

**Marquette Cultural Center
Marquette, Michigan
Addendum #2**

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

Date: January 09, 2025

Note: Questions are noted in black and Locus Architecture responses are in red.

1. New Bid Opening date and time is January 30th 11am.
2. Last day for questions about the bid documents is End of Day January 17th.
3. The Section 012300 Bid Alternates removed from project manual. No bid alternate required for the outdoor deck. No bid alternate for an addition to the building.
4. All Civil Drawings are re-issued
5. Special Inspections: Note that Special Inspections is not required as a part of the Contractor bids. This will be taken care of separately, removed from the allowances, see below.
6. Allowances – Page 012100 - There are (4) allowances listed. The Bid Table lists an \$80,000 allowance for HVAC. Should this be included in this spec section?

The allowance has been added to the Section 012100. Please note other following changes here.

No. 4: **Testing and Inspection Allowance:** Removed this will be under a separate contract.

Allowance No. 5: HVAC: Include the sum of \$80,000.00 for HVAC improvements

Allowance No. 6: Communications: Include the sum of \$4,500.00 for City Fiber internet connection

Allowance No 7: Three Exterior Columns: Include the sum of \$10,000.00 for recladding and potential structural modifications of three plaster columns on the exterior

7. The following items were indicated on the drawings, but no specs were provided. Please advise if any of these will have a spec issued.
 - a. Structural Steel None ~~–Removed~~
 - b. Metal Decking ~~–Removed~~
 - c. Solid Surface Sills - Yes, we will follow up with an additional spec.
 - d. Shingles - Selection noted on the material schedule on “I101 – Finish Plan and Material Schedule” Yes, we will follow up with an additional spec
 - e. Aluminum Storefront Section 08 41 13 added to the project manual for aluminum storefront
 - f. Windows Yes, we will follow up with an additional spec.
 - g. Skylights Yes, we will follow up with an additional spec.
 - h. Carpet Tile Flooring Selection noted on the material schedule on “I101 – Finish Plan and Material Schedule”
 - i. Appliances Yes, we will follow up with an additional spec.
8. Section 01.40.00 Quality Requirements – Is a quality control plan required to be submitted on this project? No
9. Section 01.56.39 Temporary Tree and Plan Protection – This spec is found on page 273 of the project manual but appears to be repeated again on page 647. The duplicate section was removed
10. Section 06.41.16 Plastic-Laminate-Clad Architectural Cabinets – The drawings are indicating stained wood cabinets. Please clarify what is needed.
11. Section 12.36.23.13 Plastic-Laminate-Clad Counters – The drawings are indicating solid surface countertops. Please clarify what is needed. Solid Surface Countertops required. Section 12.36.23.13 removed. See materials schedule on I101 for selection.
1. 17-A602 Door Schedule – 100A, 100B, 100C, 100E, 104A, 104B & 105 Listed as HM. 14-A410 Elevations show them as #3 New Aluminum Storefront.

Also at above doors schedule there are no door elevations, frame types not correct and no hardware listed. **Please see Re-issued/newly issued sheets A601 and A602 for revisions. Hardware specifications updated.**

2. 087111-9 thru 087111-11

Hardware sets are not designated on door schedules and the set descriptions do not match rooms on print. **Please see Re-issued/newly issued sheets A601 and A602 for revisions. Hardware specifications updated.**

3. There are no specifications on the flat roof. They do have three different kinds of insulation specified. XPS, PolyIso and Rockwool. Is the insulation tapered? The drawings show no drains. Does the water run off the edges? Is the deck tapered? What membrane is specified?

Bell Roofing, who was at the January 8th walkthrough took 4 samples of the roof. All samples had tar present. They will send in the samples for asbestos testing.

They took samples from:

- South / West
- North / West
- South / East

These locations all had the following from the deck up:

- Steel Decking
 - 1" extruded insulation
 - approx 1/2" tar
 - 2" fiber board
 - EPDM Membrane with concrete pavers
- North / East (this one being different could have been a replacement of wet in the reroof, which is common)

This location had the following from the deck up:

- Steel Decking
- 1/8" tar on the decking
- 1 1/2" ISO insulation
- 1" extruded
- EPDM Membrane with concrete pavers

All 4 samples were dry. That being said, their opinion is the membrane roof is in need of replacement.

While looking above the ceiling where they could find access they did not see any insulation on the interior of the building.

Based on this information, Locus will provide information in an Addendum specific to roofing replacement in the next week.

End of Addendum 2 Memo