



METROPOLITAN PIER AND EXPOSITION AUTHORITY

INVITATION FOR BIDS (IFB) #2018-35-M  
OFFICE BUILD OUT 5<sup>TH</sup> FLOOR OF ABC BUILDING

**ADDENDUM NO. (2)**

December 20, 2018

This Addendum No. 2 consists of ten (10) pages and has the following information to be incorporated into the Invitation For Bids (IFB). Bidders must acknowledge receipt of this Addendum No. 2 in their IFB submittal in Required Form A, Bid Form.

**Item #1:** Bidders’ questions and/or requests and the MPEA’s responses are provided below

**Item #2:** Bid due date has been extended to **2:00 PM (CST), Monday, January 14, 2019**

Bids will only be accepted at the 1<sup>st</sup> floor lobby/security desk at 301 E Cermak Road.

**Item #3:** See attached revised drawings and specifications, dated 12.19.18

**Item #4:** See attached jpg of ABC 5<sup>th</sup> Floor Elevation Heatmap for reference.

**Item #5:** See attached Excel version of bid form

	<b>Proposers’ Question:</b>	<b>MPEA’s Response:</b>
	<p>Will there be new furniture to bid on for 5th Floor Office Renovation?</p> <p><b>Related question(s):</b> Please provide contact info for furniture Vendor.</p> <p>Please clarify, will the furniture and cubicles come pre-wired or will our electrician need to wire and terminate all connections? Provide cut sheets of all furniture that requires electric that the owner is providing.</p> <p>Is there any furniture plan details available? Is there a furniture vendor to contact? Need to know if we just provide boxes and whip to and provide a single point connection to Pre-wired furniture? Or do we actually pipe to, pull thru furniture and trim in all the devices?</p> <p>Please provide cut sheets of furniture that is provided by owner.</p>	<p>MPEA will purchase the furniture directly through an existing public contract.</p> <p>Furniture details will be issued with the “Issue for Permit &amp; Construction” set.</p> <p>GC is responsible for wiring / terminating all workstations.</p> <p>GC will be responsible for providing connections to workstations.</p> <p>Interior Investments contact:  <a href="#">Francyne Carlentine</a>            Senior Corporate Accounts Manager</p>  <p><a href="#">1250 East Diehl Road Suite 402   Naperville, Illinois 60563</a>            P: 630.563.4703   M: 847.343.8443  <a href="#">www.interiorinvestments.com</a></p>

	Who is responsible for providing the appliances?	General Contractor
	Please confirm if the Owner or Contractor is responsible for the Telephone and Data Cabling. If by Contractor responsible, please provide details/specifications on the cables to be removed.	Contractor to provide all telephone and data cabling. All cabling is new.
	Do we have to pull old cables out and re-pull new ones? Or do we just Install a Big JBox Splice on and Extend? Or are the Conduits Completely empty and we pull new cables originating from the Basement Gear?	All cabling is new. Existing fiber to remain.
	Who is responsible for the data rack installation and purchase?	Contractor is responsible for data rack installation and purchase.
	Please provide the Fire Alarm building vendor.  <b>Related question(s):</b> Who is the Buildings Sprinkler contractor?  Are there any Fire Alarm drawings? Is there a preferred Fire Alarm Vendor the Building Requires?  Does the ABC Building have a preferred fire alarm contractor and could we get their contact info?	The existing building fire alarm system is Simplex and is maintained by them. It was installed by Gurtz Electric. Other contractors are acceptable. There are drawings. Gurtz Electric contact - Matthew Hoffman 847-734-2400 The existing building sprinkler contractor is Great Lakes. Contact is - Jay Freihage 773-489-3409
	Please confirm if the Owner or Contractor is to purchase the fixtures and panels.	Light fixtures and electrical panels shall be purchased by the Contractor.
	Is there was a cost estimate or budget available for this project?	No.
	Will cores for the poke-throughs need to be on OT?	Not necessarily. It will depend on the schedule of events in the Marriott meeting spaces below.
	The Riser Diagram shows existing feeds to the 5th floor, will we need to pull new wire from the meter bank? If yes, please provide the distance.	The existing wire shall remain, but extend the conduit and wire as required to install the new electrical equipment.
	Please confirm the location of Panelboard 4A-EP-1 and the existing meter bank in the basement.	Existing electrical panel '4A-ELP-1' is located in ELEC 431. Existing meter center 'B1-MC-H2' is located in ABC BLDG Meter Room A-B137
	Drawing A04.05 and E02.05 conflict with the types of fixtures and quantity of fixtures. Please confirm which plan is correct.	Arch drawing A04.05 shows quantity, location, and design intent.
	Drawing E02.06 indicates a lighting circuit, but no specific type and quantity of light fixtures. Please confirm lighting for the roof top unit.	Light fixtures are included with the RTU. Electrical Contractor shall provide a lighting branch circuit to feed light fixtures

	Please confirm, will we be responsible for any roof patching or will that be handled by a separate contractor as with the original bid?	The RTU is set and curbs are flashed with no additional roof patching needed. Any other service to the unit requiring roof penetrations will be in the scope of this project.
	Please advise if state, county and city of Chicago MBE-WBE firms may be used in our bid.	The Authority accepts certifications from the City of Chicago, Chicago Minority Business Development Council, County of Cook, Women’s Business Development Center through a partnership with the Women’s Business Enterprise National Council, and the State of Illinois through its Central Management Services Division.
	Please provide partition schedule modifier shown but not detailed on the drawings.	Refer to sheet Partition Types A12.00 and Partition Details A12.01.
	Do all “existing” walls and windows get a level 4 finish?	Yes. Existing CMU wall at the elevator lobby core do not get paint. Existing CMU walls in back of house areas get applied paint only.
	Can exterior glazing be removed to stock floor with materials?	Yes.
	Finishing of the concrete columns. Are all the columns to be round? What diameter? Some columns are square so are these to be rounded as well?	Column shape to remain as-is. Patch any major damaged portion as required to achieve a finish similar to that of first floor.
	Who is responsible for providing the wall vinyl owner or contractor?	Contractor
	With sound being an issue what will the standard working hours be for the project?  <b>Related question(s):</b> What will be the allowable hours for loud work i.e. core drilling, concrete grinding etc. on the 4th and 5th floors?	Standard working hours for security purposes are 6:30 am to 5:00. Overtime is allowed with prior coordination with MPEA.  Loud work will need to be scheduled around events in the Marriott meeting spaces below.
	Will our workers be able to use the rest room on the 5th Floor?	Yes.
	Please provide the building engineers contact information.	Will be provided to selected bidder.
	Do you have a completion date targeted?	No, but proposed schedules will be reviewed as part of the selection process, with the goal of completing the work in as short a time frame as possible.
	Can you please provide dimensions of the elevator?  <b>Related question(s):</b> What is the load capacity of the building’s freight elevator?	The back-of-house elevator to the northwest corner of the floor has a 4,000 lb capacity, interior cab dimensions are 66” x 89” x 92” tall, and a 4’ x 7’ door.
	Will we be able to stock material before 6am?	Yes.

	Will as-built drawings be issued for the 5th floor and the 4th floor conference center?	Yes.
	Will the owner consider using a set contract allowance for all premium time work in GC bids?	No.
	Can the RFI deadline be extended to allow subs more time to review pre-bid information and site photos from the walkthrough?	Deadline was extended to Wednesday, December 12, 2018.
	E00.08 and E00.09 indicate power to window shades and curtains in rooms 505,504,536,532,534,542,513,517 and 546. Is this correct? Drawing E01.05 only shows junction boxes at room 505 only.	Conference Room 505 is the only room that will have motorized shades at the perimeter window only.
	Are window shades required in Team room 532,533,513,517, 542, 546? Are they motor operated?	No. Team rooms do not receive drapery.
	<p>What are the sizes of the existing windows</p> <p><b>Related question(s):</b> Are as-built drawings or details available for the existing windows?</p>	As-built drawings of the window will be provided to the selected bidder.
	Are there any Electrical Specifications? Project Specifications Manual states DIV. 26 Electrical See Consultant Drawings? If these are the drawings provided there are not specifications for Switch Gear, Floor Boxes and or Devices? Does this matter?	Electrical specifications are shown on E00.03 Specifications
	Also this would relate to the Floor boxes required. Do we trench floor? Or do we use poke thru floor boxes for the locations shown? If so is there a tenant in the space below? Would this cutting/coring/trenching be done after hours?	The drawings show trenching the floor for the floor electrical, but poking through from below can be considered, subject to the schedule of events in the Marriott meeting spaces below.
	Sheet E0.06 Detail #3, Equipment Rack Detail, where is this for? Does this go on the cable tray? Or in Telecom Room?	Refer to the technology drawings for all technology specifications.
	Will there be another Site Visit Planned?	No.
	Is there a voice/data contractor that Metro Pier uses currently and could we get their contact info?	Not at this time. TBD
	Please add clarification to whether Federal and State sales taxes are exempt on project.	The Illinois Department of Revenue has issued a tax exemption to MPEA for Retailers' Occupation Tax, the Service Occupation Tax (both state and local), the Use Tax, and the Service Use Tax. The winning bidder will be provided MPEA's tax exempt cert for use. There is no Federal sales tax.

	What is the height of the ceiling deck?	Typical ceiling deck height is 12'-10". This will vary minimally based on floor unevenness, but assume 12'-10"
	Please clarify what paint is used for gypsum partition walls (A3A)	Refer to wall finish plan.
	Would it be possible to revise the Bid Form schedule of values from IFB to follow CSI Divisions? The current Bid Form does not match Specification Divisions, and it is missing various items (eg. Masonry, Firestopping).	No.
	Are the shelves noted on Page A02.05 note 10 by the furniture vendor or the GC?	Standards and shelves by GC.
	Can MPEA provide an allowance to be used for the column patching on page A02.05 be carried as an allowance?	No.
	The floor is in bad condition, can MPEA provide an allowance to be used for the floor leveling as on page A05.05F note F?	No.
	Please provide interior wall elevations for conference room 505 west wall, conference room 504 north wall.	Refer to partition detail G2.
	Can a transition/threshold be added to the doorway 501B? This will limit the amount of floor demo required to have the porcelain level with the elevator/stairs.	The transition is at the egress stair door now, so the transition strip should be at door 501A  No. Floor finish should run consistently from reception into elevator lobby. This should be considered during floor demo / prep / leveling.
	Does a floor finish need to be provided for the stair landing adjacent to Elevator A 500?	No. Existing floor to remain. However, the floor may need to be leveled / floated to meet adjacent floor finish level at door 501A.
	Please identify items 07, 10, 11, 13, 14, 16, 17 and 25 on page A11.01 Detail 7.	Refer to revised sheet note schedule, A11.01.
	Please identify the items on page A11.02 note 2.	Refer to revised sheet note schedule, A11.02.
	Please identify what material is to be used for the back panel on page A12.40 Detail 8.	White melamine.
	There is a monitor in Café 536 on page T2-105. There is not one in this room on page A03.05. Is there one required in this room?	Display is required.
	There is a 75" Flat panel Display (D75-1) in the audio visual tag list on page T1-101, where is this located as it is not identified on page T2-105.	The tag list is for reference of any tags used on the floor plans. If a tag is not on the floor plan it is not required.

	<p>In the main staircase, there is an Area of Rescue assistance location on each floor. However, on the fifth floor the location is blanked off. Should we include the expansion of this system for the base bid?</p>	<p>Area of Rescue Assistance is being relocated on the 5th floor. All existing signage and related to Area of Rescue Assistance to be salvaged for reuse.</p>
	<p>During the walk through, we noticed panel's 5A-MP-H1 and 5A-LRP-L1 located in Electrical Room 547. On drawing E01.05 these panels are located in Electrical Closet 545. Please confirm it is acceptable to leave these panels existing to remain where they are currently located.</p>	<p>Existing electrical panels shall remain.</p>
	<p>Per the finish schedule on Sheet A13.00, RT-01 is being used for the Electrical Room however the floor finish plan on Sheet A05.05F shows Elec Room 547 as NIC and Elec Closet 545 does not have a finish called out. Instead, RT-01 is shown in Storage 555 with RT-02. Please clarify, where should floor type RT-01 be installed and what quantity should be provided?</p>	<p>Elec room 547 will be existing flooring to remain as-is. Elec Closet 545 will be RT-01. Floor finish plans have been revised.</p>
	<p>Does a floor finish need to be provided for Electrical Closet 545?</p>	<p>RT-01.</p>
	<p>The project manual refers to section 08 / 44 / 13 Glazed Aluminum Curtain walls. This is not included in the package. Is it available?</p>	<p>Not applicable.</p>
	<p>Are 10mm and 12mm glass options acceptable for GL-01 storefronts</p>	<p>No. Keep with specification.</p>
	<p>Is a dry joint polyplas / polycarbonate or VHB tape connection acceptable for glass joints?</p>	<p>Please provide clear silicone at glazing butt joints.</p>
	<p>The hardware descriptions ask for a Rixon 6275 floor closer, but also a closer arm. Are both of these required?</p>	<p>Yes, you need both closer and a closer arm.</p>
	<p>Are closers and mag-locks to be provided by the security company, or by the glass wall provider?</p>	<p>By glazing contractor.</p>
	<p>Are there specifications available for the clear glass required for Alternate #5?</p>	<p>No specific specification, as long as the proposed alternate glass is same thickness.</p>
	<p>Carvart offers a grey colored interlayer C043. Is that the correct finish? 403C is listed in the bid, but that does not appear to be a standard Carvart number.</p>	<p>Intent is a dark smoked gray glass. Verify w/ manufacturer.</p>

	Is the K-13 sound insulation required at the back-of-house areas such as security closet, electrical closet, and file room and coat closets?	Anywhere there is exposed deck will require K-13.
	Will 50a, 220v of power be available during construction?	Yes, power will be available from the existing electrical panel on the floor.
	Does the exposed duct work get painted, if so what color and product?	Yes. Refer to General Note L on A04.05.
	Does the Sprinkler piping get painted if so what color and product?	Yes. Refer to General Note L on A04.05.
	Does exposed electrical piping get painted if so what color and product?	Yes. Refer to General Note L on A04.05.
	Can you provide the dimension from the floor to the underside of the roof deck?	Typical ceiling deck height is 12'-10". This will vary minimally based on floor unevenness, but assume 12'-10"
	Which drawing is correct for the correct doors with card readers (504B, 505B, 502B, & 504A), the Technical drawings or the Electrical drawings?	Refer to A03.05.
	What brand of intercom is existing at the front entrance?	Stentofon hardware, run through Genetec Sipelia software for communication.
	Is there any existing integration between the access control system and the video recording software?	Yes, the access control and video software are both Genetec Security Center.
	Where is the existing Genetic server located at? What version of Genetic software is currently being used?	Server is located in the North Building Security Command Center. Currently v5.5, upgrading to v5.7 in early 2019.
	Drawing Sheet Number T1-103 titled: "Communications And Security Specifications And Equipment Lists," states as follows: " Security Contractor (SC) Requirements - 1. Access Control. 1.1 System: Genetec. 1.2 Server: Existing Server By Owner..." Assuming there is an existing security system that will be utilized at this project, is MPEA requiring the existing integrator to be used for this project?	The contractor can use their own integrator as long as they are Genetec certified and understand the campus programming. In the past, the MPEA have used Videotec Corp. (708-862-0617) for this work.
	There is a note that asks for a Sound Masking System (T1-103, Communication Contractor (CC) Requirements Note 7.2). Can you confirm which drawing has the Sound Masking system?	Sound masking system has been removed from the project.

	<p>There doesn't appear to be any callouts for Wall Tile CT-01 on the Wall Finish Schedule (A05.05W) but it is shown on Sheet A11.01 Det. 7 &amp; A11.02 Det. 1. Please confirm, are these the only locations receiving Wall Tile CT-01?</p>	<p>Refer to elevation 07 / A11.01 and 01 / A11.02.</p>
	<p>General Note 5 on Sheet A12.00 calls for "blocking in partitions for artwork hanging" but no locations are indicated on either the floor plan or elevations. Please clarify, which locations will require in-wall blocking for artwork?</p>	<p>Owner to verify if artwork is to be included.</p>
	<p>What is the anticipated NTP date and anticipated duration of the project?</p>	<p>MPEA intends to bring this item to the January 29 Board for approval. The successful bidder must provide insurance and the performance and payment bond within 10 days and the contract will be executed shortly thereafter. The Development department will issue NTP. Bidders must submit a CPM schedule with milestones and durations with its bid.</p>
	<p>Per Alternate 3a we are to provide 8'-0" glass walls &amp; doors in lieu of 9'-0". Please clarify, at Door 501B to Stairwell 1 should the 1'-0" of space above the shorter door be infilled with masonry to match the existing surrounding conditions or should it be infilled with a gyp. bd. partition?</p>	<p>The wall above door 501B should be partition type A3A. Refer to elevation 02 / A11.02.</p>
	<p>Can head details be provided for the glass partition &amp; door to Stairwell 1 (masonry to glazing rather than drywall to glazing)?</p>	<p>The wall above door 501B should be partition type A3A. Refer to elevation 02 / A11.02.</p>
	<p>At the pre-bid there was mention of a 3D scan survey of the existing floor, when will this be released?</p>	<p>See attached heat map of the existing floor.</p>
	<p>Per the Bid Tab, the total cost for the Electrical scope of work should break out fixture costs. Please clarify, where should this cost breakdown be shown as there is only 1 line for Electrical work</p>	<p>Attach fixture costs separately.</p>
	<p>Per Sheet E01.05 there is only 1 dishwasher called out in the Café. Per Sheet P01.00 there are 2 dishwashers being hooked up, 1 in the Café and 1 in the Satellite Pantry. The Equipment Schedule on Sheet A13.01 does not list quantities. Please clarify, how many dishwashers are being installed?</p>	<p>1 Dishwasher, located in Café only. Refer to A03.05</p>
	<p>Per Sheet M00.04 Ductwork Note 9 we are to "Provide 1" thick acoustical lining for all medium pressure ductwork and for a distance of 15' downstream of terminal units." Does this include round ductwork or rectangular only?</p>	<p>Yes, both round and rectangular ductwork shall be lined.</p>

	Per the Bid Submission requirements, we must supply an Excel version of the bid form. The separate PDF copy was available but the excel file could not be located on the MPEA website along with the other documents. Please provide the excel file for use.	See separate posted file
	Per the specifications we are responsible for our own parking, will we be able to utilize the empty lot to the north of the building, or will there be a special rate for the main garage?	The lot to the north is not owned by MPEA. There is not a special rate available for the MPEA parking garage.
	What is the water gage for the low-pressure ductwork?	Low Pressure ductwork is 2" pressure class.
	What is the water gage for the medium pressure ductwork?	Medium Pressure ductwork is 4" Pressure class.
	A crane will be required to relocate the existing AHU and install the new AHU. Can the vacant lot to the north of the building be used at no cost to the contractor or is it not owned by the MPEA? Please advise if we can we set up a crane on the North Side (back of the Building)	The RTU has already been relocated.
	Is any of the newly exposed duct or piping to be finish painted?	Yes. Refer to General Note L on A04.05.
	Clarify if the medium pressure round to the VAV boxes to be double wall construction.	Intended to be round with liner.
	Is the transfer duct lined?	Yes.
	Does each transfer duct have a wall mounted grill on the corridor side and terminate within the room with a 90 degree elbow facing up with no grill?	Yes, transfer ducts have a grille with diffuser tag C as indicated.
	Please confirm all the medium pressure square duct is to be lined.	Yes.
	During the walkthrough there was mention of all rooftop work being completed. On drawing M00.02 it shows the existing RTU with a remark that the RTU is neither piped, nor wired. Please confirm no work should be included in our proposal.	The RTU is installed on the roof, as well as conduit stubbed below the ceiling and through the roof for power and controls. The contractor is to install the wiring, make final connections and commission the RTU.

	<p>Drawing M00.03 has two AHU coil diagrams depicting pressure independent control valves. The existing RTU-5.5 does not have pressure independent control valves. Currently no valves on the DDC system within the ABC building are pressure independent. The existing hotel has pressure independent valves for only the cooling coils on the air handling units. Please confirm if PI valves for both the existing AHU-5.5 and new AHU-5.6 are required on both the chilled and hot water coils.</p>	<p>Piping to RTU-5.5 is existing to remain as is. Provide pressure independent control valves for RTU-5.6 serving tenant space, as indicated on coil details/diagrams.</p>
	<p>Drawing M00.04 has a sequence of operation or the fan powered boxes. It mentions space carbon monoxide sensors where shown. Currently no CO2 sensors are shown. Please confirm if any CO2 sensors are required for the FPBs.</p>	<p>CO2 sequence and sensors are not required.</p>