



City of Cleveland
Justin M. Bibb, Mayor

Department of Finance
Division of Purchases & Supplies
601 Lakeside Avenue, Room 128
Cleveland, Ohio 44114-1080
216/664-2620 • Fax: 216/664-2177
www.cleveland-oh.gov

September 30, 2024

ADDENDUM 1

BID TITLE: File No. 99-24 2024 Halloran Skate Park Roof and Envelope Improvements

BID DUE: Thursday, October 10, 2024 at 12 o'clock noon (Eastern Time)

Attention Bidders:

We have been requested to issue the addendum for the following:

Please ensure that a copy of this addendum is included and returned with the bid specifications furnished to you by this office, as it will have the same force and effect as if it were part of the specifications originally issued.

1. Changes to the Project Manual
2. Changes to the drawings.
3. Answers to questions received.
4. Change bid opening date.

This addendum will have the same force and effect as if it had been part of the specifications originally issued.

If you have any questions regarding the attached, please contact Steven Decker at 216-664-2624. Thank you for your prompt attention and assistance in this matter.

Signature of Potential Bidder & Name of Company

Today's Date

Thank you,

Donia Patterson, Assistant Administrator
Purchases & Supplies
CC:

ADDENDUM #1

2024 Halloran Skating Rink Roof & Envelope Improvements

PLEASE NOTE THE FOLLOWING **CLARIFICATIONS**
TO THE **CONTRACT DOCUMENTS**:

ADDENDUM #1
Camp George Forbes Roof and envelope improvements
(17 Pages)

Changes to the Project Manual

1. **Schedule of Prices revised. Replace with Schedule of Prices. Included with this Addendum (6 Pages)**

Changes to the Drawings

ADDITION #1

**PLEASE REPLACE THE FOLLOWING PAGES IN THE BID SET WITH THOSE PROVIDED AS PART OF
ADDENDUM #1 HALLORAN SKATING RINK A1.5 (1 PAGES)**

CLARIFICATIONS

Question #1

How much of the decking is to be replaced? Is there an allowance for how much bad decking is included in the base bid?

Answer #1

20% (Per Addendum #1 dated 9/6/26) See updated drawing A1.5 Delta 1

Question #2

Does new metal decking need to be painted on the underside?

Answer #2

Just the exposed perimeter per reflected ceiling plan.

Question #3

What is the spec for the reinforced fabric membrane and welded wire panels?

Answer #3

AutoCeil is in the estimate - See attached or equal in the appendix documents to Addendum #1

Question #4

Unit price #1 calls for replacing 10' x 4' of concrete sidewalk. Where is this located on site?

Answer #4

This is a unit price established to cover unforeseen plumbing conditions or other issues during construction that may require concrete. New concrete works is not called out in the drawings.

Question #5

Is there a spec for the wall ladder?

Answer #5

See attached or equal in the appendix.

Question #6

What are the specs for the clerestory/window replacement?

Answer #6

3/8" Polycarbonate in single glazed aluminum storefront.

Question #7

What are the specs for the clerestory/window replacement?

Answer #7

This is a unit price established to cover unforeseen plumbing conditions or other issues during construction. New concrete works is not called out in the drawings.

Question #8

Detail 1 and 2 on A7.1 show wood blocking and 1/2" glass matt behind new metal wall panels. The existing panels to remain do not have wood blocking and 1/2" glass matt. Is the sheathing required where wood paneling is being replaced with metal panels? Is sheathing required behind metal panels to remain causing us to remove existing panels?

Answer #8

Yes. Sheathing is required where wood paneling is being replaced with metal panels. Sheathing is not required behind metal panels to be removed.

Question #9

Detail 1 and 2 on A7.1 show ½" glass matt, wood blocking and paint on the inner side of the steel beam where existing wood siding is to be replaced with metal panels. Does the inner side of the steel beam where metal panels remain also get blocking, glass matt and paint?

Answer #9

Yes, That is what is shown in the detail.

Question #10

What is detail 1 & 2 on A7.3 referencing?

Answer #10

Section A/A7.1.

Question #11

Unit price #3 calls for a price to remove 100 s.f. of shingles. The existing roof is a built-up roof with some areas covered with modified bitumen membrane. Where is the shingle roof?

Answer #11

There is a shingled pavilion onsite that is currently not in the scope of work.

Question #12

Is unit price #6 referencing the perimeter metal edge?

Answer #12

See update schedule of prices.

Question #13

Please better describe the intent of unit price #7.

Answer #13

The owner wants to understand how much (1) unit of the clear story glazing costs for this project.

Question #14

Is the multi-purpose building alternate #1? If so, what is meant by replacing the roof insulation panels? All the roof insulation will be replaced as specified.

Answer #14

Yes the "Multi Purpose Building" AKA Warming House is alternate #1. The Owner wants to understand how much (1) 4'x10' unit of the roof costs.

Question #15

Alternate #2 referenced gutters and downspouts. There are no gutters on the current roof.

Answer #15

See updated Schedule of prices

Question #16

Alternate #3 references stainless steel valleys.

Answer #16

See updated Schedule of prices

Question #17

Is the specified structural paint correct?

Answer #17

Ignore reference to pool, the specified structural paint is correct.

Appendix

AutoCeil Brochure

This product was the inspiration of design for the fabric covering the ceiling (4 Pages)

Cotterman Co. Access Ladder

This product was the inspiration of design for the Access Ladder (2 Pages)

**THE BID DATE SHALL MOVE TO
THURSDAY OCTOBER 10th AT NOON**

END OF ADDENDUM #1

SCHEDULE OF PRICES

Halloran Skating Rink Roof and Envelope Improvements

For furnishing all labor, materials, tools, and equipment required to perform and deliver all Project work in compliance with the Drawings and Project Manual:

BASE BID (GROSS PRICE) :

A. GROSS PRICE BASE BID: \$ _____

B. ALLOWANCE #1 (TESTING)
For testing and miscellaneous inspections described in Part C – Supplemental General Conditions, Section C9.F.
\$ 5,000.00

C. ALLOWANCE #2 (PROJECT SIGN)
For all labor, material, and equipment required to furnish and install a 'standard' City of Cleveland construction sign specified in Part C – Supplemental General Conditions, Section C9.I, and to remove and dispose upon completion of construction.
\$ 2,500.00

D. ALLOWANCE #3 (HAZARDOUS MATERIAL TESTING AND REMOVAL)
For testing all suspected hazardous material and removal of all material determined hazardous.
\$ 10,000.00

E. ALLOWANCE #4 (PLUMBING HIDDEN CONDITIONS)
For hidden Plumbing conditions not identified in the scope of work that is uncovered during construction.
\$ 20,000.00

F. ALLOWANCE #5 (STRUCTURAL HIDDEN CONDITIONS)
For hidden framing conditions not identified in the scope of work that is uncovered during construction.
\$ 35,000.00

G. ALLOWANCE #6 (TEMPORARY PATCHING THROUGH WINTER)
For patching leaks throughout the winter season, while the facility is open.
\$ 15,000.00

TOTAL BASE BID (A+B+C+D+E+F+G): \$ _____

PLEASE NOTE: TOTAL CONTRACT AMOUNT SHALL BE THE SUM OF THE TOTAL BASE BID PLUS TOTAL OF BID(S) FOR ANY ALTERNATE(S) AND CONTINGENCY ALLOWANCE(S) THE CITY SELECTS.

FIRM

ADDRESS

TELEPHONE NUMBER

SIGNATURE OF BIDDER

DATE

SCHEDULE OF PRICES

Halloran Skating Rink Roof and Envelope Improvements

ALTERNATES (GROSS PRICE):

To furnish all labor, materials, tools, and equipment required to perform and deliver the ALTERNATE(S) as shown on the Drawings and in compliance with the requirements pertaining to Alternates in the Specifications Project Manual and SECTION D-2, SUMMARY OF WORK.

ALTERNATES:

ALTERNATE #1:

Warming Hall Roof and Facade

Furnish and install Roof and façade work per Alternate #1 called out in the construction documents.

\$ _____

ALTERNATE #2:

Provide Type 304 Stainless Steel Downspouts

Furnish and install 22 gauge 304 SS gutters and Downspouts in place of the aluminum gutters and Downspouts on the Skating Rink Pavilion.

\$ _____

ALTERNATE #3:

Provide Type 304 Stainless Steel Flashing

Furnish and install 22 gauge 304 SS Flashing in place of the aluminum flashing on the Skating Rink Pavilion.

\$ _____

ALTERNATE #4:

Provide Type 304 Stainless Steel Gravel Stop

Furnish and install 22 gauge 304 SS Gravel Stop in place of the aluminum gravel stop on the Skating Rink warming House.

\$ _____

FIRM

ADDRESS

TELEPHONE NUMBER

SIGNATURE OF BIDDER

DATE

SCHEDULE OF PRICES

Halloran Skating Rink Roof and Envelope Improvements

CONTINGENCY ALLOWANCES:

The City will include within the Contract Amount one or more of the following Contingency Allowance amounts. See Project Manual Part C, Section C-15 for uses of Contingency Allowance. The selected Contingency Allowance percentages will be applied to all bids.

CONTINGENCY ALLOWANCE #1: 1% OF THE SUM OF THE TOTAL BASE BID AND ANY SELECTED ALTERNATE(S).

CONTINGENCY ALLOWANCE #2: 2% OF THE SUM OF THE TOTAL BASE BID AND ANY SELECTED ALTERNATE(S).

CONTINGENCY ALLOWANCE #3: 3% OF THE SUM OF THE TOTAL BASE BID AND ANY SELECTED ALTERNATE(S).

CONTINGENCY ALLOWANCE #4: 4% OF THE SUM OF THE TOTAL BASE BID AND ANY SELECTED ALTERNATE(S).

FIRM

ADDRESS

TELEPHONE NUMBER

SIGNATURE OF BIDDER

DATE

SCHEDULE OF PRICES

Halloran Skating Rink Roof and Envelope Improvements

SCHEDULE OF UNIT PRICES:

The Director of Capital Projects is authorized to contract for this Project with the lowest responsible bidder only after competitive bidding for a Gross Price for the improvement. For changes in the Work that may be required during construction, as provided in Part C, Section C-14, the Director of Capital Projects requests a Unit Price for each of the below-listed items. These prices are requested now solely as reference information for such changes and will NOT be considered by the City in determining the lowest responsible bidder.

Each Unit Price provided shall be "complete" for the Unit Price item, i.e., each Unit Price shall include all labor, materials, supplies, tools, equipment, overhead and profit required to perform and deliver the item as shown on the Drawings, specified in the Technical Specifications and compliant with all other requirements in the Project Manual.

UNIT PRICE #1:

POUR 10'x4'x4" SECTION OF CONCRETE SIDEWALK

Include Demo of existing and 4" of compacted #411 gravel.

\$ _____ /PIECE.

UNIT PRICE #2:

SCOPE 200' OF STORMWATER LINES.

Provide Owner/Architect with video and options & cost to fix underground lines if issues are found.

\$ _____ /Job.

UNIT PRICE #3:

REMOVE & REPLACE ASPHALT SHINGLES IN KIND

Per asphalt shingles described in the project manual.

\$ _____ /100 SQ.FT.

UNIT PRICE #4:

ADD RAINWATER DOWNSPOUT PIPING

\$ _____ / 10 LF.

UNIT PRICE #5:

REMOVE AND REPOINT BRICK MASONRY

\$ _____ /50 SQ.FT.

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SIGNATURE OF BIDDER

DATE

SCHEDULE OF PRICES

Halloran Skating Rink Roof and Envelope Improvements

UNIT PRICE #6:

STAINLESS STEEL GRAVEL STOP

Furnish and install type 304 22-gauge gravel Stop.

\$ _____ /10 LF.

UNIT PRICE #7:

GLAZING FOR SKATING RINK PER DRAWINGS & SPEC.

Include required mullions and install.

\$ _____ /SQ FT.

UNIT PRICE #8:

PROVIDE LUMINAIRE AND FIXTURE, MANUFACTURER SUNLITE® LED ROUND MODERN WALL SCONCE LIGHT FIXTURE W/ CANOPY, 12W, 850 LUMENS, 90 CRI, WHITE

Model #T9FB3137792 provide (1) Switch (4) NEMA1 back box and (1) old work jbox with cover w/ up to 40' of wiring in 1' metal conduit to local circuit for fixtures.

\$ _____ (4) Fixtures

UNIT PRICE #9:

PROVIDE ELECTRICAL CONDUCTOR AND CONDUIT.

Provide 12 gauge copper wire in 1" diameter aluminum conduit. With (2) NEMA1 jbox's

\$ _____ /100LF

FIRM

ADDRESS

TELEPHONE NUMBER

SIGNATURE OF BIDDER

DATE

SCHEDULE OF PRICES

Halloran Skating Rink Roof and Envelope Improvements

UNIT PRICE #10:

PROVIDE 4'x10'x2" CLOSED CELLED RIGID INSULATION WITH 1/2" WALKBOARD.

See spec section 07.54.23

\$ _____ /40SQ.FT.

END OF SCHEDULE OF PRICES

FIRM

ADDRESS

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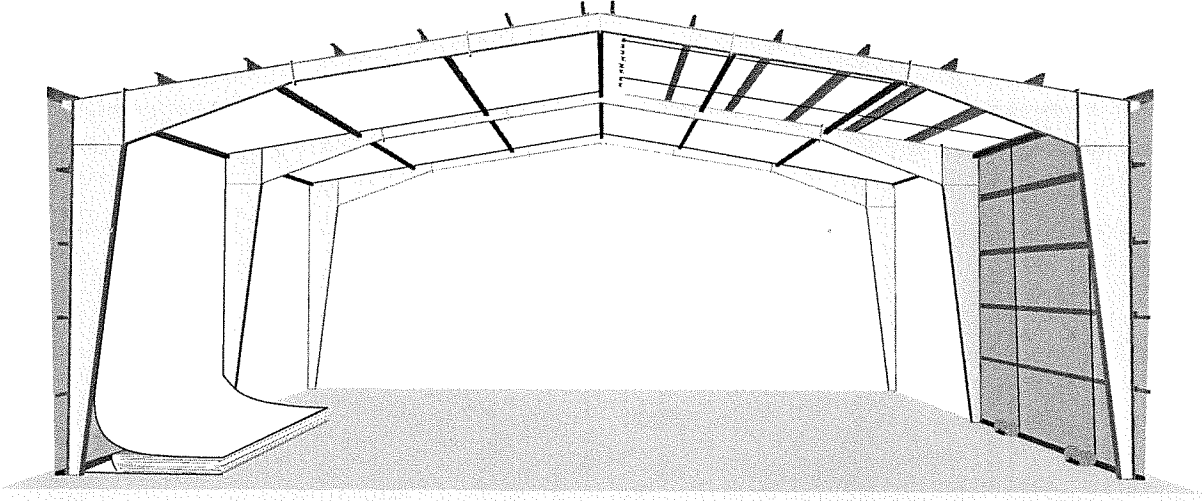
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DATE

AutoCeil™

AUTOMATED INSTALLATION SYSTEM

Virtually Installs Itself



➤ **Safer**

➤ **Faster**

➤ **Easier**



- Automated Installation
- No Banding or Strapping
- No Bottom Side Ceiling Fasteners

- Significant Labor Savings
- Light Reflective Interior
- Highest Thermal Performance

featuring

OSHA Compliant Through Fall Protection



Watch it Work:
autoceil.com

Halloran Add#1 (1 of 4)

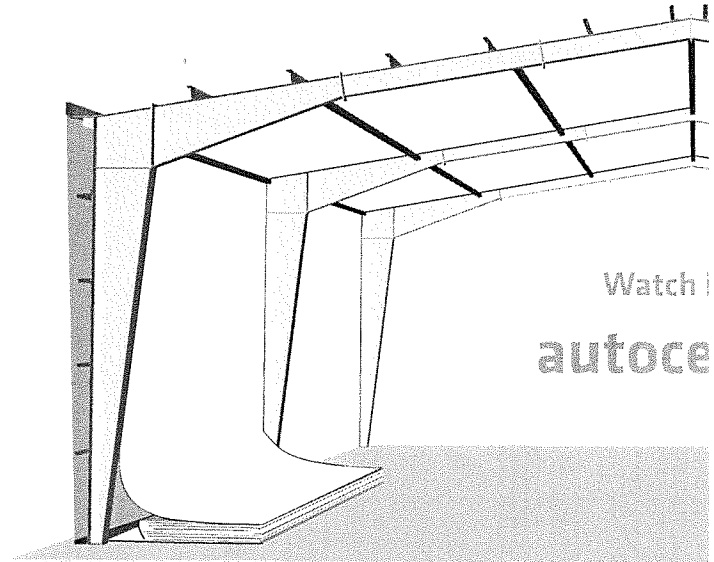
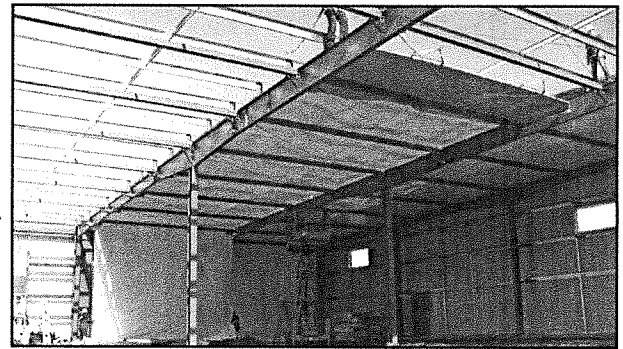
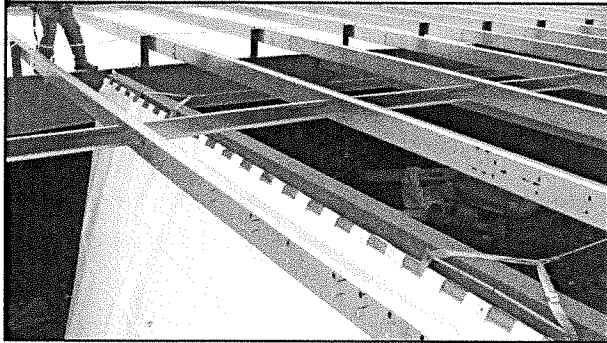
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INNOVATIVE ENERGY SAVING PRODUCTS

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Watch!
autoce

1

Automated Installation

From the floor level, installers operate secured winches to pull the ceiling sheet **UP** one wall, **ACROSS** the ceiling and **DOWN** the other wall. The AutoCeil™ sheet is positioned, tensioned and secured. Installers monitor the AutoCeil material as it is pulled across the bay. **Winches pull in ceiling sheet in minutes!**



What is NoBS™ Technology?

- No Banding or Strapping!
- No Bottom Side Ceiling Fasteners!
- No Facing Tab Sealing!
- No Raising the Roof!
- No Bottom Side Field Seams!
- No Exposed Purlins or Girts!
- No Stand-off Roof Clips Required!
- No Roof Spacer Blocks Required!
- No Rafter Brace Penetrations!
- No Problem Attaching to Struts!

Provides Labor and Equipment Costs Savings

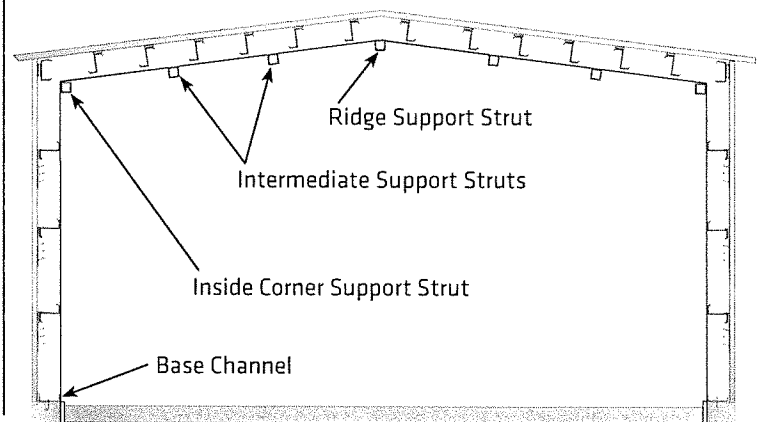
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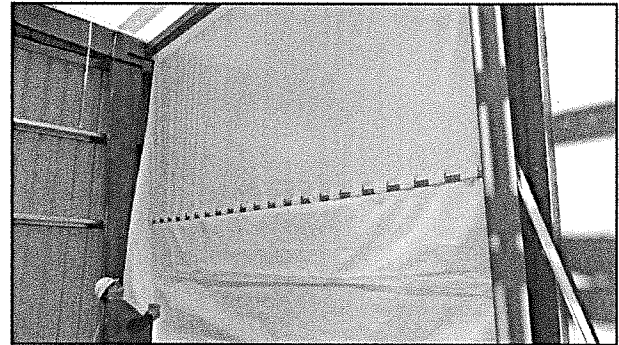
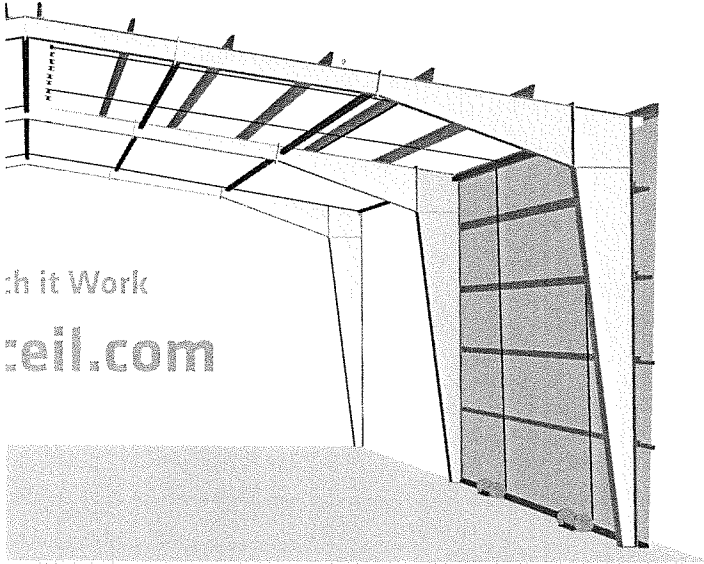
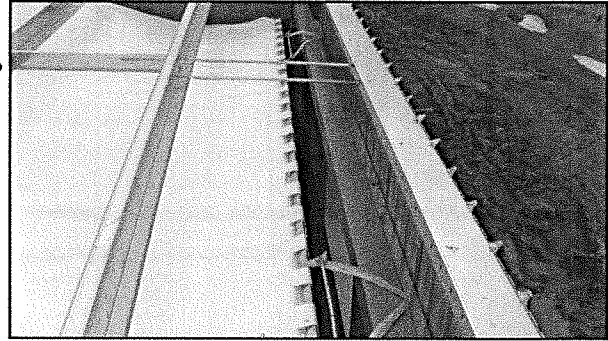
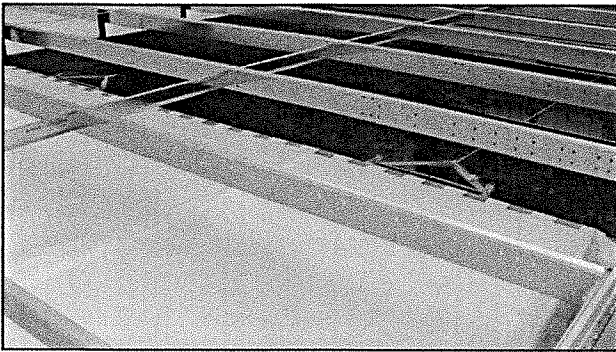
Advanced Metal Building Design

AutoCeil requires ceiling support struts to transfer the rafter brace loads from the purlins to the struts. This design can reduce the weight of the purlins and rafters. This design results in less roof movement and wear.

Engineered support strut design facilitates:

- Increased construction speed
- Superior thermal performance
- Elimination of bracing to purlins
- Rapid installation of the AutoCeil sheet
- Higher quality finished structure
- Struts engineered for collateral loads





3

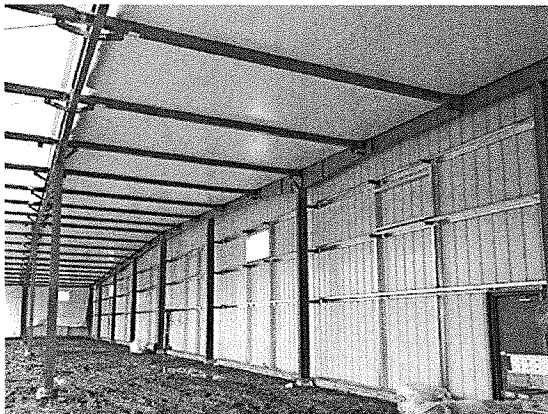
Least Possible Field Seams

A single AutoCeil sheet is custom fabricated to fit rafter to rafter and span across up to 200 feet of building width and height down to the floor. Wider spans require a splice. Appearance superior to long tab and laminated metal building insulation.

AutoCeil™ System Includes:

AutoCeil sheet materials, AutoCeil winch rental, pull tubes, Compress-R angles, fasteners, sealants, insulation, installation drawings and instructions.

Notice: No banding or strapping needed!



Learn more at autoceil.com

Halloran Add#1 (3 of 4)

4

Superior Thermal Performance

Achieve any desired thermal performance quickly, safely and inexpensively by creating the desired depth for full thickness thermal insulation. Purlins can be elevated to achieve additional depth.

- Eliminates through thermal bridges between rafters
- Conceals all conductive purlins and girts
- Vapor retarder and air barrier material
- Perforated ceiling sheet design also available
- Helps prevent condensation
- Achieve any desired installed R-Value
- Elevate purlins for more insulation space

A variety of insulation thickness combinations are available to reach desired thermal performance. Multiple layer insulation blankets are common, however fiberglass blowing wool can also be used. Other types of insulation may be used with approval.



AutoCeil™ Specification

Sheet Material

AutoCeil sheet is fabricated to fit each building bay including edge overlaps for sealing along the rafters and columns, plus up to 18 inches extra length.

- Fire Hazard Classification: Class A, Flame Spread: < 25 (ASTM E84)
- Perm Rating: < 0.02 grains/hr-sqft
- Air Barrier Material - ASTM E2178 Compliant
- Workability Temperature: -60°F
- Color: White. Other colors by special order.
- 5 Year Limited Material Warranty

Learn more at autoceil.com

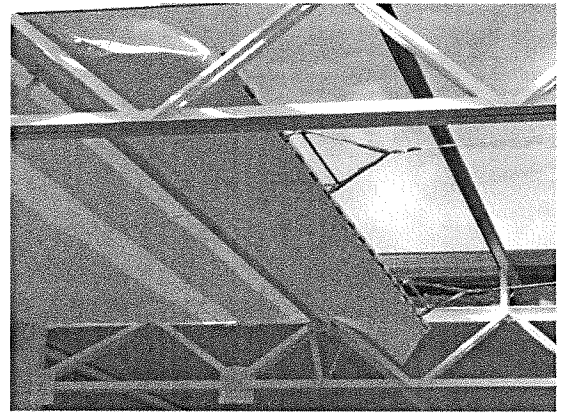
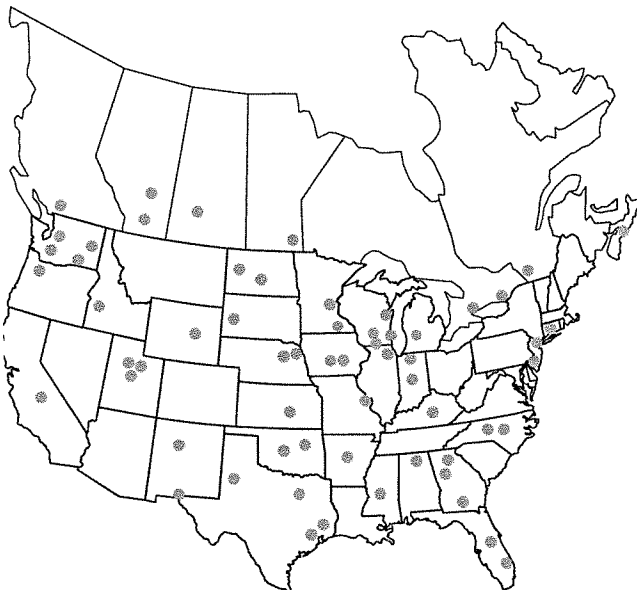
Thermal Performance

AutoCeil surpasses the newer, more stringent envelope code requirements prescribed within IECC and the ASHRAE 90.1 Standard for metal building roofs and walls. States are progressively updating their energy codes which AutoCeil easily meets or exceeds. Contact Thermal Design for specific thermal performance information for all of your projects.

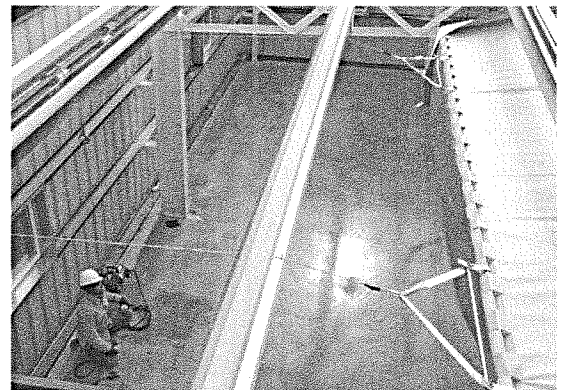
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AutoCeil automated installation



Installing system from floor using AutoCeil Winches

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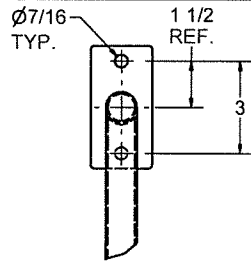
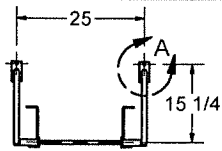


Thermal Design

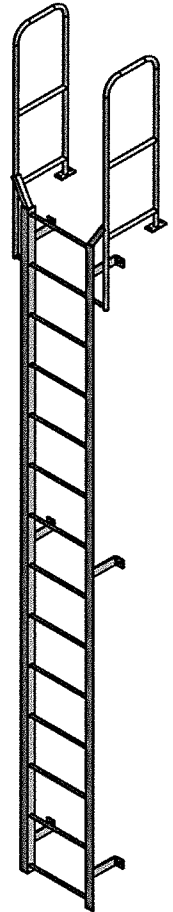
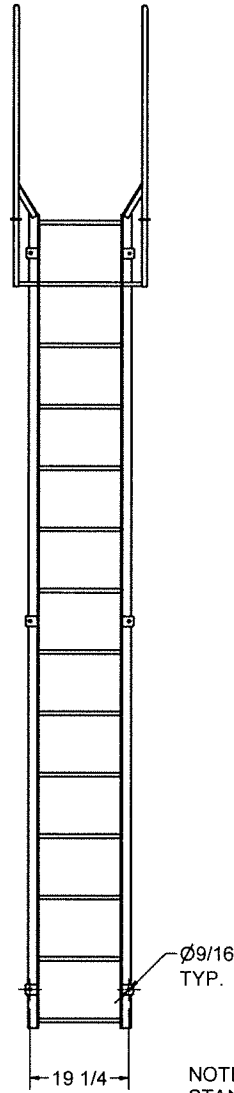
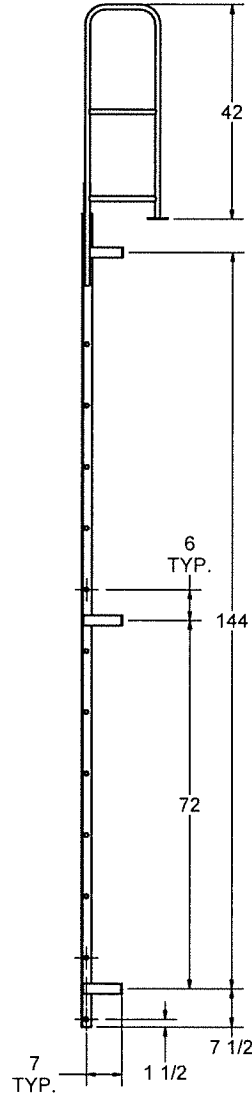
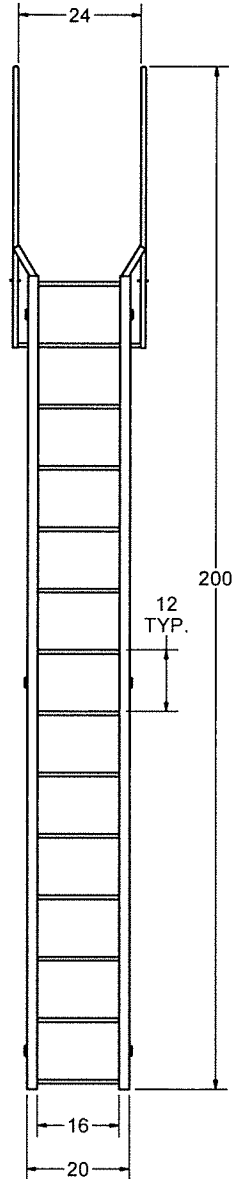
INNOVATIVE ENERGY SAVING PRODUCTS

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Madison, NE 68748



DETAIL A



NOTE:
STANDOFF BRACKET LOCATIONS
ARE $\pm 1"$.
DO NOT PREDRILL HOLES IN THE
STRUCTURE.
HOLES SHOULD BE MATCH DRILLED
TO INSURE PROPER ALIGNMENT

3D MODEL AVAILABLE IN STEP FILE FORMAT ON OUR WEBSITE



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