

Additions to:
Swartz Creek Senior Center
8095 Civic Drive
Swartz Creek, Mi 48473
Architect's Job No 2008.11
Bids Due: June 25, 2009 at 4:00 PM local time

www.hsaa.com

CLARIFICATIONS

July 9, 2009 2:00 PM

Due to economic realities the Center is forced to change its decision of June 30, 2009 and award the contract to DSS Construction based on them being the low bidder for the base bid only.

June 30, 2009 – 1:00 PM

Sorenson & Gross has been awarded the contract based on being the low bidder, which includes the Center Addition, Annex, and total re-roof of the existing building.

June 24, 2009 – 11:35 AM

Question: You have given us the cost of the building permit and the cost of the water meter. Please confirm that these two numbers are to be included in our base bid.

Answer: These costs are what the City quoted to me. I will caution that the building permit cost is a function of the construction cost and is based on an estimate of \$500,000. If you want a more refined cost please call the building inspector at 810 635 4464. Yes, they are to be included in the base bid.

June 24, 2009 – 11:15 AM

It is reported that the download link does not contain the updated plans. The correct zip file is now posted to the website

June 24, 2009 – 10:55 AM

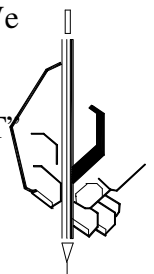
Degenhardt & Son indicates his fax number is incorrect on the bidders list. His fax number is 248 642 7802. See the revised bidders list on the website.

June 24, 2009 – 10:00 AM

FREEZE NOTICE

The Plans and Specification are now frozen. There will be no further changes to the bid documents. Clarifications will continue to be posted until 3:00 PM on June 25, 2009. We recommend you do the following:

1. Download a complete set Plans and Specification dated "06 24 09 / CONTRACT" to your computer. If you prefer you can purchase a complete set of hard line



drawings from Burton Blue Print at (810)733-1300. These documents have been updated on an ongoing basis as the addendum evolved. The only changes made to these documents are those contained in the addendum. These documents are what the construction contract will be based on.

To download the entire revised bid package, go to [HYPERLINK](#) "http://www.hsaa.com/scsc" [www.hsaa.com/scsc](#) and click the link labeled "Click here to download the bid documents". Follow the instructions to download the zip file, which when extracted will contain the following:

- Plans and Specifications.pdf
- Invitation to Bid.pdf
- Addendum.pdf
- Proposal Form.pdf
- Bid Tabulation Form.pdf

Alternately you can select each PDF item individually on the web site and save them or print them.

2. Review these documents to make sure your bid reflects the requirements of these documents.
3. Use the Proposal Form in this download package as it is updated from previous postings.
4. Print the Addendum document. Acknowledge it by signing it, and attach it to your Proposal Form when you submit your bid.
5. A limited number of Bid Tabulation Forms will be available at the bid opening. We suggest you print the form included in the download and bring it with you to the bid opening.

Before I lose some of you, On behalf of the Swartz Creek Senior Center, we wish to thank everyone for your participation in this bid process. I particularly appreciate your patience with me as I blundered through bidding a project in the digital world for the first time.

June 23, 2009 9:55 AM

Question: Specs say that we have to provide and pay for temp electric service and useage, but is there any way we can use owner's existing service for this with service cost paid by the owner??

Answer: The Owner will pay the temporary electric usage. See the addendum

June 23, 2009 9:30 AM

Question: Spec says that we have to maintain adequate security on the premises at all times. Does this mean that we have to have a security person on site evenings, weekends and holidays??

Answer: The purpose of this section of the specification is to protect the Owner from liability for the Contractor's failure to protect himself from theft and/or vandalism. You should provide security that will be to the satisfaction of your insurance carrier, or your tolerance for liability. The Owner will have Builder' Risk Insurance to cover his responsibilities.

June 23, 2009 – 3:10 PM

Question: Are the 6” Sanitary Lead, 1” Water Service Lead, and 4” Conduit to the annex to be in the deduct for the annex?

Answer: Those items mentioned connecting the Annex Building to the Center Addition are to be included in Alternate A1.

June 23, 2009 – 2:50 PM

Question: The sign detail on Sheet A4 shows the cast letters will be installed on Omega-LE Panels what type of material is Omega?

Answer: You can obtain information on the Omega-Lite panels at [HYPERLINK "http://omegapanels.com/products/archoverview.asp"](http://omegapanels.com/products/archoverview.asp)

<http://omegapanels.com/products/archoverview.asp>. This material is installed over 1/2" plywood so you can attach your signage through the Omega-Lite panels into the plywood.

June 23, 2009 – 1:45 PM

Question: Please clarify ACT at rooms 102, 104, 105 & 106. A3 reflective ceiling plan shows 2x4 and room finish schedule on A2 shows 2x2

Answer: The finish schedule is correct. The ceiling plan should show 2'x2' ceiling tile in rooms 102, 104, 105, 106.

June 23, 2009 – 11:50 AM

DW Construction has requested to be removed from the bidders list. See the revised bidders list on www.hsaa.com/scsc.

June 23, 2009 – 11:30 AM

Reminder: The Plans and Specifications will be frozen at 10:00 AM on June 24, 2009. No changes will be made after that time, although clarifications will continue to be posted until 3:00 PM on June 25, 2009.

June 23, 2009 – 11:00 AM

Question: How many trees are specified to be removed

Answer: Six trees. See Sheet C1 with the trees illustrated as being dashed.

June 23, 2009 – 10:20 AM

See Addendum Item # 4. Change reference to Sheet C2 to read Sheet C1.

June 23, 2009 – 10:00 AM

See Addendum Item #31 for a change to the roll-up doors (solid slats in lieu of perforated slats).

June 23, 2009 – 9:50 AM

Question: Where is the break in the countertop (from 36” on the cabinets to 30” at the desk height area?)

Answer: Extend the 36” high countertop to the East wall and finish the 6” vertical surface with plastic laminate to match the tops.

June 23, 2009 – 9:30 AM

Addendum Item #30. Delete references to electric edge safety devices for the overhead door operator.

June 23, 2009 – 9:30 AM

See addendum with a change to the Winco window model number.

June 23, 2009 – 9:15 AM

Please be advised that the Owner’s legal name is “Swartz Creek Area Senior Citizens, Inc.” The proposal form is changed to reflect this.

June 23, 2009 – 8:45 AM

Question: Just for your info, detail 3 on A5 shows a cut through the Activity Room, but A1, A2, and A3 say it should show a cut through Passage, two Offices, Foyer and one of the Toilets. Is there any detail that we need to see for bidding purposes in those rooms??

Answer: Section 3/A5 cut line on sheets A1, A2, A3 should be rotated 90 degrees clockwise so that it cuts thru the building wing going West. The revised plans to be posted on June 24 will show that correction.

June 22, 2009 – 3:00 PM

Question: At the tail end of the pre-bid meeting, the owner said that they > would let you know what the shingles are on the existing building. Have > you found that out yet?

Answer: The shingle specification is remaining as shown on Sheet SP3, Item 7.9. We are asking for Alternates A2 and A3, which in effect replaces the existing shingles with the shingles specified in Specification Item 7.9. See the Addendum, Items #4 and #5.

June 22, 2009 – 1:40 PM

Question: Questions on spec section

10.7 Is there interior signage? If so where is the sign schedule?

10.8 Sheet A.4 has WELCOME letters also, are these letters

the 6" that are listed in 10.10 (no letters on sheet A3)

Answer: 10.7 refers to the interior "small" door signs scheduled on the Sign Schedule on the right hand side of Sheet SP3

10.8 refers to the exterior sign illustrated on Sheet A4.

10.9, 10.10 refers to interior signs illustrated on Sheets A4 and A6. The wordings (and sizes) are "LIBRARY" (8"), "SENIOR CENTER" (8"), "WELCOME" (6"). As you say, there are no signs illustrated on Sheet A3. See Addendum Items #1 and #24.

June 22, 2009 – 1:15 PM

Question: The specifications mention texture spray finish, but I do not see any called out on the plans. Please confirm that there is no texture spray finish on this project.

Answer: There is no textured spray on this project. Thank you for your observation. See the addendum.

June 22, 2009 – 11:50 AM

Case Construction has requested to be removed from the bidders list.

June 22, 2009 – 11:15 AM

Owner Requests:

1. Add 4" diameter underground conduit from the Center addition to the Annex Building for future use by the Owner. See the Addendum
2. Change the toilet room lavatory fixtures to battery operated sensor fixtures. See addendum items #17 and #32.

June 22, 2009 – 10:00 AM

Question: Have the plans already been approved through Plan Review or should we include an allowance fee for that. Also will a Soil Erosion Permit & a Tap Fee be required on this project.

Answer:

1. The plans have been approved by the City of Swartz Creek.
2. The plans have not been approved by Genesee County. The Contractor shall be responsible for obtaining all plan reviews and permits, including Soil Erosion, required by Genesee County. The Owner will pay the plan review and permit fees directly. Do not include these costs in your bid.

3. Tap-in fees will be required for this project. However, the Invitation to Bid specifies that tap-in fees are not to be included in the bids.

June 22, 2009 – 9:10 AM

Question: For the Landscaping, what type of pines are to be planted? Is the 3.39 acres to be disturbed as noted on C 3 the correct amount and to be restored? What is the correct way to reseed everything? Can it be just seed and straw or just Hydroseed?

Answer:

1. Change the notes referencing 4' pines on sheet C1 as being "NOT IN CONTRACT". The Owner will install these items.
2. Change Addendum Item # 25 to read: "Sheet C1. Change the note "MANACURED PRIVIT HEDGE" to read as follows: "COMMON PRIVET (LIGUSTRUM VULGAR) 12"-18" HIGH, 3'-0" OC (24 REQUIRED)".
3. See Sheet C1 (06 22 09 / LANDSCAPING REVISIONS) for area to be restored as well as locations for the privet plants. Also, see addendum Item #27.
4. The areas to be restored can be reseeded with straw mulch or hydro-seeded at the contractor's option.

June 22, 2009 – 9:00 AM

The following are acceptable window and sliding door substitutes:

Windows: Nex-Gen NX-640

Sliding Doors: Nex-Gen NX-840

June 19, 2009 – 3:30 PM

JW Morgan Construction has requested that their bids be submitted under a different name and contact phone and fax numbers. The bidders list is being revised to reflect these changes

June 19, 2009 – 2:40 PM

Question: Is Bryant an acceptable manufacturer for the furnaces?

Answer: Yes. See the addendum.

June 19, 2009 – 2:10 PM

Question: It was my understanding that the general bldg permit fee and cost for the water meter would be posted to this site. When will you have this info.?

Answer: The building permit cost was posted on June 10, 2009. Repeating:

1. The City of Swartz Creek building permit fee for \$500,000 construction cost will be \$2595.00.

The cost to purchase the 2" water meter from the City is \$2500.

June 19, 2009 – 1:50 PM

Questions:

1. Could not find kitchen exhaust hood model number
2. Is Luxair and/or Amana acceptable furnace manufacturers?

Answers:

1. The website address to the specified exhaust hood is HYPERLINK
"http://www.nutone.com/product-detail.asp?ProductID=11342"
http://www.nutone.com/product-detail.asp?ProductID=11342
2. Luxair and Amana are acceptable furnace manufacturers. See the addendum.

June 19, 2009 – 11:30 AM

Please clarify the manicured privit row along the east side of the new addition shown on C1. Type, size & quantity of plant?

Response: See the addendum for this information.

June 18, 2009 – 12:05 PM

A revised specification for the wood floor in Activity Room 109 will be posted in the addendum on the afternoon of Friday, June 19, 2009

June 18, 2009 – 11:58 AM

Question: What is the size of the sand and grease interceptor in the Annex Building?

Answer: The grease interceptor shall have a minimum capacity of 9 cubic feet. See the addendum.

June 18, 2009 – 11:25 AM

Question: Where in the existing building are the existing main electrical panels located?

Answer: They are located on the East wall of the existing mechanical room, North of the existing restrooms. See the addendum.

June 18, 2009 – 10:35 AM

Question: Sheet A8 Annex Building floor plan. What are the 4' lines labeled "FD"?

Answer: They are light fixtures. See the light fixture schedule on sheet E2.

June 18, 2009 – 10:30 AM

Question: Does the quarry tile in the kitchen receive epoxy grout, as is specified for the porcelain tile?

Answer: Yes.

June 18, 2009 – 9:20 AM

Question: Should the backsplash on the granite tops be 2" thick or ¾" thick?

Answer: The granite tops shall be 2" thick with ¾" backsplash.

June 18, 2009 – 9:15 AM

The following light fixture schedule is an acceptable substitute for the schedule on the plans:

Ln	Qty	Type	Brand	Catalog # /
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Line Comments

1	8	FA	Metalux	2GCFA-432A125-UNV-ER82-G2-U
2	48	FB	Paralux	2P2GX-417S44I-UNV-ER82-U
3	8	FC	Metalux	2P2GX-417S44I-UNV-ER82-U
4	8	FC	Iota	I-232
5	1	FD	Metalux	SSF-232-UNV-ER82-U
6	2	FE	Metalux	2GCFA-232A125-UNV-ER81-G2-U
7	4	FF	Metalux	WS-432A-UNV-ER82-U
8	1	FF	Metalux	WS-432A-UNV-ER81-U
9	4	MA	LumOutdoor	MPIP-T-70-MT-LL
10	5	MB	LumOutdoor	MPIP-C-70-MT-UPL50-WH-CDLL
11	3	MC	LumOutdoor	MPIP-C-70-MT-UPL50-WH-CDLL-2EM/SC/12V
12	3	MC	Sure-Lites	CC80
13	7	XA	Sure-Lites	ELX7170RC
14	4	XB	Sure-Lites	6T8WHU

June 17, 2009 - 2:40 PM

Suggestion made to change toilet fixture from Champion to Cadet 3. See addendum for this change.

June 17, 2009 – 11:00 AM

Question: Is the 6” concrete driveway approach to the Annex Building included in the deduct alternate A1?

Answer: Yes it is included in the deduct alternate A1. The paving over the underground storm-water detention system and North/South replacement of the existing sidewalk remains in the base bid. See the addendum.

June 17, 2009 – 10:40 AM

Question: Is the following changes to the footing/foundation system acceptable?

1. Change the footing to 24”x12” with (3) #5 cont. with top of footing elevation of 96’-4”
2. Change the foundation wall from fully grouted 12” block to formed 12” concrete with integral brick ledge.

Answer: This is an acceptable alternative to the footing/foundation design.

June 17, 2009 – 10:35 AM

In response to a Michigan M&E plan review letter dated June 9, 2009, see the addendum for two changes, (sheets P1 and M1).

June 16, 2009 – 10:20 AM

Kasco Construction has asked to be added to the bidders list.

Response: There are currently 30 general contractors on the bidders list. You can view all the information required (plans & specs, invitation, proposal, addendum, clarifications, bidders list,

etc.) at www.hsa.scsc. If after reviewing this information you still want to be added to the list please respond to this email indicating so. The bids are due at 4:00 PM on June 25, 2009.

June 16, 2009 – 10:00 AM

We are a custom casework and millwork manufacturer and I was sent an invitation to bid on this project, but I noticed that it said cabinets by "Merillat". Am I able to build these in our facility, as a alternate?

Response: We have changed the cabinet specification to a cabinet that matches other cabinets that the Owner has recently purchased. If you can match those cabinets in design you are free to submit a price to the general contractors. See the addendums at the project website www.hsa.com/scsc, Item 6 for the revised cabinet specification.

June 16, 2009 – 9:35 AM

Question: The wall section 4/A5 does not specify the sheathing material.

Answer: The exterior wall sheathing is 1/2" plywood (or OSB board) attached to the studs and 1" Styrofoam sheathing attached to the plywood sheathing. This clarification will be added to the addendum.

June 16, 2009 – 9:30 AM

Please clarify acoustical ceiling grid.

Do all 2x4 areas get standard grid system and all 2x2 areas get the 9/16 suprafine system??

What does Entry 101 get? It looks like the system is applied right to the ceiling.

Response: The 2x4 areas get standard grid and the 2x2 areas get suprafine grid as you suggested.

The Entry 101 gets the 2x2 acoustic ceiling panel specification only glued directly to the drywall (no grid system). This clarification will be added to the addendum.

June 15, 2009 – 4:50 PM

Comment from Grand Blanc Cement Products: The brick on the existing building (Arenac blend) is discontinued but there is still a supply large enough for this project. To you want to use them?

Response: Yes we do. See the addendum.

June 15, 2009 – 4:30 PM

I obtained the landscape site plan from your web site, what is the correct scale?
Thank you,

Response: The correct scale of Sheets C1, C2, C3 is 1"=20'-0". The sheet size is 36"x24".

June 15, 2009 – 4:15 PM

Thank you for your time and consideration on the approval of our brands as acceptable manufacturers for your project. The proposed manufacturer's products have been verified by a certified Architectural Hardware Consultant (AHC) to be equal or superior in all respects the the specified product/s. The inclusion of other high quality manufacturers will provide for competitive bidding without compromising the level of quality established in your hardware specification and sets.

Locks:

Sargent: 7-Line
Corbin Russwin: CL3900 Series
Yale: 5300LN Series

Exits:

Sargent: 80 Series
Corbin Russwin: ED5000 Series
Yale: 7000 Series

Closers:

Sargent: 351 Series
Corbin Russwin: DC8000 Series
Yale: 4400 Series
Norton: 7500 Series

Push/Pull, Flushbolts, Kick-plates, Wall Stop, Floor Stop, Weatherstrip,

Thresholds:

McKinney, Rockwood, Pemko Products

Response: The manufacturers and models indicated are approved equals.

June 15, 2009 – 2:40 PM

- 1) 1) Is the sidewalk east of the existing building to be replaced in it's entirety from South to North?
- 2) 2) The Plans Show 6 Tree's to be removed, with one just south of the annex. Are they all to be included in the base bid?

Thanks

Response:

- 1) The entire sidewalk east of the existing building is to be replaced from South to North.
- 2) There are 6 trees to be removed, including one just South of the annex. They are all to be removed in the base bid, including their root systems.

June 15, 2009 – 12:30 PM

Irish Construction is withdrawing from the bidders list.

June 15, 2009 – 1:40 PM

The plans have two sheet A7's and no A5.

Response: Change the Building Section sheet to read A5 of 7. See the addendum.

June 15, 2009 – 11:03 AM

Exterior Aluminum windows - Are these windows to be have tinted glass? On Addition? On Annex?

Sliding Glass Patio Doors - Are these door to have Hollow Metal Frames, as per Door Schedule? Does Anderson 200 Series Narroline have Hollow Metal Frame?

Response: All exterior glass shall be tinted. Change the door schedule to read doors 114 and 115 with wood frames instead of hollow metal frames. See addendum.

June 15, 2009 – 11:30 AM

Question: Should there be a steel lintel over the small garage door in the annex building?

Answer: Yes. See the addendum.

June 15, 2009 – 10:35 AM

Question: Is Lightolier and acceptable substitution for light fixtures?

Answer: Yes

June 15, 2009 – 10:00 AM

Question: Are the circuit breakers in the existing panels RMQ or QO?

Answer: Bidders are to assume the breakers are RMQ bolt on.

June 15, 2009 – 9:30 AM

Question: Is the hardware group for doors 124 and 125 correct as G-11?

Answer: The hardware group for these doors should be G-5 instead of G-11. Also, G-5 hardware group should be Closer (HT) instead of Closer (LT). See the addendum.

June 12, 2009 – 3:00 PM **IMPORTANT**

The following revised documents have been posted on the website:

1. Proposal Form
2. Invitation to bid.

INSTRUCTIONS TO THE BIDDERS has been added to the invitation to bid.

June 12, 2009 3:00 PM - Is the owner the senior center or City of Swartz Creek?

Response: The City of Swartz Creek does own the building and property. The Swartz Creek Senior Center holds a lease with the City and is building and funding the construction. For the purposes of this project the Senior Center is the Owner.

June 12, 2009 9:30 AM – The page numbers on the proposal form indicates there are three pages, and yet there are only two pages.

Answer: A new proposal form will be posted on the website for your download before June 23, 2009.

June 11, 2009 1:05 PM - Quick question for you regarding Swartz Creek; will an email or fax notification be sent out when you've added a new addendum item to your list? Or, is it our responsibility to check your website on a daily basis? I thank you in advance for your response.

Answer: I will not e-mail or fax you when addendums are posted. You will need to check the website as often as you feel necessary to keep up-to-date. I will post addendum items as soon as they are available, at no particular times or days. I will provide information on how to include the addendum information on the bid form before June 23, 2009.

June 10, 2009 2:15 PM – Sheet A3 of the drawings. Delete the references to “FOYER 103 ELEVATION”. The foyer elevation is shown on sheet A4. See Addendum.

June 10, 2009 10:00 AM - Pre-bid Conference

1. There are no prevailing wage requirements for this project.
2. The City of Swartz Creek building permit fee for \$500,000 construction cost will be \$2595.00.
3. This project is funded for \$500,000.
4. Clarifications will be forthcoming on detailing at the kitchen pass-thru window.
5. Clarifications will be forthcoming on the specification for the roof shingles.
6. For bidding purposes assume 12” of topsoil removal.
7. The construction must be 2/3 complete by mid-September.