CITY OF NORTHLAND

PARKS BUILDING AND FACILITY REMODEL
IFB 2023-026

ADDENDUM NO. 2
DATED: September 18th, 2023

TO: PROSPECTIVE BIDDERS

The following adds to, supplements, amends or clarifies by way of explanation, portions of the Contract Documents, Specifications, and Drawings for the above named project.

NOTE: It will be the responsibility of the Bidder to acknowledge receipt of Addenda on the Bid Form as part of his/her submitted proposal. Failure to do so will be grounds for the City to reject the proposal.

The Contract Documents, including the Specifications and Drawings are hereby modified by the following items:

SPECIFICATIONS:

Bid Summary – All bidders must use the attached Bid Summary

Substitution Requests

133419 – Metal Building Specification: The following manufactures are hereby added to the specified list. All specification requirements shall still apply to all manufacturers.

1. DFB Pre-engineered metal buildings
2. Alliance Steel
3. American Standard Buildings

DRAWINGS:

NONE

QUESTIONS:

1. Do the buildings need to be completed simultaneously or in sequence?
Response: This is contractor’s option for best schedule sequencing and cost of construction; no specific requirement by the City.
2. Can you send photographs of the existing M&O Building since a tour inside was not possible?
Response: Yes, these will be included in the addendum.
3. Will parks equipment and materials be moved prior to starting construction of the Parks Building.
Response: Yes, these items will be moved by the City for contractor access.
4. Where can materials be staged for the Parks Building?
Response: Staging can occur inside the fenced area or directly west of the fenced area.
5. Please clarify alternates and include in the Bid Form.
Response: Alternates will be added to the revised bid form.
6. Will city permit fees be waived?
Response: Yes, city permit fees will be waived.
7. M&O Facility – Bid alternate for the concrete apron is not shown on bid form. Please provide a new bid form with an alternate listed.
Response: Alternates will be added to the revised bid form.
8. Parks facility - Sheet MEP 201, riser keynote 1, how far away is the existing building for electrical service? Is trenching path over soil surfaces?
Response: The City is completing a separate project to bring power to the north side of the fenced area near the new parks building. We will add a line to the bid form to track this as a unit bid amount. Contractors shall include 50 feet of assumed trenching to connect power as part of their base bid for this item. Surface is non-paved landscaping and gravel. Trench will need to pass under the existing fence.
9. Parks Building
   a. Details 3 and 6 on A1.0 show 3" rigid insulation at the foundation.
      i. Please confirm if this is required around the entire building foundation.
      Response: Yes, this is required on all sides of the building.
      ii. What depth?
      Response: Minimum 24” down from finished floor.
      iii. Is dampproofing required?
      Response: No dampproofing required.
   b. Refer to riser keynote 1 on MEP201. Please provide the location of the existing building/panel that will power the new building.
Response: See question #8 above.
   c. Please advise what final landscape we are to put back after construction of the parks building.
Response: Site is a gravel yard. Existing surface material shall be put back in place around the new building. No additional landscaping.
10. M&O Facility
   a. Please refer to C4.0 which shows erosion control details. Please provide what erosion control measures are needed for the M&O facility project.
Response: None required at M&O location as the building is existing.
11. Bid Form
   a. Please provide an overall list of alternates and a place on the bid form to insert the price.
Response: Alternates have been added to the revised bid form.
   b. Please clarify the intent of the subcontractor list on page 6. There are only 3 slots.
Response: Subcontractor listing is not required. Bidders may leave this section blank.
   c. Please clarify the intent and info needed for the bid summary on page 7. There is another bid summary after page 8.
Response: Bidders shall use the revised bid form issued with the addendum. Other bid forms are superseded by this new form.
   d. On this bid summary there is a breakout for site utilities. There does not appear to be any utility scope for either project. Please advise.
Response: Electrical site tie-in is required for the Parks Building and sewer tie-in is indicated for the M&O building on civil plans.

12. When do we expect to have the building permit available?
Response: Permit reviews are underway for both buildings. However, the building department does not allow for deferred submittals for PEMBs, so permit issuance will be tied to contractor ability to generate engineered PEMB drawings.

13. What is the required completion date?
Response: Refer to Section 013500, completion date shall be 180 days after Notice to Proceed.

14. Are there liquidated damages?
Response: Refer to Section 013500, liquidated damages are $500 per day.

15. For the new parks building, where is the existing building that the new 60-amp panel get connected to?
Response: Refer to question #8 above.

16. When do you anticipate making an award to a GC? When will we receive a notice to proceed approximately?
Response: Anticipated Notice to Proceed is the end of October.

17. We want to confirm that no one will be occupying the existing building while we are remodeling the structure and the Owner will move all furniture and equipment out before we start demo?
Response: Existing building will be vacated during construction and all equipment will be moved by the City prior to contractor commencement of construction.

18. Is a bid bond required?
Response: No bid bond is required.

19. On C3.0, in the notes it says subgrade preparation for paving is 24” deep and it also says 12” deep. Which is correct?
Response: Subgrade prep is 12”

20. On sheet C3.0, it says reconditioning unsuitable subgrade is to be done at the contractor’s expense. There is no way to quantify this work. Is there an allowance that should be included in the bid for this work?
Response: The contractor should assume that there will be some work required in obtaining a suitable subgrade that meets the specifications. In extreme circumstances, if the subgrade is horrible, we will work together on a cost adjustment for imported material. That will only be considered after considerable effort to make the subgrade work that is already on site.

21. On sheet C2.0 for the M&O Facility, there are several site concrete alternates called out. There are no alternates on the provided bid form. Please clarify.
Response: Alternates will be added to the bid form.

22. In the general electrical notes on the Northglenn Parks Building plans, there is a copper vs. aluminum conductor’s alternate request. There are not alternates on the bid form. Please clarify.
Response: Alternates will be added to the bid form.

23. To pull a demolition permit, we will need a hazmat survey on the existing building documenting it is clean. Is the survey available?
Response: The building department will not required a hazmat survey.

24. Can you please provide more information about the construction sequence requirements and references to a “Ralston House”. We Could not find this house on the drawings. Also, a new sewer line is called out on the East parcel boundary in the construction sequence notes for the M&O Facility. We could not find this work on the documents either. Please provide more information.
Response: These notes do not apply. The Ralston House is the facility to the west of the WTP Building. Utilities should not be impacted by the M&O remodel project.

25. Please specify and Simple Saver Wall liner panel for the infill areas on the existing building. Also, please provide a more detailed wall section that shows exactly how the building envelope is to assembled and where this liner panel goes.

Response: PEMB insulation is specified in 133420. No liner panel is required. Infill walls are metal studs with interior as shown on A2.0.

26. There was a specification section 013300 and 013500 attached to the back of the Invitation to bid packet. (Not part of the provided specification book.) The 013300 section is different than the 013300-section included in the project specification book. The 013500 specification Special Conditions, is not in the table of contents for the specification book provided. Are these sections part of the contract documents? In section 013500, a 180-day construction duration is mentioned. Also, $500 per day LDs are mentioned among other schedule and permit requirements. Are these project requirements? This duration and the LD’s are not mentioned anywhere else that we can find. Please clarify.

Response: For spec section 013300, the section listed in architectural project manual supersedes the section in the front end ITB. For spec section 013500, this section shall be integrated into the project manual and does apply to this project. Refer to questions 13 & 14 regarding completion timeline and LDs.

27. The architectural and structural drawings are contradicting one another. The architectural drawing A1.0 (details 1, 2, 4, & 5) are calling out “Prefin. Mtl Panel on PEMB Girts”. This is typically how we would see a PEMB. The girts are running horizontal and carrying all the loading from column to column. The openings would then be framed in with vertical framing attached to horizontal girts. The structural drawings are showing an exterior framed wall (vertical) around the entire perimeter. This is essentially defeating the purpose of using a PEMB approach. We ask that the total building structural design be delegated to the chosen PEMB supplier and that we are to bid the building system per the Architectural details and not the structural details.

Response: Assume a full PEMB engineered package including frames, girts, purlins, and wall/roof panels as indicated in the architectural drawings.

28. The concrete foundation system is also drawn with the intent of a vertical bearing wall around the entire perimeter. This would not be the typical case with a PEMB. The columns would be point loaded and the continuous footing in-between columns would not be needed. What we would typically see in-between columns is a 0’-8” wide by 3’-0” deep grade beam. The final design loads from the PEMB will usually drive what is needed with the concrete foundation system and should be evaluated when the final PEMB design is complete. Please confirm for bidding purposes we are to price the concrete structural foundations as drawn.

Response: For bidding purposes, utilize the structural foundation design as shown. Final coordination for the foundation will occur with the awarded contractor and specific PEMB package, after award.

29. The insulation values contradict in three different places. Specification section 133419 Metal Building System calls roof to be a R-38 and the walls to be a R-32. While specification section 133420 Pre-Engineered Metal Building Insulation System calls roof to be R-28.6 and walls to be R-35. Then the Code Analysis on A1.0 calls for R-30 roof and R-27 walls. Please confirm which is correct. This has to be established to determine PEMB girt sizing.
Response: Metal Building Insulation shall meet the u-values indicated on sheet A1.0: Roof U-0.035 and Walls U-0.050. Intent is to use u-value equivalents as ci-insulation is not specified.

30. Specification section 133419 – Metal Building Systems paragraph 2.5 A-8 states “Certification includes IAS Miami-Dade County Florida product approval”. Please confirm this is not applicable to this project.

Response: Miami-Dade requirement is Not Applicable.

ATTACHMENTS:

Bid Summary
Existing Building Photos

City of Northglenn
Daniel Martinez
Senior Engineer

ALL ITEMS IN CONFLICT WITH THIS ADDENDUM ARE HEREBY DELETED.

END OF ADDENDUM NO 1
## BID SUMMARY

### General Conditions

### New Parks Building

- Earthwork
- Electrical Connection Allowance (assume 50’)
- Concrete
- PEMB Package
- Doors/ Frames/Hardware
- Overhead Doors
- Mechanical
- Electrical
- Other

#### Subtotal Parks

### M&O Remodel

- Earthwork
- Site Utilities
- Demolition
- Concrete
- Doors/ Frames/Hardware
- Windows/ Frames/Glazing
- Exterior Framing/ Insulation/Metal Panels
- Interior Framing/ Insulation/Drywall
- Ceilings
- Flooring Finish & Base
- Interior Signage
- Casework/ Countertops
- Restroom finishes/ partitions/ lockers/ accessories
- Painting
- Misc Specialties
- Window Blinds
- Plumbing
- Mechanical
- Electrical
- Other

#### Subtotal M&O

### Total Bid

<table>
<thead>
<tr>
<th>Bid Alternate #1</th>
<th>Parks: PEMB Wall &amp; Roof Insulation</th>
</tr>
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<tbody>
<tr>
<td>Bid Alternate #2</td>
<td>Parks: Aluminum conductors in lieu of copper</td>
</tr>
<tr>
<td>Bid Alternate #3</td>
<td>M&amp;O: 20’ East Side Concrete Apron</td>
</tr>
<tr>
<td>Bid Alternate #4</td>
<td>M&amp;O: Aluminum conductors in lieu of copper</td>
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</tbody>
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(Vendor Name)

Hereby submits to the City of Northglenn, Colorado the following bid items complete and in place as specified for the: Parks Building and Facility Remodel - IFB 2023-026