

# ADDENDUM NO. 2

**December 10, 2021**

**CADILLAC AREA PUBLIC SCHOOLS  
Cadillac High School Addition & Renovations**

400 Linden Street  
Cadillac, MI 49601

**TO: ALL BIDDERS OF RECORD**

This Addendum forms a part of and modifies the Bidding Requirements, Contract Forms, Contract Conditions, the Specifications, and the Drawings dated November 3, 2021, by TowerPinkster. Acknowledge receipt of the Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of Pages ADD 2-1 through 2-2, dated December 10, 2021, and RFI Log dated December 9, 2021, consisting of 2 pages.

**A. SPECIFICATION SECTION 00 50 00 – AGREEMENT**

Article 5.1.1, Add sentence at the end of the paragraph, “The Contractor will be paid by the Owner through the Construction Manager as the Owner’s agent. Neither these actions, nor anything contained in this Agreement, shall be deemed to create any contractual relationship between the Construction Manager and the Contractor or its subcontractors and material suppliers, nor confer any third-party beneficiary rights upon them.”

**B. SPECIFICATION SECTION 00 70 00 GENERAL CONDITIONS**

Article 8.3.1, Add “government-declared emergencies” in subparagraph (2).

Article 14.1.1, Add “for reasons within the Owner’s control and” after “consecutive days” in the first line. Delete subparagraph .2.

Article 14.1.4, Add “for reasons within the Owner’s control and” after “consecutive days” in the first line.

**C. SPECIFICATION SECTION 01 21 00 – ALLOWANCES (ISSUED)**

1. Issued specification section 01 21 00 Allowances to be included in base-bid.

**D. SPECIFICATION SECTION 01 23 00 – ALTERNATES (REISSUED)**

1. Paragraph 1.03 Schedule of Alternates

Revise the following:

- A. ALTERNATE NO. 1: Existing Building Re-Roofing (Area #1 through Area #6).

Add the following:

- G. ALTERNATE NO. 1F: Existing Building Re-Roofing (Area #6).
- M. ALTERNATE NO. 7A: Provide Synthetic Field Turf At Football Stadium (44 oz. and 2 fiber system )
- N. ALTERNATE NO. 7B: Provide Synthetic Field Turf At Football Stadium (52 oz. and 3 fiber system )
- P. ALTERNATE NO. 9: Provide a ¾-inch water service extension to the future tennis court pavilion and related additional removal and replacement of existing improvements necessary for this water service extension.
- Q. ALTERNATE NO. 10: Technology-Provide Sapling Talkback Functionality.



RFI #	Company Submitting RFI	Date Received	RFI Description	RFI Response
1	John E. Green	11/30/2021	Are there any existing fire protection as-build drawings available?	TP: No as-builts are available because there is currently no FP system through out the building. The only system currently installed serves only the Auditorium stage which is to be removed and replaced with the new system.
2	CJ's Excavating	11/30/2021	What are the allowances for each bid category?	TSC: Refer to Addendum #2, Section 01 21 00 - Allowances.
3	CJ's Excavating	11/30/2021	Are the trench drains deducted if the snow melt system isn't used? (alternate #2)	TP: The trench drains and associated piping with the snow melt system at the building entrances are part of Alternate #2.
4	CJ's Excavating	11/30/2021	What are the particulars of alternate #3? (Nothing shown on prints)	TSC: Refer to Alternate #3 description in Addendum #2, Section 01 23 00 - Alternates.
5	CJ's Excavating	11/30/2021	Is seeding included in the sitework package or landscaping?	TSC: Turf and Grasses (Section 32 92 00) is assigned to Bid Category NO. 26 - Landscaping.
6	CJ's Excavating	11/30/2021	If the alternate for synthetic turf is accepted should the sitework contractor plan on drainage and prep for that?	TSC: Refer to sheet L506.3 for Base Bid Drainage and Utility scope of work and sheet L507.3 for Alternate Drainage and Utility scope of work.
7	CJ's Excavating	11/30/2021	6. Is 21aa crushed concrete an acceptable aggregate base for parking areas?	TP: No, 21aa crushed stone is not an acceptable aggregate base for the parking lots.
8	Volk Corp (GT Sub)	12/1/2021	Drawing A634.2 – see the attached Drawing A634.2. Regarding Detail 39, can you please provide the dimensions and specs for the Trojan Head Logo and “CADILLAC HIGH SCHOOL” copy?	TP: Refer to Specification Section 10 1419 - "Dimensional Letter Signage" Part 2.2, A for interior signage. Size of logo is as shown on Detail 39/A 634.2. Text is to be 10" in height. Logo is to match district standard Viking Head, to be coordinated in shop drawings.
9	Volk Corp (GT Sub)	12/1/2021	Traffic Signage – in Spec Section 10 14 53 it calls for Traffic Signage. Can you provide a drawing of the traffic signage that is required?	TP: Traffic signage is shown on the Signage Plan, sheets L 001.2 and L 002.2. Traffic sign detail 1/L 002.2.
10	Interkal	12/1/2021	Limit switches are not necessary for the bleacher motors 2.2 C - 6. Just added cost for no benefit. Also they have a wall key switch, do not recommend that either. Best way is the hand held pendant control. I have included drawings of what the two unit bleachers look like. Please advise (see attachment).	TP: Handheld pendant control is an acceptable method of bleacher control.
11	Interkal	12/1/2021	You could go manual for Unit D 3 row bleachers since the first row is the only row to go open and the top 2 are stacked. Meanwhile I will request an alternate price to go manual.	TSC: Provide voluntary alternate for manual bleachers.
12	Interkal	12/1/2021	The specs say to use a 11 – 12 inch rise on both D and J. This is unnecessary and I recommend a 10 ¼" rise that will perform better in the gym and need less service because if students climb on the bleachers a higher rise will bend easier due to the gap between the rows. This is my recommendation after 30 years of bleacher work. 3.	TP: Bleachers with a 10-1/4" rise are acceptable.
13	Sprinturf	12/2/2021	Since the bid date was extended can the date for RFI's also be extended please?	TSC: RFI due date has been moved from 12/7 to 12/13/21.
14	Sprinturf	12/2/2021	In the Synthetic Turf Sec 32 1818 – 9 The turf indicated is 44oz face weight and no thatch and in Sec 32 1819 -11 the turf listed is for a 52oz face weight with thatch. The Bid Form only lists the turf alternate and states nothing about an alternate type of turf. Can this please be clarified. I apologize if I have missed something here.	TP: The intent is to collect bid amounts for two turf products. Alternate 7A (44 oz. 2 Fiber System) Alternate 7B (52 oz. 3 Fiber System). Refer to Section 01 23 00 - Alternates, issued in Addendum #2.
15	Bouma	12/2/2021	Sheet A601.2D A couple of the corridors show Cpt. Tile # 1( Per Finish Plan Key ) but looking at the plan it says CPTL-P ? (Corridor # 2 and corridor next to the science Room 315). Please advise.	TP: "CPTL-P" indicates material pattern as noted in the Finish Key.
16	Bouma	12/2/2021	On the same page Fitness 500 has RSF-P Is that just indicating that we have RSF-1 & 2 In that area ?	TP: Area to be RSF-2, as noted on plan.
17	Hallmark	12/2/2021	Regarding Section 13 3423.10 – Prefabricated Ticket Booth. It appears the information provided on the drawings does not reflect the specification. Please advise.	TP: Brick veneer to be provided over the premanufactured ticket booth. See details on sheet A 358.2.
18	Skillman	12/2/2021	Are there any specs or drawings for alternate tennis concrete courts?	TP: Specifications are on sheet CS 201.2
19	Skillman	12/2/2021	Please provide clarification on alternate delineation of post tension concrete and asphalt at the tennis courts.	TP: Alternate for post-tension concrete is limited to sheets CS 101.2 and CS 201.2
20	Skillman	12/2/2021	Is there a Parking Lot Striping spec available?	TP: Specification Section 32 1723 - "Pavement Markings" added and will be included in Addendum 3.
21	Skillman	12/2/2021	Please clarify which areas of the ceilings are shown to be removed. There are some areas with no scope indicated in that area.	TP: Ceilings to be removed as required for installation of fire protection (delegated design).
22	Skillman	12/2/2021	Who is responsible for fire stopping?	TSC: Trade making the penetration is required to provide specified fire stopping.
23	Skillman	12/2/2021	Who supplies the concrete housekeeping pads?	TSC: Refer to Section 01 12 00 - Multiple Contract Summary, Clarification #2 for Bid Category #3 Concrete.

24	Skillman	12/2/2021	What are the approved Temperature control system manufacturers?	TP: SBS is basis of design all others are a voluntary alternate.
25	Skillman	12/2/2021	Does the new fire alarm system need to be compatible with the existing system?	TP: This depends on new system to be installed and capability to interface with existing Simplex system. It is anticipated that there will be phases of construction where the existing system will need to be tied to the new system to keep the existing portion in service.
26	Skillman	12/2/2021	Is fire protection covered from 5' outside the building?	TSC: Forthcoming in Addendum #3.
27	Skillman	12/2/2021	Please provide location for intumescent paint.	TP: There are no specific locations for intumescent paint. This is being included in the event that existing steel is uncovered that needs to be fire rated. (provide unit cost).
28	Skillman	12/2/2021	Please clarify inconsistencies on ceiling/demo/bulkheads drawings in media center.	TP: Clarification forthcoming in Addendum #3.
29	Skillman	12/2/2021	Please clarify details for tennis court surface with concrete. HEI only currently shows asphalt.	TP: Revised sheet L003.2 forthcoming in Addendum #3.
30	Tri-City Acoustical Company	12/3/2021	K-13 spray: I could not locate the specification section for this product or a bid division responsible of the installation. Please let me know where the specification is located and who performs this work?	TP: Forthcoming in Addendum #3.
31	Tri-City Acoustical Company	12/3/2021	95113 Acoustical Ceilings: Only lists Armstrong as a manufacturer. Is this a closed specification for "Armstrong only" or are other "equal" (in both face looks and performance data) ceiling tile by manufacturers USG and Certainteed acceptable?	TP: Other "equal" ceiling tile manufacturers are acceptable. See added product manufacturers in forthcoming Addendum 3.
32	Star Flooring	12/5/2021	Regarding the gym floor, the spec 096466 Part 2.2A3a calls for third grade maple and 096466 Part 2.2A3d calls for 25/32" maple. The existing maple on this floor is first grade and 33/32". Can the spec be revised to match existing so that the patchwork matches the existing floor? Please advise.	TP: Match the existing gymnasium floor grade and thickness.
33	Elmers	12/6/2021	Alternate #4 – Post Tension Concrete for Tennis Courts - •Can this be removed from BC 05 – Fine Grading, All surfacing and LM Concrete Primer, per manufacture, If Alternate #4 Post Tension Concrete is accepted, Asphalt paving should have nothing to do with the tennis courts is placed in concrete.	TSC: Clarification forthcoming in Addendum #3.
34	Elmers	12/6/2021	Cannot find anything in specs to that calls out for parking lot pavement markings. Please clarify.	TP: Specification Section 32 1723 - "Pavement Markings" added and will be included in Addendum 3.
35	Schepers Concrete	12/7/2021	It looks like the trench drains will be furnished by the sitework contractor. Is it the responsibility of the concrete contractor to install them?	TSC: Clarification forthcoming in Addendum #3.
36	Schepers Concrete	12/7/2021	For the snow melt alternate. Which bid category is responsible for furnishing and placing the foam?	TSC: Clarification forthcoming in Addendum #3.
37	Schepers Concrete	12/7/2021	What density will the geofoam be?	TP: Forthcoming in Addendum 3.
38	Tri-City Acoustical Company	12/7/2021	Material Schedule ACP-1 remarks says 4" edge trim. 95113 2.6 B.1. says 6" edge trim. Which is correct?	TP: Provide 6" edge trim per the specification.
39	Tri-City Acoustical Company	12/7/2021	Corridor 11 Acoustical Clouds: There is a narrow linear light shown in these clouds. Is this light fixture manufactured specific to fit lay in ceiling grid system or is it not manufactured to fit a lay in system and will require custom grid framing to fit?	TP: Yes, these lighting fixtures are manufactured to fit within a lay-in ceiling grid system.
40	Total Fire Protection	12/7/2021	Does fire suppression start inside the building or 5'-0" outside?	TSC: Forthcoming in Addendum #3.
41	Total Fire Protection	12/7/2021	They talk about a pre-action system in different areas of building but show a dry pipe sprinkler riser for a detail on fire suppression drawings. Should these systems be Pre-Action or just a standard dry system?	TP: Pre-action systems.
42	Total Fire Protection	12/7/2021	If it is a pre-action system who handles the detection of the system, division #28?	TP: The detection of the system shall be provided with the FP system.
43	John E. Green	12/7/2021	What room is the new fire protection service coming into the building?	TP: Mech 032
44	John E. Green	12/7/2021	What room will the new fire protection riser be in?	TP: Mech 032
45	Tri-City Acoustical Company	12/8/2021	On drawing #A636.2, are these acoustic wall panels on the exterior of the elevator room wall at the far west end of the commons 000 and 100?	TP: There are not acoustic panels on corridor walls at the elevator. There are acoustic panels above the lockers on the "East" wall. Refer to 71/A 636.2 in forthcoming Addendum #3.
46	Tri-City Acoustical Company	12/8/2021	At the stadium building, are metal truss centers 24" oc per structural or 48" oc per architectural?	TP: The trusses at the stadium toilet building are to be 24" oc per structural and are to be designed and engineered through a Delegated Design process.
47	Stonecreek Interior Systems	12/8/2021	Please confirm that any millwork and all solid surface is by Bid Category 2 General Trades. Bid Category 14 Casework is providing the 123216 Manufactured Casework and 123623.13 Plastic Laminate Countertops only.	TSC: Forthcoming in Addendum #3.
48	Stonecreek Interior Systems	12/8/2021	Viewing Drawing A602.2K, Rooms 120, 122 and 124 the west wall has what could be identified as casework. This only occurs in three of the typical 28 classrooms. Please clarify.	TP: The casework in question in Classrooms 120, 122, and 124 are bookcases. Elevations to be included in forthcoming Addendum #3.
49	Stonecreek Interior Systems	12/8/2021	Detail 4/A655.2 references a cut view of tall open cabinet(s) in Unit K Corridor(s)...I cannot locate where this occurs. Does this have any relevance to my question above? Please clarify.	TP: The tall open cabinets in question are located in the corridor outside of Stairs S002 and S102.

## **SECTION 01 21 00 – ALLOWANCES**

### **PART 1 - GENERAL**

#### **1.01 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including amended General Conditions and other Division-1 Specification Sections, apply to work of this Section.

#### **1.02 REQUIREMENTS INCLUDED**

- A. The Specifications contain Allowances for particular items, methods of construction, quantities of materials, labor for certain items and these stated Allowances shall be included in the total lump sum bid price.
  - 1. Should the final amounts as determined from actual costs vary from these stated Allowances, the Contract price will be adjusted by Change Order as stated in the Conditions of the Contract.
  - 2. Under no circumstances shall work exceeding the stated Allowance amounts, proceed without a properly executed Change Order.
- B. A "Schedule of Allowances" showing amounts included in each prime Contract Sum, is included at the end of this Section.
- C. Product/Materials Allowance: At the earliest feasible date after award of Contract, advise the Architect and Construction Manager of scheduled date when final selection and purchase of each product or system described by each Allowance must be accomplished in order to avoid delays in performance of the Work.
  - 1. As requested by the Architect, obtain and submit proposals for the work of each Allowance for use in making final selection; include recommendations for selection which are relevant to the proper performance of the Work.
  - 2. Purchase products and systems as specifically selected (in writing) by the Architect.
  - 3. Submit proposals and recommendations, for purchase of products or systems of Allowances, in form specified for Change Orders.
  - 4. When requested, submit a substantiated survey of quantities of materials, as shown in the "Schedule of Values", revised where necessary, and corresponding with Change Order quantities.
  - 5. Amount of Allowance includes:
    - a. Net cost of product
    - b. Delivery to the site
    - c. Applicable taxes
  - 6. In addition to amount of Allowance, include in Bid, for inclusion in Contract Sum, Contractor's costs for:
    - a. Handling at site, including unloading, uncrating and storage
    - b. Protection from elements, from damage

- c. Labor, installation and finishing
  - d. Other expenses (e.g., testing, adjusting and balancing) required to complete installation
  - e. Overhead and profit
- D. Contingency Allowance: Contingency allowance shall be used only as directed for Owner's purposes. Proposal shall be submitted by Contractor for work requested in format similar to that required for Change Orders. Compensation to the Contractor for work requested utilizing this Allowance shall be for only Contractor's costs as defined by Paragraph 7.3.7 of the General Conditions, except no compensation shall be allowed for overhead and profit. At time of Project closeout, unused amounts remaining in contingency allowance shall be credited to Owner by Change Order.

## PART 2 - PRODUCTS (Not Used)

## PART 3 - EXECUTION

### **3.01 PRODUCT ALLOWANCE**

A.

### **3.02 CONTINGENCY ALLOWANCES**

Allow a lump sum additional work required but not indicated on Drawings or reasonably anticipated.

A.	Bid Category No. 1	Building Demolition	\$30,000
B.	Bid Category No. 2	General Trades	\$50,000
C.	Bid Category No. 3	Concrete	\$20,000
D.	Bid Category No. 4	Sitework	\$50,000
E.	Bid Category No. 5	Asphalt Paving	\$10,000
F.	Bid Category No. 6	Masonry	\$30,000
G.	Bid Category No. 7	Structural & Misc. Steel	\$20,000
H.	Bid Category No. 8	Precast Concrete	\$5,000
I.	Bid Category No. 9	Metal Studs, Drywall, & Acoustical Ceilings	\$30,000
J.	Bid Category No. 10	Roofing	\$20,000
K.	Bid Category No. 11	Painting	\$25,000
L.	Bid Category No. 12	Aluminum Windows, Glazing, Entrances, & SF	\$20,000
M.	Bid Category No. 13	Flooring	\$25,000
N.	Bid Category No. 14	Manufactured Casework	\$10,000
O.	Bid Category No. 15	Lockers	\$5,000
P.	Bid Category No. 16	Joint Sealants	\$15,000
Q.	Bid Category No. 17	Auditorium Seating	\$5,000
R.	Bid Category No. 18	Food Service Equipment	\$10,000
S.	Bid Category No. 19	Track Surfacing	\$5,000

T.	Bid Category No. 20 Fire Suppression	\$10,000
U.	Bid Category No. 21 Mechanical	\$50,000
V.	Bid Category No. 22 Plumbing	\$25,000
W.	Bid Category No. 23 Electrical	\$50,000
X.	Bid Category No. 24 Athletic Field-Synthetic Field Turf	\$10,000
Y.	Bid Category No. 25 – Athletic Field Lighting	\$0
Z.	Bid Category No. 26 – Landscaping	\$10,000

END OF SECTION 01 21 00

## **SECTION 01 23 00 - ALTERNATES**

### **PART 1 - GENERAL**

#### **1.01 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including amended General Conditions and other Division 1 Specification Sections, apply to work of this Section.

#### **1.02 PURPOSE**

- A. The Bids for the Alternates described herein are required for the Owner to obtain information necessary for the proper consideration of the Project in its entirety.

#### **1.03 ALTERNATES**

- A. Definitions: Alternates are defined as alternate products, materials, equipment, installations, or systems for the Work, which may, at Owner's option and under terms established by Instructions to Bidders, be selected and recorded in the Owner-Contractor Agreement to either supplement or displace corresponding basic requirements of Contract Documents. Alternates may or may not change scope and general character of the Work; and must not be confused with "allowances", "unit prices", "change orders", "substitutions", and other similar provisions.

#### **1.04 SCHEDULE OF ALTERNATES**

- A. ALTERNATE NO. 1: Existing Building Re-Roofing (Area #1 through Area #6).
  - 1. Base Bid: No roof work in areas listed in alternates areas below.
  - 2. Alternate: Remove existing ballasted roof down to existing roof deck and install a new single-ply membrane over high density coverboard, 5 inches rigid insulation and tapered rigid insulation as required to provide positive drainage. Provide added blocking as required for tapered insulation and prefinished fascia and fascia extenders as required.
- B. ALTERNATE NO. 1A: Existing Building Re-Roofing (Area #1).
- C. ALTERNATE NO. 1B: Existing Building Re-Roofing (Area #2).
- D. ALTERNATE NO. 1C: Existing Building Re-Roofing (Area #3).
- E. ALTERNATE NO. 1D: Existing Building Re-Roofing (Area #4).
- F. ALTERNATE NO. 1E: Existing Building Re-Roofing (Area #5).



- G. ALTERNATE NO. 1F: Existing Building Re-Roofing (Area #6).
- H. ALTERNATE NO. 2: Provide Snow Melt System at Building Entrances.
- I. ALTERNATE NO. 3: Provide Watermain Removal and Replacement.
1. Base Bid: Leave existing watermain in place.
  2. Alternate: Remove and replace approximately 415-feet of 8-inch watermain per City's standards and requirements.
- J. ALTERNATE NO. 4: Provide Post Tension Concrete Tennis Courts.
- K. ALTERNATE NO. 5: Provide Corridor (COR6) Ceiling Replacement.
1. Base Bid: Leave existing suspended linear metal slat ceiling in place.
  2. Alternate: Remove existing suspended linear metal slat ceiling and install a new suspended linear wood ceiling.
- L. ALTERNATE NO. 6: Provide Painting at Competition Gym.
1. Base Bid: No work.
  2. Alternate: Strip existing paint and primer down to raw steel and deck. Provide new primer and paint to existing roof framing and roof deck.
- M. ALTERNATE NO. 7A: Provide Synthetic Field Turf at Football Stadium (44 oz. 2 Fiber System).
- N. ALTERNATE NO. 7B: Provide Synthetic Field Turf at Football Stadium (52 oz. 3 Fiber System).
- O. ALTERNATE NO. 8: Provide a Performance Shock Pad for Synthetic Field Turf.
- P. ALTERNATE NO. 9: Provide a ¾-inch water service extension to the future tennis court pavilion and related additional removal and replacement of existing improvements necessary for this water service extension.
- Q. ALTERNATE NO. 10: Technology-Provide Sapling Talkback Functionality.

PART 2 - PRODUCTS, PART 3 - EXECUTION (Not Used)

END OF SECTION 01 23 00