



**Re-Roofing and HVAC  
Improvements - Hudsonville**

September 15, 2020

**ITB 20-18 Re-Roofing and HVAC Improvements – Hudsonville  
Addendum 1**

To: All Bidders,

The purpose of this Addendum is to modify and/or clarify any details of the above project. Vendors are asked to acknowledge the receipt of Addendum 1 in the submission.

**ITEMS, CORRECTIONS, QUESTIONS AND ANSWERS**

**ITEM 1: CONTRACTOR SIGN-IN SHEET: PRE-BID WALKTHROUGH 9/14/20**

Please see attached Appendix A for the sign-in for the pre-bid walkthrough.

**ITEM 2: ADDITIONAL SCOPE:**

Ottawa County and Progressive AE are reviewing potential scope changes to the project. If additional changes are made, the County will release an Addendum 2 next week before bids are due.

**ITEM 3: GENERAL QUESTIONS ASKED AND ANSWERED:**

Q1. What are the primary objectives of this project?

A1. The primary objectives are to resolve the building's issues with bad airflow and high humidity by removing and replacing twenty-two smaller, inefficient RTU's with six larger, more effective units. The awarded Contractor will be responsible for all aspects of the project, including, but not limited to: permits and licenses, subcontractor performance and scheduling, RFI's, substitution/change requests, existing conditions, materials and trades specifications, on-site inspections, site maintenance and testing/training procedures.

Q2. Will the Contractor be expected to work around existing office furniture?

A2. Yes. The building will remain occupied throughout and all construction activities must be conducted in a way that will limit on-site disturbance. The awarded Contractor will maintain areas free of waste materials, debris and rubbish, and collect and remove all waste materials, debris and trash/rubbish from the site periodically. Temporary and removable protection should be provided for all installed products. The County will assist where they can with their employee workspaces.

Q3. Is there a CAD overlay that includes the fire suppression system?

A3. No. The County is not able to provide CAD details of the fire suppression system.

Q4. Is the Contractor responsible for the removal of abandoned items as referenced during the walkthrough? Should this work be priced by allowance or contingency?

A4. Yes, the Contractor is responsible for the removal of any abandoned items from previous renovation projects and improvements. The work will be priced by Contingency Allowance described in Section 01 2100 – Allowances.

Q5. How should the Contractor handle the modifications to fire protection heads when piping or locations need to be modified to accommodate ductwork? Should this work be priced by allowance or contingency?

A5. The Contractor will be responsible to coordinate any modifications to fire protection heads and/or other work that may be required for the work to be complete. The work and cost will be adjusted by Contingency Allowance described in Section 01 2100 – Allowances.

Q6. Where can contractor set up crane operations? How about dumpster? How about parking?

A6. County will coordinate room around the building for both crane operations, dumpster location, and parking with the awarded contractor.

Q7. Should we paint the main gas pipe on the roof? Also, should we provide new support?

A7. Yes, County would like the gas pipe located on the roof to be painted. Yes, please provide re-support of the line. 4x4 or wood planks are not acceptable.

Q8. Will ceilings and items currently in the suspended ceiling assembly all be returned to current state?

A8. Yes. Lighting will be reused and should be supported in place for ceiling removal. Diffusers will be new but located in exact location as currently located. Fire protection will remain at its current location and elevation, using existing piping and heads. Ceiling wall angles are intended to remain and be reused allowing the exact ceiling elevation as current state, which will allow for no need to repaint the existing rooms. Typical information unless noted otherwise.

Q9. Please clarify the extent of fire suppression re-work due to new supply/return ducting. The plans show no fire suppression work currently. As you know there is bound to be some fire suppression rework required. Without plans showing existing FS layout it is about impossible to quantify amount/cost to include in our proposal. Please advise as what we should include in our proposal. I would recommend an allowance be included in the base bid.

A9. Please see Q/A5 for answer.

Q10. Plans call for the reuse of existing ceiling tile in new grid to accomplish new HVAC work. There is a very high probability that not all salvaged tile will be suitable for reuse following even a careful demo process, also cut tile along the perimeter and with items

installed in them i.e. sprinkler head locations, smoke heads, speakers etc. will introduce quite a challenge. I would recommend quantifying a percentage of new ceiling tile to include as part of base bid.

A10. Plans call for edge angle to remain and for salvaging pads for owner's reuse. The intent is to provide new ceiling pads and grid as specified in Section 09 5100.

Q11. In walking the site yesterday and looking at the phases that will have to happen in off hours, our understanding is that office furniture, desks etc. will remain in place and have to be protected/covered and worked around. Please clarify/confirm.

A11. Please see Q/A2 for answer.

Q12. In walking the site yesterday and looking at things a concern we have is that following the demo and putting everything back together there is bound to be a few cosmetic repairs that have to take place no matter how careful crews are during the construction process. What should be included for this? Should an allowance be included for minor drywall/paint repairs?

A12. The work and cost will be adjusted by Contingency Allowance described in Section 01 2100 – Allowances.

Q13. In walking the site yesterday we noticed additional items in the ceiling grid systems scheduled to be removed other than lighting and FA items we also noticed there is a speaker system. I assume it is the intent that the bidding contractors responsibility to remove and reinstall all speakers along with lighting and FA items that are noted. Please advise/clarify.

A13. Yes.

Q14. With all the existing lighting being removed/supported for HVAC work and then being installed back into new ceiling grid, would it make sense to include an allowance or a percentage of new ballasts for the existing light fixtures? When light fixtures around it is not uncommon to have ballasts go out. Please advise?

A14. The work and cost will be adjusted by Contingency Allowance described in Section 01 2100 – Allowances.

Q15. Is there an old finish schedule anywhere that shows the ceiling elevations of each room?

A15. No.

Q16. Clarify the existing Fire Alarm system manufacturer. No specification was provided.

A16. Edwards system from Riverside Fire and Security.

Q17. Verify that Bid Division 26 (Electrical) is to provide the VFDs for pumps 'P-1' & 'P-2'.

A17. Yes

Q18. Is there a preliminary schedule showing the phase durations of the project?

A18. It is the intent and was also requested as an attachment to the Bid Form, to provide a preliminary schedule of duration for each phase of work. The detailed schedule is expected within 10 days after agreement per Section 01 3216.

Q19. What are OS-1 and DNZ-1 shown on sheet MH101A & B at column lines F.1 – 4.3?  
Not designated on abbreviations or schedule page.

A19. OS-1 is an overflow roof sump. DNZ-1 is a downspout nozzle.

Q20. Who supplies the (2) VFD's for the circulation pumps designated on sheet M601?

A20. Answer provided in question #17.

Q21. Which trade will actually remove the roof curbs for the existing Roof Top Units?

A21. The General Contractor is responsible for work of all trades and will assign the work while coordinating structural requirements and roof patching.

Q22. Regarding DDC Controls - Is it the intent to replace the existing CO/NO2 sensors and MAU controls for the Sally Port Area? The Demo plan (MD101B) states that the existing system is to remain, but there is also a sequence of operations for the existing MAU in the controls specification. Just looking for clarification on what exactly is intended for this area.

A22. Keep existing sequence of operation for MAU, but tie into new DDC system.

#### **ITEM 4: ADDENDUM 1 WRITE-UP BY PROGRESSIVE AE:**

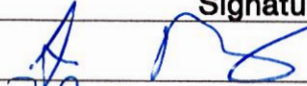
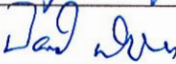
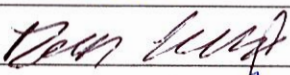


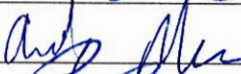
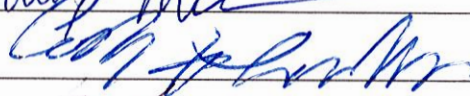
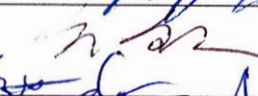


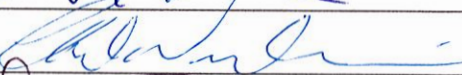
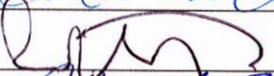
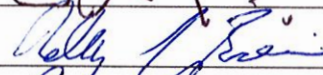
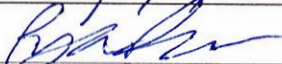
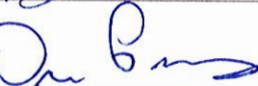
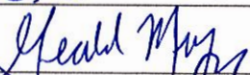
As a result of the mandatory Pre-Bid Walk-through questions and clarifications, the following documentation from Progressive AE is attached as Appendix B.



**SIGN-IN SHEET: ITB 20-18 Re-Roofing & HVAC Improvements**

Location: 58<sup>th</sup> District Court & Ottawa County Department of Public Health Building  
 3100 Port Sheldon Street, Hudsonville, MI 49426

Date/Time: Tuesday, September 15, 2020, 10:00 AM ET

Company Name / Representative	Signature(s)
ANDY J EGAN COMPANY SCOTT PECENY	X 
B&V MECHANICAL DAVE DEVREE	X 
C&I BUILDING MAINTENANCE INC JOE MCINNIS	X 
CROSS CONSTRUCTION GROUP MATT SPISAK CAM WALTER	X 
D&K ENGINEERED CONSTRUCTION ANDY HUFFMAN	X 
GRAND VALLEY AUTOMATION INC ANDY MOLITOR	X 
GREAT LAKES SYSTEMS CECIL LAMBERS	X 
HURST MECHANICAL NICK BARSCZEWSKI KURT CHARLES	X 
IRT COMMERCIAL SERVICES EVAN BARRETT	X 
KNIGHT WATCH BILL HEPHNER MATT TOMES	X 
LAKEWOOD CONSTRUCTION CHAD NIENHUIS	X 
MCGRAW CONSTRUCTION RICK STIEBE	X 
MUGEN CONST INC KELLY BOCKHEIM	X 
OWEN AMES KIMBALL RYAN BRAMER	X 
PARAGON CONSTRUCTION DAVE PERRY BECCA USHER	X 
QUALITY AIR GERALD MUNGER	X 







## Addendum No. 01

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**Project:** Ottawa County 58th District Court and Public Health -  
Hudsonville Re-Roofing and HVAC Improvements

**Date:** September 18, 2020

**File No:** 74210006

**To:** Ottawa County: Amy Bodbyl-Mast, John Borgerding, Sandra Coles,  
Rick Vandekerkhoff  
Progressive AE: Ed Avink, Ken Brandsen, Jeff Kane, Chris Masacek, Shawn Price,  
Mausharie Valentine  
All Plan Holders

### AD1-1 NOTICE

- A. This addendum to the specifications and drawings for the above-captioned project adds to or supersedes all contrary or conflicting information in specifications and drawings which is amended in the following paragraphs. This addendum is to become part of bidding documents as originally issued.
- B. Each trade shall review the entire addendum, including work of other trades, for revisions or clarifications regarding their own work.
- C. This addendum includes an updated Project Manual with revised Specification Sections 00 4100 and 01 2600 and added Specification Sections 01 2100, 09 6500, 09 9123 and 09 9600.

### AD1-2 ARCHITECTURAL WORK (ELA)

#### A. SPECIFICATION ITEMS

1. **Section 00 4100 Bid Form** (Revised)
2. **Section 01 2100 Allowances** (New Issue)
3. **Section 01 2600 Contract Modifications Procedures** (Revised)
4. **Section 09 6500 Resilient Base** (New Issue)
5. **Section 09 9123 Interior Painting** (New Issue)
6. **Section 09 9600 High-Performance Coatings** (New Issue)

#### B. DRAWING ITEMS

1. **Drawing AD102** (Not Reissued): Mechanical Room 131 – Increase scope.
  - a. Remove all wall attachments including acoustical wall panels, wood trim/paneling and suspended Ceiling wall angle. Patch gypsum board to receive new paint finish. Paint finish to run up to metal deck.

- b. Remove base material. Patch gypsum board to receive new paint finish and new resilient base.
  - c. Remove half walls and patch floor at anchoring locations.
  - d. Remove carpet and carpet residue in preparation of new floor paint finish.
2. **Drawing A102A** (Not Reissued):
- a. Paint all gas piping on roof including new and existing mains and branch piping to new equipment.
  - b. Revise note in roof legend (third 'hatch' down) to use 45 mil patching for Part B in lieu of 60 mil noted.
3. **Drawing A102B** (Not Reissued):
- a. Paint all gas piping on roof including new and existing mains and branch piping to new equipment.
  - b. Revise note in roof legend (third 'hatch' down) to use 45 mil patching for Part B in lieu of 60 mil noted.

### **AD1-3 FIRE PROTECTION WORK (JDK)**

#### **A. DRAWING ITEM**

1. **Drawing M501** (Not Reissued): Mechanical Room 131: Revise fire protection heads to accommodate removal of drop ceiling.

### **AD1-4 MECHANICAL WORK (JDK)**

#### **A. DRAWING ITEMS**

1. **Drawing MH201A** (Not Reissued): Paint existing and new rooftop gas piping per painting specifications.
2. **Drawing MH201B** (Not Reissued): Paint existing and new rooftop gas piping per painting specifications.

### **AD1-5 ELECTRICAL WORK (SMP)**

#### **A. DRAWING ITEMS**

1. **Drawing EP101A** (Not Reissued): Ceiling in Mechanical Room 131 to be removed and not reinstalled. Electrical devices to be reinstalled in same location in open ceiling.
2. **Drawing EL101A** (Not Reissued): Ceiling in Mechanical Room 131 to be removed and not reinstalled. Light fixtures to be pendant mounted in same location in open ceiling.