

August 27, 2024

ADDENDUM No. 1

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For Project:

Olmsted County
RFP 2024-150 Graham Park Old Highway Shop Exterior Preservation Project
1407 3rd Avenue Southeast
Rochester, MN 55904

Architect's Project No.: OLM2401

This Addendum is added to and shall become a part of the Construction Documents Set dated August 13, 2024.

NOTE: THE PROPOSAL DUE DATE HAS NOT BEEN CHANGED
THE PROPOSAL DUE DATE AND TIME IS: September 4, 2024

QUESTIONS AND ANSWERS

Question 1: *Specification Section 011100, Summary of Work, paragraph 1.2.H mentions "bid packages" and "bid categories". Are there separate bid packages or bid categories for which to bid? If so, where are they located?*

Answer 1: Refer to updated Document 011100. This project will include one (1) base bid with several alternates.

Question 2: *Garage doors are spec'd 596 20 gauge flush, but in the drawings they want raised panel on bottom 2 sections. What door do they want to go with?*

Answer 2: Refer to updated Document 083613. Sectional overhead doors to be aluminum. Design intent is to provide glazed in, insulated metal panel inserts in the lower sections of the sectional overhead doors to replicate the size and locations of the insulated glass lites in the panels directly above.

Question 3: *Do the garage door operators need to be 1hp the doors do not need that big of operator, and they call for Nema4 which is waterproof is that needed?*

Answer 3: Refer to updated Document 083613. Garage door operators do not need to be waterproof.

Question 4: *Do they want all doors with the solid to bottom sections and then windows the rest of the way up or do they want A101B all glass like one of the drawings? What color doors?*

Answer 4: Refer to Door and Frame Schedule, and Door Panel Types legend on Sheet A500. Hollow metal doors to be "bronze" to match finishes on adjacent Crawford Hall. "Bronze" color to be confirmed/ approved by architect/ owner.

Question 5: *Do they need 2 safety devices on the garage doors or would they be ok with the new light curtains? Would save them money as well.*

Answer 5: Refer to Document 083613. Two (2) safety devices to be provided as specified.

Question 6: *What color are they wanting for the garage doors? Would be cost effective to do a standard color like Brown, Tan, so on.*

Answer 6: Sectional overhead doors to be “bronze” paint finish to match adjacent Crawford Hall. “Bronze” color to be confirmed/ approved by architect/ owner.

Question 7: *Page A201 Keynote OM3 is the contractor responsible to remove the AC unit? If so, will this unit need to be reinstalled/replaced with a new unit?*

Answer 7: The contractor will be responsible for removing the AC unit per Keynote OM3. The existing AC unit will not need to be reinstalled/ replaced with a new unit.

Question 8: *Page A202 Keynotes D34 & D37 is the contractor responsible to remove the antenna and connections? If so, will this unit need to be reinstalled/replaced with a new unit?*

Answer 8: The contractor will be responsible for removing the antenna and connections per Keynotes D34 and D37. The existing antenna and connections will not need to be reinstalled/ replaced with new units.

Question 9: *Will the masonry cleaning need to be a pressure wash or sand blast cleaning?*

Answer 9: Masonry cleaning to be accomplished with a detergent and low-pressure wash. No sandblasting of masonry is permitted.

Question 10: *Alternates #4 and #6 are not shown on the bid invite, is this an error?*

Answer 10: Refer to updated Sheet G055. Alternates #3, 4, and 6 have been removed from the scope of the project.

Question 11: *Are there plans detailing the changes to interior finishes mentioned Alt #5? Are there plans detailing the interior finish changes included within the base bid?*

Answer 11: Refer to updated Sheet G055. Alternate #5 switches from selective removal of ceilings, soffits, and exterior furring partitions around existing exterior openings to full removal of ceilings, soffits, and exterior furring partitions in the rooms/ spaces containing those existing exterior openings. The project scope does not include any new interior finishes.

Question 12: *Will there be any Concrete Flatwork or Asphalt Paving repair included within this project?*

Answer 12: No Asphalt Paving repair included within the scope of this project. Refer to Alternate #1. When the existing masonry openings on the West wall of the Annex Building are removed down to the floor level some concrete patching and repair may be required at the concrete slab-on-grade edge before installation of the new exterior aluminum storefront system.

Question 13: *Will there be any landscaping or soil work needed on site for this project?*

Answer 13: No landscaping or soil work will be needed on site for this project.

PROJECT MANUAL

DOCUMENT 011100 – SUMMARY OF WORK

1. Revisions to section 011100.1.2.E Bid Package Details.
2. Added section 011100.1.2.L.
3. Revisions to section 011100.1.3 Bid Categories.

DOCUMENT 083613 – SECTIONAL DOORS

1. Revisions to section 083613.1.2.A.1.
2. Revisions to section 083613.2.1.
3. Revisions to section 083613.2.3.
4. Revisions to section 083613.2.4.B.2.
5. Revisions to section 083613.2.5.

DRAWINGS

ARCHITECTURAL

Sheet G010

1. SHEET INDEX
 - a. Updated for Addendum No. 1.

Sheet G055

2. PROJECT GENERAL NOTES
 - a. Modifications to project general notes #10 and #11.
 - b. Added project general notes #12 and #13.
3. SCOPE OF PROJECT
 - a. Changed masonry note #1 to #2.
 - b. Added new masonry note #1.
4. ADD ALTERNATES
 - a. Removed add alternate #3 from project scope.

Sheet A101

1. D5: FLOOR PLAN – LEVEL 1
 - a. Removed reference to building section 3C/ A204A.

Sheet A101A

1. D5: FLOOR PLAN – LEVEL 1 – ALTERNATE
 - a. Removed reference to building section 3C/ A204A.

Sheet A201

1. KEYNOTE LEGEND
 - a. Modifications to keynotes #OM1 and #OM6.
 - b. Added keynote #RS.
2. 5C: EXTERIOR ELEVATION – NORTH
 - a. Multiple updates to keynotes and hatched areas based on more in-depth inspection and conversations with bidders at pre-bid walkthrough meeting and site visit.

Sheet A202

1. KEYNOTE LEGEND
 - a. Modifications to keynote #LF.
2. 5C: EXTERIOR ELEVATION – EAST and 3C: EXTERIOR ELEVATION – WEST
 - a. Multiple updates to keynotes and hatched areas based on more in-depth inspection and conversations with bidders at pre-bid walkthrough meeting and site visit.

Sheet A203

1. KEYNOTE LEGEND.
 - a. Modifications to keynote #S
 - b. Added keynote #D39.
2. 5C: EXTERIOR ELEVATION – SOUTH
 - a. Multiple updates to keynotes and hatched areas based on more in-depth inspection and conversations with bidders at pre-bid walkthrough meeting and site visit.

Sheet A204

1. Sheet removed from project scope. No work on wall between the WPA and Annex buildings within the “interior” spaces, only on the “exterior” portions of the wall.

Sheet A204A

1. 3C: ALTERNATE EXTERIOR ELEVATION – WPA WEST UPPER AREA, 3D: FAILING BRICK MORTAR, 2D: FAILING BRICK MORTAR, and 1D: FAILING BRICK MORTAR
 - a. Views removed from the project scope. All scope in this area to be covered by RFB 2024-149 Graham Park Old Highway Shop – Roofing Project.

Sheet A300

1. 5C: BUILDING SECTION – EAST/ WEST
 - a. Reference for wall section 5D/ A330 removed and new reference for parapet detail 4C/ A360 added at wall between WPA and Annex buildings.

Sheet A360

1. 2C: SECTION DETAIL – CONCRETE PARAPET CAP AT WPA BUILDING
 - a. Detail updated to clarify coordination needed with the separate RFB 2024-149 Graham Park Old Highway Shop – Roofing Project.
2. 4C: SECTION DETAIL – CONCRETE PARAPET CAP AT ANNEX BUILDING
 - a. New detail added to clarify coordination needed with the separate RFB 2024-149 Graham Park Old Highway Shop – Roofing Project.

Sheet A500

1. DOOR AND FRAME SCHEDULE
 - a. Door and frame information updated for Door B101A.
 - b. Head, jamb, and sill detail references updated.
2. SPECIALTY DOOR AND FRAME TYPES
 - a. Material tags updated for insulated metal panel inserts.

Sheet A520

1. 1B: DOOR, SF – TRANSOM
 - a. Detail updated.
2. 1C: DOOR AND WINDOW FRAME – JAMB WITH HINGE AT ANNEX (TYPE 2)
 - a. Detail added.
3. 1D: DOOR AND WINDOW FRAME – JAMB AT ANNEX
 - a. Detail updated.
4. 1E: DOOR, SF – SILL
 - a. Detail renumbered from previous 1C.
5. 2D: DOOR, SF – JAMB AT ANNEX
 - a. Detail updated.
6. 3D: DOOR, SF – HEAD AT ANNEX
 - a. Detail removed from project scope.

Sheet A530

1. GENERAL: Window elevations updated to add colored line diagram clarifying mullion sizes/ types.
2. GENERAL: Window elevations updated to clarify detail callouts/ references.
3. MULLION TYPE – KEY
 - a. Renamed from GLAZING FILM – KEY to clarify mullion sizes/ types.
4. 1C: OPERABLE WINDOW AND FULL DEPTH MULLION STACK, TYPICAL
 - a. Detail added.
5. 1D: WINDOW FULL DEPTH MULLION STACK, TYPICAL
 - a. Detail renamed and updated.
6. 1E: WINDOW FULL DEPTH MULLION STACK (TYPE 2), TYPICAL
 - a. Detail renamed and updated.

Sheet A555

1. 1B: EXTERIOR UPPER OPERABLE WINDOW MULLION, TYPICAL

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- a. Detail removed from project scope.
- 2. 1C: SILL DETAIL (JAMB SIMILAR) AT FLOATING VENT
 - a. Detail renamed from EXTERIOR LOWER OPERABLE WINDOW MULLION, TYPICAL
 - b. Detail updated.
- 3. 1D: EXTERIOR WINDOW MULLION, TYPICAL
 - a. Detail updated to define modifications at "SIM" condition.
 - b. Detail updated to define modifications for ALTERNATE #2.
- 4. 1F: SECTION DETAIL – SILL AT WALL TYPE D
 - a. Detail updated to define modifications at "SIM" condition.

ATTACHMENTS:

Document 011100, Document 083613, Sheets G010, G055, A101, A101A, A201, A202, A203, A204A, A300, A360, A500, A520, A530, and A555.

END OF ADDENDUM No. 1