

New Building for  
Barry County CMH Authority  
Hastings, Michigan

Schley Architects  
4200 S. 9<sup>th</sup> Street  
Kalamazoo, Michigan 49009  
Project No. 15-115  
March 18, 2016

## **ADDENDUM NO. 1**

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### **SPECIAL NOTE**

The Standard Form of the General Conditions of the Contract, AIA Document A-201 2007 edition as defined by the American Institute of Architects, the General Requirements and the Specifications are a part of this document, and each Contractor shall consult them in detail for instructions pertaining to his work. Failure of the Contractor to consult these documents shall not relieve him of his obligations thereto.

### **SCOPE OF WORK**

The following items are changes and/or clarifications to the drawings and specifications, and shall be noted by the Contractor in making up their proposal. All of these items shall be considered a part of the Contract Documents.

**The following items refer to the original “bid set” drawings and project manual dated February 19, 2016.**

### **GENERAL ITEMS:**

#### **Item No. G1 – Pre-Bid Meeting Minutes**

Pre-Bid Meeting Minutes are attached as a part of this addendum.

#### **Item No. G2 – RFI regarding 08211-6 paragraph 2.5C**

See attached NMD #1 RFI form for question and answer.

#### **Item No. G3 – RFI regarding 08110-2 paragraph 1.2E**

See attached NMD #2 RFI form for question and answer.

#### **Item No. G4 – Construction Testing Clarification**

Owner will contract separately for independent construction testing for the following specification sections:

- 02300 – Earthwork
- 02471 – Hot Mix Asphalt Paving
- 02751 – Cement Concrete Pavement
- 03300 – Cast In Place Concrete
- 05120 – Structural Steel Framing

General Contractor will be responsible for coordinating the testing to occur.

## **SPECIFICATION ITEMS**

### **Item No. SP1 – Project Manual Index**

Refer to Project Manual Specifications Index under Division 2 thru 13: A section in the index was inadvertently omitted that is included in the Manual. Insert the following:

04700 – Manufactured Stone Veneer

This section is included in the manual just not in the index. For clarification the overall Project manual dated February 19, 2016 is a total of 533 pages.

### **Item No. SP2 – Specification Section 07531 – EPDM Membrane Roofing**

Refer to Specification section 07531 Part 2.1 paragraph A item 2. This should read as follows: "Thickness: 60 mils, nominal" in lieu of 45 mils.

## **CIVIL ITEMS**

### **Item No. C1 – Drawing Sheet C2.0 – Grading Plan Clarification**

Refer to Drawing Sheet C2.0 dated February 19, 2016. Grading to the east, north and west of the new building location is intended to generally align with existing grades but maintaining positive drainage away from the building. Spot grades have been noted at the south end of the building where the existing grades need to be modified to accomplish the necessary sidewalks as well as along the west side of the building at the drive area. The west side of the building is generally intended to be graded from approximately finish floor elevation at the building perimeter to the spot elevations noted at the sidewalk. The one area to have the most change will be at the main front entry.

## **ARCHITECTURAL ITEMS**

### **Item No. A1 – Drawing Sheet A7.0 – Door Schedule**

Refer to Drawing Sheet A7.0 dated February 19, 2016. Doors 203, 204, 205, 206, 207, 208 and 209 are currently noted as Frame Type 3.0, that should be changed to Frame Type 1.0. Also note that door 207 the frame should be galvanized.

### **Item No. A2 – Direct Applied Soffit Clarification**

Refer to Drawing Sheets A5.0 Canopy Detail 1 dated February 19, 2016. The soffit is indicated as "Sto Direct Applied System for Soffits on ½" Substrate". The basis of design is the StoQuick Gold Soffit system, additional approved manufacturers are Dryvit and Parex.

## **ELECTRICAL ITEMS**

### **Item No. E1 – Fire Alarm RFI**

See attached RFI J&L001 form from J&L Electric for question and answer.

### **Item No. E2 – Electrical Manufacturer RFI**

See attached RFI J&L002 form from J&L Electric for question and answer.



## New Building

Project No. 15-115

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### Pre-Bid Meeting Minutes

March 15, 2016

1. Introductions
  - a. Kris Nelson, Schley Architects
  - b. Jan McLean, Executive Director BCCMHA
  - c. Kelly Jenkins, COO BCCMHA
  - d. Duane Secord, Clinical Specialist, BCCMHA
  - e. Deb Brice, Office Manager, BCCMHA
  - f. Emily Whisner, IT Systems Administrator, BCCMHA
2. Open bid for General Contractors.
  - a. This project is to be for a single prime contract.
3. NOT a Mandatory pre bid for General contractor.
4. Bidding Information review
  - a. Documents are available
    - i. Owner's website: [barrycountyrecovery.com](http://barrycountyrecovery.com)
    - ii. Via email link from Schley Architects
    - iii. Builders Exchange
  - b. Bid Schedule
    - i. Documents Available 3/4/2016
    - ii. Pre Bid Meeting 3/15/2016
    - iii. Last day to submit substitution requests 3/21/2016 (by 5:00 p.m.)
    - iv. Last day to submit questions 3/23/2016 (by 5:00 p.m.)
      - a. Submit via email to [knelson@schley-aia.com](mailto:knelson@schley-aia.com)
    - v. Final Addendum to be issued 3/28/2016
    - vi. Bids Due 3/31/16 by 2:00 p.m. (local time).
      - a. Bids to be delivered to 915 West Green Street, Hastings, MI 49058
      - b. Fax or Email bids will not be accepted
    - vii. Public opening to happen immediately after bids are collected. The BASE bid numbers will be read aloud.
  - c. Documents are available
    - i. Viewing
      - a. Schley Architects Office
    - ii. Hard Copy
      - a. Schley Architects
        - a. NON Refundable Deposit of \$225
        - b. Plus Shipping & Handling fee (non-refundable)
    - iii. PDF Copy will be sent out to all Bidders upon request
  - d. The project is being funded by the USDA so you will see a number of documents included in the project manual that will need to be filled out as a part of your bid.
  - e. Prevailing Wages are not required for the project.

- f. Bid Security of 5% is due with your bid. In the form of a bond or a certified check.
  - g. Performance & Payment Bond: A Performance Bond and a Payment Bond each in the amount of 100% of the contract price, with a corporate surety approved by the Owner will be required for the faithful performance of the contract.
  - h. Review all of the USDA requirements in the Project Manual pay special attention to the Information for Bidders section, it has a lot of information about requirements, including the bond information we just discussed as well as the correct forms to be used.
  - i. Award of Contract
    - i. Once bids are received and a cursory review completed a post bid interview will take place on **Tuesday April 5, 2016** so save the date. The number of bidders to be interviewed will be determined once bids are reviewed.
    - ii. Please note we understand this date is in conflict with school spring break and are still hoping that the interview process will still be possible but may be discussed at the end of bidding.
    - iii. When a bid is selected a Notice of Award and a Notice to Proceed will be sent to the successful bidder.
  - j. The contract to be used for the project will be the AIA A101 – 2007, it is included in the project manual for your review.
    - i. Please note the attachments to the contract.
      - a. There is a \$700 per day liquidated damages clause included.
  - k. Commencement of work
    - i. With the Notice of Award and a Notice to Proceed it is expected that the contractor will begin work within 10 calendar days of the notice.
  - l. Bidding instructions should be reviewed, AIA Document A701 with the Supplementary Instructions included in the project manual.
  - m. Proposal Form must be fully completed, blank lines on the form will be considered a non-responsive bid.
5. Summary of Work/ Review Project
- a. Review Site Plan, Floor Plan & Elevations
    - i. Project is a 22,000 s.f. Community Mental Health Building. This building is a 'B' use group, it is not an institutional use group.
    - ii. Structure to be traditional concrete foundations and footings with a Steel support system and bar joist roof system. The exterior wall system is to be wood framed with a manufactured veneer stone siding and cement board siding.
    - iii. All single story construction.
    - iv. The site is sloping to an existing wetland storm water retention area.
    - v. EPDM roof
    - vi. HVAC consists of (2) air handling units. Pay special attention to the south air handler pertaining to alternates.
    - vii. Cost is a factor for this project, building uses a partially ducted system and partially plenum system to strike a balance between client privacy and construction cost.
  - b. Specific items to note.
    - i. There are (6) listed alternates and we would be happy to entertain any additional alternates that can be proposed for cost savings.

- ii. List of shop drawings needs to be provided by the contractor at the beginning of the project
  - iii. Schedule of Values needs to be provided by the contractor at the beginning of the project
  - iv. Permits/Reviews/Approvals
    - a. Permits have not yet been obtained, all permits should be included in your prices.
    - b. Drawings will be submitted to the City of Hastings to begin the review process.
    - c. Site Plan approval has already been obtained for the project.
6. Minutes of this meeting will be included in Addendum #1 which will include answers to any questions that come up.
7. The site plan, floor plan and elevations were generally reviewed.
8. A question was asked regarding Unit Pricing. The question was "Is the Unit Pricing information due at the time of bidding?" The answer is yes, the Bid form will be modified to include lines where Unit Pricing can be documented.
9. The project site was walked by a majority of the attendees of the meeting.
- a. Question was asked about the trees on site that are flagged. It was noted that the flags are not intended to signify anything related to the project. It is believe that the surveyor and/or the team that performed the Phase 1 analysis may have flagged various things during their work.

The foregoing constitutes our understanding of items and subjects discussed at this meeting. Please review the items discussed and contact our office in writing if our record of conversation needs modification or correction.

Respectfully,  
SCHLEY ARCHITECTS



Kristopher Nelson, AIA, LEED AP  
Vice President

Cc: All present



Advancement  
of Construction  
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## REQUEST FOR INTERPRETATION

Project: Barry County Comm Mental Health R.F.I. Number: NMD # 1  
 From: North Mission Door  
 To: \_\_\_\_\_ Date: 3/9/14  
 A/E Project Number: \_\_\_\_\_  
 Re: \_\_\_\_\_ Contract For: \_\_\_\_\_

Specification Section: 08211-6 Paragraph: 2.5 C Drawing Reference: \_\_\_\_\_ Detail: \_\_\_\_\_

Request: Is glass for wood Doors to Be supplied By contractors Bidding spec section 08800 Glazing, or should glass in wood Doors be provided By the wood Door Manufacturers & included in the Bid of sub contractors Bidding wood Doors spec section 08211 Flush wood Doors.

Signed by: Ken Rolland

Date: 3/9/16

Response: THIS WILL NEED TO BE VERIFIED WITH THE GENERAL YOU ARE BIDDING TO. WE DO NOT SPECIFY WHAT SUB IS TO SUPPLY WHAT PRODUCTS, IT IS LEFT UP TO THE INDIVIDUAL GENERALS.

☐ Attachments

Response From: Kris Nelson To: \_\_\_\_\_ Date Rec'd: \_\_\_\_\_ Date Ret'd: \_\_\_\_\_  
 Signed by: Kris Nelson Date: 3.16.16  
 Copies: ☐ Owner ☐ Consultants ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ File



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## REQUEST FOR INTERPRETATION

Project: Barry County Comm Mental Health R.F.I. Number: NMD #2  
From: North Mission Door  
To: \_\_\_\_\_ Date: 3/9/14  
A/E Project Number: \_\_\_\_\_  
Re: \_\_\_\_\_ Contract For: \_\_\_\_\_

Specification Section: 08110-2 Paragraph: 1.2 E Drawing Reference: \_\_\_\_\_ Detail: \_\_\_\_\_

Request: "Knock down" type frames are to be priced as Alternate #3 I believe. Should these be typical masonry frames that just are not welded + would be installed before drywall, or do you want knock down drywall frames with a compression anchor that are installed after drywall is installed.

Signed by: Ken Rollins

Date: 3/9/14

Response: THE ALTERNATE IS #3: THE INTENT IS TO PROVIDE PRICING FOR KNOCK DOWN FRAMES THAT ARE NOT INTENDED TO BE WELDED SUCH AS A TYPICAL KD FRAME PROVIDED BY ANY OF THE APPROVED MANUFACTURERS IN SPEC SECTION 08111.

☐ Attachments

Response From: KEVIN NELSON To: \_\_\_\_\_ Date Rec'd: \_\_\_\_\_ Date Ret'd: \_\_\_\_\_  
Signed by: KEVIN NELSON Date: 3/16/14  
Copies: ☐ Owner ☐ Consultants ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ File





## REQUEST FOR INTERPRETATION

Project: Barry County Mental Health R.F.I. Number: J&L001  
From: J&L Electric  
To: Schiley Architects Date: 03/16/2016  
f269-375-0566 A/E Project Number: \_\_\_\_\_  
Re: Fire Alarm Contract For: Div 26 Electrical

Specification Section: Fire Alarm Paragraph: \_\_\_\_\_ Drawing Reference: E3.1-E3.2 Detail: \_\_\_\_\_

Request:

Is the fire alarm cabling run required to be in conduit or only the device drops?  
If so what is minimum size required?

Signed by: Harry Armitage

Date: 03/16/2016

Response:

Cabling only needs to be in conduit for the device drops or where it is run through an  
exposed area. Please note the requirement for plenum rated wiring.

☐ Attachments

Response From: Nick To: \_\_\_\_\_ Date Rec'd: \_\_\_\_\_ Date Ret'd: \_\_\_\_\_

Signed by: Kris Nelson Date: 3/18/2016

Copies: ☐ Owner ☐ Consultants ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ File





## REQUEST FOR INTERPRETATION

Project: Barry County Mental Health R.F.I. Number: J&L002  
From: J&L Electric  
To: Schiley Architects Date: 03/16/2016  
A/E Project Number: \_\_\_\_\_  
Re: \_\_\_\_\_ Contract For: Div 26 Electrical

Specification Section: Panels Paragraph: \_\_\_\_\_ Drawing Reference: \_\_\_\_\_ Detail: \_\_\_\_\_

Request:

Are any other manufacturers other than Square D acceptable?

Signed by: Harry Armitage

Date: 03/16/2016

Response:

Other manufacturers are acceptable as long as they meet the U.L. Listings required.

☐ Attachments

Response From: Nick To: \_\_\_\_\_ Date Rec'd: \_\_\_\_\_ Date Ret'd: \_\_\_\_\_

Signed by: Kris Nelson Date: \_\_\_\_\_

Copies: ☐ Owner ☐ Consultants ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ File



New Building 500 Barfield, Hastings, MI

## Schley Architects

Project Number 15-115

March 15, 2016

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