

DOCUMENT 00 91 13

ADDENDA

ADDENDUM NUMBER A2

DATE: April 20, 2011

PROJECT: NorShor Theatre
Reroofing of the Orpheum Building
Duluth, MN

PROJECT NUMBER: 110012.00

OWNER: City of Duluth
208 City Hall
Duluth, MN

ARCHITECT: **SJA Architects**
11 East Superior St., Ste. 340
Duluth, MN 55802

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated March 31, 2011, with amendments and additions noted below.

Acknowledge receipt of this Addendum in the space provided in the Bid Form. Failure to do so may disqualify the Bidder.

This Addendum consists of four pages and the following:

- Mechanical Addendum M1; two pages
- Document 00 21 16, Supplementary Instructions to Bidders; six pages
- Document 00 41 13 City of Duluth Bid Form; five pages
- Drawing ASK-1, dated 4/19/11; one page, sheet size 8½ x 11.

CHANGES TO THE PROJECT MANUAL

1. General information: Prospective bidders to visit the project site prior to the date of the bid opening contract and make an appointment with Mr. Bruce Duncan, Building Maintenance at (218) 343-9832. Mr. Duncan is not available for site visits on Thursdays.
2. General information: The contractor shall not assume that he/she can place equipment and or material on the existing roof for staging and or storage. After the contract has been awarded and prior to start of the work and the contractor has provided the Architect/Engineers with the physical size, weight, and the location of the equipment and or material on the existing roof an analysis will be made by the structural engineer.



DOCUMENT 00 10 00 TABLE OF CONTENTS

3. BIDDING REQUIREMENTS: Add the following between Documents 00 21 13 and 00 41 13:
00 21 16 SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

DOCUMENT 00 21 16, SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

4. Clarification: Refer to PART 2, Article 2.3 Contract Time for the amount of time allotted to complete the project.

DOCUMENT 00 41 13 BID FORM

5. After page one of this document, delete the remaining five pages and replace them with the attached Document 00 41 13 City of Duluth Bid Form, five pages. This is being done to revise and synchronize the bid opening date that is indicated on Document 00 11 13, INVITATION TO BID.

SECTION 01 10 00 SUMMARY

6. Part 1, Article 1.2, delete Item A and replace it with the following:
 - A. The scope of the work includes but not limited to the following:
 1. The removal of the existing Orpheum Building roofing systems and replace with one of the specified systems.
 2. Includes but is not limited to the work associated with; the demolition of existing parapet walls and related construction, rebuilding parapet walls and related construction; tuckpointing of existing face brick; mechanical and electrical work contained in the documents.
 3. Refer to Document 00 41 13 Bid Form for list of base bids. In addition to roofing sections related to each base bid, each lump sum for each base bid shall include the cost associated with item two above.

SECTION 04 72 00 ARCHITECTURAL CAST STONE

7. Part 1, Article 1.5, Item A, sub item 2, delete sub item two in its entirety.

SECTION 07 53 13 EPDM ROOFING, FULLY ADHERED

8. Part 2, Article 2.08 add the following item:
 - E. Primer: Product that is compatible with the roof deck, existing residue from existing built up roof, thermal barrier and the roofing system.
9. Part 3, Article 3.1 add the following item:
 - C. Install primer on roof deck and in accordance with the manufactures installation instruction. Prior to installation confirm that the primer is

compatible with the roof deck, existing residue from existing built up roof, thermal barrier and the roofing system.

10. Part 2, Article 2.3, Item 3, delete in its entirety and replace it with the following:
B. Underlayment: ½ inch Dens-Deck Prime.

SECTION 07 53 16 FLEESEBACK ADHERED ROOFING SYSTEM

11. Part 2, Add the following
Article 2.07 OTHER MATERIAL:
A. Primer: Product that is compatible with the roof deck, existing residue from existing built up roof, thermal barrier and the roofing system.
12. Part 3, Article 3.1 add the following item:
C. Install primer on roof deck and in accordance with the manufactures installation instruction. Prior to installation confirm that the primer is compatible with the roof deck, existing residue from existing built up roof, thermal barrier and the roofing system.
13. Part 2, Article 2.3 add the following items:
C. Underlayment: ½ inch Dens-Deck Prime
D. Overlayment: ½ inch Dens-Deck Prime

SECTION 07 55 23 BITUMINOUS BUILT UP ROOF MEMBRANE

14. Part 2, Article 2.5 Add the following item:
F. Primer: Product that is compatible with the roof deck, existing residue from existing built up roof, thermal barrier and the roofing system.
G. Underlayment: ½ inch Dens-Deck Prime
H. Overlayment: ½ inch Dens-Deck Prime
15. Part 3, Article 3.2 add the following item:
L. Install primer on roof deck and in accordance with the manufactures installation instruction. Prior to installation confirm that the primer is compatible with the roof deck, existing residue from existing built up roof, thermal barrier and the roofing system.

CHANGES TO THE DRAWINGS

DRAWING A120

16. Add the following to this sheet:
Notes
- Base Bids:
 1. EPDM Roofing – Fully Adhered
 - a. Roof system shall consist of items 2, 3, 5, and 6 as listed for the “Roof Assembly” noted in detail A6/A120 and the following.

- b. Vapor barrier as indicated in the project manual.
 - c. EPDM roof membrane
 - 2. FleeseBack Adhered Roofing System
 - a. Roof system shall consist of the items 2, 3, 4, 5, and 6 as listed for the "Roof Assembly" noted in detail A6/A120 and the following.
 - b. EPDM fleeseBacked membrane
- Clay tile caps (copings)
 - 1. Provide furnish and install manufactured corner and end caps at corners and ends of parapet walls.
- Existing clay tile caps (copings)
 - 1. Where parapet walls are scheduled to receive the installation of existing clay tile caps, provide furnish and install manufactured corner and end caps at corners and ends of parapet walls.

DRAWING A200

- 17. Attached ASK-1 revises D1 Precast Concrete Shapes, delete the shapes on D1/A200 which correspond to the numerical designation and are clouded on ASK-1 and replace the shapes on D1/A200 with the clouded corresponding shapes on ASK-1.

APPROVAL OF ADDITIONAL PRODUCTS/SYSTEMS

Note: The following materials and/or equipment are approved contingent upon full compliance with the specifications and Drawings. Listing approvals below does not imply that the Drawing and/or specifications are modified to lessen the quantity or quality of the materials shown and/or specified.

Section	Manufacturer
04 72 00	▪ MarcStone
07 41 00	▪ Berridge
07 53 13	▪ Versico
07 53 16	▪ Versico
07 72 33	▪ Babcock - Davis
	▪

END OF DOCUMENT



DOCUMENT 00 91 13

ADDENDA

ADDENDUM NUMBER M1

DATE: April 20, 2011

PROJECT: NorShor Theatre
Reroofing of the Orpheum Building
Duluth, MN

PROJECT NUMBER: 110012.00

OWNER: City of Duluth
208 City Hall
Duluth, MN

ARCHITECT: **SJA Architects**
11 East Superior St., Ste. 340
Duluth, MN 55802

MECHANICAL:
ENGINEER **Westlake Reed Leskosky**
925 Euclid Avenue
Suite 1900
Cleveland, OH

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated March 31, 2011, with amendments and additions noted below.

Acknowledge receipt of this Addendum in the space provided in the Bid Form. Failure to do so may disqualify the Bidder.

This Addendum consists of two pages.

CHANGES TO THE DRAWINGS

DRAWINGS PD-100, PD-106, PD-107, P-100,P-102,P-103, P-104,P-105,P-106, and P-107

1. Clarification: the scale for these drawings are at 1/8" = 1'-0"

DRAWINGS P-501 AND P-502

2. Clarification: the scale for these drawings are at not to scale and the dimensions are as noted on the details.

DRAWINGS P-601

3. Clarification: drawing scale: No Scale

END OF DOCUMENT

DOCUMENT 00 21 16

SUPPLEMENTARY INSTRUCTION TO BIDDERS

PART 1 SUMMARY

1.1 DOCUMENT INCLUDES

- A. Advertisement
 - 1. Bid Submission
 - 2. Intent
 - 3. Work Identified in Contract Documents
 - 4. Contract Time

- B. Bid Documents and Contract Documents
 - 1. Definitions
 - 2. Contract Documents Identification
 - 3. Availability
 - 4. Examination
 - 5. Inquiries/Addenda
 - 6. Product/Assembly/System Substitutions
 - 7. Discrimination in Employment

- C. Site Assessment
 - 1. Site Examination

- D. Bid Submission
 - 1. Bid Ineligibility
 - 2. Submission Procedure

- E. Bid Enclosures/Requirements
 - 1. Security Deposit
 - 2. Non-Collusive Agreement
 - 3. Performance Assurance
 - 4. Insurance
 - 5. Bid Form Requirements
 - 6. Fees for Changes in the Work
 - 7. Bid Form Signature

- F. Offer Acceptance/Rejection
 - 1. Bid Opening
 - 2. Duration of Offer
 - 3. Acceptance of Offer

PART 2 ADVERTISEMENT

2.1 BID SUBMISSION

- A. Bids signed, executed, and dated will be received by the Owner as specified in Document 00 11 13 – Invitation to Bidders.
- B. Offers submitted after the above time will be returned to bidder unopened.
- C. Offers will be opened publicly immediately after time for receipt of bids.
- D. Amendments to submitted offers will be permitted when received in writing prior to bid closing and when endorsed by the same party or parties who signed and sealed the offer.

2.2 WORK IDENTIFIED IN CONTRACT DOCUMENTS

- A. Work of this proposed Contract comprises general construction, including mechanical and electrical, Work.
- B. Location: Duluth, MN.

2.3 CONTRACT TIME

- A. Perform the Work in 60 calendar days from the date of the notice to proceed.

PART 3 BID DOCUMENTS AND CONTRACT DOCUMENTS

3.1 DEFINITIONS

- A. Bid Documents: Project Manual, Drawings and Addenda issued prior to receipt of bids.
- B. Contract Documents: Defined in AIA A201 Article 1 including issued Addenda.
- C. Bid, Offer, or Bidding: Act of submitting an offer.
- D. Bid Price, Bid Amount: Monetary sum identified by the Bidder in the Bid Form.

3.2 CONTRACT DOCUMENTS IDENTIFICATION

- A. The Contract Documents are as prepared by SJA Architects and are listed in the Table of Contents of the Project Manual and on the Title Sheet of the Drawings.

3.3 AVAILABILITY

- A. Bid Documents may be obtained at the office of the Architect.
- B. One set of Bid Documents can be obtained by general contract and subcontract Bidders upon receipt of a refundable deposit as stated in Document 00 11 13 – Invitation to Bidders.
- C. Deposit will be refunded when Bid Documents are returned complete, undamaged, unmarked and reusable, within 7 days of Bid submission. Failure to comply will result in forfeiture of deposit.
- D. Bid Documents are made available only for the purpose of obtaining offers for this project. Their use does not grant a license for other purposes.

3.4 EXAMINATION

- A. Bid Documents may be viewed at the office of the Architect.
- B. Upon receipt of Bid Documents verify documents are complete. Notify Architect if documents are incomplete.
- C. Immediately notify Architect upon finding discrepancies or omissions in Bid Documents.

3.5 INQUIRIES/ADDENDA

- A. Direct questions in writing to Ronald E. Stanius, AIA, at the office of the Architect; facsimile (218) 724-2622 or www.ron@sja-architect.com.
- B. Addenda may be issued during bidding period. Addenda become part of the Contract Documents. Include resultant costs in the Bid Price.
- C. Verbal answers are not binding on any party.
- D. Submit clarification requests in writing not less than 7 days before date set for receipt of Bids. Replies will be made by Addendum, a copy of which will be forwarded to known recipients.

3.6 PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS

- A. Where Bid Documents stipulate particular Products, substitutions will be considered by the Architect up to 7 days before receipt of bids.
- B. With each substitution request, provide sufficient information to determine acceptability of proposed products.
- C. When a request to substitute a Product is made, the Architect may approve the substitution and will issue an Addendum to known bidders.

- D. In submission of substitutions to products specified, bidders shall include in their bid, changes required in the Work and changes to Contract Time and Contract Sum/Price to accommodate such substitutions. Later claims by the bidder for an addition to the Contract Time or Contract Sum/Price because of changes in work necessitated by use of substitutions will not be considered.

3.7 DISCRIMINATION IN EMPLOYMENT

- A. The Contractor agrees to comply with all federal, state and local laws, ordinances, rules, regulations and executive orders pertaining to unlawful discrimination on account of race, color creed, religion, national origin, sex, martial status, status with regard to public assistance, disability or age. The Contractor further agrees to comply with all federal, state and local laws or ordinances and all applicable ruled regulations and standards established by any governmental agency having jurisdiction over Contractors performance of the provisions of the construction contract.

PART 4 SITE ASSESSMENT

4.1 SITE EXAMINATION

- A. Examine project site before submitting a bid.

PART 5 BID SUBMISSION

5.1 SUBMISSION PROCEDURE

- A. Bidders shall be solely responsible for delivery of bids in manner and time prescribed.
- B. Submit one copy of executed offer on Bid Forms provided, signed with required security, in a closed opaque envelope, clearly identified with bidder's name, project name and Owner's name on the outside.
- C. An abstract summary of submitted bids will be made available to all bidders following bid opening.

5.2 BID INELIGIBILITY

- A. Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, may at Owner's discretion, be declared unacceptable.

- B. Bid Forms, Appendices, and enclosures that are improperly prepared may at the discretion of the Owner, be declared unacceptable.
- C. Failure to provide security deposit, bonding or insurance requirements may at the discretion of the Owner, invalidate the bid.

PART 6 BID ENCLOSURES/REQUIREMENTS

6.1 SECURITY DEPOSIT

- A. Bids shall be accompanied by a security deposit as follows:
 - 1. Bid Bond of a sum no less than five (5) percent of the Bid Price/Sum on AIA A310 Bid Bond Form.
- B. Endorse the Bid Bond in the name of the Owner as obligee, signed and sealed by the principal (Contractor) and surety.
- C. The security deposit will be returned after delivery to the Owner of the required Performance and Payment Bonds by the accepted Bidder.
- D. After a bid has been accepted, security deposits will be returned to the respective Bidders and other requested enclosures.
- E. If no contract is awarded, security deposits will be returned.

6.2 PERFORMANCE ASSURANCE

- A. Accepted Bidder: Provide a Performance and Payment bond as described in Document 00 80 00 - Supplementary Conditions.
- B. Include the cost of performance assurance bonds in the Bid Price and identify the cost when requested by the Owner.

6.3 INSURANCE

- A. Provide an executed "Undertaking of Insurance" on a standard form provided by the insurance company stating their intention to provide insurance to the bidder in accordance with the insurance requirements of the Contract Documents.

6.4 BID FORM REQUIREMENTS

- A. Complete requested information in the Bid Form and Appendices.

6.5 FEES FOR CHANGES IN THE WORK

- A. Include fees for overhead and profit on own Work and Work by Subcontractors, identified in Document 007300 – Supplementary General Conditions

6.6 BID FORM SIGNATURE

- A. Sign Bid Form, as follows:
 - 1. Sole Proprietorship: Signature of sole proprietor in the presence of a witness who will also sign. Insert the words "Sole Proprietor" under the signature.
 - 2. Partnership: Signature of all partners in the presence of a witness who will also sign. Insert the word "Partner" under each signature.
 - 3. Corporation: Signature of a duly authorized signing officer in their normal signatures. Insert the officer's capacity in which the signing officer acts, under each signature. Affix the corporate seal. If the bid is signed by officials other than the president and secretary of the company, or the president/secretary/treasurer of the company, submit a copy of the by-law resolution of their board of directors authorizing them to do so, with the Bid Form in the bid envelope.
 - 4. Joint Venture: Signature of each party of the joint venture under their respective seals in a manner appropriate to such party as described above, similar to requirements for Partnerships.

PART 7 OFFER ACCEPTANCE/REJECTION

7.1 BID OPENING

- A. Bids will be opened publicly. Bidders may be present.

7.2 DURATION OF OFFER

- A. Bids shall remain open to acceptance and shall be irrevocable for a period of sixty (60) days after bid closing date.

7.3 ACCEPTANCE OF OFFER

- A. The Owner reserves the right to accept or reject any or all offers.
- B. After acceptance by the Owner, the Architect on behalf of the Owner, will issue to the successful Bidder, a written Bid Acceptance.

END OF DOCUMENT

CITY OF DULUTH



REQUEST FOR BID
Date: March 30, 2011
Project #
Bid #11-0274

RETURN BY BID OPENING TIME
TO: April 20, 2:00 PM
PURCHASING DIVISION
100 City Hall
411 West First Street
Duluth, Minnesota 55802

PHONE: (218)730-5340
FAX: (218)730-5921

BID OPENING AT: 2:00 AM/PM ON April 25, 2011

NOTE: All bids must be written, signed and transmitted in a sealed envelope, plainly marked with the Subject Matter and Opening Date. The City of Duluth reserves the right to split award where there is substantial savings to the City, waive informalities and to reject any and all bids. Bidder shall state in proposal if Bid price is based on acceptance of total order. Sales Tax is not to be included in the unit price. Bidder shall state freight charges if, the proposal F.O.B. is shipping point, freight not allowed. Low Bid will not be the only consideration for award of Bid. All pages shall be signed or initialed by authorized bidder's representative as indicated at the bottom of the page(s) of the request for bid forms.

RETURN BID IN DUPLICATE WITH DUPLICATE DESCRIPTIVE
LITERATURE TO THE CITY PURCHASING OFFICE

BID DEPOSIT REQUIREMENTS: 5% of Bid Amount

Deposit shall mean cash, cashier's check, or corporate surety bond payable to or in favor of City of Duluth.

PERFORMANCE and PAYMENT BONDS: Shall be required of the successful bidder. Bonds shall BOTH be in the full amount of the Contract amount.

INSURANCE CERTIFICATE: Shall be required per specified requirements per the attached requirements.

NAME _____

ADDR1 _____

ADDR2 _____

ADDR3 _____

BY: _____
(Print)

(Title)

(SIGNATURE) Phone #

Project name: NorShor Theatre Reroofing of the Orpheum Building, Duluth, MN.

The undersigned, having familiarized self/itself with the existing conditions on the project affecting the cost of the work, and with the Contract Documents which include the Invitation to Bid, the Contract Agreement Form, the Non-Collusion Affidavit, any/all Addenda, General Conditions (parts I & II), the Special Conditions, Technical Specifications, Drawings (as listed in the schedule of drawings), EEO Affirmative Action Policy Statement & Compliance Certificate, and Form of Surety Bond or Bond as prepared by the City of Duluth and on file in the office of the City Architect and City Purchasing Agent, and hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment & services, including utilities and transportation services required to complete the NorShor Theatre Reroofing of the Orpheum Building, Duluth, MN specification by SJA Architects, 11 East Superior St, Suite 340, Duluth, MN 55802.

CONTRACTOR'S BID PROPOSAL FORM

Project: NorShor Theatre Reroofing of the Orpheum Building, Duluth, MN

BID OPENING: April 20, 2011, 2 PM, Room 100 City Hall, 411 West First Street, Duluth, MN 55802

PART 1: BID SCHEDULE

1.01 The following bid items are to include materials, labor, profit, taxes and overhead for the complete system in place.

The City of Duluth reserves the rights to award this project based upon its funding availability and the ability of volunteer groups & organizations to fund raise for those items indicated on the bid documents and contained herein on the Bid Form. The City of Duluth also reserves the right to award in any manner which meets the funding objectives and not in any particular order. The Bid Form is not ranked in any manner of importance and is intended only to identify specific work groups which are logical to the work described therein. The City of Duluth reserves their right to waive any sequencing in the final award of this project,

Base Bid Item #	Description	Unit	Amount
1	Reroofing of the Orpheum Building in accordance with Section 07 53 13 – EPDM Roofing : Fully Adhered 60 Mil	Lump Sum	\$ _____
2	Reroofing of the Orpheum Building in accordance with Section 07 53 16 – FleesBACK Adhered Roofing System	Lump Sum	\$ _____
3	Reroofing of the Orpheum Building in accordance with Section 07 53 23 – Modified Built Up Roofing Membrane	Lump Sum	\$ _____

Bid No. 1 Written Amount:

Bid No. 2 Written Amount:

Bid No. 3 Written Amount:

SUPPLEMENTAL SCHEDULE OF UNIT PRICES

A. All items are to be filled in by all Bidders. Failure to complete this portion of the Bid Proposal may result in disqualification of the bid.

B. The following prices are intended to be the basis for additions or deletions to the work for items bid as lump sums, if required, the value of such changes to be determined by the quantities involved at the time of Award and/or throughout the contract duration. All unit price amounts for each of the items listed below shall include its pro rata share of materials, labor, profit, taxes, overhead, etc. for the item in place. Unit prices are to be valid for the life of the contract.

Item #	Description	Unit	Unit Amount
1.	Cost per SF to remove and replace deteriorated concrete roof deck/fill.	SF	\$ _____
2.	Cost per clay tile cap installed.	EA	\$ _____
3.	Cost per SF for not removing and replacing brick parapet wall on the inside for the parapet.	SF	\$ _____
4.	Cost per SF to add or delete tuckpointing beyond or under that shown on the Drawings.	SF	\$ _____

1.02 ALTERNATE BID ITEMS

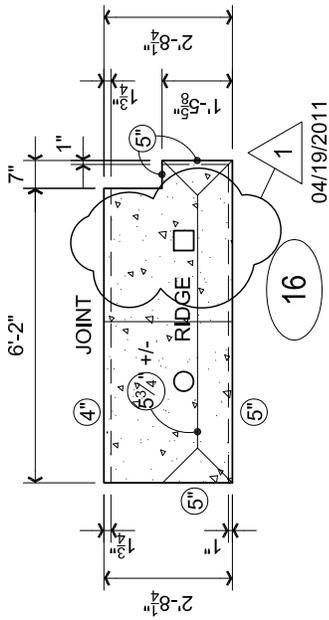
The following Bid Alternates may be accepted at the Owner's option.

Alternate #1 - State the amount to delete from the Base Bid to eliminate removal of all loose tires, carpet, and debris from the roof. However the Contractor will provide chute, drop boxes and removal of debris to the landfill or recycling center.

\$ _____

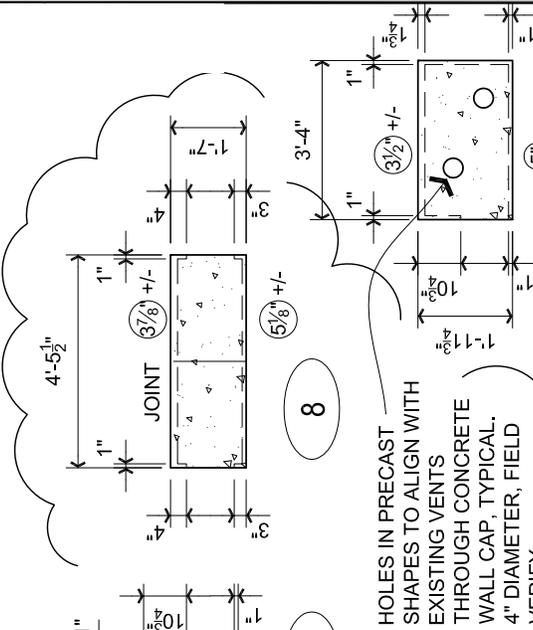
Written Amount _____

END OF BID FORM



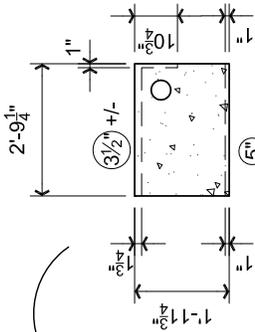
04/19/2011

16

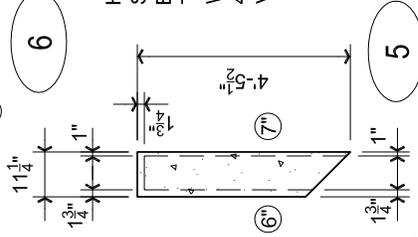


Holes in precast shapes to align with existing vents through concrete wall cap, typical, 4" diameter, field verify.

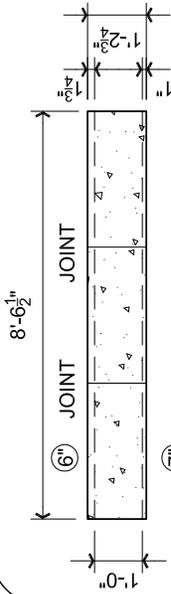
8



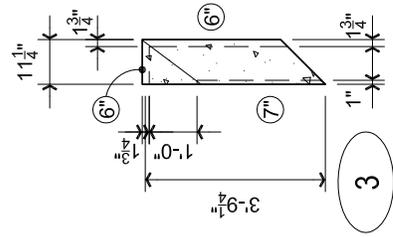
6



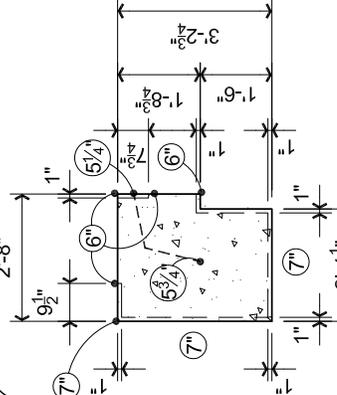
5



2



3



1

NOTE: PROVIDE SLOPE FOR DRAINING TO NORTHEAST CORNER OF SHAPE ALONG HEAVY DASHED LINE

D1

NOTE: TYPICAL OF EACH PIECE, DASHED LINES INDICATE FACE OF BRICK BELOW. LOCATE DRIP WITHIN 1" & 1 3/4" WIDTHS. SEE A120 DETAILS FOR ADDITIONAL MATERIALS TO BE APPLIED TO FACE OF BRICK.

NOTE: (#) SYMBOL INDICATES THE HEIGHT OF PRECAST SHAPE AT VERTICAL SURFACE. SEE A3/A121 FOR CLARIFICATION.

PRECAST CONCRETE SHAPES

1/4" = 1'-0"



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PROJECT
NorShor Theatre
Reroofing of the
Orpheum Building

PRECAST
CONCRETE
SHAPES

Date: 04-19-2011
Drawn By: CJB
Checked By:
Job No.: 110012.00
Sheet No.:

ASK-1