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University of Idaho College of Education Renovation

BID PACKAGE 1 - DEMOLITION & ABATEMENT - BID ADDENDUM No. 01

PROJECT: University of Idaho College of Education Renovation – Bid Package 1 – Demolition & Abatement
DPW PROJECT No.: 14251
ARCHITECT'S PROJECT No.: 1335
ISSUE DATE: July 10th, 2014

BID SUBMITTAL TIMES/ DATES/ LOCATIONS

Bid Package 1 – Demolition & Abatement

Due: July 17th, 2014, 10:00 am
Location: University of Idaho Facilities Services, Jack's Creek Conference Room
875 Perimeter Drive, MS2281
Moscow, ID 83844-2281

To All Bidders:

Attention is called to the following items, which shall be added to, deleted from, or changed from the Bid Package 1 – Demolition & Abatement documents, thereby incorporating the addendum as part of the Bid Package 1 Bid Set. All Drawings, Sketches and Project Manual pages referenced in the body of this text are attached to the end of this document.

This addendum consists of (5) typed pages, the meeting minutes from the pre-bid conference on June 26th, 2014 consisting of (4) typed pages, and the sign-in sheet from the pre-bid conference consisting of (1) typed page.

QUESTIONS AND ANSWERS:

Q: Are there other Bid Packages?

A: Bid Package 1 is the only package out for bid on this project at this time.

Q: Where can I find the as-built drawings for the existing building?

A: Instructions for accessing as-built drawings can be found on FPCC-37 Exhibit C of the Project Manual.

Q: Are there additional opportunities to access the Education Building for bidding purposes?

A: Yes, please contact University of Idaho Construction Services: Richard Rader (208) 885-7777 or Brian Woodruff (208) 885-2234.

Q: What fire protection measures are required after the existing fire alarm and suppression systems are shut down during the demolition and abatement work?

A: It is the successful bidder's responsibility to comply with all applicable codes and to coordinate with and obtain approval from the City of Moscow Fire Department regarding fire safety during the demolition and abatement work and at the close out of the project.

Q: Is the successful bidder required to have a LEED AP for this project?

A: No, a LEED AP is not required for this project from the successful bidder.

Q: Are contaminated materials included in the LEED calculations for construction waste?

A: Please refer to the 2009 Edition of the LEED Reference Guide for Green Building Design and Construction.

Q: Is existing terrazzo floor on the 3rd floor near the main east entry remaining and to be protected?

A: No, this existing terrazzo floor is to be demolished in this phase as indicated in the drawings.

PROJECT MANUAL

1. In **Section 015000**, under 1.6 SECURITY AND PROTECTION FACILITIES, A. Portable Site Enclosures, add the following:

4. Provide and install 100 feet of additional 6 foot high portable chain-link enclosure fencing to be used in Lot 39 under base bid.
2. In **Section 018113**, under 1.1 SUMMARY, B. LEED Certification, revise as follow:

B. LEED® Certification: Leadership in Energy and Environmental Design (LEED™) credits, materials and procedures for this Project, shall contribute to the final overall LEED® ~~Platinum~~ **Gold** Rating based on the LEED-NC 2009 Edition rating system (including July 19, 2010 Addenda)
3. In **Section 001011**, under 1.4 ASBESTOS, revise note H as follows:

H. The Contractor is to verify the Scope of Work prior to commencing Work. Asbestos-containing materials within the Work Areas may not require removal. Only materials identified under ~~Part 1, Paragraph 1.04.K~~ are to be removed or impacted. **item J below are to be removed or impacted.**

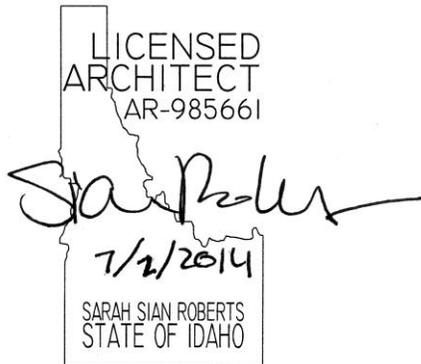
4. In **Section 002080 - ASBESTOS ABATEMENT**, Part 1, 1.2, Description of Work, under B Removal and proper disposal of asbestos-containing materials:

It is to be understood that Part 1 of 1.2, B Item f, "**Cement Asbestos Board (CAB)**" panels, is to **include all portions of the panels along with all components of the wall system associated with the CAB panels, including all of the multiple layers of the cement-asbestos matrix making up the panel with the rock aggregate facing of the panel plus any fireproofing overspray present on the panels, any window putty, or building caulks adhering to the panels or remaining behind on any structural framework or any other substrate from which the panels have been removed.**

ALL ARCHITECTURAL SHEETS:

CHANGES INCLUDE:

5. On all architectural sheets, replace Sarah Sian Robert's Washington State architectural seal with the Idaho State seal below:



SHEET G-002:

6. Revise Notes B and C as follows:
- B. COORDINATE CONSTRUCTION ACCESS WITH OWNER. ~~CONTRACTOR TO LIMIT DELIVERY OF MATERIALS / EQUIPMENT AND REMOVAL OF DEBRIS TO BEFORE 10AM OR AFTER 6PM.~~
- C. CONSTRUCTION VEHICLE ACCESS THROUGH THE WEST PHYSICAL EDUCATION BUILDING PARKING LOT SHALL BE LIMITED TO VEHICLES NO LARGER THAN PICK-UP TRUCKS OR VANS AFTER 4:00PM. LARGE MATERIAL AND/OR EQUIPMENT **DELIVERIES ACCESS** SHALL TAKE PLACE PRIOR TO THE 4:00PM DEADLINE.

SHEET C1.0:

CHANGES INCLUDE;

7. All benches indicated for removal are to be removed and returned to owner.
8. Revise Demolition Note 13 as follows:
 13. CONTRACTOR SHALL PROVIDE TREE PROTECTION FENCING AS PER SPECIFICATION SECTION ~~023201~~ AND IN COORDINATION WITH UI CONSTRUCTION MANAGEMENT AND LANDSCAPE SERVICES. A LANDSCAPE PROTECTION PRE-INSTALLATION / COORDINATION MEETING SHALL BE SCHEDULED PRIOR TO START OF THE CONSTRUCTION ACTIVITIES THAT WILL IMPACT THE LANDSCAPE.

SHEETS D-101 thru D-106:

9. Revise General Demolition Note B as follows:

B. REVIEW EXTENT OF DEMOLITION WORK WITH ARCHITECT PRIOR TO REMOVAL. PROTECT EXISTING BUILDING COMPONENTS TO REMAIN ADJACENT TO REMOVED OR DEMOLISHED ITEMS. AT EXISTING COLUMNS REMOVE TO SMOOTH SURFACE. AT REMOVED OR DEMOLISHED ITEMS AND/OR BUILDING COMPONENTS, PATCH AND REPAIR EXISTING SURFACES TO REMAIN. PATCH AND REPAIR WORK IS TO MATCH SUBSTRATE AND FINISHES OF EXISTING ADJACENT SURFACES.

10. Revise General Demolition Note C as follows:

C. EXISTING STAIR RAILING AT STAIRS 1 AND 2 TO REMAIN AS TEMPORARY SAFETY BARRICADE. PROVIDE SHORING AND BRACING AS REQUIRED.

SHEETS D-101, D-102, and all references to Kiva demolition:

11. Change keynote 1.79 to read:
 - 1.79 REMOVE THE KIVA (CONCRETE STRUCTURE) ENTIRELY INCLUDING ALL SYSTEMS AND FOUNDATIONS. **REMOVE PILES TO A MINIMUM OF 3'-0" BELOW FINISH GRADE AND DOCUMENT THE AS-BUILT LOCATION, COMPOSITION AND CHARACTERISTICS OF PILES. PILES BEYOND 3'-0" BELOW FINISH GRADE TO REMAIN IN PLACE.**

SHEET D-103:

12. Change keynote 1.12 to **1.36**.

SHEET M-001:

CHANGES INCLUDE;

13. Replace Traci Anne Hanegan's Washington engineer's seal with the Idaho State seal below:



END OF DRAWING MODIFICATIONS

SUBSTITUTION REQUEST LOG

No substitution requests submitted.

END OF BID PERIOD 1 - ADDENDUM No. 01

ISSUED BY: Adin Dunning, AIA
The Miller Hull Partnership, LLP

Meeting Minutes - Pre-Bid Conference – June 26, 2013

Project: DPW Project No. 14-251
Bid Package 1- Demolition & Abatement
College of Education Renovation
University of Idaho
Moscow, Idaho

Discussion:

The project bid date, time and place were discussed. The project **bid opening will be at the ~~State of Idaho DPW Field Office~~ University of Idaho Facilities Services, Jack's Creek Conference Room in Moscow, Idaho**, located at **875 Perimeter Drive. The project is to bid Thursday, July 17, 2014 at 10:00 AM prevailing local time.**

Mailed or hand delivered bids are to be turned into the **DPW field office** up to 10:00 AM. **DO NOT TURN BIDS IN AT THE UI AES FRONT DESK.**

Addendum No. 1 is anticipated to be issued before 5 days prior to the bid opening. It is intended that addenda will be issued through the plan centers and those that have signed the pre-bid conference sign-in sheet.

All substitutions for alternate materials other than those specified are requested to be submitted seven (7) calendar days prior to the bid date, Thursday, July 17.

The project will be administered by the State of Idaho Division of Public Works. Elaine Hill, DPW Project Manager; Mark Schlickemeyer, DPW Field Representative; Guy Esser, UI Project Architect; Richard Rader, UI Construction Inspector; Adam Kampenhout, Idaho DBS Inspector; Sian Roberts/Adin Dunning, Miller-Hull Architects; Greg Castellaw, Castellaw Kom Architects.

URS Corporation, Portland Oregon, is the regulated materials consultant. Contact information can be found in the Contract Documents.

Angela Taylor, P.E., Taylor Engineering, Inc., Pullman, Washington, is the civil engineering consulting engineer. Contact information can be found in the Contract Documents.

Traci Hanegan, P.E, Coffman Engineers, Spokane, Washington, is the mechanical consulting engineer. Contact information can be found in the Contract Documents.

The Base Bid project A/E cost estimate is \$2,000,000.

There are no alternates or unit costs for this project.

A Public Works license is required of all contractors and subcontractors working on the project. A bid bond of 5% is required at time of bid. Performance and payment bonds will be required.

Building Permits: It was verified by the DBS Building Inspector, Adam Kampenhout, with DBS that a building permit for the demolition and hazardous material portions of this project will not be required. This was clarified during the building walk through. It was erroneously reported earlier in the meeting that a permit would be required.

The project construction period is 210 consecutive calendar days. Contractor can anticipate a Notice to Award within 7-10 days. A Notice to Proceed can be anticipated to be issued 7-10 days after Owner /

Contractor Agreements are finalized (anticipate about 6 weeks for processing State-Contractor Contract Agreement).

- Work can be performed from the hours of 7AM to 10PM, which corresponds to the City of Moscow noise ordinance. Additional minor work restrictions from the University of Idaho, if any, will be coordinated with the successful bidder.

The project consists of required work to complete the demolition and abatement of hazardous materials in preparation of the exterior and interior renovation of the College of Education Building at the University of Idaho. The Agency is the University of Idaho and the UI program is the College of Education.

- The scope of work includes but is not limited to:
 - Perimeter site enclosure fencing
 - Construction of site access/ haul road
 - Temporary soil stabilization
 - Site demolition
 - Demolition of the KIVA
 - Demolition of interior components and finishes including, but not limited to:
 - Walls
 - Finishes
 - Plumbing systems
 - Mechanical systems
 - Electrical systems
 - Demolition of exterior curtain wall system
 - Removal of roofing system

LEED Certification: The project has sustainable design requirements (Section 018113) where this project will contribute to the final overall LEED ~~Platinum~~ **Gold** Rating. The project has specific requirements for action plans, progress reports, and documentation.

Hazardous Materials Work: The project includes special handling and disposal materials that are expected to be encountered. Hazardous materials include asbestos, lead, PCB-containing light ballasts, and fugitive & silica dust. A summary of hazardous materials work and specific abatement sections have been included in the Project Manual. Also included is the Hazardous Building Material Survey completed by Industrial Hygiene Resources of Boise, Idaho.

The Agency (UI) has performed the following work:

- Existing occupants and furnishings have been moved out of the building for the project.

The importance of maintaining a safe, secure and clean work area is emphasized. Clean up and securing of the site is to be maintained and is the contractor's responsibility on a daily basis. Careful communication and coordination with DPW and the Agency (UI) will be required.

Read plans carefully for demolition of existing items. UI to retain salvage rights as indicated on the drawings. The demolition plans are schematic and there may be additional demolition work required that is not specifically noted on the drawings. Coordinate with all drawings for demolition work required.

Bid Proposal: Complete ALL items on the Bid Proposal (do NOT leave any spaces blank or bids will be deemed 'non-responsive'). *The Bid Proposal includes the "Contractor's Affidavit Concerning Alcohol and Drug-Free Workplace" and "Bidders Acknowledgement Statement." These are to be completed and included with the contractor's bid proposal (6 pages total).* Acknowledge the number of addenda received. Do not leave spaces blank. Do not use white out to modify the bid form. Initial any bid changes on the form. General Contractors are required to name their Mechanical, Plumbing and Electrical subcontractors on the Bid Proposal as indicated.

Contractors are required to obtain the required electrical, mechanical and plumbing permits (as they apply to this project) at no additional cost to the Owner.

The contractor's use of the site shall be coordinated with the Agency (UI) and Architect during the course of the project. The existing fire lane access will remain open and maintained. Coordinate with the drawings carefully.

- Any shut downs will need to be carefully coordinated with the Contractor and Agency (UI).

Contractor shall coordinate access to the site and staging areas with the Agency representative(s) and Architect at the time of the pre-construction conference. Site access will be restricted to areas indicated by the Agency (UI) and Architect.

- Access to the construction area and site staging shall be:
 - At the lower level from the west via the new access haul road to be constructed as a part of this project (around south side of the PE Building).
 - UI to further detail Lot 19 access (west side of PE Building).
 - Access from the east side of the building will be off limits (emergency services access only).
- Site access will be limited to essential equipment, vehicles, machinery, job trailer, etc. as required to perform the work in a timely manner.
- General contractor and subcontractor employee personal vehicles will not be allowed in the construction area. A designated off-site construction parking location will be determined by the Agency (UI) at the pre-bid / pre-construction conferences.
 - The parking location will be identified at the Kibbie Dome parking lot (west side).
 - Contractors will be responsible for providing transportation for employees from the designated construction parking area to the project site.
 - Parking permits will be provided to the Contractor's work forces (at no cost) and can be obtained from the UI Parking Office. Parking / site access is to be coordinated through the Agency (UI) parking services.

No prevailing wages rates or Davis-Bacon wage rates are required for this project (project is not federally funded).

Project discussion/questions included the following:

- The building's elevator is to remain. It can be used by the contractor. Protect as required.
- Campus utilities can be used by the contractor.
- How building utilities are maintained at the building will be the contractor's responsibility.
- The penthouse roof has been replaced and stays (not to be removed).
- Elevator equipment (at penthouse) is to remain. **Protect elevator shaft, all elevator equipment, railing, and ladder at all times from damage, including protection from weather/moisture, impact, and unauthorized access.**
- ~~Terrazzo floor at Level 3 (main entry from east) to remain. Protect this flooring as required.~~ **Terrazzo floor at Level 3 to be removed in this phase. This clarification is included in Addendum 1.**
- As mentioned in the meeting minutes above, DBS does not require a building permit for demolition activities.
- A question was asked about the roof drains and if there was a concern about the deck being left exposed (slope to drain issues). ~~The architect will take a closer look at and plans to address in a project addendum.~~ **Clarification: The entire building structure including the roof deck will be exposed to weather at the end of the demolition and abatement phase.**
- ~~Note 'B' on G-002 was discussed and is to be omitted. Further clarification will be provided in the addendum.~~ **Note 'B' on G-002 has been revised in Addendum 1.**
- ~~LEED-AP is required. The LEED goal level is to be clarified in the addendum. The specifications indicate Platinum and there was a belief that a different goal might be targeted.~~ **LEED-AP is not required. This clarification is included in Addendum 1.**

- Additional site visits can be arranged by contacting UI Construction Services: Richard Rader (208) 885-7777 or Brian Woodruff (208) 885-2234. **This clarification is included in Addendum 1.**

The meeting was adjourned to complete a project walk through. Questions asked during the pre-bid conference and walk-through will be addressed by Addendum.

END OF PRE-BID MEETING MINUTES

Pre-Bid Conference Sign-In Sheet

Project: **DPW #14-251**

University of Idaho
Moscow, Idaho

Date: **June 26, 2014**

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