

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
Antonio M. Pérez, Secretary-Executive Director

OFFICIAL NOTICE NUMBER 57166

Maintenance Facility Expansion and Renovation
at College Court Housing Development
Specifications dated January 18, 2010

ADDENDUM NUMBER 1

Consisting of 5 pages
Dated February 2, 2010

THIS ADDENDUM TO THE SPECIFICATIONS AND DRAWINGS IS ISSUED TO MODIFY, CLARIFY, OR
CORRECT THE ORIGINAL DOCUMENTS AND IS HEREBY MADE A PART OF SAID DOCUMENTS.

MODIFICATIONS TO TECHNICAL SPECIFICATIONS

SECTION 01 00 00 – HACM GENERAL CONDITIONS

At Article 1.4-Work Under Other Contracts, add Paragraph C as follows:

- C. A separate contract is currently occurring at the College Court Housing Development site that involves façade repairs. Minimal work remains, including washing of the exterior of the building. This work needs to be completed after exterior temperatures exceed 40 degrees Fahrenheit for a minimum of 7 days. This work will require access with a boom lift to the area between the towers, on the north side of the buildings, where the new Maintenance Storage addition is to be constructed. This work will also require access to the parking lots on the north side of the buildings and the west side of the West Tower. Access to this area shall be provided for this separate contract work until May 15, 2010.

At Article 1.13-Contractor Use of Premises, add Paragraphs E through O as follows:

- E. The Housing Authority will temporarily relocate the existing East Tower Maintenance Facility for a maximum 90 calendar day time period. The new Maintenance Shop 147, Maintenance Office 148, and Toilet Room 149 shall be completed within that 90 day time period. Contractor shall determine the optimum 90 calendar day construction period for this work, and shall notify Housing Authority of the selected maintenance facility construction period within 7 days after the Pre-Construction Meeting.
- F. The Housing Authority will vacate only one Laundry Room at a time. Renovation/relocation of the vacated Laundry Room is to be completed prior to Housing Authority vacating of the other Laundry Room. Contractor shall schedule the Laundry Room construction and shall notify the Housing Authority about when each Laundry Room is to be vacated, within 7 days after the Pre-Construction Meeting.
- G. The Housing Authority will temporarily relocate the existing Office Facilities including Rooms 134, 134A, 134B, 134C, 135, and 136 for a maximum 30 calendar day time period. Contractor shall determine the optimum 30 calendar day construction period for this work, and shall notify the Housing Authority of the selected Office Facilities construction period within 7 days after the Pre-Construction Meeting.

- H. The Housing Authority will temporarily vacate the existing Community Room 127 for a maximum 30 calendar day time period. Contractor shall determine the optimum 30 calendar day construction period for this work, and shall notify the Housing Authority of the selected Community Room construction period within 7 days after the Pre-Construction Meeting.
- I. The East Tower exit Corridor 151 and the West Tower exit Corridor 122 shall remain accessible 24 hours per day during construction, for emergency egress only, for the College Court residents and staff, and for the daily removal of the trash carts from each Tower.
- J. Construction in existing Lobby 124 shall occur between 8:00 p.m. and 6:00 a.m. only, and shall occur over a maximum 14 calendar day time period. Contractor shall determine the optimum 14 calendar day construction period, and shall notify the Housing Authority of the selected Lobby 124 construction period within 7 days after the Pre-Construction Meeting. Lobby 124 shall be cleaned and all materials shall be removed prior to 6:00 a.m. and shall be available for resident and staff use between 6:00 a.m. and 8:00 p.m. each day.
- K. Existing Corridor 152 and Elevator Lobby 141 shall remain accessible to College Court residents and staff at all times during the construction.
- L. Existing emergency generator shall be operated, for a maximum 4 hour time period, during "cut-over" from the existing normal power service to the new normal power service, in order to maintain continuous electrical service to the College Court facility. Contractor shall have the generator serviced and verify its operating capabilities prior to taking an outage on the building. Contractor shall refill the generator fuel tank after each use.
- M. Emergency generator shall be available and in the "ready" mode to provide electrical service to the Fire Pump, in the case of an emergency, during "cut-over" from the existing normal power service to the new normal power service to the Fire Pump.
- N. Emergency generator power shall be unavailable for a maximum 4 hour time period during "cut-over" from the existing emergency power service to the new emergency power service to the Fire Pump and to the College Court facility.
- O. For the domestic water heating system replacement in the West Tower Penthouse, the Contractor shall install the new heat exchanger first and connect it to the existing boiler hot water piping in order to provide minimal disruption of hot water to the College Court residents and staff. The domestic water heating system shall be inoperable for a maximum of two 4-hour periods. Contractor shall determine the optimum 4-hour construction periods for this work, and shall notify the Housing Authority of the selected domestic water heating system disruption periods within 7 days after the Pre-Construction Meeting.

SECTION 02 41 17 – MINOR DEMOLITION FOR REMODELING

At Article 3.1-Preparation, Paragraph A, add the following sentence:

Take necessary measures to locate buried or embedded utilities prior to excavating, and/or saw cutting of concrete slabs to be removed.

SECTION 08 71 00 – DOOR HARDWARE

At Article 2.1-Door Hardware, Paragraph H-Automatic Operators, add Subparagraph 3 as follows:

3. Tormax TTXII Low Energy Automatic Swing Door Operator.

SECTION 09 90 00 – PAINTING AND COATING

At Article 2.1-Paints and Coatings, Paragraph A-Manufacturers: Paint, Primer Sealers, Block Filler, add Subparagraph 5 as follows:

5. Diamond Vogel Paints.

SECTION 23 05 23 – GENERAL-DUTY VALVES FOR HVAC PIPING

At Part 2-Products, add Article 2.3 as follows:

2.3 NATURAL GAS SYSTEM VALVES

A. SHUT OFF VALVES:

1. 2-Inch and Smaller: Ball valve, bronze body, threaded ends, stainless steel ball, full or conventional port, Teflon seat, blowout-proof stem, two-piece construction, suitable for 150 psig working pressure, UL listed for use as natural gas shut-off.
2. Manufacturers:
 - a. DeZurik.
 - b. Homestead.
 - c. Rockwell.
 - d. Walworth.
 - e. Substitutions: In accordance with Section 23 05 00 – Basic HVAC Requirements.

MODIFICATIONS TO DRAWINGS

SHEET D100 – FIRST FLOOR DEMOLITION PLAN

Revise Note 15 to read as follows:

NOTE 15: Remove existing handrails in sections of Corridors 122 and 151 that will be widened, and salvage for future reuse.

SHEET A100 – FIRST FLOOR PLAN

Revise Note 7 to read as follows:

NOTE 7: Install new suspended acoustical tile ceiling system. Re-install salvaged wall mounted handrails.

SHEET A900 – SCHEDULES AND DETAILS

At Room Finish Schedule, Room No. 121-Laundry Room, delete the following note:

Paint exposed deck and utilities.

SHEET E100 – FIRST FLOOR PLAN DEMOLITION

At Laundry Room 121, add the following note:

Remove existing security camera and reinstall in same location below new suspended acoustic tile ceiling.

At Corridor 151, add the following note:

Remove existing security camera and reinstall in same location below new suspended acoustic tile ceiling.

SHEET P201 – FIRST FLOOR PLAN – PLUMBING

At Laundry Room 121, delete reference to Note 5 and insert reference to LT-1.

All bidders shall acknowledge receipt and acceptance of Addendum Number 1 (dated 02/02/2010) for Official Notice Number 57166 by signing in the space provided and submitting the signed Addendum with bid. Bids submitted without this Addendum may be considered non-responsive.

RECEIPT ACKNOWLEDGED AND CONDITIONS AGREED TO THIS

_____ DAY OF _____ (MONTH), _____ (YEAR).

SIGNATURE

COMPANY NAME