

**Marquette Cultural Center
Marquette, Michigan
Addendum #1**

Issued by: Locus Architecture
4453 Nicollet Ave
Minneapolis, MN 55419

Date: January 07, 2025

1. Is this a lump sum bid or a unit price bid? The unit price items listed in the Bid Table do not capture all of the work items, nor do they allow for the alternate pricing. Please provide some direction on this. **This is a mixture of lump sum and unit price bids.**
2. Bid Table – some of the descriptions seem incomplete or without further explanation. For example, the plumbing line for “Improvements to the existing system (50% of allowance)” What allowance is being referred to here? **We will issue a new bid table. This table only addresses the MEDC / SPARK Grant Items and was a requirement for the DNR. We will create a table to address the remaining bid items.**
3. In the contract under Paragraph E, payment for extra work, it only allows for a maximum of 5% mark-up on subcontracted work. This does not cover office overhead. Can this amount be reconsidered based on this type and scope of project? 15% would be a fair amount for both parties to the contract. **This section has been amended to be 15% (fifteen percent). See page 32 of the project manual.**
4. Alternate Drawings – There are (21) sheets labeled as alternates. Are the only changes on these sheets related to Alternates A, B, C, D & E in the schedule of alternates? It would be really helpful if the alternate work items were highlighted and/or called out for the alternates that they are so that we do not have to flip back and forth to see what changed. Also, the alternate schedule lists only sheets A100 and A200 for these alternates. **The items that are a part of the alternate work items are now clouded and clarified on the drawings.**

5. The following spec sections were listed in the TOC but not found to be included the project manual. Please advise if these are applicable.
 - a. 04.20.00 Unit Masonry **Removed**
 - b. 07.72.00 Roof Accessories **Forthcoming**
 - c. 09.22.16 Non-Structural Metal Framing **Removed**
6. The following spec sections were not listed in the TOC but were found to be included the project manual. Please advise if these are applicable.
 - a. 07.16.16 Crystalline Waterproofing **Removed**
 - b. **07.13.26 Self-adhering sheet waterproofing also Removed**
 - c. 08.11.13 Hollow Metal Doors and Frames **Forthcoming (all interior doors that are not aluminum storefront)**
 - d. 08.71.11 Door Hardware (Descriptive Specification) – This is a second door hardware spec section. **Clarifications forthcoming**

Additional sections were added to the project manual

- a. **09.65.13 Resilient base and accessories**

7. There is mention of an MEP design build narrative. Where can this be found?
The MEP design narrative is added to combined Division 22, 23, 26 section of the project manual
8. Wall types W1 & W2 indicate wood studs but call for metal studs. Which type is desired for this wood framed building? **Wood studs. Sheet G004 is now updated to reflect this.**
9. Wall types E3 & E4 indicate a 2” layer of foam. The notes call for R5 integral sheathing. Does this sheathing replace the foam or is the 2” foam still required?
Follow 2” layer of foam, on E3 and E4.
10. Where do the (2) waterproofing specs (self-adhered versus crystalline) apply to this project?

REMOVED SECTION – NO SELF-ADHERED WATERPROOFING

11. The self-adhered waterproofing spec has some pretty stringent testing requirements. Are these requirements intended to be a part of this project?
REMOVED SECTION – NO SELF-ADHERED WATERPROOFING

12. Sheet A120-a calls for membrane roofing with cinder block ballasts. Does this indicate that for the alternate, this roof would remain as-is? **This note has been removed. The only difference in the alternate is everything that affects the western gallery space of the building (this is clarified on the sheets,**
13. Sheet A500-a shows structural steel beams, joists and deck. It then references structural drawings, which I cannot locate. Please advise.

The structural engineer did not complete structural drawings for the alternate. Assumptions can be made for the structure. If the bid pricing allows for the addition, structural drawings will be completed in reference to any allowance in the bid.

1. 35-A602 Door Schedule Alternate- 108, 109 & 112 have door size x 2” thickness and nothing else.

Material type for doors is IT – Please clarify.

No door elevations or hardware sets.

This schedule was removed from the alternate plan. Note the new storefront doors only in the alternate

2. 081416 Wood Doors – I see a section for Acoustic Wood Doors 2.5 A. There were no designations for acoustic openings on doors schedule that I saw?
No acoustic doors required. This section has been removed.
3. I don’t see a spec for stained wood cabinets. These are noted on the print. The spec I see is for laminate cabinets. I’ll have to assume that the cabinets are stained wood and the shelving/mantle are laminate as noted on the print.

The shelves are noted on A101 in Keynote #6 as “Built-in Wood Shelving”. The Keynote #6 on A410 has been corrected to reflect this.

The built-in cabinets in the Kitchenette Keynotes #12 and #13 are laminate.

4. You have included both a hazmat survey and an abatement quote from Lake Shore. Are we to assume you will be using them for the abatement or do we get our own abatement pricing as is usual for the General Contractor?

You may choose to use the quote from Lake Shore Environmental attached or you may go to your own subs for a different abatement quote.



January 7, 2025

FIRE PROTECTION REQUIREMENTS

Project name: Marquette Cultural Center and Trailhead
Project #: 2024-013
Reference: Michigan Rehabilitation Code for Existing Buildings (MI RHC)
International Existing Building Code 2015 (IEBC 2015)

Purpose:

Determine code requirements for fire protection and alarm/detection systems for an existing public building. After reviewing applicable portions of the Rehabilitation Code, our understanding is that an automatic sprinkler system and a new fire alarm/detection system will be required.

CLASSIFICATION OF WORK

- Work area defined in Section 202:
“That portion of a building consisting of all reconfigured spaces as indicated on the construction documents.” This excludes portions of the building where only incidental work is done.
- Alteration – Level 3
Per Section 505.1, Level 3 alterations apply where the work area exceeds 50 percent of the building area. The work area for this renovation is essentially the entire floor area of the building.

FIRE PROTECTION REQUIREMENTS

- 804.2.2 Group B (Business)
In work areas that have exits or corridors serving an occupant load greater than 30, an automatic sprinkler system is required. This building has a calculated occupancy of 94, as indicated with the code information on sheet G002. An exception would be if the building does not have sufficient municipal water supply for the design of a sprinkler system without installation of a new fire pump.

FIRE ALARM AND DETECTION REQUIREMENTS

- 904.2
For Level 3 alterations, fire alarm and detection shall be provided in accordance with the International Building Code as required for new construction.

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