

**ADDENDUM NO. 2**

**June 26, 2017**

for

**CITY OF DULUTH  
LAFAYETTE COMMUNITY CENTER**

for

CITY OF DULUTH

411 West First Street, Ground Floor

Duluth, Minnesota 55802

ARCHITECTS/LANDSCAPE ARCHITECTS/ENGINEERS/INTERIOR DESIGNERS:

ARCHITECTURAL RESOURCES, INC.

126 E. Superior Street

Duluth, MN. 55802

218/727-8481

ARI Project # 16-076

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BID DATE: July 6, 2017, @ 2:00 p.m. CST  
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The following Addendum shall be appended to and become part of the specifications and plans for the construction of the above mentioned project. This Addendum supersedes and supplants all previous reference to similar items.

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**PRE-BID MEMORANDUM**

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**1.1** A pre-bid meeting was held on June 21, 2017 at 9:00 am to discuss the above project. This memorandum shall become part of Addendum No. 2.

**DATE:** June 21, 2017

**FROM:** Ryan Erspamer, ARI

**SUBJECT:** City of Duluth Lafayette Community Center  
ARI Project #: 16-076

**PRESENT:**

**DISCLAIMER:** The following minutes constitute the author's understanding of the meeting. Please report any discrepancies, amendments, or additions to the author in writing within seven (7) calendar days.

1. Introductions – Rob Hurd with the City of Duluth (as Owner's Representative) introduced project design team members with the following items noted:
  - A. Project contact persons and associated information is indicated on the Cover Sheet of the drawings.
  - B. Contractors interested in conducting additional site visits should contact his office to schedule walk through. He also noted only those Contractors attending the Mandatory Prebid Meeting would only be allowed to walk through unless they are representing a firm who attended the Mandatory Prebid Meeting.
2. Sign-In – Owner's Representative distributed a sign-in sheet and noted this Prebid Meeting is Mandatory and bids will only be accepted from General Contractors in attendance of this meeting.
3. Project Overview – Ryan Erspamer provided a brief project overview. Scope of work includes construction of a

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City of Duluth  
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restroom addition on the beach side of the Lafayette Community Center. Restroom to include both men's and women's restrooms serviced by a mechanical chase from existing building. The addition will be insulated and heated. Site construction access is limited as there are sensitive plant communities directly adjacent to the site and other built site constraints. Basic construction is block with wood trusses; block shall be exposed as interior finish. Utility feeds shall come from and integrate with existing building, including boiler, electrical, etcetera. Deck reconstruction is included in scope, but actual structure is not well documented.

4. Interpretation - Questions and Answers by written documentation only.
  - A. Contractors were encouraged to fax or email questions, etc. to Architectural Resources, Inc. (ARI).
  - B. It was noted answers to Contractors questions, Construction Document clarifications, etc. prior to Bid Opening are not binding unless in the form of an Addendum.
5. Project Delivery Method – Single Lump Sum Bid Contracting by General Contractor with the City of Duluth, Minnesota
6. Schedule – Bid, Start and Completion
  - A. Public Bid Opening – July 6, 2017, 2:00 PM CST.
  - B. Bid will be awarded on July 18<sup>th</sup> after the city council meeting on July 17<sup>th</sup> assuming all documentation and bonding is in place.
  - C. Start - TBD
  - D. Completion – construction timeline is 90 - 120 days from Start of Construction
7. Work by Owner –
  - A. Owner to coordinate with Garden Club for plant removals/relocation.
  - B. Owner to coordinate beach, park access closure and/or access controls for duration of construction.
8. Forthcoming Addenda
  - A. Will be available on the City of Duluth Purchasing website <http://www.duluthmn.gov/purchasing/bids-request-for-proposals/>. Contractors may sign up for updates on this site.
  - B. Will also be sent directly to General Contractors via email addresses provided at Prebid Meeting.
9. Construction Sequencing and Owner's Use of Facility
  - A. Contractors were advised that the Building will be operational during construction.
  - B. Robert Hurd will work with Contractors on staging.
10. Owner Comments
  - A. City will close access to/from beach boardwalk for duration of project at both beach and park sides.
  - B. City and Parks Department will provide signage to direct visitors around construction areas and indicate closed access to Community Center.
  - C. Owner's Representative will work with Lafayette Community Club to not schedule events during construction process.
  - D. NOAA Coastal Grant funding is a significant component of this project budget. Please review the Project Specification for the additional requirements as part of this the Contract. Noted additional requirements included: invoicing documentation, construction photographic documentation. Photo documentation can be submitted digitally, but shall be labelled for coordination and project archiving. Photos shall be taken and submitted to Owner at significant progress milestones and/or once per week at minimum.
11. Response to Contractor Comments
  - A. Ryan stated that ARI will attend weekly Construction meetings throughout the term of construction and complete some photo documentation as well.

- B. NOAA Costal Grant included review and protection of federally-endangered species having presence and/or critical habitat in defined project area. Review of the U.S. Fish & Wildlife Service official report of Federally-Threatened or Endangered Species noted 5 species that have been identified as potentially being in the project area. Two bird species - the Piping Plover and Rufa Red Knot - and one mammal - the Northern Long-Eared Bat - are identified as endangered species and have Critical Habitat for nesting/roosting in the area. Potential endangered species presence was noted at the preconstruction meeting for Contractor-awareness that these noted species may exist and should be protected if found on site. Additional associated work time/duration parameters were noted, as follows.

Impacts to potential endangered bird and bat species shall be minimized by timing work outside of shorebird nesting time. Contract work shall commence after July 15, 2017. Should any nesting bird species or bats be found in project area and surrounding site, Contractor shall temporarily suspend all work and contact Owner for direction on how to proceed.

12. Site Visit

- A. Contractors were led on a tour of the site and existing building.

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**ELECTRICAL DRAWINGS**

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**1.2 SHEET E1.1 ELECTRICAL PLAN**

A. Light Fixture Schedule:

1. **ADD:** Metalux 4VT2-LD4-6-DR-UNV-L840-CD1-WL-U W/FIELD INSTALLED WATT STOPPER SENSOR to the approved equals for Light Fixture Type A.
2. **ADD:** Sure-Lites SEL25SD to the approved equals for Light Fixture Type EM.
3. **ADD:** Sure-Lites SELW25WH to the approved equals for Light Fixture Type EMR.

**END OF ADDENDUM 2**