



**Purchasing Division**  
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**Addendum 2  
Solicitation 25-008  
Wade Stadium Improvements**

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

- See the below documents
- Bid form has been updated on BidExpress

Please acknowledge receipt of this Addendum by checking the acknowledgement box within the [www.bidexpress.com](http://www.bidexpress.com) solicitation.

Posted: **December 20, 2024**

**DOCUMENT 00 00 11**

**ADDENDUM 2**

**1.01 PROJECT INFORMATION**

- A. Project Name: Wade Stadium Facility Improvements
- B. Owner: City of Duluth – Property and Facilities Management
- C. Architect: TKDA.
- D. Architect Project Number: 21049.000.
- E. Date of Addendum: December 20, 2024

**1.02 NOTICE TO BIDDERS**

- A. This Addendum is issued to all registered plan holders pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. Bidders shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. The date for receipt of bids is unchanged by this Addendum, at the same time and location.

**1.03 ATTACHMENTS**

- A. This Addendum includes the following attached Specification Sections:
  - 1. 012200 – Unit Prices
    - a. Removed, and renamed Unit Prices to align with adjustment in Section 004322.
  - 2. 004322 – Unit Prices Form
    - a. Adjusted Unit Price 1 to be base bid and included concrete repair at top of first base ramp within base bid.
    - b. Updated Unit Price 2-5 to be Alternate 1-4.
    - c. Updated Unit Price 6 to be Unit Price 1.
- B. This Addendum includes the following attached Sheets:
  - 1. A110 – Enlarged Plans
    - a. Adjusted the Unit Prices to Alternates in Drawing Symbol Legend to align with specification information in 00 43 22 Unit Prices Form.
  - 2. A201 – Enlarged Exterior Elevations
    - a. Adjusted the Unit Prices to Alternates in Drawing Symbol Legend to align with specification information in 00 43 22 Unit Prices Form.
  - 3. A420 – Wall Sections
    - a. Adjusted the Unit Prices to Alternates in Drawing Symbol Legend to align with specification information in 00 43 22 Unit Prices Form.

## 1.04 CLARIFICATIONS

- A. Question asked about location general conditions, mobilization, etc.: Refer to revised project manual section 00 43 22 – Unit Prices Form for what is considered base bid and adjustments for alternates and unit prices on the project.
- B. In response to the depth of repointing at the grout joints, refer to project manual 040130 Brick Masonry Repointing, 3.03 Repointing Masonry, part C.1.
- C. The City of Duluth has cleaned, palletized salvaged bricks for project use in the amount of approximately 3,200 bricks.
- D. In response to question about “sand-jacking”: This is referencing a jack with sand filled load canister, that when sand is released allows resetting the jacked item in an eased method. This specific jack is not necessary for use on the Project, but the resetting jacked item in a similar eased method shall be performed.
- E. The City of Duluth will haul bricks from the storage location to the Project site. General Contractor is responsible for moving the brick once at the Project site.
- F. Contractors are required to thoroughly broom clean the work area at the conclusion of each workday. This includes the removal of debris, dust, and any other materials, which should be disposed of properly to maintain a safe and tidy environment.
- G. Contractors may use the on-site toilets or portable restrooms and do not need to provide extra facilities.
- H. Question about grout: Project grout to match existing composition and color used at previous rebrick work along third base line of stadium.
- I. No additional information is available to determine the alignment of the columns beneath the grandstand seating and whether they align with the roof trusses above. The contractor is responsible for designing the shoring as indicated in the Construction Documents.
- J. Contractors are to contact City of Duluth Purchasing department for plan holders list and questions.
- K. Information about document attachments, upload for bids in Bid Express. Only the bid numbers, information requested on the form with Bid Express is required to be inputted. After the bid is awarded, additional documentation will be requested from the successful bidder. If there are additional questions, please contact City of Duluth Purchasing department at [purchasing@duluthmn.gov](mailto:purchasing@duluthmn.gov).

## END OF DOCUMENT

## SECTION 01 22 00

### UNIT PRICES

#### PART 1 - GENERAL

##### 1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

##### 1.02 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.

##### 1.03 DEFINITIONS

- A. Unit price is a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

##### 1.04 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor measurement of work in place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

#### PART 2 - PRODUCTS (Not Used)

#### PART 3 - EXECUTION

##### 3.01 SCHEDULE OF UNIT PRICES

- A. **Unit Price No. 1:** Brick Masonry Repointing.

1. Description: Additional brick masonry repointing above and beyond the scope of Work.
2. Unit of Measurement: 25 square feet including all horizontal and vertical joints.

### END OF SECTION

## DOCUMENT 00 43 22

### UNIT PRICES FORM

#### 1.01 BID INFORMATION

- A. Bidder (Company Name): \_\_\_\_\_.
- B. Project Name: Wade Stadium Facility Improvements.
- C. Project Location: 101 N 35<sup>th</sup> Ave W, Duluth, MN 55807.
- D. Owner: City of Duluth.
- E. Architect: TKDA.
- F. Architect Project Number: 21049.000.

#### 1.02 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.
- B. The undersigned Bidder proposes the amounts below for itemized Work as described, and for adjustment of the quantity given in the Unit Price Allowance for the actual measurement of individual items of the Work.

#### 1.03 UNIT PRICES

- A. **Base Bid:** Structural Repairs includes the following:
  - Provide a cost for all work contained on the Structural Drawing Sheets, S000-S503, EXCEPT for the steel lintel replacement identified on detail 2/S503.
  - Concrete demolition and replacement at the Main Entry Plaza walking surface, identified on Drawing 4/A110.

1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_\_).
- B. **ADD Alternate 1:** Main Entry Brick Work, Door Replacement and Upper Masonry Openings
  - Brick Masonry Repair and Brick Masonry Repointing at the exterior side of the Main Entry Plaza walls as highlighted in green on Architectural Drawing Sheets A110 and A201.
  - Removal and replacement of steel lintels and concrete sills for all upper masonry openings occurring above the top row of grandstand risers as highlighted in green on the Architectural Drawings. This item includes brickwork as required for access to lintels.
  - Removal and replacement of six (6) existing paired hollow metal exterior doors, frames, hardware, and trim.
  - Removal and replacement of the EPDM roof system at the existing concrete canopy roof structure at the Main Entry plaza, as identified on Drawing 5/A110.

1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_\_).

**C. ADD Alternate 2: First and Third Baseline Brick Work, Upper Portion of Wall**

- Brick Masonry Repair and Brick Masonry Repointing at both sides of the 1<sup>st</sup> and 3<sup>rd</sup> Baseline Exterior Walls, ONLY as indicated in red on Architectural Drawing Sheets A110 and A201 from top of wall down through second soldier course.

1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

**D. ADD Alternate 3: Lower Masonry Openings, 3<sup>rd</sup> Baseline Wall ONLY.**

- Removal and replacement of steel lintels for all lower masonry openings occurring ONLY at the 3<sup>rd</sup> Baseline wall at Main Level as highlighted in orange on the Architectural Drawings Sheets A110 and A201. This item includes brickwork as required for access to lintels.
- Removal of existing wood framing and sheet metal panels, and infill with thermally insulated sandwich panels and precast concrete sills ONLY at the 3<sup>rd</sup> Baseline wall at Main Level as highlighted in orange on the Architectural Drawings Sheets A110 and A201.

1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

**E. ADD Alternate 4: Third Baseline Brick Work, Lower Portion of Wall.**

- Brick Masonry Repair and Brick Masonry Repointing at the exterior side of the 3<sup>rd</sup> Baseline Exterior Walls, ONLY as indicated in blue on Architectural Drawing Sheets A110 and A201 from second soldier course down to grade.

1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

**F. Unit Price No. 1: Additional Brick Repointing**

- Provide a unit cost for 25 square feet of additional brick repointing above and beyond the Work identified in the drawings, including both horizontal and vertical joints.

1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_ ) per unit.

**1.04 SUBMISSION OF BID SUPPLEMENT**

A. Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

B. Submitted By (Company name): \_\_\_\_\_.

C. Authorized Signature: \_\_\_\_\_.

D. Signed By (Typed name): \_\_\_\_\_.

E. Title: \_\_\_\_\_.

**END OF DOCUMENT**

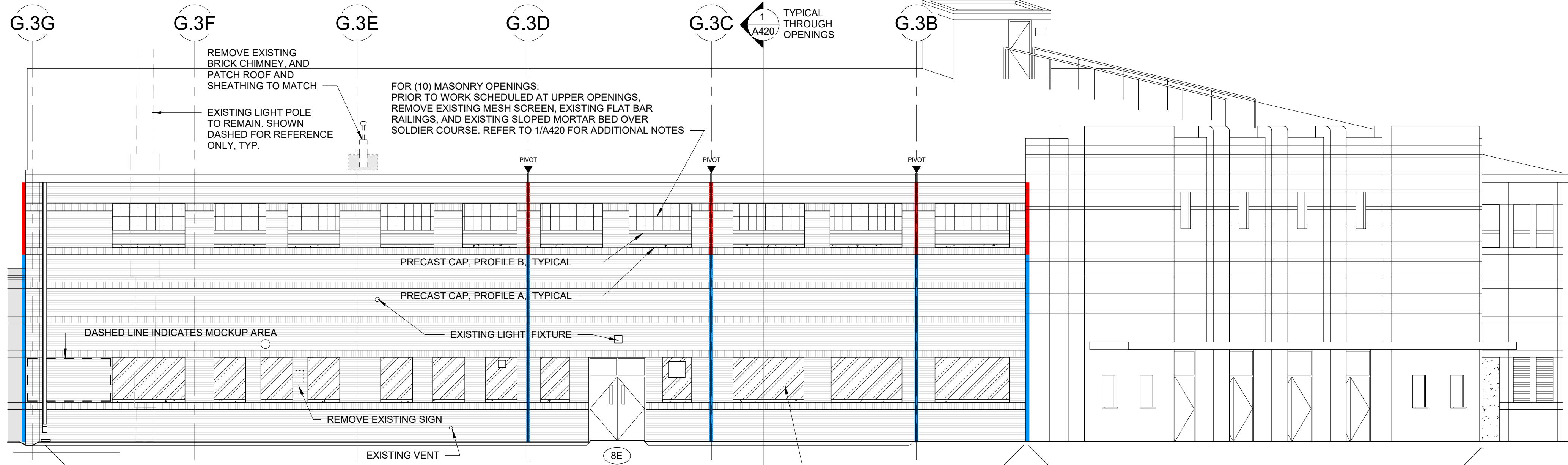




PROFESSIONALS OF RECORD:



## WADE STADIUM FACILITY IMPROVEMENTS



DRAWING SYMBOL LEGEND			
ROOF PLANS			
►	INDICATES ROOF SLOPE DIRECTION		
<span style="background-color: green;">■</span>	BRICK MASONRY REPAIR AND REPOINTING ALTERNATE 1	<span style="background-color: red;">■</span>	BRICK MASONRY REPAIR AND REPOINTING ALTERNATE 2
<span style="background-color: orange;">■</span>	MASONRY OPENING REPAIR ALTERNATE 3	<span style="background-color: blue;">■</span>	BRICK MASONRY REPAIR AND REPOINTING ALTERNATE 4

### SHEET NOTES

1. PIVOT ▼ INDICATES A BUILDING CORNER IN THE SEGMENTED CURVE OF THE WALL (REFER TO THE FLOOR PLAN). FOR DRAWINGS ON THIS SHEET, EACH SEGMENTED CURVE IS SHOWN FLAT AND TO SCALE, NOT A SKEW, UNLESS NOTED OTHERWISE.

### MASONRY RESTORATION NOTES

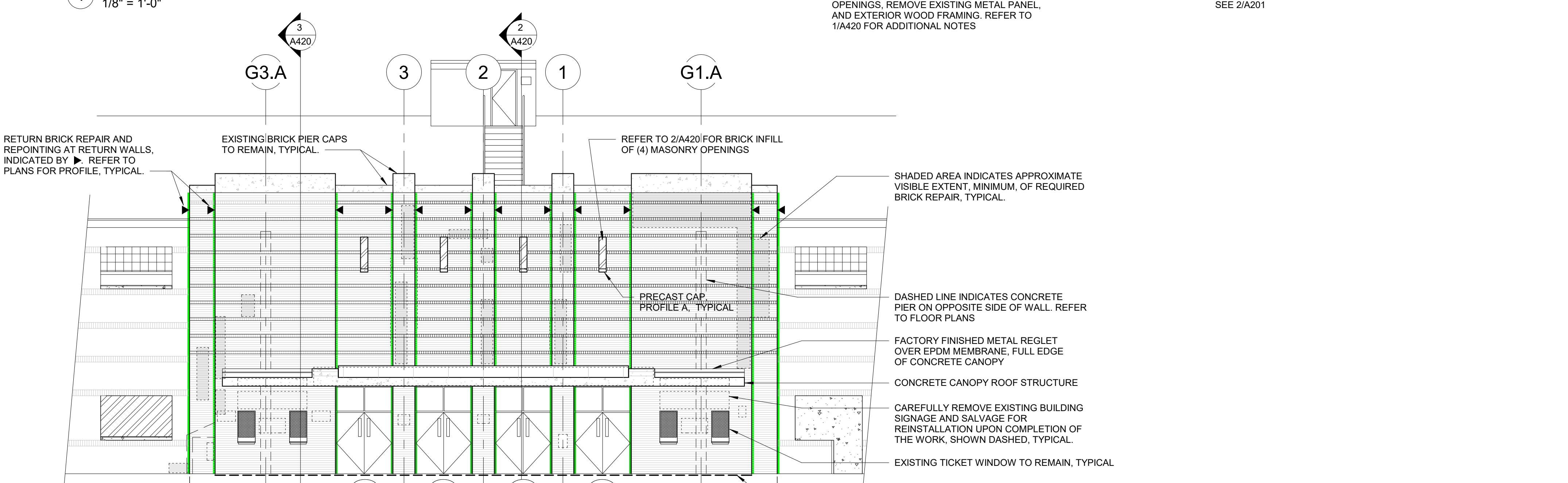
EXISTING BRICK SALVAGED FROM DEMOLITION AND CLEANED UNDER SEPARATE CONTRACT IS PALLETIZED ON SITE, AND SHALL BE USED FOR ALL BRICK REPLACEMENT.

AT LOCATIONS IDENTIFIED ON THE DRAWINGS, REPOINT 100% OF MASONRY JOINTS, AND RESTORE ALL BRICK.

WITHIN THE EXTENTS OF REPOINTING TO BE PERFORMED, REMOVE CRACKED, DAMAGED, AND SPALLED BRICK. REMOVE BRICK UNTIL SOUND MATERIAL IS ENCOUNTERED. FILL VOIDS AND REPLACE BRICK WITH EXISTING BRICK WHICH WAS SALVAGED FROM DEMOLITION UNDER SEPARATE CONTRACT. BRICK REMOVAL NOTED ON THE DRAWINGS DOES NOT NECESSARILY ENCOMPASS THE FULL SCOPE OF BRICK REQUIRING REMOVAL AND REPLACEMENT.

COURSING AND BONDING SHALL MATCH EXISTING. FIELD VERIFY HORIZONTAL LOCATIONS OF ROWLOCK AND SOLDIER COURSING.

REFER TO SPECIFICATION MANUAL FOR ADDITIONAL CONDITIONS.



0 1  
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

### CONSTRUCTION DOCUMENTS

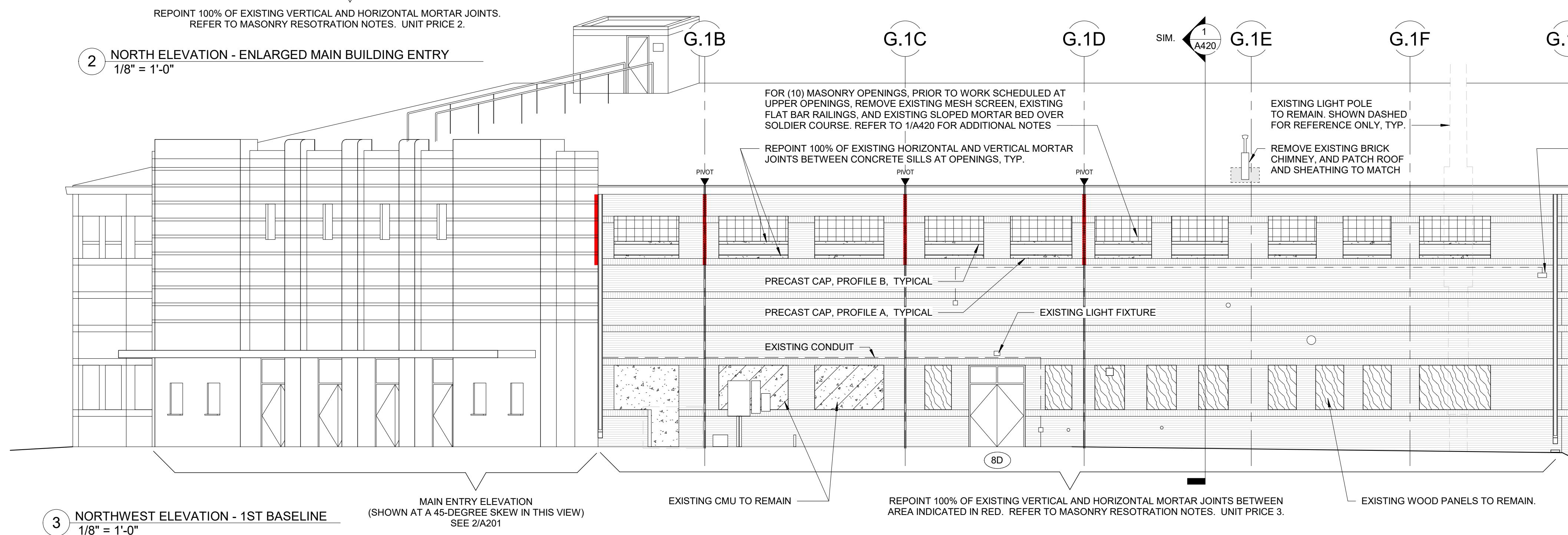
1	12/20/2024	Addendum 2
NO.	08/21/2024	CONSTRUCTION DOCUMENTS ISSUE RECORD

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: COREY J. BESTE  
PRINTED NAME: COREY J. BESTE  
LICENSE NO: 60209 DATE: 08/21/2024

DESIGNED CJB DRAWN TFE CHECKED JKE

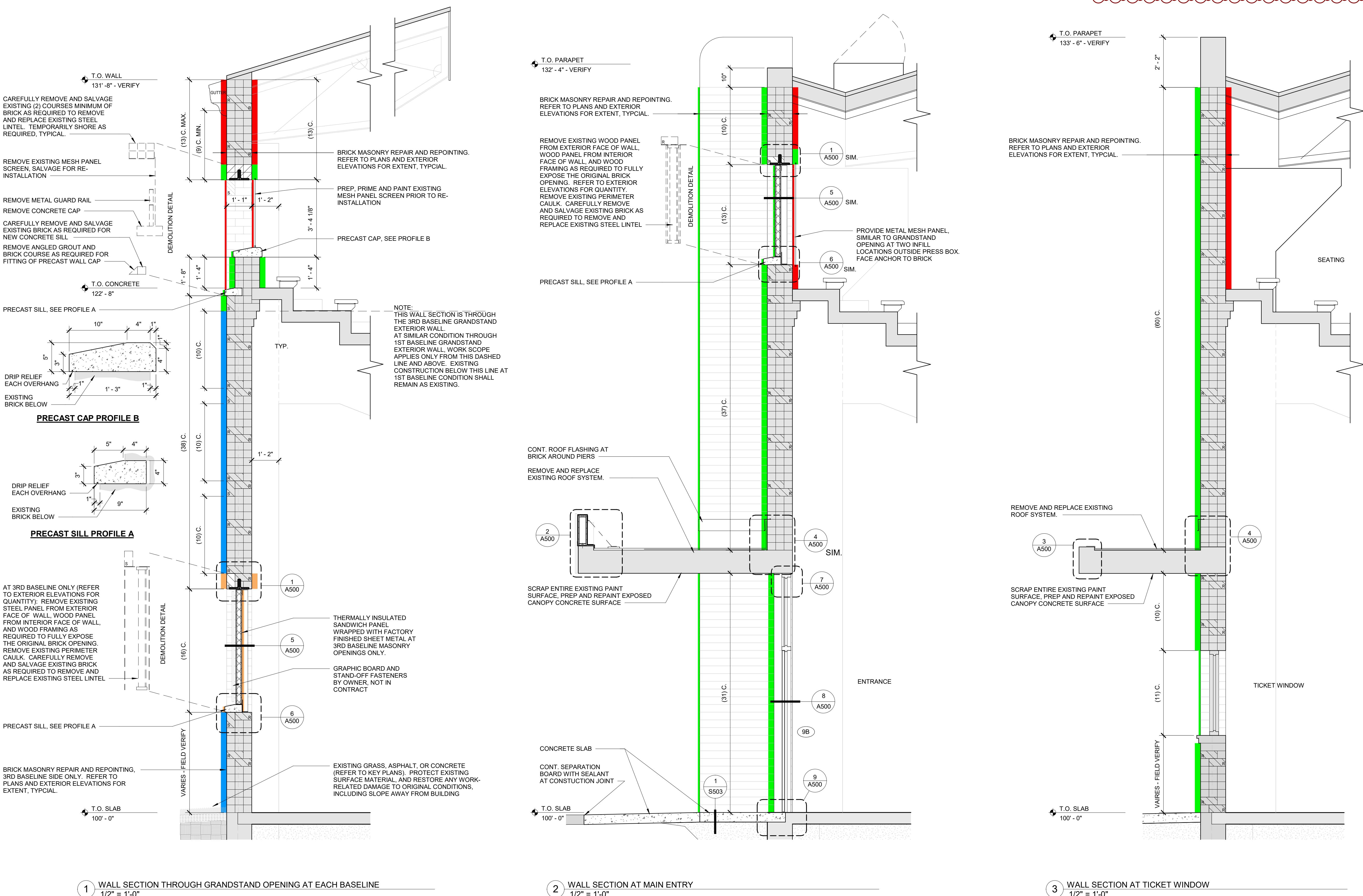
### ENLARGED EXTERIOR ELEVATIONS



A201

21049.000

## WADE STADIUM FACILITY IMPROVEMENTS



0 1  
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE  
INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

### CONSTRUCTION DOCUMENTS

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DESIGNED DRAWN CHECKED  
CJB TFE JKE

### WALL SECTIONS

A420

21049.000