

Addendum

DATE: 03/31/2022

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PROJECT: Miami University - Phillips Hall
Summer 2022 Renovation

www.app-arch.com

PROJECT ADDRESS: 420 S Oak Street
Oxford, OH 45056

ADDENDUM NO. 001

RECEIPT OF THIS ADDENDUM MUST BE NOTED ON THE FORM OF PROPOSAL

TO ALL BIDDERS:

This addendum supplements and amends the original Plans and Specifications and shall be taken into account in preparing proposals and shall become part of the Contract Documents.

GENERAL ITEMS:

- ITEM G1 **PREBID AGENDA AND MINUTES**
Prebid Agenda and minutes are attached. Items noted in this agenda and minutes are to be considered as part of the construction documents and to be included in the scope of work for the above referenced project.
- ITEM G2 **BIDDING QUESTIONS & ANSWERS**
Bidding Questions & Answers are attached. Items are to be considered as part of the construction documents and to be included in the scope of work for the above referenced project.

ARCHITECTURAL SPECIFICATIONS:

ITEM AS1 SECTION 01 1000 - SUMMARY
Clarifications and Additions noted in RED.
Paragraph 1.05 PROJECT SCHEDULE
Revise to read as follows:

A. Project will consist of Work as described in the Construction Documents and the Specifications herein:

3/10/2022 - 3/31/2022	Public Advertisement
3/24/2022	Pre-Bid Meeting
4/06/2022	Bid Opening
4/15/2022 -4/28/2022	Draft, Review & Execute Contracts with General Contractor
4/14/2022	Letter of intent issued to General Contractor.
4/14/2022-4/21/2022	Shop drawings for long lead items to be submitted. (Storefront, Doors Assemblies inclusive of hardware, lights, HVAC equipment)
5/10/2022 - 5/16/2022	Mobilization
5/17/2022-8/1/2022	Construction
8/2/2022	Substantial Completion
8/2/2022 - 8/10/2022	Final Inspections & Punch List Corrections
8/11/2022 - 8/15/2022	Furniture Installation
8/11/2022	Training
8/16/2022 - 8/22/2022	Move in
8/11/2022 - 9/7/2022	Project Close-out
7/3/2023	Walk through - 11 month

ARCHITECTURAL DRAWINGS:

ITEM A1 Drawing Sheet A1.1 Lab 106 Plans
Sheet has been reissued: Revise Construction Note #3, Construction Note #3 keyed to interior storefront windows and doors, Revise Construction Note #6, Revise Keyed Note #9 location, Revise Keyed Note #10 location.

ITEM A2 Drawing Sheet A1.2 Lab 106 Details
Sheet has been reissued: Add Finish Note #5, Keyed Finish Note #5 to Finish Plan, Revised furniture layout on FFE Plan.

ITEM A3 Drawing Sheet A1.3 Lab 106 Elevations
Sheet has been reissued: Add Construction Notes #17, #18, #19 & #20, Keyed Construction Note #12, #17, #18, #19 & #20 to Elevations.

ITEM A4 Drawing Sheet A1.4 Room 120 Plans
Sheet has been reissued: Revise Finish Note #6, Keyed Finish Note #6 to Finish Plan, Revised furniture layout on FFE Plan.

- ITEM A5 Drawing Sheet A1.5 Room 127 Plans
Sheet has been reissued: Revise Demolition Note #9 & #12, Revise Construction Note #9, Add Finish Note #4, Keyed Finish Note #4 to Finish Plan, Revise Furniture Note #5, Revised furniture layout on FFE Plan.
- ITEM A6 Drawing Sheet A1.6 Room 126 Plans
Sheet has been reissued: Revise poche line weight for m1 partition at 126 New Work Plan & New FFE Plan & Finish Plan, Remove Note #7 from 126 New Work RCP, Revise Finish Note #6, Keyed Finish Note #6 to Finish Plan, Revised furniture layout on FFE Plan.
- ITEM A7 Drawing Sheet A1.7 Room 204 & 205 Floor Plans
Sheet has been reissued: Revise Construction Note #4, Add Keyed Construction Note #6 locations to New Work Plan, Revised furniture layout on FFE Plan.
- ITEM A8 Drawing Sheet A1.8 Room 204 & 205 RCP Plans
Sheet has been reissued: Revise Finish Note #4, Add Keyed Finish Note #4 locations to Finish Plan.
- ITEM A9 Drawing Sheet A0.3 Door Schedules & Door Details
Sheet has been reissued: Revise Door Remarks Note #7, Revise Opening Schedule.
- ITEM A10 Drawing Sheet G0.1 Cover Sheet
Sheet has been reissued: Revised Titleblock with Addendum date.

END OF ADDENDUM NO. 1

ATTACHMENTS: Pre-Bid Meeting Minutes
 Bidding Questions and Answers
 Drawing Sheets: G0.1, A0.3, A1.1, A1.2, A1.3, A1.4, A1.5, A1.6, A1.7, A1.8,

DATE: 03/24/2022

PROJECT: Miami University - Phillips Hall
Summer 2022 Renovation

SIGN-IN & INTRODUCTIONS: See attached Sign-in Sheet

GENERAL SCOPE OF PROJECT:

- Single Prime Contract covering all branches of Work.
- Owners work under other contracts:
 - Flooring as listed in the Material Legend provided by Owner installed by Contractor.
 - Existing Furniture in spaces to be removed by Owner prior to the start of construction.
 - New Furniture per FFE Plans to be installed by Owner at completion of Project, dates as listed on Specification Section 01 1000 Summary.
 - New Room signage and Room Occupancy signage to be provided and installed by Owner per General Notes.
- Description of Work: New Office space, Classroom space and Lab space inclusive of demolition, new partitions, new casework, 99% of hollow metal doors and windows are relocated, new storefront, new finishes and associated Fire Protection, Plumbing, Mechanical and Electrical work for new layouts. Staff, faculty, and students will be on campus during construction and buildings will be open to the public.
- Schedule: Work is to be completed for Fall Term as noted in the Project Schedule in Specification Section 01 1000 Summary.
 - Existing corridor hollow metal openings at Lab 106 and Office 204 are not to be removed until new storefront systems are on site. Rooms must be operational for Fall Term. Shop drawings are to be submitted ahead of mobilization to allow for current long lead time.

BID REQUIREMENTS:

- Bid due date – April 6, 2022 @ 2:30 p.m.
- Bids due: Bids will be received by the Miami University Office of Facilities Contracting, 181 Cole Service Building, Oxford Ohio 45056.
- Use bid forms provided online at Miami University Physical Facilities website.
- Refer to Miami University Physical Facilities website for information regarding information required to be submitted with the bid:
 - Edge Form
 - Bid Guaranty
 - Bidder Affirmation & Disclosure Form

SUPPLEMENTARY CONDITIONS:

- Permits, Owner has submitted project to the State of Ohio for review and received the building permit.
- Payment of “Prevailing Wages” is required. Certified payroll reports will be required with each pay application.
- Notice of Commencement

TEMPORARY FACILITIES:

- Utilities: Contractors may use power and water at construction sites. Contractor required to make connections if necessary and return utilities to original condition upon completion of project.
- Staging location reviewed: Size of fenced in area to be determined by contractor and approved by Miami University Project manager.
- Temporary toilets: Contractor permitted to use designated on campus restrooms but must clean daily – weekly as required by use.
- Use of site: Temporary enclosures are required for work demolition work in corridors. Protection of existing areas adjacent to construction sites is contractors’ responsibility.

OWNER COMMENTS:

See attached Pre-Bid Agenda

CONTRACTOR QUESTIONS:

Direct bid questions to App Architecture, copy Andrew Burwinkel, Miami University.

Existing conditions site walk thru occurred after Prebid meeting.

All necessary clarifications will be made by Addendum. Last addendum can be issued by April 1, 2022

Phillips Hall – Summer 2022 Renovation – Pre-Bid Agenda

PM Checklist

- Design team
- All contact info can be found in the contract documents.
 - App Architecture
 - Maria Schertler
 - maria.schertler@app-arch.com
 - 937-836-8898
 - Marianne Weber
 - marianne.weber@app-arch.com
 - 937-836-8898
 - Prater Engineering
 - Andrew Prater
 - aprater@praterengr.com
 - 614-766-4896
 - Nate Guy
 - nguy@praterengr.com
 - 614-766-4896
- Project Overview
 - Project consist of interior area renovations to accommodate relocations, development of new lab, classroom, and seminar rooms.
 - Total project is just over 7,200 SF.
 - Building will be occupied during construction.
- Schedule
 - Start May 17th.
 - Substantial completion on August 2nd.
 - Final inspections no later than August 10th.
 - Clients move in on August 16th.
- Working Hours
 - M-F 7AM to 5PM.
 - Weekends to be approved by MU.
- Parking
 - All private vehicles must be parked on public streets.
 - Parking passes are available at Parking Services, Nellie Craig Walker Hall.
- Safety & Security

- GC responsible for unlocking and securing the work areas every day.
 - Temporary barriers/signs/etc.
 - Building will be occupied during construction.
- Staging Area
 - Staging location has been shown on page G0.2
 - GC responsible for having plywood under the dumpster wheels.
- State Inspections
 - GC responsible for obtaining and scheduling all required inspections.
- Project Clean-up
 - GC responsible per contract documents.
- Salvage Materials
 - Nothing may be burned and/or sold on site.
- Deliveries
 - All deliveries must take place at the project site.
 - MU will not accept any deliveries.
- Questions Prior To Bid Opening
 - All questions must be submitted in email to App Architecture by March 30th at 5PM.

Bid/Construction Questions

PROJECT:

BIIDER QUESTIONS & ANSWERS

The purpose of this document is to document answers to questions asked during the pre-bid meeting or emailed to App Architecture for the above referenced project to ensure all the bidders have a mutual understanding of the scope of work.

Q1. Has the existing VCT been tested for Asbestos/is there any known asbestos in the building?

A1. The building was fully abated in the late 1990's with a previous renovation project. The VCT is not asbestos containing.

Q2. Is the current sprinkler riser up to current code compliance? Is there access to the existing riser?

A2. Access was not gained into the Mechanical Room during the walkthrough. Owner will work to get photos of riser.

Regarding the door hardware set:

Q3. Door hardware set, hardware set #1 shows "Existing to remain" and then lists hardware. Please confirm all of this hardware is existing and not just select items in this list.

A3. Hardware listed under "Existing to remain" is existing.

Q4. Door hardware set, hardware set #2 shows "Existing to remain" and then lists hardware. Please confirm all of this hardware is existing and not just select items in this list.

A4. Hardware listed under "Existing to remain" is existing.

Q5. Door hardware set, hardware set #4 shows "Existing to remain" and then lists hardware. Please confirm all of this hardware is existing and not just select items in this list.

A5. Hardware listed under "Existing to remain" is existing.

Q6. Door hardware set, hardware set #6 shows "Existing to remain" and then lists hardware. Please confirm all of this hardware is existing and not just select items in this list. And confirm the storeroom lockset for this hardware set is the only new hardware.

A6. Hardware listed under "Existing to remain" is existing. Hardware listed under New is to be provided by contractor.

Q7. Would a standard grid in lieu of the blizzard white be acceptable to use on this project?

A7. Color White is acceptable.

Q8. As you are probably well aware, we are currently experience long lead items for products across the board. The items that we foresee potentially being an issue include: doors and door frames, aluminum framed window (currently minimum 18 weeks per our subcontractor), potentially the fintube cover (Mechanical item). How will this be addressed especially with the schedule of this project having a substantial completion date of 8/2? Some of these lead times will definitely be an issue.

A8. We are aware of the lead time issues which is why A. Most doors and door frames are scheduled to be salvaged and reinstalled. It is the contractor's responsibility to allow time to remove with care, transport to the new locations and make adjustments to the relocated wood doors as called out on the opening schedule. B. Shop drawings are to be submitted 1 week after Notice to Proceed has been issued. With turn around of shop drawing approval 1 week after submission.

There is 1 new hollow metal door and hollow metal door frame currently called for on the Opening Schedule – Door #199W. This is the new electrical closet door in the public corridor. Miami University will work with the contractor if this door arrives beyond the substantial completion date of 8/2/22 to allow time for the contractor to

install and finish this area after the substantial completion date. Refer to “Remarks” column for relocated and existing to remain door clarifications.

It was discussed at the pre-bid that the existing hollow metal door and window systems at Lab 106 (corridor walls) and Office 204 are not permitted to be removed until the new storefront systems are on site. This is to assure classroom and offices are operational at the start of Fall term. Should the storefront systems arrive beyond substantial completion then Miami University will work with the contractor to schedule the removal of existing systems and installation of the new storefront system after substantial completion. In Lab 106, south wall, where an approximate 10’ section of wall is demoed for additional storefront it is the Contractor’s responsibility to determine means and methods but it would be acceptable to Miami for the new opening to be framed and a drywall (taped & spackled and painted) finished infill panel be temporarily installed for the start of fall term and the infill panel be removed with the hollow metal systems once storefront is on site.

Q9. Along with lead times, we currently are experience price increases and cannot get subcontractors to hold their quote even for a week at this time. If prices increase for specific products – would the owner be willing to pay any increased prices for justifiable increases ? Otherwise the GC is getting stuck with these increases.

A9 No, the Owner will not consider material price increases.

Q10. In regard to lead times - We have also been told that the lead times on the wood doors are 20-22 weeks. Please advise how this will be handled.

A10. Refer to the opening Schedule – all wood doors are scheduled as existing to remain or relocated to new openings.

Contractor needs to have money in their bid to clean and polish the doors and to rework and touch up stain on doors that are required to be set into different frames.

Q11. There are 2 ceiling mounted projectors and projector screens shown on sheet A1.5. The plans do not indicate these are by owner. Please confirm if these items in this room are by owner or by contractor.

A11. See revised sheet in Addendum – Notes have been updated.

Q12. Looking through the specs it is calling out Kawneer systems for this project. Would YKK or Tubelite interior framing system (both industry accepted equals to Kawneer) be acceptable for this project? Please let me know asap.

A12. Kawneer is listed as the Basis of Design: See Specifications Section 01 6000 for processes required to submit comparable products. Specifically, Section 1.04.C Submittals. It is the contractor’s responsibility to show compliance.