

PROJECT ADDENDUM

Project: Des Plaines Public Library 4th Floor Renovation 2023-24

Owner: Des Plaines Public Library

Contractor: All Bidders

Addendum Number: 1

Date: November 10, 2023

The following are changes to the previously issued Contract Documents for the subject project:

- The attached list of questions and answers compiled from the 11-3-2023 Pre-Bid Meeting and Tour are to be incorporated into bids.
- The following list of questions and answers, received as of 11-10-2023, are to be incorporated into bids.
 1. Is it possible to get a copy of the sign in sheet from the pre bid?
 - a. This was provided via email on Nov. 8, 2023.
 2. Is the present roof under warranty and who would be the Roofing Contractor.
 - a. As answered in the minutes of the pre-bid meeting, the building is owned by the City of Des Plaines, and they advised us that there is no warranty on the roof. The selected General Contractor may use their own commercial roofing contractor.
 3. Is the existing slab Post Tension?
 - a. No posttensioning was used in the floor slabs.
 4. Can you tell me what the deck height is on the 4th floor?
 - a. The fourth floor is approximately 45'-4" above grade.
 5. Can we work December 24th or 25th?
 - a. No, the Library is closed on those dates.
 6. Do you happen to know what 3 colors will be selected for the Acoustical Wall Panels 6/A201?
 - a. The three colors will be selected by the Architect from the manufacturer's full line at submittal review.
 7. Please confirm who supplies and installs the Video Cameras.
 - a. As stated at the pre-bid meeting, the Library will supply and install the cameras.
 8. Please provide section 00 2113 1.02 Related Document A. 01 1000- summary.
 - a. Section 01 1000 Summary is included in the Project Manual already provided.
 9. Please provide Bid form Requirements A Appendices as stated on page 00 2113-4.
 - a. The Bid Form and other required Forms are included in the Project Manual already provided.
 10. Please provide Bid form Requirements B Supplemental Conditions.
 - a. There is no Supplemental Conditions section in the Project Manual. On Section 00 2113-4, 7.03B, the reference to tax information is provided in paragraph 7.06.

11. Who is responsible for removing the wall art?
 - a. As mentioned during the building tour, the wall art will be removed by the Library.
12. Does it get reinstalled?
 - a. If any of the art is to be reinstalled, that will be done by the Library.
13. Film type #F-1 as noted on plans and within section #088000 2.04: Film as detailed on plans at locations desired is not dimensioned. Please provide height dimension desired.
 - a. The top of the film in all areas is to align with the top of the existing wood trim, which is approximately 7'-8" above finished floor. In areas where the film does not continue to the floor, the upper band is 33" in height, and if there is a lower band of film, its top is to align with that of the knee wall at 3'6" aff.
14. Section #088000 2.04, #088126: Interior Glass openings on plans, widths are not dimensioned. Please provide.
 - a. Exact glass panel sizes will be determined through the shop drawing submittal process.
15. Is there a schedule that will be released for this project?
 - a. The project schedule will be generated after bids are received by the anticipated General Contractor in consultation with the Owner.
16. How much is the bid bond for?
 - a. As stated at the pre-bid meeting, the bid bond amount is 10%.

Des Plaines Public Library Pre-Bid Meeting and Tour Minutes
4th Floor Renovation Project
November 3, 2023 at 9:30 am
Meeting Room A

Facilitator: Michael Barnes, Lohan Architecture, pllc
Notetaker: Laurie Papadourakis, Des Plaines Public Library

Present: Michael Barnes (Lohan), Mario Berrones (Calor) Jo Bonell (DPPL), Jennifer Donath (DPPL), Joanie Sebastian (DPPL), Laurie Papadourakis (DPPL), Blake Kindl (DPPL)

Attached: Meeting agenda, contractor sign-in sheet, renderings (provided for reference only)

****IMPORTANT NOTE** Please direct all future questions to the following updated email address: michael@lohanarchitecture.com.**

1. GENERAL PROJECT DESCRIPTION
 - a. Michael Barnes described the project as outlined in the agenda, showed renderings of the current space, and renderings of the proposed renovations. Furniture will not be included in this contract.
 - b. Mario Berrones described the MEP build required for the new space.
 1. Exhaust fans for venting will require roof work.
 2. HVAC duct extensions will be required.
 3. The new sink on the renovated floor will require a new sanitary connection extending from the 4th floor to the 1st floor, which will tie into an existing sanitary drain on the 1st floor ceiling.
2. CONTRACTOR QUESTIONS/**ANSWERS (in red)**
 - a. Is there a warranty on the roof? **The building is owned by the City of Des Plaines. They advised us that there is no warranty on the roof.**
 - b. What needs to be demolished and removed? **Whatever library stacks are remaining after repurposing and donation will need to be taken down and removed.**
 - c. Will sign in sheets, agenda, and renderings be shared with the contractors? **Yes. Sign in sheet information, and agenda are attached, along with renderings (provided for reference only).**

- d. If a contractor wants to bring in subcontractors to see the space, is this possible? **Yes, but it must be scheduled in advance with DPPL Building Manager, Blake Kindl, who can be reached at 303-550-8282, or at bkindl@dppl.org. Any questions arising from these visits must be sent via email to the Architect, at michael@lohanarchitecture.com.**
- e. Is there a freight elevator? **Yes.**
- f. What are the specs of the freight/service elevator?
 - Door Opening: 47-1/2" wide X 96" tall**
 - Floor Space: 68-1/2" wide X 94" long**
 - Side Wall Railing to Railing Width: 64-1/2"**
 - Rear Wall Railing to Control Panel Length: 90"**
 - Floor to Ceiling Height: 108"**
 - Weight Capacity: 4500 lbs.**
- g. When can construction begin? **The library will be ready for construction immediately following the awarding of the bid, and will work with the contractor on a start date.**
- h. When is the anticipated completion date? **TBD**
- i. Will contractors be able to work on other floors when necessary? **Yes.**
- j. When can work be done? **Work can be done during library hours, or earlier if coordinated in advance. (Library is open M-F at 9 am).**
- k. Who handles the library's fire protection? **Fox Valley Fire and Safety**
- l. What will need to be done with security cameras? **The Library will purchase and install the security cameras. The contractor will be responsible for wiring only.**
- m. What will be the contractor's responsibility concerning fire protection? **Any additions will be tied into the existing system, so the installation of new sprinkler heads.**
- n. Where will data cabling be run? **CAT 6 plenum-rated data cable will be installed in the 4th floor ceiling, from the point of use indicated on the drawings, to the server rack on the same floor.**
- o. Waste disposal? **Contractor will provide their own dumpster, and coordinate with the library for the placement location. (See Section 01 5000, under Temporary Facilities and Waste Controls, 1.07 Waste Removal, in the project manual.)**
- p. CAT 5 or CAT 6? **CAT 6**

- q. Will a temporary enclosure need to be built for dust control and to keep patrons out of the construction area. **Yes. How it will be constructed is TBD.**
- r. Will art and computer tables be removed before construction begins? **Yes.**
- s. Will trim need to be removed? **Yes, only in the parts that need new millwork. (Any trim removed should be salvaged for potential reuse for the wing wall, etc.)**
- t. Will the lights currently over the book stacks remain? **No. The new spaces (media lab, staff area) will require different lighting. These will be removed.**
- u. Are new drywall ceilings at the same elevation as the bulkhead? **Yes.**
- v. Will this project be bid out by discipline or all under a single GC? **General Contractor bid for a stipulated sum contract.**