

Addendum Date: January 22, 2019
Bid Due Date: January 28, 2019

BID PACKAGE – BP22b Interior Painting

Addendum No.1

to the Plans and Specifications for
Cuyahoga Community College
C20163108 - West Science and IT Labs Addition and Renovation,

To the Bidders and Plan holders of Record:

This Addendum modifies and forms a part of the **Bid Packages 22b** BIDDING DOCUMENTS dated January 11, 2019 with no revisions noted to the Interior Painting drawings. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so shall subject the Bidder to disqualification.

A. Summary of General Contracting Revisions:

The Bid Date remains unchanged. Sealed bids will be accepted at Cuyahoga Community College, District Offices 700 Carnegie Avenue, until 2:00 pm, on January 28, 2019, when all Bids will be opened in private; a Bid Tabulation will be published on the College's SMS Website shortly after opening.

The time period for submitting Requests for Interpretation expired January 21, 2019, and as of January 21, 2019, submission of Proposed Substitutions are no longer being accepted.

As of issuance of this Addendum, no Pre-Bid Substitutions or RFI's have been received.

B. Summary of Addendum 01 Content:

- 1) AM Higley conducted the Pre-Bid Meeting on January 18, 2019, summarizing the pertinent project related and RFP specific items. Meeting minutes attached with this Addendum.
- 2) Appendix A – Proposal Form (Rev.1 - 01/21/19)
- 3) Appendix C – Scope of Work (Rev.1 – 01/21/19)

C. Bidder Requests for Interpretations & Substitutions

- None Received-

END OF ADDENDUM NO. 01



Pre-Bid Meeting Minutes

Date: Friday, January 18, 2019
Location: Cuyahoga Community College, Western Campus
West STEM Project Trailer
Time: 11:30 am
Re: Tri-C West STEM & IT Renovation BP #22b – Interior Painting
Project #C201163108
Attendees: See attached Sign-in Sheet

1. Introduction

Owner: Cuyahoga Community College (Tri-C)
Phillip J. Pallone, PE (not present today)
Director – Construction, Planning & Design
Phone (216) 987-0572
Email: Phillip.Pallone@tri-c.edu

Architect: Weber Murphy Fox, Inc. (WMF)
1801 East Ninth Street
Cleveland, OH 44114
Clete Miller (not present)
Principal
Phone (216) 452-1202
Email: cmiller@wmf-inc.com

Construction Manager: The Albert M. Higley Co. (AMH)
3636 Euclid Ave.
Cleveland, OH 55115
Robert McCoy
Sr. Project Manager
Phone (216) 780-1935
Email: rmccoy@amhigley.com

2. Purpose of Pre-Bid Meeting

The purpose of the Pre-Bid Meeting is to provide bidders with an overview of the project and scope of work for the bid package currently out to bid (BP 22b), as well to provide the opportunity to ask questions to the Project Team regarding the Contract Documents and bidding process & schedule.

3. Bidding Procedures

a. Examination of Contract Documents and Site

- Prior to submitting a Bid, the Bidder shall examine all Contract Documents, including, but not limited to, the Drawings, Specifications, RFP Document, and Addenda for all divisions of Work for the Project, noting in particular all requirements which may affect its Work in any way.
- The Bidder's failure to become acquainted with the extent and nature of Work required to complete its Scope of Work in conformity with the requirements of the Contract Documents, shall not formulate a basis for additional compensation.

b. Requests for Interpretation

- Last day to submit RFI's: **Monday, January 21, 2019**, seven (7) calendar days before the bid opening.
- If the Bidder finds any perceived ambiguity, conflict, error, omission, or discrepancy within the Contract Documents, including the Drawings, Specifications, and Addenda, or between any of the Contract Documents and applicable law, code or statute, then Bidder shall submit an RFI.
- Per the RFP document, submit RFI's to Robert McCoy at AMH - (rmccoy@amhigley.com), with copy to Clete Miller at WMF - (cmiller@wmf-inc.com).

c. Substitutions Prior to Bid Opening

- Last day to submit Substitution Requests: **Monday, January 21, 2019**, seven (7) calendar days before the bid opening.
- It is the Bidder's responsibility to certify that the proposed item is equal in quality and all aspects of performance and appearance, to the item as specified.
- Submit Substitution Request to **Robert McCoy – Sr. Project Manager, AMH** (rmccoy@amhigley.com) and **Clete Miller – Project Architect, WMF** (cmiller@wmf-inc.com). Contractor to include drawings, performance and test data, and other information necessary for a complete evaluation. Include a statement setting forth any changes that the proposed substitution will require to the Contract Documents or the Project.
- Substitution requests may only be provided by a Bidding Contractor, not a supplier, manufacture or distributor.

4. Sealed Bid Requirements

- a. Due Date: Monday, January 28, 2019, at 2:00 PM
- b. Received By: Cuyahoga Community College
District Office, 700 Carnegie Ave.
Cleveland, OH 44115
Attn: Rob Ruppe, SMS
- c. Sealed Bids need to be labeled: **PRICING – C20163108 West Campus – STEM Center Addition and Renovation – BP#22b Interior Painting**, delivered to, received and time stamped by the receptionist at the Cuyahoga Community College District Office.
- d. Bids received after 2:00 PM will not be considered.
- e. The College will not be responsible if bids are delivered late or to the wrong location by the postal service, express service or any other carrier.
- f. Submission of combined bids is not applicable with this bid package. Bidders must submit their bid as itemized on the Proposal Form included with Appendix A.
- g. Any change, alteration, or addition to the Proposal Form may cause a bid to be rejected as non-responsive.
- h. There will not be a public bid opening for the above noted bid package; bids will be posted on the Tri-C website within a few days of the bid opening.

5. Bid Package Required Submittal Documents (the following two documents only):

- a. **Appendix A – Proposal Form** complete with bid amounts in both numerals and words where designated on the Proposal Form. Include acknowledgement of specific addenda received and included in contractor's bid where noted.

- b. **Appendix B – Bidder’s Certification and Authorization to Execute** including all information designated on the form.
- c. **NOTE – Bid Bond not Required.**

6. Securing Construction Documents

- a. Construction documents including drawings and specifications have been emailed to all requesting bidders and are available as requested by emailing Tri-C Phil Pallone (Phillip.pallone@tri-c.edu). All bidding information relative to this bid package will be available at the Tri-C website.

7. Overall Project and Bid Package Review

- a. Project Schedule (bid schedule provided with the bid documents).
 - Overall Project Completion for Phase I – New Construction 7/31/19.
 - Overall Project Completion for Phase 2 – Renovations 3/3/20
- b. Site Conditions/Construction Access
 - Use of CCC Facilities – unless approved by the college or AMH is prohibited.
 - Contractor Parking – provided at CCC parking lot designated area just north of the project site within easy walking distance.
 - Materials/Delivery/Staging – to be coordinated with AMH either at stoned parking lot/staging area or via construction entrance at the north side of the project. All construction traffic is to enter the CCC campus off of York Rd. onto Letterman Drive (west) and then south into the campus at the first stop sign (no exceptions).
- c. Safety and Safety Plan Requirements
 - AMH Project Safety Plan sets the project safety standards. This plan includes numerous requirements above and beyond OSHA.
 - ALL Contractors must submit a 3SP safety plan to AMH Safety Dept. for review and approval. Contractors are advised to start this process immediately upon award to ensure approval prior to mobilizing on site (requirement).
 - Mandatory safety training for all new workers mobilizing on site, takes about 30 minutes. Must provide driver’s license and current Drug Free Card (no exceptions).
 - Protect the students, staff, guests and visitors to the campus.
 - Noise, dust control.
 - Overhead work and fall protection, tie-off required at all times in lifts.
 - Personnel Protective Equipment – hard hats, safety glasses, gloves plus other task requirements as needed....NO EXCEPTIONS.
 - Lockout/tag-out for electrical panels strictly enforced.
 - Ventilation and air quality – there is an IAQ plan in place for the project.
- d. Inclusion and Diversity Goals – LCP Tracker utilized for all Contractors to report certified payrolls.

- e. Bid Package Specific Scope of Work – refer to Exhibit C – Scope of Work Document. Any required revisions/additions from the original bid package will be highlighted in the revised document to be included with Addendum #1.
 - This is a LEED project with requirements included in the specifications and other project documents. All bidding contractors are advised that it will be a requirement to conform with the procedures outlined in the project Indoor Quality Plan (IAQ) and Waste Management Plan as provided with the bid documentation. Clete Miller – WMF pointed out the importance of separating out waste material, including packing materials; those which are recyclable versus those which are not. Contractors requested to remove non-recyclable packing materials from the site.
- f. AMH and WMF explained the layout of the campus buildings and the fact that this bid package incorporates just the interior painting of drywall and other surfaces as noted in the Appendix C Scope of Work, excluding metals and architecturally exposed steel (AESS) which were included with the prior awarded BP#22a which is being performed by Thomarios. An actual site walkthrough was not held with this pre-bid meeting.
- g. AMH emphasized that the Appendix C Scope of Work clearly spells out the AESS steel painting which is being performed by Thomarios under separate contract (BP22a). That work scope will need to be closely coordinated with the scope of BP22b Interior Painting.
- h. Appendix A and C will be modified so that the previously noted Alternate Nos. 1 and 2 are now included in the base bid per WMF.
- i. LEED paperwork submittals are particularly important for the work of this contract package. This includes breakdowns of the materials being utilized, as well as VOC criteria.
- j. WMF reiterated the requirement for mockup walls as indicated in Appendix C Scope of Work. Most of the colors specified are fairly neutral including the accent colors.
- k. WMF noted that most of the ceiling heights involved with this work scope are 9’-6” at Building ‘D’ and closer to 8’ and 9’ at Buildings ‘A’ and ‘B’.

Pre-Bid Meeting Attendance Sheet

Tri-C West STEM & IT – Bid Package No. 22b – Interior Painting

Project #C20163108

Location: Tri-C West STEM Project Trailer

Friday, January 18, 2019

| NAME | ORGANIZATION | E-MAIL | PHONE |
|-----------------|--------------------------|--|--|
| MARC PAPASODARO | THOMARIOS | MARC@THOMARIOS.COM | 330.670.9900 OFFICE 330.990.3876 CELL |
| DON LONG | THOMARIOS | DLONG@THOMARIOS.COM | |
| BRAD PENCHE | FRANK NUNCIOS, INC | | 1-216-475-5440 |
| TOM WIRSING | MCGARRY | twirsing@mcgarry.com | 216-490-7592 |
| BOB GROSS | SUMMIT | BOB@SUMMITPAINTINGLLC.VT 440-269-8898 | 216-509-6046 |
| DARIN SAUNDERS | SAUNDERS + SONS PRINTING | dsaunders@sspaintco.com | |
| CHUCK ORL | AMH | CORR@AMHIGLEY.COM | 216-287-1622 |
| Bob McCoy | AMH | rmccoy@amhigley.com | 216-780-1935 |
| Matt Anderson | AMH | manderson@amhigley.com | 216-392-4810 |
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Proposal Form
STEM Center Addition and Renovation
BP-22b Interior Painting

Tri-C Project No. C20163108

Having read the Request for Proposal, prepared by the Office of the Capital & Construction, Cuyahoga Community College District Office, Cleveland, Ohio 44115 and having also received, read, and taken into account any Addenda and likewise having inspected the sites of, and conditions affecting and governing the construction of the said project, the undersigned hereby proposes to furnish all material and to perform all labor, as specified in this RFP for the said work, for the following sum (please round all numbers to the nearest dollar):

Time of Completion

- Overall Project Completion for Phase I – New Construction 07/31/19, and Phase 2 – Renovations 03/03/20

BASE BID ITEM 1

For the Sum of:

\$ _____

Sum in words:

Acknowledge Receipt of All Addenda by Listing Each Addendum and Date Received:

Addendum #'s / Received Date

Signature: _____

Printed Name: _____

Title: _____

Company: _____

Date: _____

APPENDIX C – SCOPE OF WORK (ADDENDUM #1)

1.3 BID PACKAGE 22b – INTERIOR PAINTING

A. Scope of Work:

It is the intention of this Contract to include all work necessary for a complete **Interior Painting** scope of work. This includes all work not necessarily detailed on the drawings, but reasonably assumable as work to be by this Trade. However, this is not intended to include work not quantifiable from the design drawings. Any work that you feel should be part of this package, but cannot be quantified from the construction documents, including drawings and specifications, shall be clarified via an RFI request or listed as a specific exclusion with your bid proposal. The scope of work is intended to include, but not be limited to the following drawings and specifications:

- a. Weber Murphy Fox Construction & Bid Documents Dated November 2017
- b. Weber Murphy Fox Specifications Manual Dated November 2017
- c. Division 00 – Procurement & Contracting Requirements
- d. Division 01 – General Requirements
- e. 09 91 23 – Interior Painting

B. Trade Specific Requirements:

In general, this Contractor shall be responsible for all work contained in the drawings and specifications sections applicable to this bid package. In addition to these documents, this Contractor shall be responsible for the following specific items of work:

1. The scope of work includes Interior Painting for Phase 1 and Phase 2:
 - a. Phase 1 – New Construction Building ‘D’ and Renovations Building ‘F’ Corridors
 - b. Phase 2 – Renovations Building ‘A’ and Building ‘F’ Locker Rooms
 - c. Phase 2 – Renovations Building ‘B’
2. All of the above listed specifications are to be furnished and installed by this bid package contractor. Prior to commencing Painting Work, Contractor shall prep and paint a “proof wall” for typical walls as well as mockup sections for other painting as required for review by the Architect.
3. Contractor includes preparation of surfaces to receive painted finishes including cleaning of substrates as required for proper bonding of paint products. Contractor shall provide applicable primers as required.
4. If visible defects exist in finishes deemed ready for paint, this Contractor shall bring them to the attention for the Construction Manager.
5. Contractor shall provide protection of its work and shall respect the finish work of other trades, protecting as needed, when applying painting and coating products.
6. Multiple mobilizations will be required due to sequence and schedule. As many mobilizations as required to complete your scope of work are to be included in the base bid.
7. Provide painting of interior surfaces as scheduled including concrete substrates, CMU substrates, , aluminum substrates, gypsum board substrates, and insulation-covering substrates.
8. This Contractor is responsible for caulking all door frames.
9. Contractor shall utilize the Finish Schedules included with the documents for determining the minimum requirements for surfaces to be painted.
10. Finish Legends shall be utilized to determine the paint/coating types at each wall, ceiling or other surface.

11. Interior painting shall include painting of all shadow lines and reveals as applicable.
12. Contractor shall apply multiple coats of paint as required to achieve the required dry film thickness of paint.
13. Contractor shall cut in painting around all adjacent finished surface materials as required for a quality finished product. Contractor shall maintain protection against spills, overspray, etc. on finished surfaces.
14. Contractor shall provide painting of hollow metal and aluminum doors and frames as scheduled. Paint prior to application of finished hardware, or protect installed hardware as required for painting.
15. Provide painting of exposed MEPT items in equipment rooms, storage rooms and other locations where exposed to occupied spaces.
16. Contractor shall ensure that proper ventilation of spaces being painted is provided for the work of this Contract.
17. Where paint materials cannot be applied during normal working hours due to fumes from the products being used, Contractor shall include performing this work on an off-shift basis and shall include costs for same with its bid proposal.
18. Provide painting of mockups installed by others where a painted finish is part of the finished mockup.
19. Contractor shall provide reasonable touch-up of painted surfaces following initial application of finished coats of paint.
20. Contractor shall coordinate its work with all other contractors performing work in the same work area as well as adjacent work areas. This includes painting work which has been bid and awarded separately for the AESS painting scope.
21. With its bid, Contractor shall include an allowance for paint touch-up where deemed to be excessive in conjunction with the Construction Manager. Said touchup shall be compensated against the allowance utilizing confirmed documentation for time and material. Allowances should be included in the base bid as follows:
 - a. Phase 1 – New Constr. Bldg. 'D' and Renov. Bldg. 'F' Corridors \$5,000
 - b. Phase 2 – Renovations Building 'A, 'B' and Bldg. 'F' Locker Rms. \$2,000
22. Contractor shall provide attic stock for all paint materials included with this contract work scope. Include a written inventory of this attic stock with closeout documentation.

~~23. Alternates included with the Scope of Work, and enumerated on the Bid Proposal Form:~~

~~ALTERNATE #1 Paint Remainder of Corridor #A240 Not under Base Bid~~

~~ALTERNATE #2 Paint Remainder of Corridor #B247 Not under Base Bid~~

24. The Phase 2 base bid scope of work includes painting the entire corridors #A240 and #B247 which had previously been noted as an alternate.
25. Autoclave Room D118 gets high performance coating WCS-1 as noted in the drawing sheets Finish Schedule AI100AX2 and Finish Legend AI100BX1.

26. The below items are all part of the previously awarded BP22a – AESS Painting Scope of Work which are explicitly note as EXCLUSIONS to the Scope of Work for this bid package BP22b – Interior Painting.

- a. EXCLUDE Roof Screen (Eyebrow) painting including all steel component shapes that make up this assembly. Reference AE214, AE310, AE311, S404, S405 and all other applicable architectural and structural drawings within the bid set.
- b. EXCLUDE the thermal insulated coating (Spec 09913–3.6.A.1) which shall be applied at the bottom of the tube steel columns supporting the roof screen eyebrow structure. Reference

- AE214, AE310, AE311, S404, S401 and all other applicable architectural and structural drawings.
- c. At Sheet S401/Section B1, EXCLUDE scope per the note for the Aerolon Thermal Insulated Coating System at the exterior parapet wall and 2nd Floor level spandrel sections.
 - d. EXCLUDE Steel Tube Skylight Support (raked line at high roof level). Reference AE310, AE311, AE313, S404 and other applicable architectural and structural drawings within the bid set.
 - e. EXCLUDE Pipe Steel Columns at Vestibules. Reference AE101Da, S310D, S302D and all other applicable architectural and structural drawings within the bid set.
 - f. EXCLUDE Tube Steel Columns at Column Lines A/8.9 and A/10 (1st and 2nd Floor) and E/11.1, E/10, E/8.9 (2nd Floor).
 - g. EXCLUDE Pipe Rail at Rooftop Parapets. Reference AE310 and all other applicable architectural and structural drawings within the bid set.
 - h. EXCLUDE Metal Pipe and Tube Handrail/Pickets/Guardrail along with Metal Stringers and Stair Pans and other associated exposed clips, angles, etc. at all three (3) building staircases.
 - i. EXCLUDE East “Parallelogram” Stair Exposed HSS, Pipe and W-framing steel including Stringers and exposed stair pans. Reference S302D, S304D and all other applicable architectural and structural drawings within the bid set.
 - j. EXCLUDE Entrance Canopies including tapered steel and pipe steel columns. Reference S401 and all other applicable architectural and structural drawings within the bid set.
 - k. EXCLUDE the “thermal insulating coating” system at exterior wall assemblies as noted on Sheet Nos. S-401, S-402, S-403, and S-404, AE-301, AE-310, AE-526, AE-532.