Purchasing Division
Finance Department

Room 120
411 West First Street
Duluth, Minnesota 55802

218-730-5340
purchasing@duluthmn.gov

Addendum 2
Solicitation 24-99847
Shopper's Ramp Demolition and Shoring of New Garrick Building

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

- Please see the attached documents below

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

Posted: **December 6, 2024**

SECTION 009113 – ADDENDUM NO. 02

Shopper's Ramp Demolition and New Garrick Shoring

Architect Project No. 2412
Duluth, MN

ARCHITECTURE ADVANTAGE
2715 PIEDMONT AVENUE, DULUTH, MN 55811 218.724.5568
375 JACKSON STREET, SUITE 420E, ST. PAUL, MN 55101 651.224.4831

SECTION 009113 – ADDENDUM NO. 02
TO BID/PERMIT PACKAGE FOR
LINCOLN PARK COMMUNITY CENTER
Ecolibrium3
Duluth, MN

OWNER	City of Duluth – Duluth Economic Development Authority Contact: Thomas Church 320 W. 2nd Street Duluth, MN 55802 218.529.6225
ARCHITECT	Architecture Advantage, LLC 2715 Piedmont Avenue Duluth, MN 55811 218.724.5568
STRUCTURAL ENGINEERING	Meyer Borgman Johnson (MBJ) 501 S. Lake Ave, Suite 200 Duluth, MN 55802 218.722.1056
ISSUE DATE:	December 6, 2024

The additions, omissions, corrections and clarifications contained in this Addendum shall be included as a part of the Contract Documents as provided for under the General Conditions of the Contract.

This Addendum is a Contract Document and may apply to any and all contracts and subcontracts. Unless otherwise specified herein, all work required by this Addendum shall be in complete accord with the Contract Documents and subsequent Addendum thereto.

This Addendum shall become part of the bid. The bidder shall insert the Addendum number in the space where indicated on the Proposal Form. Failure to comply may result in the bid being rejected.

This Addendum consists of the following:

1. Modifications to Specifications and Project Manual.
2. Answers to Bidder Questions
3. Sign-in sheets from Pre-Bid meeting on December 3, 2024.
4. Structural diagram markups for clarification to bidder questions.

MODIFICATIONS TO PROJECT MANUAL & SPECIFICATIONS:

1. SECTION 001113 ADVERTISEMENT FOR BIDS

A. Section 1.2 – Item A-1 to be modified as follows:
   1. Bid Deadline Date: **December 10, 2024.**

B. Add Section 1.7 PAYMENT AND PERFORMANCE BONDS to read as follows:

1.7 PAYMENT AND PERFORMANCE BONDS

A. A payment and performance bond is required in an amount equal to or greater than the amount of the fixed price for all work identified in the contract documents to meet the grant agreement requirements.

C. Add Section 1.8 PREVAILING WAGES to read as follows:

1.8 PREVAILING WAGES

A. Contractor is required to comply with the most current Davis-Bacon Act. See attached latest publications of St. Louis County General Decision Number: MN20240205 06/07/2024 and Wage Determination No 2015-4939 Revision No. 24 dated 07/22/2024.

DIRECT RESPONSE TO QUESTIONS:

2. ANSWERS TO BIDDER QUESTIONS

A. **Question:** With the parking ramp being close to the buildings that remain, touching in some locations who will be responsible for the existing structures that are to remain?

Answer: DEDA will be responsible for the New Garrick, DEDA will handle all communications with the adjacent property owners. Contractor is responsible for any damage during the construction process. During demolition, if issues are encountered please notify the owner to review and discuss with all parties.

B. **Question:** Will the city be coordinating between the contractor and surrounding building owners, the contractor may need to access the surrounding buildings?

Answer: Yes, in partnership with other businesses partners, the City will be notifying nearby businesses owners of the demolition. Any additional coordination requests/needs should be shared with the City as soon as possible.

C. **Question:** Is the contractor to have the parking ramp and areas to be disturbed in the New Garrick Building surveyed for asbestos and lead or use the report included with the bid documents?

Answer: The contractor should reference the Hazardous Materials Report from BayWest.

D. **Question:** Can the east alley and 2nd Ave West be closed as long as needed for the demolition? MBJ to track down with COD Engineering.

Answer: Yes, we are OK with the demolition closures, conceptually, but there would need to be obstruction permits and we'd want to make sure that they address access to the alley for services/utilities and the bank drive-thru in their traffic control plans. Coordinate the closures with the Engineering Division. Please coordinate traffic control questions with Joe Jurewicz directly before you submit your obstruction permits. Joe Jurewicz: jjurewicz@duluthmn.gov | 218-730-5095

E. **Question:** Is the contractor responsible for all abatement including ramp and New Garrick?.

Answer: The contractor is only responsible for abatement relative to the Shopper's Ramp demolition and any demolition/construction activities required for the shoring at New Garrick. Full abatement of the New Garrick building is not required.

F. **Question:** If we are not using the current asbestos report / survey and need to get another one done, how do we bid the abatement work if it is technically unknown until the new survey is completed?

Answer: Contractors need to hire the electrician to remove the poles, but we can store in our yard if they deliver them to Traffic Operations on W Michigan Street. The contractor will need to reinstall the poles once the demolition is done.

G. **Question:** Is there a project completion date?

Answer: There is not a set project completion date. City/DEDA would expect to work with the selected contractor to identify a reasonable target completion date.

H. **Question:** On the New Garrick Building will a new roof be put on during the second phase?

Answer: No. If damage occurs to the upper most roof or flashing, it will need to be addressed by the demolition contractor.

I. **Question:** The building to the north basement could become damaged or might have existing damage, can the parking lot foundation remain along the existing north building.

Answer: Please see attached for supplemental information. Portion of existing wood structure below parking ramp to remain for building security and closure.

J. **Question:** Can the parking ramp foundation remain?

Answer: No. Removal of all existing columns, foundation walls, footings and unsuitable fill materials shall be included in this scope. Existing ramp foundations are anticipated to be conventional cast in place spread footings bearing on bedrock or native soil. Existing foundation information is unknown. Provide unit prices for foundation demolition listed above.

K. **Question:** There are damaged steam lines leaking into the basement, will the City be fixing the utility?

Answer: DEDA is exploring solutions to address the steam leak.

L. **Question:** What is the City looking for in restoration and elevations?

Answer: Site shall be graded with compacted granular fill, sloped to generally match elevation of 2nd Ave on west side of site.

M. **Question:** What will be required for security when the ramp is down to protect the New Garrick Building until phase two?
Answer: 1st St Level & Upper Level minimum of reinforced plastic (10 mil minimum) with 2x6 studs at 24" oc max, floor to floor/roof. Additionally, provide ½" plywood/OSB wall sheathing at 1st St level for security. See question I above for Basement Level. Site fencing to remain until Phase II is complete. Costs for the fencing shall be transferred to the Phase II Contractor or DEDA after the Phase I work is complete.

N. **Question:** Clarifying bid closing date.

Answer: All bids are due Tuesday, December 10th.

ADDITIONAL ATTACHMENTS:

3. See attached sign-in sheet from Pre-Bid meeting on December 3, 2024
4. See MBJ markups attached for additional clarification on questions above

END OF ADDENDUM NO. 01

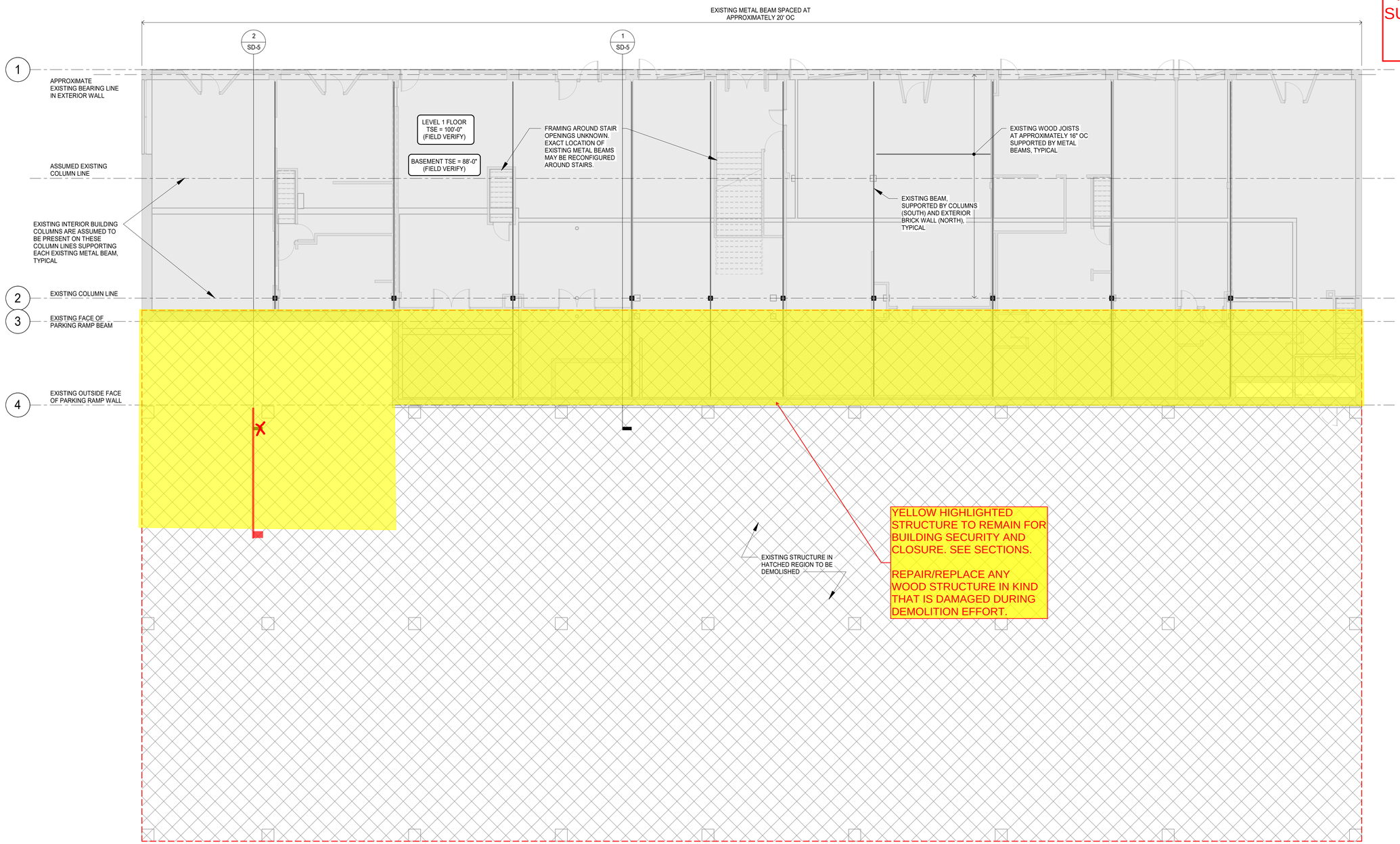
Pre-Bid Meeting
Sign-in Sheet

Project: 24-99847 Shopper's Ramp Demolition and Shoring of New Garrick Building

Date: December 3, 2024

Print Name: Nik Hosier	Company: Hosier worldwide
Phone: 763-203-5296	Email: Nik@hosierww.com
Print Name: Ben Carleton	Company: Carleton Companies, Inc
Phone: 507-340-9573	Email: CarletonCompanies@gmail.com
Print Name: Don Ritsch	Company: Rachel Contracting
Phone: 763-274-4265	Email: DRitsch@Rachelcontracting.com
Print Name: Jeff Waibel	Company: Scaffold Service
Phone: 651-248-1920	Email: jeff@scafserv.com
Print Name: Jerrod Yeager	Company: Advance Shoring
Phone: 651-402-2312	Email: JYeager@Advanceco.com
Print Name: Fr. Fred Paine	Company: Alliance Steel Const.
Phone: 715-392-2433	Email: FredPaine1@AOL.com
Print Name: Rick Peterson	Company: A.S.C.
Phone: 715-308-9057	Email: AllianceSteelConst@gmail.com
Print Name:	Company:
Phone:	Email:

ADDENDUM 01
SUPPLEMENTAL
INFORMATION
2024-12-06



1 LEVEL 1/FOUNDATION DEMOLITION PLAN

1/8" = 1'-0"

MBJ TYPICAL NOTES:

1. THIS SET OF DOCUMENTS IS SPECIFIC TO DEMOLITION OF THE EXISTING PARKING RAMP WHILE TEMPORARILY SUPPORTING THE EXISTING NEW GARRICK BUILDING FOR REUSE AS A STANDALONE FACILITY. THIS SET OF DOCUMENTS DOES NOT INCLUDE SCOPE FOR RESUPPORTING THE EXISTING STRUCTURE OR EVALUATION FOR COMPLIANCE WITH CODE REQUIRED LOADING.
2. EXISTING BUILDING DRAWINGS FOR THE NEW GARRICK OR EXISTING PARKING RAMP WERE NOT MADE AVAILABLE TO MBJ. EXISTING CONDITION DOCUMENTATION WAS COMPLETED THROUGH VISUAL OBSERVATIONS OF THE EXISTING NEW GARRICK BUILDING TO ASSESS OVERALL BUILDING GEOMETRY AND GENERAL CONFIGURATION OF STRUCTURE.
3. OBSERVATIONS OF EXISTING STRUCTURE ARE SIGNIFICANTLY LIMITED BY THE PRESENCE OF INTERIOR FINISHES. PRIOR TO ANY DEMOLITION OF EXISTING STRUCTURE (BUILDING OR PARKING RAMP), RECOMMEND ALL WALL AND CEILING FINISHES BE REMOVED TO ALLOW FOR A COMPREHENSIVE REVIEW OF THE EXISTING BUILDING.
4. ALL CONNECTIONS BETWEEN NEW GARRICK AND EXISTING PARKING RAMP MUST BE SEVERED PRIOR TO DEMOLITION OF PARKING RAMP. FIELD VERIFY ALL LOCATIONS AND REMOVE ALL CONNECTORS.
5. IF THE DEMOLITION CONTRACTOR ENCOUNTERS AN UNFORESEEN CONDITIONS DURING INTERIOR FINISHES REMOVAL OR TEMPORARY BRACING /SHORING INSTALLATION, PLEASE NOTIFY EOR IMMEDIATELY FOR REVIEW.
6. RECOMMEND FINAL SHORING AND BRACING LAYOUT (BY SPECIALTY CONTRACTOR) BE SUBMITTED FOR DESIGN TEAM AND OWNER REVIEW PRIOR TO DEMOLITION.

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MBJ
MBJ PROJECT NO.: 24-437.0
TEL: 218.722.1058
mbjcp.com
501 LAKE AVENUE S
SUITE 650
DULUTH, MN 55802

SHEET TITLE:
FOUNDATION/LEVEL 1 DEMOLITION PLAN

0 1" 2"
This sheet may be a reduced size copy. The bar above is 2" long at 1:1

New Garrick Building

128 West 1st Street, Duluth, MN 55802

PROJECT NO: 2412
DRAWN BY: SJL
CHECKED BY: BWH

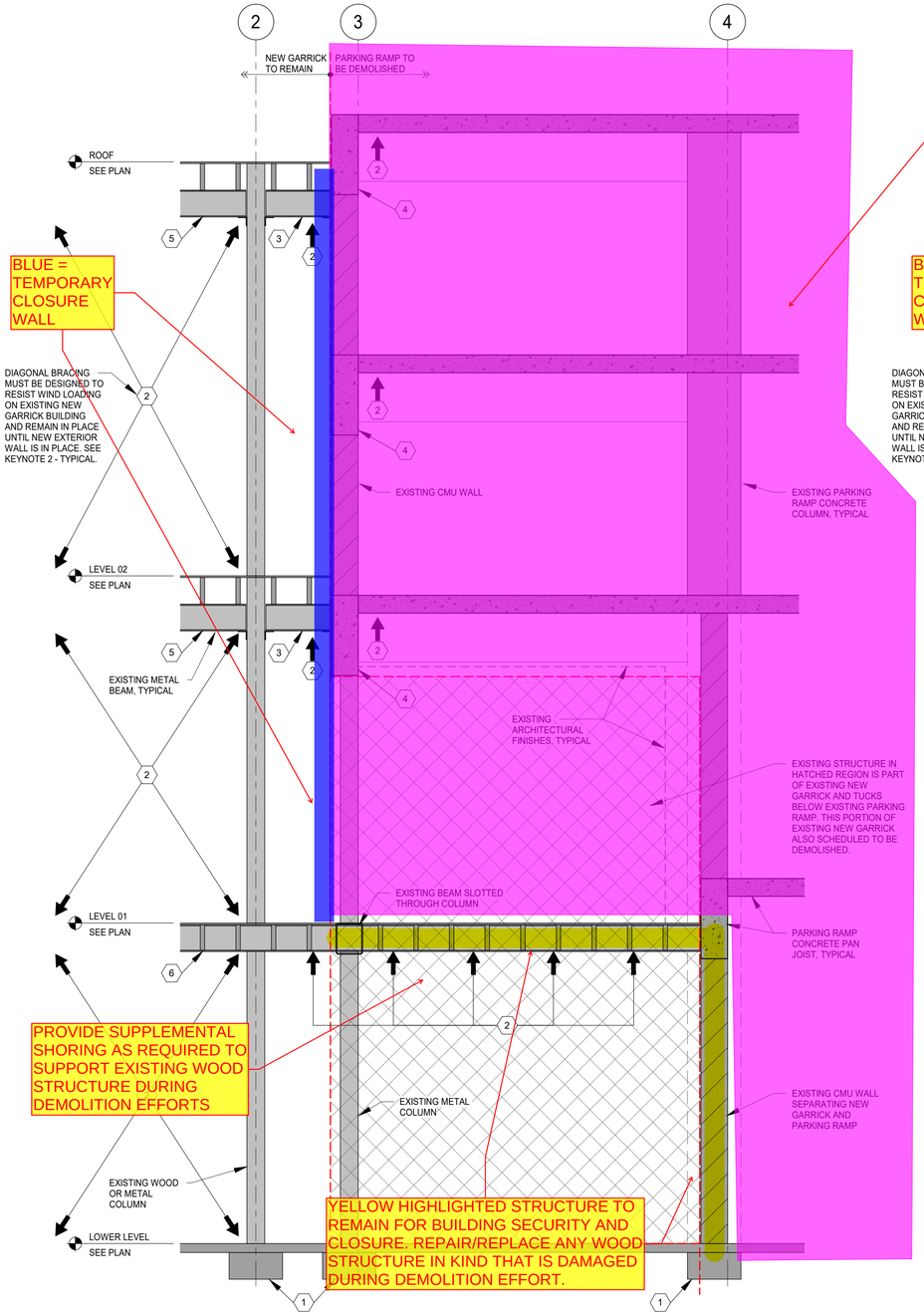
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RELEASE DATE
11-14-2024

ISSUED FOR:

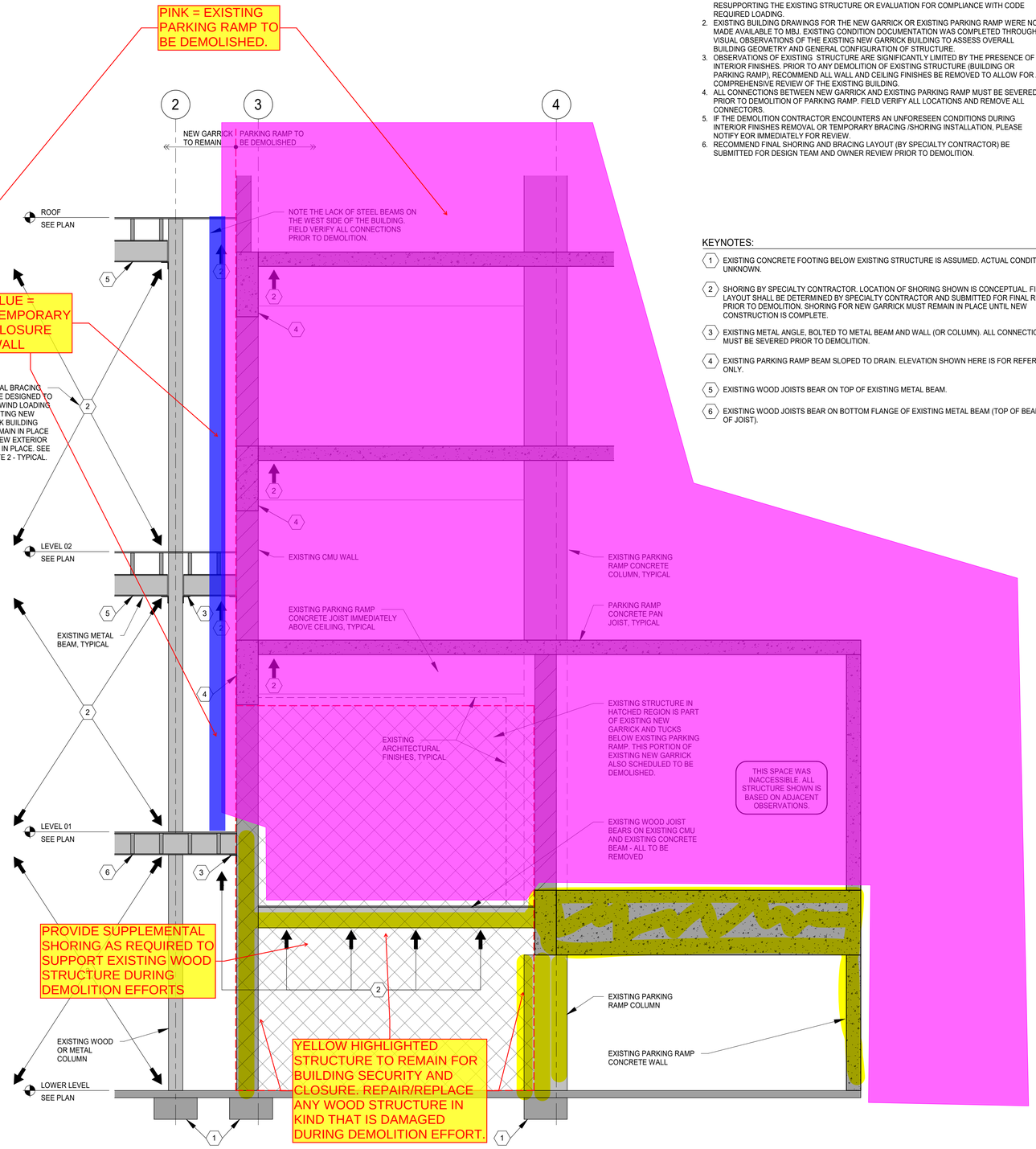
NO.	DATE	DESCRIPTION

SHEET NO.
SD-2



1 SD-5 TYPICAL BUILDING SECTION LOOKING EAST

3/8" = 1'-0"



2 SD-5 TYPICAL BUILDING SECTION LOOKING EAST - WEST END OF BUILDING

3/8" = 1'-0"

MBJ TYPICAL NOTES:

1. THIS SET OF DOCUMENTS IS SPECIFIC TO DEMOLITION OF THE EXISTING PARKING RAMP WHILE TEMPORARILY SUPPORTING THE EXISTING NEW GARRICK BUILDING FOR REUSE AS A STANDALONE FACILITY. THIS SET OF DOCUMENTS DOES NOT INCLUDE SCOPE FOR RESUPPORTING THE EXISTING STRUCTURE OR EVALUATION FOR COMPLIANCE WITH CODE REQUIRED LOADING.
2. EXISTING BUILDING DRAWINGS FOR THE NEW GARRICK OR EXISTING PARKING RAMP WERE NOT MADE AVAILABLE TO MBJ. EXISTING CONDITION DOCUMENTATION WAS COMPLETED THROUGH VISUAL OBSERVATIONS OF THE EXISTING NEW GARRICK BUILDING TO ASSESS OVERALL BUILDING GEOMETRY AND GENERAL CONFIGURATION OF STRUCTURE.
3. OBSERVATIONS OF EXISTING STRUCTURE ARE SIGNIFICANTLY LIMITED BY THE PRESENCE OF INTERIOR FINISHES. PRIOR TO ANY DEMOLITION OF EXISTING STRUCTURE (BUILDING OR PARKING RAMP), RECOMMEND ALL WALL AND CEILING FINISHES BE REMOVED TO ALLOW FOR A COMPREHENSIVE REVIEW OF THE EXISTING BUILDING.
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5. IF THE DEMOLITION CONTRACTOR ENCOUNTERS AN UNFORESEEN CONDITIONS DURING INTERIOR FINISHES REMOVAL OR TEMPORARY BRACING /SHORING INSTALLATION, PLEASE NOTIFY EOR IMMEDIATELY FOR REVIEW.
6. RECOMMEND FINAL SHORING AND BRACING LAYOUT (BY SPECIALTY CONTRACTOR) BE SUBMITTED FOR DESIGN TEAM AND OWNER REVIEW PRIOR TO DEMOLITION.

KEYNOTES:

1. EXISTING CONCRETE FOOTING BELOW EXISTING STRUCTURE IS ASSUMED. ACTUAL CONDITIONS UNKNOWN.
2. SHORING BY SPECIALTY CONTRACTOR. LOCATION OF SHORING SHOWN IS CONCEPTUAL. FINAL LAYOUT SHALL BE DETERMINED BY SPECIALTY CONTRACTOR AND SUBMITTED FOR FINAL REVIEW PRIOR TO DEMOLITION. SHORING FOR NEW GARRICK MUST REMAIN IN PLACE UNTIL NEW CONSTRUCTION IS COMPLETE.
3. EXISTING METAL ANGLE, BOLTED TO METAL BEAM AND WALL (OR COLUMN). ALL CONNECTIONS MUST BE SEVERED PRIOR TO DEMOLITION.
4. EXISTING PARKING RAMP BEAM SLOPED TO DRAIN. ELEVATION SHOWN HERE IS FOR REFERENCE ONLY.
5. EXISTING WOOD JOISTS BEAR ON TOP OF EXISTING METAL BEAM.
6. EXISTING WOOD JOISTS BEAR ON BOTTOM FLANGE OF EXISTING METAL BEAM (TOP OF BEAM = TOP OF JOIST).

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Phone: 218.724.5568 | 651.224.4831 :: Email: info@architectureadvantage.com

MBJ
MBJ PROJECT NO.: 24-437.0

SHEET TITLE: STRUCTURAL DEMOLITION DETAILS

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New Garrick Building

128 West 1st Street, Duluth, MN 55802

PROJECT NO: 2412
DRAWN BY: SJL
CHECKED BY: BWH

ISSUED FOR REFERENCE ONLY

RELEASE DATE
11-14-2024

ISSUED FOR:

NO.	DATE	DESCRIPTION

SHEET NO.

SD-5