDUM NO. 02

CONTRACT NO. 9502
WARNER PARK COMMUNITY RECREATION CENTER EXPANSION

This addendum is issued to modify, explain or correct the original Drawings, Specifications, or Contract Documents marked as ***Warner Park Community Recreation Center Expansion, City of Madison, Contract #9502***, ***as issued on May 17, 2024*** and is hereby made a part of the contract documents.

Please attach these Addendum documents to the Bid Proposal document, Volume 1 Architectural Drawings (Exhibit A), Volume 2 MEP Drawings (Exhibit B), and Project Manual (Exhibit C) in your possession.

BID PROPOSAL DOCUMENT

1) Page C-3 – link update
2) REF DOC 5 - 1998 Fire Protection As-Built Drawings
3) REF DOC 6 – Fire Protection components

VOLUME 1 ARCHITECTURAL DRAWINGS (EXHIBIT A)

1) G001 – Code Conformance
   a) Add Notes 4 and 5.
2) C500 – Utility Plan
   a) 4" PVC sanitary lateral slope updated.
   b) Sanitary cleanout inverts updated to represent revised sanitary lateral slope.
3) D101 – Demolition Plan
   a) Detail 1: Revise note and extents for fence/vegetation removal outside building. Add signage removal note at locker rooms.
4) D400 – Demolition Elevations
   a) Detail 2: Add notes for masonry veneer and rigid insulation removal around concrete pillars.
5) A100 – Overall Floor Plan
   a) Add General Note #10.
   b) Detail 1: Add detail callout to wall patch note where chiller lines removed.
6) A101 – Expansion Floor Plan
   a) Add General Note #10.
   b) Detail 1: Revise downspout note. Note existing downspout and civil tie-in at south wall of Office 103. Add center mullion at louver.
7) A201 – Expansion Roof Plan
   a) Detail 1: Revise standing seam metal roof callouts.
   b) General Note regarding Alternate 1 – PV system shall be non-penetrating.
8) A400 – Exterior Elevations
   a) Detail 1: Add center mullion at louver and adjust note.

b) Detail 2: Revise downspout notes. Add Detail 4/A400 and Detail 4/A500 callouts.
c) Detail 4: Add Detail 4.

9) A500 – Building Sections
   a) Detail 3: Revise metal panel layout and note. Add Detail 6/A801 callout.
   b) Detail 4: Add Detail 4.
10) A603 – Exterior Details
   a) Detail 9: Add Detail 9.
11) A610 – Door Schedule & Wall Types
   a) Door Schedule: Add Remarks to doors 105E-1, 105E-2, 105E-3, and 105E-4.
12) A700 – Finish Plans & Schedule
   a) Detail 1: Revise RB-1 extents in Exercise 102.
13) A800 – Enlarged Plans & Interior Elevations
   a) Detail 1: Add dimension string in Locker Room 111A. Add TA-11 in Corridor 111.
   b) Detail 6: Add stainless steel sheet behind controls and handshower.
14) A801 – Interior Elevations
   a) Detail 4: Revise glazing type.
   b) Detail 6: Add Detail 6.
15) A811 – Interior Details
   a) Detail 8: Add Detail 8.
16) S001 – Structural Notes
   a) Under Design Loads – Roof – Added ROOF DEAD LOAD (8 PSF PV PANELS) 30 psf
17) S002 – Structural Schedules
   a) Added Base Plate Schedule including BP1 and BP2
18) S200 – Foundation Plan – Expansion
   a) Dimensions adjusted to match Architectural throughout foundation plan
   b) Wall thickness along North and East walls modified to match Detail 4/S802 with 2'-0" thickness
   c) Wall thickness along South walls modified to 1'-3" thickness to more closely match architectural CMU wall with Metal Panel system
   d) Wall thickness along South wall of connector modified to 1'-9" to match architectural section
19) S201 – Roof Framing Plan – Expansion
   a) Pitch of upper roof indicated as ¼"/FT
   b) Tube columns and Base Plates called out on North and East Walls
   c) Added Note regarding JOIST TOP CHORD EXTENSION TO FRAME OVERHANG on South side of Upper Roof
   d) Indicated Joist Girder 54GT (VARIES) for top chord elevation. Added TS callouts on each bearing end
   e) Modified low joists from 14K4 to 2.5K3 (error labeled as 2.5K5 on dwg) for shorter spans
   f) Joist Bearing elevations added for 14K4 and 2.5K3 joists. JOIST BRG AT 124'-1 ½")
   g) Note added pointing to W8x10 Label adjacent to 54G GT (VARIES). W8x10 BUILT INTO GIRDER TRUSS AS LOW ROOF BEARING (DECK BRG 124'-4", JOIST BRG 124'-1 ½")
   h) Added callout for 1.5B20 ROOF DECK on 14K4/2.5K3 lower roof
   i) South intersection area Tube columns and Base Plates called out
20) S802 – Structural Details
   a) Detail 4/S802 was modified
      i) Dimension string added to talk of detail for all elements
      ii) 11 ¼" and 1'-0" dimensions for the two ledges on the outer 12" of Concrete stem wall were clarified
      iii) Overall wall thickness corrected to be 2'-0"
      iv) Key aligned to match same location as stem wall above
      v) T/SLAB elevation callout and image was added at inside of building
      vi) Overall length of footing matches F90 callout in schedule on S002. Heal dimension changed to 5'-3". Footing depth identified as 1'-8"
   b) Detail 8/S802 was modified
      i) Roof Joist was added with dimension
      ii) Tube Steel column was added
      iii) W4 beam was added with connection detail callout

iv) Continuous angle was modified to a standard L8x8x5/16

VOLUME 2 MEP DRAWINGS (EXHIBIT B)

1) G001 – Code Conformance
   a) Add Notes 4 and 5.
2) P801 – Schedules - Plumbing
   a) Revise Plumbing Fixture Schedule, Shower (SH-1) as shown.
3) P901 – Details - Plumbing
   a) Add Detail 6/P901 as shown.
4) M201 – First Floor Expansion Plan - HVAC
   a) Add keyed note 43 and edit drawing, as shown.
5) M302 – Enlarged Mechanical Room Plan - HVAC
   a) Add keyed note 43 and edit drawing, as shown.
   b) Revise size of Heat Recovery Chiller modules, VME's, and geothermal, chilled and hot water piping as shown.
6) M401 – Sections – HVAC
   a) Revise Section 2/M401 as shown.
7) M902 – Details - HVAC
   a) Revise Detail 5/M902 as shown.
8) E200 – Overall First Floor Plan – Power and Systems
   a) Revise power general note #4, as shown.
9) E201 – Partial First Floor Plan – Power and Systems
   a) Revise power general note #4, as shown.
   b) Add keyed note P6 and edit drawings, as shown.
10) E202 – Partial First Floor Plan – Lighting
   a) Add 4/E300 elevation callout, as shown.
11) E300 – Large Scale Plans – Electrical
   a) Revise power general note #4, as shown.
   b) Add 4/E300 elevation callout, as shown.
   c) Add keyed note L7 and backlighting at vertical perforated panel in Pre-Function 105C.
12) E301 – Large Scale Plans – North Mezzanine
   a) Revise power general note #4, as shown.
13) E302 – Large Scale Plans – South Mezzanine
   a) Revise power general note #4, as shown.
14) E900 – Details – Electrical
   a) Add detail 10/E900, as shown.

PROJECT MANUAL SPECIFICATIONS (EXHIBIT C)

1) Table of Contents
   a) Page TOC-3: Add 09 51 33 – Acoustical Metal Pan Ceilings.
   b) Page TOC-4: Add 10 26 00 – Wall and Door Protection.
2) Section 04 20 00 – Unit Masonry
   a) Add the following after Page 2, Line 10:
      i) C. Sustainable Design Submittals:
         1. Regional Materials: Verify CMUs are manufactured within 100 miles of Project site from aggregates and cement that have been extracted, harvested, or recovered, as well as manufactured, within 100 miles of Project site.
         2. Regional Materials: Manufacture aggregate for mortar and grout, cement, and lime within 100 miles of Project site from materials that have been extracted, harvested, or recovered, as well as manufactured, within 100 miles of Project site.
   b) Add the following on Page 4:
      i) C. CMU-1: As indicated on Drawings.
      ii) D. CMU-2: As indicated on Drawings.
   c) Add the following on Page 4:
      i) C. CMU-1: As indicated on Drawings.
      ii) D. CMU-2: As indicated on Drawings.
   d) Add the following on Page 5 (previously Page 4):

i) I. Manufacture aggregate for mortar and grout, cement, and lime within 100 miles of Project site from materials that have been extracted, harvested, or recovered, as well as manufactured, within 100 miles of Project site.

3) Section 07 53 23 – Ethylene-Propylene-Diene-Monomer (EPDM) Roofing
   a) Remove Page 2, Lines 31-32.
4) Section 08 71 00 – Door Hardware
   a) Revise Page 6, Lines 20-41.

SET 01

	EA	HINGES	AS SPECIFIED	640	IVES
2	EA	EXIT DEVICE	9927L-BE X LBR	613	VON DUPRIN
2	EA	CLOSER	4040XP EDA	695	LCN
2	EA	OVERHEAD HOLDER	GJ100H SERIES	613	GLYNN-JOHNSON
2	EA	KICKPLATE	10″ X 1″ LDW	613	IVES

SET 02

	EA	HINGES	AS SPECIFIED	640	IVES
	EA	EXIT DEVICE	99L-BE	613	VON DUPRIN
1	EA	CLOSER	4040XP EDA	695	LCN
1	EA	OVERHEAD STOP	GJ100H SERIES	613	GLYNN-JOHNSON
1	EA	KICKPLATE	10″ X 2″ LDW	613	IVES

   b) Revise Page 7, Line 41 through Page 8, Line 11.

SET 08

	EA	HINGES	AS SPECIFIED	640	IVES
1	EA	STOREROOM LOCK	L9080T X 03A	613	SCHLAGE
1	EA	PRIMUS CORE	AS REQUIRED	613	SCHLAGE
1	EA	CLOSER	4040XP-SCUSH	695	LCN
1	EA	FLUSHBOLT	FB458-12″	613	IVES
2	EA	KICKPLATE	10″ X 1″ LDW	613	IVES
1	SET	SEALS	870	DKB	ZERO
1	SET	SEALS	119W	DKB	ZERO
1	SET	ASTRAGAL	41	DKB	ZERO
1	EA	ASTRAGAL	40	DKB	ZERO
2	EA	AUTO DR BOTTOM	355	AL	ZERO
1	EA	THRESHOLD	564	AL	ZERO

**COORDINATE SEALS AND HINGE REQUIREMENTS WITH STC DOOR SUPPLIER.

SET 09

	EA	HINGES	AS SPECIFIED	640	IVES
1	EA	STOREROOM LOCK	L9080T X 03A	613	SCHLAGE
1	EA	PRIMUS CORE	AS REQUIRED	613	SCHLAGE
1	EA	CLOSER	4040XP HEDA	695	LCN
2	EA	OVERHEAD HOLDER	GJ100 SERIES	613	GLYNN-JOHNSON
1	EA	FLUSHBOLT	FB458-12″	613	IVES
2	EA	KICKPLATE	10″ X 1″ LDW	613	IVES
1	SET	SEALS	870	DKB	ZERO
1	SET	SEALS	119W	DKB	ZERO
1	SET	ASTRAGAL	41	DKB	ZERO
1	EA	ASTRAGAL	40	DKB	ZERO
2	EA	AUTO DR BOTTOM	355	AL	ZERO
1	EA	THRESHOLD	564	AL	ZERO

**COORDINATE SEALS AND HINGE REQUIREMENTS WITH STC DOOR SUPPLIER.

5) Section 08 80 00 – Glazing
   a) Revise Page 5, Line 20.
      i) b. VLT: 0.35 min.
6) Section 09 51 33 – Acoustical Metal Pan Ceilings
   a) Add specification section.

7) Section 09 93 00 – Staining and Transparent Finishing
    a) Revise Page 1, Line 45.
        i) D. Colors: Match existing.
8) Section 10 21 13.19 – Plastic Toilet Compartments
    a) Revise Page 1, Line 53.
        i) I. Pilaster Sleeves (Caps): Manufacturer's standard design; stainless steel.
    b) Remove Page 1, Line 54.
9) Section 10 26 00 – Wall and Door Protection
    a) Add specification section.
10) Section 11 66 23 – Gymnasium Equipment
    a) Revise Page 2, Lines 5-6.
        i) a. Keys: Provide two sets of dual keys per station.
11) Section 23 64 23 – Heat Recovery Chillers
    a) Revise Page 3, Line 32:
        i) Acceptable refrigerant is R-513a.

ACCEPTABLE EQUIVALENTS

1) 08 91 19
2) 22 40 00 and P801

CONTRACTOR QUESTIONS

1) Question: Who is responsible for removing the existing fitness equipment, furniture, and misc. items?
   Answer: The City will remove the existing fitness equipment, furniture, and misc. items.
2) Question: Are there Liquidated Damages on this project? If so, please provide details.
   Answer: Liquidated damages should be calculated per working day. The City of Madison Standard Specifications for Public Works Construction table includes a working day charge based on the contract value. For this project the contractor would be assessed damages in the amount of $3,500 for every working day post the contract completion date (12 months after they start or 12/31/24, whichever is sooner) they need to complete the project.
3) Question: What is the construction duration?
   Answer: The City project schedule is 12 months or complete by December 31, 2025 whichever is sooner. For example, if the Contractor starts construction in September 2024, the project shall be complete September 2025.
4) Question: What is the protocol for performing construction work in an occupied building?
   Answer: The Center staff understands that there will be disruption during construction and requests that the Contractor actively communicate disruptions as far in advance as possible. The City will maintain consistent services for Center users and staff and use the existing fitness room, gymnasium, administrative offices, and locker rooms until the contractor needs to disrupt the space.
5) Question: How long is the bid hold open on the project?
   Answer: The bids remain open for forty calendar days after the day of bid opening per the City of Madison Standard Specifications for Public Works Construction.
6) Question: Can you confirm if this project is requiring the use of the Inflation Reduction Act of 2022? In conjunction does this project need to include Prevailing Wages?
   Answer: The project is using Inflation Reduction Act funds for the geothermal system. There are no prevailing wage requirements for the project because the system is less than 1 MW of thermal energy.
7) Question: Currently there is no Structural Reinforcement called out on the structural drawings for the Alternate #1-Photovoltaic system. Can we please have a detail provided on what would be required?
   Answer: No structural reinforcement is required for the photovoltaic system in Alternate #1. The base bid building structural design includes 8 PSF for a rooftop photovoltaic system.
8) Question: Please provide clarification regarding the project schedule as mentioned in Section D: Special provisions. As it read the anticipate award is August 12, 2024. We then would have to notify the city 4weeks in advance of our anticipated start, which can be anytime between the time frame of 08/12/2024 and 12/31/2024, correct?

Answer: Yes.

9) Question: Having difficulty locating Article 109, if its already provided please identify its location or if not, please provide.
   Answer: The full Article 109 is located in the City of Madison Standard Specifications for Public Works Construction. The link to the specifications is provided on page A-2.
10) Question: Specification section 11 66 53 – Gymnasium Dividers currently notes the following Basis of Design:"92085000 2"; can you please confirm that Porter is the basis of design?
    Answer: Yes, Porter is Basis of Design.
11) Question: Will solar arrays be combined?
    Answer: Yes, the interconnection breaker for the existing solar array will be relocated from the MDP to a new solar combiner panel as shown on E600 and E601. The existing solar disconnect will be removed and a new disconnect will be installed for the output of the combined systems. The existing array will not be changed upstream of the disconnect and interconnection breaker.
12) Question: Are there any current site or roof water issues in the area of work?
    Answer: During medium or larger rain events there is a small waterfall over the edge at the roof drain on the low roof. The drain is catching some of the runoff from the west part of the roof, but the drain cannot handle larger volumes.
13) Question: Who performed the electrical work during construction in 1998?
    Answer: Flowers Electric and Nichols Electric.

OTHER

1) Building Tours Sign In Sheets

Please acknowledge this addendum on page E1 of the contract documents and/or in Section E: Bidder's Acknowledgement on Bid Express.

Electronic version of these documents can be found on Bid Express at https://www.bidexpress.com/ and the City of Madison web site at http://www.cityofmadison.com/business/PW/contracts/openforBid.cfm

If you are unable to download plan revisions associated with the addendum, please contact the Engineering office at 608-266-4751 to receive the material by another method.

For questions regarding this bid, please contact:

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