

## Bid Addendum #2 – Sidock Responses

**Project:** Brownstown Community Center Renovation and Addition

**Professional Record:** Sidock Group inc.

**Sidock Group project number:** 24361

The following RFI questions and responses are to be included within a final bid addendum prepared and issued by SGI Sidock Group.

**Pre-Bid Walk-through sign-in sheet is attached.**

**Bid documents issued in Addendum 1 replaced the initial set of documents issued.**

**Drawings are dated 01/07/2025 and issued for IFC.**

### Bidder Questions & SGI Responses:

- Q1: To clarify the intent of construction timeline, as it may affect our ability to bid, the intent is to award the contract and start construction basically right away after the bid submission?
  - Response 1: [We will be going to the Township Board for approval on the February 17, 2025. The contract will be awarded a few days to a week after that meeting.](#)
- Q2: Also, we would like to inquire about the wall corner guards, not seeing anything on the prints, but there is a spec section listed.
  - Response 2: [Corner guards are to be added to the corners in all banquet rooms.](#)
- Q3: In the spec book under division 1 there is an entire division 10 spec section. Is this just a duplicate or are there missing division 1 pages?
  - Response 3: [Please refer to the specifications issued in Addendum 1 on 1/8/2025.](#)
- Q4: Has an asbestos survey been completed?
  - Response 4: [The owner does not have an asbestos report. The building was constructed in 1990.](#)
- Q5: We are missing the Civil sheets referred to on sheet AS-100.
  - Response 5: [Delete General Notes B and C on sheet AS-100.](#)
- Q6: Please provide details for the automatic sprinkler/irrigation system. We are unsure of what areas are to be sprinklered.

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- Response 6: [Refer to Addendum 3.](#)
- Q7: Confirming the callout on L-100 that reads "3 OL" should really be "3 OH".
  - Response 7: [Correct, callout "3-OL" should be "3-OH".](#)
- Q8: Is the GC responsible for contracting the IT contractor or will this be by the owner?
  - Response 8: [The GC is responsible for contracting the IT contractor. Brownstown Township's IT manager will be available for contractor to consult during the construction phase.](#)
- Q9: We are not seeing any fire alarm scope. Please confirm
  - Response 9: [We do not generally show fire alarm devices on our drawings as the fire alarm design is handled by the clients fire alarm contractor For this project, any devices in spaces being remodeled will need to be disconnected and removed from the system and new devices should be furnished and installed by the fire alarm contractor and connected into the existing system.](#)
- Q10: We assume the building will stay occupied during construction due to the 3 phases. Please confirm as barricades and safety provisions will need to be accounted for.
  - Response 10: [Yes.](#)
- Q11: Will phase 1 and 2 need to be inspected and a temporary C of O issued to be occupied while we perform the phase 3 work.
  - Response 11: [Yes.](#)
- Q12: I am messaging to inquire whether or not this project requires prevailing wage labor rates.
  - Response 12: [No, this project does not require prevailing wages.](#)
- Q13: Came across the Brownstown Community Center bid on Construct Connect and wanted to see if the current building has a BDA system or Cellular BDA system? Public Safety is code driven and enforced by the Fire Marshal or Chief so don't know if they've mentioned anything but wanted to reach out to inquire!
  - Response 13: [The current Community Center building does not have a BDA or cellular BDA system installed.](#)
- Q14: We are bidding this project as a prime contractor. Are wages davis bacon or open shop?
  - Response 14: [Refer to Response 12.](#)
- Q15: I represent Corflex Operable Partitions. I would like to be added to the Division 10 22 39 Operable Partitions and provide a furnished and installed quote for the above-mentioned project. I have attached product data on the Corflex Series 5500, Paired Panel System for your consideration.

- Response 15: The new partition wall that was specified is the Encore 54 STC system and weighs 9.5 #/s.f. Corflex operable wall with 54 STC weighs over 11#. We are looking for a system that weigh 10# or under due to the existing support structural capacity. For that reason, Corflex is not an approved alternate.
- Q16: What will the working hours be?
  - Response 16: Working hours will be Monday through Friday from 7:00am to 4:00pm.
- Q17: Is nighttime work available?
  - Response 17: Yes, but it will need to be arranged with the owner.
- Q18: When is the expected starting date?
  - Response 18: Expected to start on March 1<sup>st</sup>.
- Q19: Will there be any liquidated damages?
  - Response 19: No, there are no liquidated damages.
- Q20: When is the expected finish date?
  - Response 17: The client expects a timeline of one year.
- Q21: Will there be any space for staging?
  - Response 21: Space for staging will be provided in the parking lot and will allow for containers as needed.
- Q22: What are the conditions of the sawcuts at existing walls?
  - Response 22: Refer to Sheet S-801 issued in Addendum 2.
- Q23: Will building permit allowances be provided?
  - Response 23: Brownstown Township is waiving the fees for permits.
- Q24: Are there any wetland areas around the river?
  - Response 24: Refer to Addendum 3.
- Q25: I was reaching out to see if you would need scaffolding coverage for this project?
  - Response 25: Please reach out to the general contractors on the sign-in sheet if there is a need for scaffolding.
- Q26: The specifications do not call for pocket doors, but they currently do have existing pocket doors on site. Does the customer want pocket doors for the new walls?
  - Response 26: We do want pocket doors. That will be added to the specifications in the next addendum.

- Q27: Specifications do not call for pass doors, but existing site conditions do not currently require it for fire safety. Would the customer like an add option for single pass door on each wall?
  - Response 27: [We do not require pass doors.](#)
- Q28: I am wondering if this project needs to be prevailing wage?
  - Response 28: [Refer to Response 12.](#)
- Q30. Could you specify the partition types noted on the floor plan A-110, as the legend types shown on the partition schedule are not designated on the floor plan A-1110?
  - Response 30: [Refer to Sheet LS-100 for partition types.](#)
- Q31. Could a revised RCP plan to reflect new ACT scope of work as per note F/AD-110 for new ACT ceilings scope of work be uploaded?
  - Response 31: [General Note F pertains to the Kitchen 112, Mechanical Room 125 and Storage Room 117, etc. The ceiling grid/tile may have to be removed/reinstalled for the installation of any mechanical and electrical new work. The contractor is responsible for replacing any tiles damaged during construction.](#)
- Q32. Could you specify the quantity of ACT tiles to replace or an allowance as per note H/AD-110?
  - Response 34: [General Note H will be removed.](#)
- Q33. Please confirm that the wood ceiling treatments, soffit panels and aluminum soffit panels #1, #10, #11 and #13 noted on the RCP plan A-510 are not in the SS/Gyp/ACT division of work. #1
  - Response 33: [Soffit panels are in Specification Section 074293, Aluminum Soffit Panels #13 – see spec section 074293 paragraph 2.2D, #10 is existing to remain and #11 will be added in Addendum 3.](#)
- Q34. Clarify if the Subcontractors are required to include a P&P Bond as per specifications.
  - Response 34: [Contractors are to provide P&P Bond. Subcontractors are not required to provide bond.](#)
- Q35. This project calls for standing seam metal roof panels. Currently we are not on the spec but offer an equal panel. I believe we can be competitive and would like the opportunity to bid. Attached is the panel information. Let me know if this is acceptable. Metal Panel Systems, MP-175.
  - Response 35: [The metal panel system, MP-175 is an acceptable panel as long as the gauge, panel width and warranty match the base bid. The color Sierra Tan was selected by the owner. Sierra Tan is also offered as a standard color for the MP-175.](#)

- Q36. The Eisen Group is a Michigan based manufacturer rep. firm that represents a number of manufacturers in the world of Divisions 08-10. Attached above is a formal CSI request for substitution form for the Brownstown project that bids on 1/31/2025 with Manko Sliding Window Series. We're seeking approval for our 2135xpt Sliding Window, literature / testing / standard details attached for reference.

Key Points:

- Meet and Exceed Thermal Performance using NFRC Testing.
- 3-1/2" Deep System
- (AW) Architectural Grade
- Pre-Glazed at factory
- Dual Stainless-Steel Rollers

Please pass this information along to the project architect for the job for their approval. Don't hesitate to reach out if you have any questions or if you'd like any additional information on our approach.

- Response 36: [Manko is an acceptable manufacturer.](#)
- Q37: Regarding fire extinguishers and cabinets: seeking clarification on the total number of cabinets and if they are non-fire rated or fire rated cabinets? Also, I need to know which specs to use for the cabinets FEC1, FEC2 or FEC3 specs. I see they have a 5#ABC listed which should be for the cabinets and I see a spec for a 5# clean agent fire extinguisher, how many clean agent fire extinguishers are needed? I looked at drawing A-110 but could only find two cabinets.
  - Response 37: [Revised Sheet A-110 will be issued in Addendum. FEC locations of all fire-extinguishers are shown and labeled on plan. The labels for each FEC correspond to the types listed in Specifications Section 104413. I removed the 5# clean agent fire extinguisher from the specification. Refer to the revised specification section in Addendum.](#)
- Q38: A-901 - Per room Finish Schedule Rms 105 , 119, 120, 126 Walls N-S-E-W are all are calling out for CWT-1 with base CFTB-1 which is very expensive, if walls do receive tile is base really needed in these areas on the walls ? A-400 Elevations only show wall tile in Rm's 126,105 and not all walls. Is this correct?
  - Response 38: [The tile will be revised on the Finished Room Schedule to be issued in Addendum. There is no wall tile in Rooms 119 and 120. Tile wainscotting will be on the N,S,E walls for Room 105 and W,S walls for Room 125. Tile base will be needed. Wall tile is not needed at wainscotting. The enlarged plans of the toilet rooms will also show the extent of the wainscotting – Sheet A-112.](#)
- Q39: Is Moderco Signature 800 Series an acceptable manufacturer for the operable Partitions?
  - Response 39: [Yes.](#)

CLARIFICATIONS

Item A1: Refer to Specification Section 074113.16

- a. Remove paragraph 2.1D from specification.
- b. Revised Paragraph 2.2B2.b Exterior Finishes to be "Two" coat fluoropolymer finish in lieu of Three.
- c. Added "(non-metallic)" to Paragraph 2.2B2.c.

Item A2: Refer to Specification Section 102239

- a. Added Moderco (Signature 800 series) as an acceptable Manufacturer.
- b. Added Paragraph 2.7.

Item A3: Refer to Specification Section 104416

- a. Revise paragraph 2.2B to read" Multipurpose Dry-Chemical Type in Steel Container FE-1: 5-lb, nominal capacity, with monoammonium phosphate based dry chemical in enameled steel constianer; ul299, Class 2A-10B:C.
- b. Remove paragraph 2.2C.

Item A4: Refer to Sheet LS-100

- a. Added Wall Type 3A to legend and floor plan.
- b. Added callout 5 for screen wall.

Item A5: Refer to Sheet PH-100

- a. Added General Notes.
- b. Revised Phase 1 and 2.

Item A6: Refer to Sheet L-100

- a. Added General Note L, N and O.
- b. Added Landscape Keynotes Legend.
- c. Added Keynotes to plan.
- d. Modified tag to read "OH" in lieu of "OL".

Item A7: Refer to Sheet AD-110

- a. Added Demolition Keynote 39.
- b. Revise Demolition Keynotes 22 and 26.
- c. Added Demolition Keynote 21 and 39 to floor plan.
- d. Door in Mechanical Room to remain in lieu of being demolished.
- e. Added Demolition Keynote 38 in Kitchen.

Item A8: Refer to Sheet AD-120

- a. Revised Keynote 8

Item A9: Refer to Sheet A-110

- a. Revised Keynotes 12 and 16.
- b. Called out fire extinguisher cabinets and type on the floor plan. Refer to Specification Sections 104113.
- c. Added callout for Enlarged Floor Plan 7.
- d. Revised walk-in cooler size.
- e. Added door tag 117.
- f. Added Keynote 20.

Item A10: Refer to Sheet A-111

- a. Added Keynote 16 and 17.
- b. Revised Keynote 13.
- c. Added dimensions and keynotes for tile wainscoting to Enlarged Plan 2 and 3.
- d. Revised dimensions of reception counter.
- e. Added enlarged plan and specifications for walk-in cooler.

Item A11: Refer to Sheet A-702

- a. Revise note on Wall Section 1.

Item A12- Refer to Sheet A-901

- a. Added PT6 to Finish Selections.
- b. Revised Wood Door Stain color ST1.
- c. Revised Room Finish Notes 3 and 5.
- d. Added Room Finish Notes 18, 19 and 20.
- e. Added Room Finish Notes to Rooms 100, 101, 102, 103, 112, 117, 121, 125, 130, 131, 134, 137, 138, 140, 143 and 146.
- f. Revised finishes for Rooms 105, 114, 115, 119, 120, 122, 123, 125, 126, 133, 138 and 140.

#### STRUCTURAL

Item S1: Refer to Sheet S-801

- a. Added Detail 6.

#### PLUMBING

Item P1: Refer to Sheet P-200

- a. Revised location of gas meter, lawn irrigation, water hydrant and fire department connection.

**Issued by:** Sidock Group in

END OF DOCUMENT