Purchasing Division
Finance Department

Room 120
411 West First Street
Duluth, Minnesota 55802

218-730-5340
purchasing@duluthmn.gov

Addendum 1
Solicitation 21-99290
City Hall Renovations to Ground, 3rd and 4th Floors

This addendum serves to notify all bidders of the following changes to the solicitation documents:

1. Please see the attached addendum and pre-bid meeting sign-in sheet.

Please acknowledge receipt of this Addendum by checking the acknowledgment box within the www.bidexpress.com solicitation.

Posted: **March 5, 2021**

March 5, 2021

Duluth City Hall Renovations – 3rd,4th and Ground Floors
411 West 1st Street, Duluth, MN
Bid Number: 21-99290

Bid Opening: Thursday, March 18, 2021 at 2:00 PM

NOTICE TO BIDDERS

The following addendum shall be appended to and shall become a part of the plans and specifications for Duluth City Hall Renovations – 3rd, 4th and Ground Floors, 411 West 1st Street, Duluth, Minnesota

This addendum supersedes and supplants all previous reference to similar items.

RW FERN ASSOCIATES INC.

ADDENDUM #1

General Information

1) Room Numbers: Room numbers on plans may not correspond to actual existing room numbers. Contract to reference room numbers/names on plans for this project.

Specification

1) Section 01 21 00 – Allowances
Add to the list of allowances in this section:

Section 07 84 00 – Fire Stopping
- Allow $5,000 for firestopping of penetrations found above ceiling systems that require sealing. Contractor is to keep accurate record of costs for each penetration sealed for adjustment of contract amount.

2) Section 01 50 00 – Construction Facilities and Temporary Controls

a. Contractor Parking: City will reserve three metered parking spaces in Priley Circle for the duration of the project. All other parking for workers to be off site.

b. Dumpsters: Contractors will not be allowed to place any dumpsters around exterior of building. All demolition debris is to be carted to garage on ground level and placed into movable dumpsters or carts. Dumpsters and carts are to be emptied daily prior to 7:00 AM. No accumulation of debris will be allowed.

3) Section 02 40 00 – Demolition

a. 1.1, Paragraph D, item 1.
Demolition work includes all existing electrical and mechanical items that are part of wall or ceiling systems that are to be removed for new construction including light fixtures, speakers, etc. Note special light fixtures are to be salvaged and packed as noted in item 9 of this paragraph.

b. 1.1, Paragraph D, item 9.
Add “existing pendant light fixtures” as fixtures to be salvaged, packed and turned over to City.

c. 3.4, Paragraph A. Revise as follows:
The City of Duluth will provide lead/asbestos testing and abatement within project areas prior to demolition. If other suspect materials are encountered, notify project manager for removal action and instructions.

4) Section 07 84 00 – Firestopping

a. 1.1, add to this article: Paragraph C. Allowance

C. Allowance: Contractor to include in their bid amount an allowance of $5,000 for firestopping of penetrations found above ceiling systems that require sealing. Contractor is to keep accurate record of costs for each penetration sealed for adjustment of contract amount.

5) Section 21 10 00 Fire Protection/Sprinkler System

a. Delete this section. Refer to sprinkler specifications shown on Plan Sheet M1.2.

b. Sidewall sprinkler heads in Open Office 314 are to be modified as required to accommodate new suspended acoustic ceiling cloud and comply with fire protection requirements.

Plans

1) Detail 7/A2
New suspended acoustical ceiling cloud is to be installed as high as possible below existing cable tray. Delete reference to 11+/-.

2) Detail 7/A4.1
In addition to salvaging and reinstalling existing solid surface countertop as shown in detail, contractor is to replace existing plastic laminate counter section found on interior of security window with solid surface material matching existing. Section is approximately 1’ wide x length of counter plus dropped face.

Mechanical/Electrical – See attached addendum from Gausman & Moore.

END OF ADDENDUM

Attachments: Attendance Sheet from Pre-Bid Meeting
Mechanical/Electrical Addendum

Gausman &Moore
Mechanical and Electrical Engineers

ADDENDUM

THE FOLLOWING DRAWINGS ARE ATTACHED HERETO:
N/A

ADDENDUM NO. 1

Sent from:
☒ **St. Paul Office**
700 Rosedale Tower
1700 Highway 36 West
St. Paul, MN 55113
Phone: 651-639-9606
FAX: 651-639-9618

☐ **Santa Clarita Office**
Suite 205
26415 Carl Boyer Drive
Santa Clarita, CA 91350
Phone: 661-291-1978
FAX: 661-291-6213

ARCHITECT:
Robert Fern, AIA, CID
RW Fern Associates
5517 Grand Avenue
Duluth, MN 55807

PROJECT:
City of Duluth City Hall
Ground, 3rd and 4th Floors Remodel

G&M Project No. 87458

OWNER:
City of Duluth

DATE: March 5, 2021

To: Prime Contract Bidders and all others to whom the Project Manual and the Project Drawings have been issued by the Architect/Engineer or Contractor.

This Addendum is a Contract Document and may apply to any or all Contracts and subcontracts. Unless otherwise specified herein or shown on the attached drawings (if any), all work required by this Addendum shall be in complete accord with the Contract Documents and subsequent Addenda thereto.

The items listed in this Addendum are not in any order in regard to the Project Drawings or the Project Manual. All contractors are cautioned to examine each and every item of this Addendum.

The bidder shall insert the Addendum number in the space indicated on the Project Proposal Form. Failure to comply may result in the bid being rejected.

ITEM	REFERENCE	CHANGE/COMMENTS
CHANGES TO MECHANICAL SPECIFICATIONS		
1.	Section 23 09 93 – Sequence of Operations for HVAC Controls	Add to end of paragraph A.2: Provide necessary hardware and wiring to connect new programmable thermostats to existing building automation system to monitor status of each HVAC unit.
CHANGES TO MECHANICAL DRAWINGS		
1.	Sheet M1.1	Add general note 'Z' as follows: "Contractor to provide bid per phases as identified on Architectural plans."

MECHANICAL PRIOR APPROVALS

Section	Item	Manufacturer
23 81 26	Split System Air Conditioners	Carrier

Gausman &Moore
Mechanical and Electrical Engineers

CHANGES TO ELECTRICAL SPECIFICATIONS

1.	Section 26 51 00 – Lighting Fixtures	Revise last paragraph as follows: City of Duluth to provide ninety (90) type 'A' light fixtures acquired from previous projects. Contractor to provide additional type 'A' light fixtures as required.
2.	Section 26 51 00 – Lighting Fixtures	Add paragraph as follows: Equivalent light fixtures are acceptable for light fixtures identified on light fixture schedule except type 'A'.

CHANGES TO ELECTRICAL DRAWINGS

1.	Sheet E1.1	Add general note 'T' as follows: "Contractor to provide bid per phases as identified on Architectural plans."

PRE-BID MEETING SIGN-IN SHEET

BID # 21-99290 City Hall Ground, 3rd & 4th Floor Renovations

1:00 PM Tuesday, March 2, 2021

NAME	COMPANY	ADDRESS	PHONE	E-MAIL
Troy Nelson	four star Const	PO Box 3037 sup 7500 tower Ave	715-394-9564	Troy@fourstarconstruction.us
Anthony Quilty	C.F.I. Flooring	43741 Kingston Duluth, MN 55803	218-391-6543	duluthcfi@gmail.com
Duane Holm	Donald Holm Const.	321 W. 3rd St. Duluth MN 55806	628-2257	duaneddonaldholmconst.com
Sean Morrissey	Johnson wilson	Duluth MN	628-0202	S Morrissey @ Johnson wilson.com
Jordan Swan	CMC Construction	616 Tower AVE	715-209-0098	Jordan@CMCunionbuilt.com
Brody Johnson	Parsons Elec.	1615 Grand Ave Ste 100-B	218-591-8034	Brody. Johnson @ pecsolutions.com
Fred Swanson	Archkey Technologies	4615 Grand Ave STE 100-D	(218) 213-5785	fred.swanson@archkey.com
Mike Bahr	Gardner Builders	2W 1st St. Suite 133	218-461-5119	duluthestimating@gardner-builders.com
Jim Peterson	Hunt Electric		218-461-7719	Jimbo81020@gmail.com
Cody Privette	Hunt/ARS	4330 W 1st Ste B	2183106482	cprivette@Huntelec.com
MATT SISLO	CSM	1225 OGDEN AVE SUPERIOR WI 54880	218-341-9272	MATT@CSMSUPERIOR.COM
Nick Mrozel	Holden Electric	Duluth	218-591-8507	nmrozel@holdenelectric.com
Lyssa Goranson	Gausman + Moe	Duluth	218-590-9713	lgoranson@gausman.com