



CONSTRUCTION MANAGERS • GENERAL CONTRACTORS

431 W. McGregor Dr., Boise, ID 83705
P: 208.384.0800 | F: 208.345.5323 | www.cmcompany.com

November 12, 2019

ADDENDUM NO.2

To the Drawings and Specifications for:

Meridian High School – Auditorium Addition and Locker Room Remodel
1900 W. Pine Ave.
Meridian Idaho 83642

Owner:

West Ada School District
District Services Center
1303 E. Central Drive
Meridian Idaho 83642

Architects

Auditorium Remodel
Lombard Conrad Architects
1221 Shoreline Ln.
Boise, Idaho 83702

Locker Room Remodel
Hummel Architects
2785 N. Bogus Basin Rd.
Boise, ID 83702

Construction Manager:

CM Company Inc.
431 West McGregor Drive
Boise, Idaho 83705
Ph : 208-384-0800

NOTICE TO BIDDERS:

You are hereby notified of the following changes, deletions, corrections, additions, revisions, and/or modifications to the Project Specifications, Drawings, and the Bidding Requirements and Conditions of Agreement for the above-mentioned project. **All bidders must acknowledge receipt of this Addendum on the appropriate line item provided on your Bid Proposal Form.**

The items of this Addendum are as follows:

BIDDING REQUIREMENTS AND CONDITIONS OF AGREEMENT:

Submit sealed bids to Joint School District No. 2 at the District Service Center, 1303 East Central Drive, Meridian Idaho until 2:00 p.m., prevailing local time, on Tuesday November 19, 2019. The bid date and time has not changed.

Part A:8 Bid Proposal Forms: Scope Clarifications

All Bid Packages

- 1.) Due to the tight constraints of the project site, the Construction Manager will provide a tower crane to service the building construction for use from October 1, 2020 through March 2021. The goal is to provide craning from start of masonry through stocking of roofing material.
- 2.) As-Builts of the existing school can be made available upon request. Please allow half a day turnaround and be specific of which locations of the facility you need.

Bid Package 1 – Demolition

- 1.) This contractor to include the sawcut, demolition, and removal from site the slab on grade at the new riser room in the existing gymnasium.

Bid Package 2 - Sitework

- 1.) This contractor to exclude the underground fire sprinkler water service. This to be furnished and installed by Fire Sprinkler Contractor
- 2.) This contractor to include supplying and installing the fire hydrant per civil drawings.

Bid Package 5 - Concrete

- 1.) This contractor to include the replacement of the 4" slab on grade that will be removed for the installation of the new riser in the existing gymnasium.

Bid Package 30 – Fire Suppression

- 1.) This contractor to include the underground fire sprinkler water service.
- 2.) This contractor to exclude the installation of the fire hydrant. This to be furnished and installed by Bid Package # 2.
- 3.) This contractor can assume that the removal and reinstallation of finishes as required for the fire sprinkler retrofit work in the existing building will be provided by others.
- 4.) Floor protection of the existing hardwood basketball floor will be provided by the construction manager.
- 5.) Demolition and patchback of concrete slab on grade in the new riser room will be provided by others.

Bid Package 31 - Plumbing

- 1.) Locker Room Remodel - This Contractor can assume that sufficient brick will be removed to accommodate the installation of new water and vent piping for new plumbing fixtures. The demo and patchback will be provided by others.
- 2.) Locker Room Remodel reference sheet P2.20, Note P5 – For bidding purposes, this contractor can assume tie-in to the existing hot water recirculation piping is available above the ceiling in the locker room area and does not need to assume running to the mechanical closet per Keynote P5.

Attachments:

Pre-Bid Meeting Minutes (4 pages)
Pre-Bid Sign In Sheets (2 pages)

End of Addendum No. 2



Pre-Bid Meeting Minutes

Meridian High School Auditorium Addition and Locker Room Remodel

Meeting Date: Wednesday, November 6, 2019
Time: 3:30 p.m.
Place: Meridian High School North Side Cafeteria
Purpose: Informational Pre-Bid Meeting and Job Walk

ITEM	DESCRIPTION
	<i>Please Sign In</i>
1.0	Introductions
1.1	Owner: West Ada School District
	<ul style="list-style-type: none"> ○ Dr. Mary Ann Ranells – Superintendent of Schools ○ Joe Yochum – Assistant Superintendent of Schools: Operations ○ Mike Carrithers – Director of Purchasing ○ Cathy Wright – Purchasing - Present
1.2	Architect / Consultants:
	<ul style="list-style-type: none"> ○ Auditorium – <ul style="list-style-type: none"> ○ Architect – Lombard Conrad Architects – Scott Henson, Priya Raman -Present ○ Electrical Engineer – Eidam and Associates ○ Mechanical Engineer – Cator,Ruma & Associates,Co. ○ Structural - Axiom ○ Civil - The Land Group ○ Locker Room <ul style="list-style-type: none"> ○ Architect - Hummel Architects – Brian Coleman. Clayton Chaney - Present ○ Electrical Engineer – Cator,Ruma & Associates,Co. ○ Mechanical Engineer – Cator,Ruma & Associates,Co. ○ Structural – Axiom
1.3	Construction Manager: CM Company
	<ul style="list-style-type: none"> ○ Anna Sparrell – Project Manager ○ Trey Crookston – President, Estimator -Present ○ Tim Keller – Estimator - Present ○ Brian Hetmer – Superintendent - Present
2.0	Review of Bid Requirements and Contract Forms
2.1	<p><u>Plans</u> - Plans are available from CM Company Inc. 431 W. McGregor, Boise, Idaho. Plans are uploaded to the WASD website, AGC and various plan rooms. Bidding Contractors are responsible for all bidding and contract requirements listed in the specifications.</p> <p>Addenda #1 was explained as the source for most up to date set of plans & specs on the CM Company link. Plot stamp in lower left of drawing sheets was shown & explained as the important date to look for on bid documents. Explained that new specs for auditorium project contain a section for “Alternates”, & that there are 2 alternates to acknowledge at bid time.</p>

2.2	<p><u>Bid Format</u> – This is a Construction Manager as Advisor format. CM Company will act on behalf of the Owner. The Contractor (you) is considered a Multiple Prime Contractor. Your contract will be with West Ada School District.</p> <p>It was explained that: This Project will NOT follow the same “informal” format as Achievement House did. This is a formal bid to the Owner w/ sealed bids.</p>
2.3	<p><u>Licensing</u> – All Contractors must possess a Public Works Contractors license at time of bid.</p>
2.4	<p><u>Bid Envelope</u> – The bid must be submitted in a sealed envelope. The envelope must be labeled correctly with the project number and bid package number. The envelope must include the following:</p> <ul style="list-style-type: none"> o Bidders must use the bid form included within the bid documents. Bid must be signed in ink with the name and mailing address of the bidder. o Each bid must include 5% bid security. o Include the Contractors Affidavit for Drug and Alcohol Free Workplace document. o Include the National Sex Offender Registry Form. o Please review Part A5 of the bid documents – Bidders Checklist. <p>It was explained that mailed bids would need to be sent in a separate sealed envelope that could safely be opened at West ADA offices without revealing bid results.</p>
2.5	<p><u>Location and Time of Bid</u> - Bids are due Tuesday, November 19, 2019 on or before 2:00 p.m. local time at the District Service Center front desk. Please deliver your bid to 1303 E Central Drive, Meridian, Idaho 83642. Mailed bids need to go directly to WASD, not CM Company. No bids will be accepted after the bid is closed.</p>
2.6	<p><u>Bond Requirements</u> – 100% Payment, 100% Performance Bond Reqd.</p>
2.7	<p><u>Addendum</u> – Bidders will be required to acknowledge the addenda on the bid form. A final Addendum will be posted no less than 4 days prior to bid day.</p> <p>Addendum 1 was issued on October 30th to substitute the correct version of the plans.</p> <p>It was explained a plot stamp in the lower left corner of the correct drawing pages will reveal a date of “10-23-2019 2:04:42pm”.</p>
2.8	<p><u>Insurance Requirements</u> – Insurance requirements are to be in accordance with the bid requirements stated in Part B8 and Article 10 of the Contract.</p>
2.9	<p><u>Bidders Questions</u> – Questions need to be submitted in writing 7 days prior to bid.</p> <p>It was explained that the last date project questions will be accepted will be 11-12-2019.</p>
2.10	<p><u>Badging</u> – This project requires contractors to adhere to the west Ada School District badging policy noted in Part A11 – Badging Procedure. No cost to Contractors</p>
2.11	<p><u>Bidder Pre-Bid Information</u> – All pre-bid RFI’s (request for information) or substitution requests should be sent to timk@cmcompany.com</p> <ul style="list-style-type: none"> o RFI’s will be reviewed by CM Company. If it is a scope or constructability question – CM Company will respond. If it is a design or spec question, we will forward the information to the architect. o Substitution Requests will be reviewed by CM Company then sent to the Architect. o Questions will be reviewed by CM Company. Formal questions sent via email that affect the project scope will be answered and posted in addendums. <p><i>Please do not send this information directly to the Architect or Engineer. There is a process used by CM Company to issue, track responses and post this information properly in addendums.</i></p>
3.0	<p>Project Overview</p> <ol style="list-style-type: none"> 1.) Design – Auditorium: Lombard Conrad Architects 2.) Design – Locker Rooms: Hummel Architects <p>It was explained why the two projects were combined to complete work in adjacent critical areas at the same time. Each project will require a separate price on the bid form for each bid package. The sum of those two prices will become the <u>Total Base Bid</u> amount for each bid package. Awards will be based on the lowest Total Base Bid</p>

	<p>amount for each bid package. While both projects will be awarded as one contract for each bid package, progress billings will need to remain separate for each project for tracking purposes and to allow the Architects to review billings and track total project cost for their respective contracts with the School District.</p>
3.1	<p>Temporary Facilities</p> <ul style="list-style-type: none"> ○ Reference Part B:3 Temporary Facilities and Controls in the Bid Requirements volume of the specifications. ○ Trade Contractors will need to have provisions in your bid for items specific to your Work.
4.0	<p>Schedule EXISTING GYMNASIUM, LOCKER ROOMS & FINE ARTS BUILDING</p> <ul style="list-style-type: none"> ○ Fire Sprinkler Code Upgrades at Existing Gym <ul style="list-style-type: none"> ○ Submittal process Jan – Feb 2020 ○ Physical work will start mid-March 2020 and will finish June 1, 2020 ○ Egress Exiting at Existing Gym & Existing Fine Arts Bldg <ul style="list-style-type: none"> ○ Submittal process Jan – Feb 2020 ○ Physical work will start mid- March 2020 and will finish June 1, 2020 ○ Locker Room Renovation at Existing Gym <ul style="list-style-type: none"> ○ Submittal process Jan – Feb 2020 ○ Physical work will start mid-March 2020 and will finish August 14, 2020 ○ Fine Arts Building <ul style="list-style-type: none"> ○ Renovation work at the existing Fine Arts Building will be done Summer of 2021 <p>AUDITORIUM</p> <ul style="list-style-type: none"> ● Pre-demo activities, coordination and planning, including utility tracing & plans for rerouting will start April 2020 (or sooner) ● Physical demolition of the courtyard will start June 2, 2020. ● Summer work will include, utility reroutes for downline systems to remain in service, new underground utilities, storm drain and starting footings & foundations. All underground work and campus utilities are to be completed by early August, prior to registration activities. ● Project completion is August 12, 2021. This includes a three-week owner move in. <ul style="list-style-type: none"> ○ <i>Note: These dates comply with the school’s request to avoid work in the gymnasium areas during basketball season and summer sports camps. It should be expected that all work will need to be continuously coordinated with campus activities.</i>
5.0	<p>Owner Comments: None</p>
6.0	<p>Architects Comments: None</p>
7.0	<p>Contractor Comments and Questions:</p> <p>Question: Who will provide temporary scaffold over the Auditorium floor to allow trades to complete overhead work?</p>

Answer: A temporary scaffolding floor will be provided by Construction Manager for all trades to use.

Question:

Who is responsible for removing & replacing existing building finishes where new fire sprinkler lines need to be installed in those areas?

Answer:

Fire Sprinkler Contractor will not be responsible for removing & replacing existing building finishes where fire sprinklers need to be retrofitted.

Question:

Do Fire Sprinkler retrofits need to be functional by June of 2020?

Answer:

Architect or CM Company to ask City of Meridian the question. Will push for August of 2021 for retrofit areas to be operational.

Question:

Is there Asbestos in existing building where sprinkler retrofit is to be performed?

Answer: School District representative thought no

Question:

Does a plumbing chase need to be constructed behind existing toilet areas in the locker rooms to allow new plumbing to be added per the plans?

Answer:

Existing block behind lockers can be removed & replaced to allow access to the water, waste and vent lines that need to be tied into. Plumbing contract does not need to include the demo or replacement of brick. This will be an allowance carried by the construction manager or clarified by addendum.



CONSTRUCTION MANAGERS • GENERAL CONTRACTORS

431 W. McGregor Dr., Boise, ID 83705
 P: 208.384.0800 | F: 208.345.5323 | www.cmcompany.com

Sign In Sheet

Project: Meridian High School Auditorium Addition and Locker Room Remodel
Meeting Purpose: Pre-bid Meeting
Meeting Location: MHS North Cafeteria
Meeting Time & Date: November 6, 2019 at 3:30 pm MST

Name (PLEASE PRINT)	COMPANY	PHONE NUMBER	Email Address
FRANK RICHARDSON	SUMMIT WALL	366-1660	FRANK@SUMMITWALL.COM
MARK MANSSIELD	DLBEST	322-4844	MARK@DLBESTPLUMBING.COM
TREY CROOKSTON	CM Co.	384-0800	treyc@cmcompany.com
Tim Keller	CM Co.	340-7373	timk@cmcompany.com
FRANK ROMAN	ROMAN ROOTS	360-6822	FRANK@ROMANROOTS.COM
MIKE ROMAN	"	"	"
CLAYTON CHANEY	HUMMEL ARCH	890-3727	cchaney@hummelarch.com
MIKE MARTIN	AVALON	941-1787	MMARTIN@AVALONLANDSCAPE.COM
DREW MURRAY	IRA-MAE	362-3899	roberta@ira-mae.com
Brian Fox	Walker Fox	208-9995409	walkerfox69@gmail.com
GARY VIDLER	Madison Concrete	208-905-5950	GaryV@Madison.com
ROB BURKHARDT	CLOUARDALE PLB	208-376-1901	Rob@clouardaleplumbing.com
NORMAN NIEBUHR	IDEAL DEMO	208 365-1574	norman@ideal demolitionservices.com
JEFF BARNES	Color Craft	208-378-8050	jeff@colorcraftsprink.com
Tobey Hammrich	NATIONS ROOF	208-322-2474	thammrich@nationsroof.com
Nick Little	Nations Roof	251-421-7075	n.little@nationsroof.com
BERNIE ASHIZ	ANDERSON & WOOD	208-866-1786	bashiz@AWKOFST.COM
Keaton Horcan	American Mechanical	208-455-7758	estimating@american-mechanical.net
Randy Knutson	SHILO	208-466-4006	randy@keshilosprinkler.com
GREG PATRICK	TVFP	208-367-1888	GREGP@TVFPINC.COM



CONSTRUCTION MANAGERS • GENERAL CONTRACTORS

431 W. McGregor Dr., Boise, ID 83705
 P: 208.384.0800 | F: 208.345.5323 | www.cmcompany.com

Sign In Sheet

Project: Meridian High School Auditorium Addition and Locker Room Remodel
Meeting Purpose: Pre-bid Meeting
Meeting Location: MHS North Cafeteria
Meeting Time & Date: November 6, 2019 at 3:30 pm MST

Name (PLEASE PRINT)	COMPANY	PHONE NUMBER	Email Address
Glenn Wiedmeier	HCS corp	(208) 859 5657	glenn@hcs-corporation.com
CAM ECHANIS	HCS	(208) 573-5152	CE-HCS@MSN.COM
Braden Smedick	Summer Lawns	208 794 6457	brendan@summerlawns.com
Jeremy Waddell	Maskell	985-6123	jeremy.Waddell@Maskell,inc.com
Michael Rhodes	ISI	208-724-8799	miker@isiperform.com
Shane Borden	A-Max Hardwood	208-800-2181	Shane@A-Maxhardwood.com
JACOB HELDERMAN	WASD	284-6183	h
Cathy Wight	WASD		
SCOTT HEANSON	LOMBARD/CONRAD	345 6677	SCOTT@LCARCH.COM
CASEY HUSE	LOMBARD/CONRAD	345 6677	CASEYH@LCARCH.COM