OHIO TURNPIKE AND
INFRASTRUCTURE COMMISSION

ADDENDUM NO. 3
ISSUED OCTOBER 26, 2020

PROJECT NO. 53-20-02 / 03
MIDDLE RIDGE AND VERMILION VALLEY RENOVATIONS
MILEPOST 139.5
LORAIN COUNTY, OHIO
ISSUED OCTOBER 5, 2020

OPENING DATE EXTENDED TO: 2:00 P.M. (EASTERN TIME), OCTOBER ~~26~~ 29, 2020

ATTENTION OF BIDDERS IS DIRECTED TO:
ANSWERS TO QUESTIONS RECEIVED THROUGH 12:00 P.M. ON OCTOBER 26, 2020

MODIFICATIONS TO THE CONTRACT DOCUMENTS

Revised Plan Sheets: P-402, P-601, M-601, E-102, M-402, ID-101, ID-102 & I-601
-AND-
EPA's "Safer Choice Standard" (for reference only)

Issued by the Ohio Turnpike and Infrastructure Commission through Jennifer L. Stueber, Esq., General Counsel.

_ _____ 10/26/20____
Jennifer L. Stueber, Esq., Date
General Counsel

ANSWERS TO QUESTIONS RECEIVED THROUGH 12:00 P.M. ON OCTOBER 26, 2020:

Q#25 Is there a quantity schedule for concrete repairs to the sidewalk, control joints in exterior concrete to be replaced, control joints in building to be replaced, and power washing?

A#25 A: Concrete Repairs to sidewalk are outlined on Plan Sheets C104 – C109 with each area slated for replacement hatched with specific scope items noted per area.
B: Control Joints In Exterior Concrete: Plan Sheets C-104 thru C-106 indicate that ALL control joints are to be removed and replaced. This would include all horizontal joints in sidewalk that currently have sealant and the soft joints at the building perimeter and around masonry columns. See Key Notes 8 & 9 on Plan Sheet C-102 and Detail #9 on Plan Sheet C-500.
C: Control Joints in building: Per Key Note 4 on Plan Sheets A-201 & A-202 all vertical Control Joints in the Brick portion of the facade are to be replaced. No other sealant joints related to the building construction are intended to be included in this scope.
D: Power Washing: The intent of this scope is to wash the entire exteriors of the buildings and structures (minus the roof) as indicated on Plan Sheets A201 and A202.

Q#26 The 25% self-perform rule appears to be more applicable to horizontal highway construction than vertical build projects. This project in particular does not have a substantial amount of traditional self-perform work general contractors perform.

a. Can this rule be waived?
b. If not, would a teaming agreement similar to that the Federal Government accepts be utilized to obtain the 25% participation? See Federal Acquisition Regulation (FAR) 9.603
c. If not, do material purchases direct by the GC for installation specific trade subcontractors count towards the 25%?

A#26 Contract Articles 15.1, 15.1.1, and 15.1.12 are revised replacing the 25% self-performance requirement to 15%. No teaming agreement will be accepted in meeting this requirement. For material purchases, only those purchases that will be incorporated into the work by the Contractor shall count towards the revised 15% self-performance requirement.

Q#27 Will there be access for construction vehicles, workers, deliveries and dumpsters from the back gate at each location or will each vehicle need to enter the turnpike and pay the toll?

A#27 Per SP 104 of the Contract Documents, Toll-free access for the Contractor's equipment and vehicles may be granted. If granted, the transponders will also open the rear access gates at the facilities, permitting local road travel.

Q#28 Where should the dumpster be located?

A#28 Dumpsters will be permitted on site and location of dumpsters for construction debris will be coordinated with service plaza personnel prior to beginning of construction.

Q#29 Does the GC pay for the Permit, and if so, who is the governing body that will issue the permit or is the cost known?

A#29 Permit 2020021945 (Vermilion Valley) and Permit 2020021946 (Middle Ridge) are in process with the State of Ohio Dept. of Industrial Compliance and costs will be paid directly by the Commission. Contractor will be responsible to schedule all required inspections.

Q#30 Please confirm that the Builders Risk Policy provided by the Commission has a deductible of $100,000 (see 12.2.3 of the agreement general conditions) and that the GC would be held responsible for cost of the deductible.

A#30 The Commission's Builder's Risk Policy is not in place currently. It is the intent of the Commission to have a deductible of $100,000. Pursuant to Section 12.2.3 of the General Conditions in the Agreement, in the case of a claim on the policy due to the actions of a third party, which could be the Contractor, the Commission reserves the right to require such party to "upon demand of the Commission, promptly pay that proportion of the Commission's Property insurance policy deductible or retention equal to that percentage share of the loss caused by such party as determined Commission's sole, reasonable discretion." The percentage share of the loss caused by the third party could be 100% or something less, depending on the specific circumstances of the incident giving rise to the claim.

Q#31 Will the 25% Self-performance clause be mandatory for this project?

A#31 See response to Q#26.

Q#32 Would we have to provide temporary handicap parking while the existing is being reconstructed?

A#32 Yes. For each handicap parking space being reconstructed, the contractor must provide a temporary handicap parking space.

Q#33 Drawing P-402, plan view 2 shows the 8- 8" water heater vents to be piped in the basement ceiling to a chase where plan key notes 1 tells us to pipe vents thru floor. These vents will require appx 5' x 2' of space as shown, but there is not a spare inch to get the 8" pipes throw because of ductwork, domestic and heating water and electrically. It is our belief that a new location has to be provided.

A#33 Routing for the water heater vents has been modified with new flue and combustion air routing for water heaters on revised Plan Sheet P-402 and has been included as part of this Addendum.

Q#34 The same 8" water heater vents Hortz runs from the heaters pipe though the ceiling of a kitchen work room between the elevator corridor and mech room is going to be below the suspended ceiling, and it must pitch towards the heaters.

A#34 Routing for the water heater vents has been modified with new flue and combustion air routing for water heaters on revised Plan Sheet P-402 and has been included as part of this Addendum.

Q#35 The flush valves spec'd on P-601 for WC-1, WC-2 FV-1 and FV-2 call for exposed model of flush valves, but all the fixtures are back outlet spuds (and the china fixtures are to remain) solution chase mounted flush valves.

A#35 The flush valves shall be Zurn model ZEMS6140AV-WS-1 concealed flush valve for all water closets and Zurn model ZEMS6295-WS-1 concealed flush valve for all urinals. Plan Sheet P-601 has been revised with a new Plumbing Fixture Schedule and is included as part of this Addendum.

Q#36 The spec on P-601 for L-1 calls for a asse 1070 devise under-sink thermostatic mixing valve at each faucet. There is currently a asse 1070 devise in chase for multiple lavs with a mixed 105 degree waterline only piped to the lav's. (we should just replace the existing 1070 devises instead of piping a cold and hot waterline to each lav).

A#36 An under sink thermostatic mixing valve is not required for the lavatories. Plan Sheet P-601 has been revised with a new Plumbing Fixture Schedule and is included as part of this Addendum. The building has a building wide mixing valve for all plumbing fixtures located in the basement.

Q#37 We do not believe the heads or concealed eschoens originally used on this job are discontinued (so if any are damaged or painted the system will have to be drained and head replaced with new) which may not completely match, so multiple heads may have to be change to not be noticeable.

A#37 Only the sprinkler heads impacted by the renovation are intended to be replaced.

Q#38 In the civil drawings for the Middle Ridge & Vermilion Valley facilities it shows replacing backer rod and joint filler in areas but is not clear how much in each area. Please provide a quantity of replacement or delineate start and stop locations.

A#38 See response to Q#25.

Q#39 Per our site visit, the water heater vent piping coming from the mechanical room into the kitchen area will be exposed, will a chase/soffit be constructed to conceal the piping?

A#39 See response to Q#33.

Q#40 Per our site visit, because of existing utilities there does not appear to be enough room to access the pipe chase to run the water heater vent piping, please advise.

A#40 See response to Q#33.

Q#41 Can there be given quantities for concrete repairs and what type, control joint sealant (masonry, concrete, metal panels, soffit), building, concrete slab and fueling terminal washing? This would help contractors have an apples to apples bid as well as provide the commission with a better number.

A#41 See response to Q#25.

Q#42 Can the bid date be extended due to the informal prebid being so close to the bid date and questions still needing to be answered?

A#42 The bid opening was previously extended to October 29th, 2020 per Addendum No. 2, issued on October 21, 2020.

Q#43 Can a cleaner/soap be specified for the washing of the building and concrete?

A#43 The Bid shall include a mild outdoor detergent/cleaner that meets EPA's "Safer Choice Standard" and has been included with this Addendum for reference.

Q#44 The route shown on P-402 for the 8" flue and combustion air for the new water heaters is not feasible based on the existing conditions shown at the pre-bid walk through. Please detail a new route for the piping that will be feasible to install. Alternatively, the new water heaters could be a like-for-like replacement, allowing the re-use of the existing flue ductwork.

A#44 See response to Q#33.

Q#45 The flush valves (FV-1 & FV-2) shown on the plumbing fixture schedule on drawing P-601 are specified as Zurn ZEMS6000AV and ZEMS6003AV models. These models are exposed flush valves with a top connection to the fixture. The existing flush valves are concealed and connect to the rear of the fixture. Replacing the current flush valves with the specified models will require a replacement of the fixtures. Please advise if this is the intent, or if there is a different flush valve that is required.

A#45 See response to Q#35.

Q#46 On drawing M-402, the new work plan keynote #2 says to extend the existing equipment pad as required for the new chiller while keynote #3 calls for a new equipment pad. Which is correct for this application?

A#46 The existing equipment pad shall be removed and new equipment pad installed for the new chiller per the details on Plan Sheet M-501. Plan Sheet M-402 Key Note 2 has been revised and is included with this Addendum.

Q#47 In Addendum #1, it was mentioned that the existing temperature control system is a Tridium Niagara system. Who is the current service provider of this system?

A#47 The current service provider for the controls system is Martin Building Controls, LLC.

Q#48 Will this project be performed during normal working hours? Will the plaza remain open and operational during the project? Will any phasing plan be provided to allow for typical operation?

A#48 Contractor shall be responsible to maintain access to all Service Plaza amenities for the duration of the project work.

Q#49 Are they reusing the existing aluminum frames?

A#49 Door schedule is located on Plan Sheet A601. Door scope is also indicated on the floor plans sheets A101-A104. Existing (EXTG) doors being modified and new doors (NEW) being installed are indicated via the "STATUS" column of the door schedule on Plan Sheet A601.

Q#50 What manufacturer and part number for the threshold and kickplate for the aluminum doors? I do not see it called out.

A#50 Aluminum thresholds being replaced are to match the thresholds currently installed in the field. Kick Plates being installed are to be brushed stainless steel measuring 34" wide x 6" High mechanically fastened at the perimeter and a minimum of 18 ga thickness as shown in the Door Schedule located on Plan Sheet A601.

Q#51 Will we be just supplying the hollow metal door, frame and hardware? Or doing the installation, too?

A#51 All items in the drawings shall be supplied and installed by the Contractor unless specifically noted otherwise.

Q#52 Does the precast at base of building, columns, and under windows get caulked?

A#52 No – Existing caulking in precast system shall remain unless it is part of a vertical control joint being replaced per note 4 on Plan Sheets A201 & A202.

Q#53 Does the (I believe fiberglass) at top of building, canopy's, and fueling station joints get caulked?

A#53 No – Existing Joints in panel system shall remain.

Q#54 Do the garage door perimeter sealant get replaced?

A#54 No - Existing garage door perimeter sealant shall remain.

Q#55 Do the sealant joints in concrete at fueling stations get replaced?

A#55 No – Existing joint sealant in concrete at the fueling station shall remain.

Q#56 Can you provide quantities for the sealant replacement?

A#56 See response to Q#25.

Q#57 Do we need to maintain access in the area that receives the new terrazzo? If so, how wide of a walkway?

A#57 Access to all amenities in the service plaza are to be maintained for the duration of the project. All walkways being maintained shall be a minimum of 3' in width. Key Note 5 added has been added to Plan Sheets ID-101 & ID-102 and are included with this Addendum.

Q#58 Can the terrazzo work be performed during normal business hours?

A#58 Contractor shall perform the demolition scope between 6pm and 6am. The balance of the terrazzo work can occur during normal work hours, so long as it does not interrupt or disrupt access to the amenities of the plaza. The work area is to be protected to ensure that access is limited. Additionally, see response to Q#57.

Q#59 The room finish schedule calls for New Terrazzo at Lobby North #208. There no NOTE detailing this on either DEMO or FINISH plan. Is this a typo?

A#59 Lobby North Finishes have been updated. Plan Sheet I-601 has been revised and is included as part of this Addendum.

Q#60 Drawing P-402, plan view 2 shows the 8- 8" water heater vents to be piped in the basement ceiling to a chase where plan key notes 1 tells us to pipe vents thru floor. These vent well require appx 5' x 2' of space as shown, but there is not a spare inch to get the 8" pipes throw because of ductwork, domestic and heating water and electrically. It is our belief that a new location has to be provided.

A#60 See response to Q#33.

Q#61 The same 8" water heater vents Hortz runs from the heaters pipe though the ceiling of a kitchen work room between the elevator corridor and mech room is going to be below the suspended ceiling, and it must pitch towards the heaters.

A#61 See response to Q#33.

Q#62 The flush valves spec'd on P-601 for WC-1, WC-2 FV-1 and FV-2 call for exposed model of flush valves, but all the fixtures are back outlet spuds (and the china fixtures are to remain) solution chase mounted flush valves.

A#62 See response to Q#35.

Q#63 The spec on P-601 for L-1 calls for a asse 1070 devise under-sink thermostatic mixing valve at each faucet. There is currently a asse 1070 devise in chase for multiple lavs with a mixed

105 degree waterline only piped to the lav's. (we should just replace the existing 1070 devises instead of piping a cold and hot waterline to each lav).

A#63 See response to Q#36.

Q#64 We believe the heads or concealed escutcheons originally used on this job are discontinued (so if any are damaged or painted the system will have to be drained and head replaced with new) which may not completely match, so multiple heads may have to be change to not be noticeable

A#64 See response to Q#37.

Q#65 Do we need to maintain access in the area that receives the new terrazzo? If so, how much room for a walkway?

A#65 See response to Q#57.

Q#66 Can terrazzo work be performed during normal business hours?

A#66 See response to Q#58.

Q#67 The room finish schedule calls for new terrazzo at North Lobby # 208. There is no notes on either demo or finish plans. Please confirm?

A#67 See response to Q#59.

Q#68 The chiller schedule on mechanical drawing M-601 has a model number that indicates a scroll compressor chiller while the schedule and spec 236426 indicate a screw compressor machine. Can a chiller schedule and/or spec please be issued with the next addendum.

A#68 The chiller shall be a screw compressor machine. Plan Sheet M-601 has been revised with the correct model number and is included as part of this Addendum.

Q#69 Plan E-102 shows (4) type "L" fixtures to be replaced - 1 for 1 in room #204. During the site visit no wall mounted light fixtures were observed in the places shown on E-102.

a. Please clarify.

A#69 The (4) "L" fixtures shown on bid documents in room #204 to be replaced have been removed and can be omitted from scope of work. Plan Sheet E-102 has been revised and is included as part of this Addendum.

END OF ADDENDUM NO. 3