



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

May 14, 2025

## **ADDENDUM 2**

**BID TITLE: File No. 50-25 Rockefeller Greenhouse Admin Building & Garage Renovation**

**BID DUE: Thursday, May 29, 2025 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. Change out the bidders checklist.
2. Replace Design manual Part D in it's entirety.
3. Replace the schedule of values.
4. Changes to drawings.
5. Answers to questions received.
6. Change of Bid opening date.

**Please review the share point sent via email for entire addendum #2.**

If you have any questions regarding the attached, please contact Steven Decker at [sdecker@clevelandohio.gov](mailto:sdecker@clevelandohio.gov). Thank you for your prompt attention and assistance in this matter.

Also, please ensure that 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.

\_\_\_\_\_  
Signature of Potential Bidder & Name of Company

\_\_\_\_\_  
Today's Date

Thank you,

Donia Patterson, Assistant Administrator  
Purchases & Supplies

CC:

# **ADDENDUM #2**

## **ROCKEFELLER ADMIN BUILDING AND GARAGE RENOVATION**

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

### **Changes to the Project Manual**

1. Change out the bidders check list. It has been updated to better reflect the required documents at the time of the bid submission.
2. Replace design manual Part D in it's entirety. The City section and the detail section
  - A. City documents Part D Updated city trailer requirements. Updated the index to reflect changes made in Addendum 2.

### **Detailed Specification Updates**

00 01 02 -	Section added.
00 31 00 -	Section added.
00 31 01 -	Section added. Hazardous Materials Testing
01 21 00 -	Revised Allowances
	Note to Reference City Schedule of Costs/Valuations
01 74 19 -	Issued Revised Construction Waste Management and Disposal
01 91 13 -	Section added
04 01 20 -	New specification section for Unit Masonry Restoration
05 50 00 -	Issued revised Metal Fabrications / Previous was blank.
05 51 33 -	Issued revised Metal Ladders / Previous was blank.
06 10 00 -	Issued revised Rough Carpentry / Previous was blank.
06 10 53 -	Issued revised Miscellaneous Rough Carpentry / Previous was blank.
08 31 00 -	Issued revised Access Doors and Panels / Previous was blank.
08 80 00 -	Revised specification to include laminated IGU for Security Glazing Purposes.
08 83 00 -	Issued revised Mirrors / Previous was blank.
09 21 16 -	Issued revised Gypsum Board Assemblies / Previous was blank.
10 44 00 -	Issued revised Fire Protection Specialties / Previous was blank.
10 51 13 -	Reissued Metal Lockers
10 56 13 -	Issued revised Metal Storage Shelving / Previous was blank.

- 10 56 17 - Issued revised Wall Mounted Standards and Shelving / Previous was blank.
- 22 08 00 - Section added
- 23 08 00 - Section added
- 23 09 23 - Removed specification section
- 23 09 40 - Removed specification section
- 23 09 93 - Removed specification section
- 23 74 13 - Added: a line indicated this section applies to RTU-1 and RTU-2.  
Added: a requirement for enough filters for two full changes to be provided for attic stock.
- 25 05 00 - Section added.
- 25 11 13 - Section added.
- 25 11 19 - Section added.
- 25 12 00 - Section added.
- 25 14 00 - Section added.
- 25 15 00 - Section added.
- 25 35 00 - Section added.
- 25 35 13 - Section added.
- 25 35 16 - Section added.
- 25 35 23 - Section added.
- 25 36 19 - Section added.
- 26 05 33.13 Modified RMC and EMT to be aluminum instead of galvanized steel. When mounted to brick walls.
- 26 08 00 - Section added
- 27 05 33.13 Modified RMC and EMT to be aluminum instead of galvanized steel. Added PVC conduit specification.
- 28 46 00 - Added requirement for fire alarm system to be non-proprietary.  
Removed proprietary fire alarm system manufacturer.
- 32 14 41 - Issued new section Granite Paving
- 32 14 45 - Issued new section Granite Cleaning

3. Replace the "Schedule of Values" with the schedule of values provided in Addendum 2
  - A. Updated and consolidated job allowances.
  - B. Added Alternate 5
  - C. Added more unit pricing.

## **Changes to the Drawings**

### **\*Admin Building**

- LS200 -** Added notes to provide repointing and tuckpointing to standalone brick structure located directly in front of Administration Building, adjacent to asphalt drive.
- S201A -** Added lintel replacement above new storefront.  
- Added lintel replacement above glass window between column lines AD-AC.
- S202A -** Added additional masonry repairs to upper level of Administration Building.  
- Added masonry repairs to decorative walkway wall.  
- Added note to lintel replacements on North and South elevations to only replace bottom plate of lintel.
- A100 -** Added Hilti Firestopping details for existing masonry wall.  
- Added note to remove and replace sandstone at main entry above Door 101.
- A200 -** General note added to provide a percentage of repointing and tuckpointing in bid.  
- Basis of Design for Long ADA Ramp specified.  
- Revised Partition Tags  
- Added conference table to room 102 and general note 15 referencing the specificationsSection
- A400 -** General note added to provide a percentage of repointing and tuckpointing in bid.  
- General note added to provide cleaning of exterior of building.  
- Added replacement of sandstone above main entry Door 101.
- A401 -** General note added to provide a percentage of repointing and tuckpointing in bid.  
- General note added to provide cleaning of exterior of building.
- AF101 -** All window treatments were removed, except for the meeting room 102 and conference room 110.
- AF102 -** All window treatments were removed.
- S201A -** Revised exterior elevation to show new lintel.
- M102 -** Added: note for PVC tube for as built drawings  
- Added: cabinet for BMS laptop

### **\*Garage Building**

- S201G -** Added note to lintel replacements above garage doors to only replace bottom plate of the lintel.

- A200 -** General note added to provide a percentage of repointing and tuckpointing in bid.
- A400 -** General note added to provide a percentage of repointing and tuckpointing in bid.  
- General note added to provide cleaning of exterior of building.
- A501 -** Updated coping stone flashing detail 1/A501.
- E201 -** Modified position of P1b fixtures and occupancy sensor.

ADDENDUM NO. 1 FILE NO 149-21

## **CLARIFICATIONS**

**Question 1** 1/S201A calls out a lintel for the glass block window on the very right but not the one to the left of it. Should we assume it was missed, and a lintel is needed there as well?

*Answer A lintel should also be provided at the glass block window located to the left of the one noted in question on drawing 1/S201A. Please see attached revised drawing S201A.*

**Question 2** How many interior lintels are needed in the Admin Bldg.? 5 are noted.

*Answer Reference drawings S101A and S102A to quantify the number of lintels needed.*

**Question 3** Will any cast stone coping need replaced?

*Answer No cast stone coping will be replaced. All existing cast stone coping to be reused per the drawings.*

**Question 4** Should the exterior masonry be cleaned before and after repointing and tuckpointing?

*Answer The exterior masonry should be cleaned before and after repointing and tuckpointing. Please reference attached specification section 04 01 20 – Unit Masonry Restoration for general cleaning of the exterior. Please reference existing specification section 04 01 27 – Repointing with Cement-Lime Mortar for cleaning during repointing and tuckpointing. Reference attached revised drawing A200 for the Administration Building and drawing A400 for the Garage Building for added general notes on exterior cleaning.*

**Question 5** Should a Rilem test be performed?

*Answer A Rilem Test is not required per drawings and specifications.*

**Question 6** Do the interior masonry walls require cleaning before limewash?

*Answer Refer to Specification Section 09 91 00 – Painting, Section 3.03 Surface Preparation for requirements.*

**Question 7** There are top of walls that need fire caulk, but there is no spec. What products are acceptable?

*Answer Please reference attached Admin Building drawing A100 for Hilti details on firestopping at existing masonry wall. Please reference attached Garage Building drawing AL100 for Hilti details on firestopping at existing masonry wall. Basis of Design product is Hilti Flexible Firestop Sealant CP 606. All approved equals will be considered.*

**Question 8** 1/A200 at door 113 calls out a Long ADA compliant interlocking ramp. Is there a certain manufacturer or a spec for it?

*Answer Please reference new note on attached drawing A200 for the Administration Building that provides Basis of Design for the Long ADA compliant ramp. Basis of Design is National Guard Product R200 with RCE-21 return closed ends for ramps.*

**Question 9** Why is the vestibule being ground down 1" when all the doors into the space are being replaced? A standard threshold is designed to make up some difference between 2 adjacent floors. Meeting Room 505 is quarry tile as well is a ramp now required for that room if the floors are uneven? (Most electrical floor mats are 1/8" thick or less.)

*Answer The electric floor matt utilizes a 0.22" membrane thickness, two layers of thin-set mortar (below and above the membrane), and quarry tile above. We recommended recessing the floor 1" in the area receiving the electric mat to allow for a level transition between the vestibule and adjacent rooms. Doors E102 and E110 will be refurbished and reinstalled but will not be receiving a new threshold.*

**Question 10** Lighting plan E210 Shows new lights MDP-1 that do not work with the existing garage doors. Should we just mount them to one side or the other?

*Answer Drawing in reference was for drawing E201 for the Garage Building. Fixtures P1b will be adjusted to accommodate overhead garage doors and a new layout will be provided with Addendum 02.*

**Question 11** M801 lists Distech, Honeywell and JCI as the only acceptable temperature controls manufacturers. 23 09 23 lists JCI, Trane, Schneider Electric, Automated Logic, Alerton, KMC and BCI as the only acceptable temperature controls manufacturers. Please clarify which list is correct. This impacts which TCC's we request quotes from.

*Answer After discussion with the Owner, the correct controls contractors are listed in the drawings. An open protocol (BACNet) and open procurement channel BMS system is required on the project. All components for the controls system shall be readily available without going to the original equipment manufacturer, or only their regional representatives. A forthcoming addendum will make this correction.*

**Question 12** M601 lists Aeon, Daikin and Engineered air as the only acceptable manufacturers for the RTU's and there is a note that no alternates will be accepted after bidding. 23 74 13 lists York / JCI, Aeon, Daikin and Greenheck as acceptable manufacturers. Please clarify which list is correct. This impacts which vendors we request quotes from.

*Answer The correct RTU manufacturers are listed in the drawings.*

**Question 13** 23 83 13 is a specification for radiant heating electric cables. I do not see anything in the HVAC schedules or mechanical plans showing this equipment being installed anywhere for this project. Please clarify if this spec was included by mistake.

*Answer RF-1 and RF-2 are shown on page M102. Their schedule "Radiant Floor (Electric)" is shown on drawing M601.*



**Question 14** Please clarify if rectangular ductwork must be double wall or Single wall with 1" internal lining.

*Answer All ductwork which is filled with a color (blue or brown, etc) is to be double wall and lined. Ductwork which is not filled with a color is to be single wall. See "Mechanical Symbol Legend" on GM001 for ductwork symbol legend.*

- i. Note: All ductwork dimensions shown on the drawings are the free area of the inside of the duct which is transferring air-flow.*
- ii. Note: There is only a small amount of return ductwork which is single wall. This return ductwork is also not insulated. Also the exhaust ductwork is single wall and not insulated.*

**Question 15** Please clarify if round spiral must be double wall or single wall with exterior insulation.

*Answer The drawings show all round ductwork as filled with a color. This would require the ductwork to be double wall and lined.*

- ii. Note: All ductwork dimensions shown on the drawings are the free area of the inside of the duct which is transferring air-flow.*
- iii. Note: There is only a small amount of return ductwork which is single wall. This return ductwork is also not insulated. Also, the exhaust ductwork is single wall and not insulated.*

**Question 16** I have noticed in the specifications of this project (23 09 00) that you are not listing any open control systems as acceptable for building controls. In fact, all of the systems that you are approving are proprietary in nature. It would be prudent and responsible to allow open building systems for your organization. Open control systems allow you as an owner to obtain support, products, and future expansion from multiple local sources. Whereas proprietary systems lock you in with a single vendor forever.

*Answer The manufacturers listed on the controls drawings are the correct manufacturers for the project.*

**Question 17** Would you please Clarify the scope of work for the LV , FA and Communication /Data system?

*Answer Please see the drawings and specs For reference please see sheet GE001 (which includes the responsibility matrix), sheet T501 (which includes a sequence of work for the utility relocation), and sheet ES101 (which shows a plan view of the utility relocation).*

**Question 18** If the LV systems are rough in only, where should the conduits/raceways stub up to, taking the factor that most areas have open ceiling. ?

*Answer Typical LV components are not rough in only. As indicated in the responsibility matrix, the contractor(s) shall furnish and install outlet boxes, conduits, structured cabling, jacks, faceplates, racks, patch panels, etc.*

*The only items which might be considered "rough in" in a sense are the security and video surveillance components which are to be by Convergent (who is a direct vendor to the Owner). For these items, conduit pathways, Category cabling, and/or Gamechanger cabling shall be provided by the contractor, with other components by Convergent.*

*For open ceiling areas, the cabling shall be in conduit all the way to the outlet box. The conduit shall be surface-mounted for surface-mounted outlet boxes on masonry/brick walls. The outlet boxes in gyp walls shall be recessed.*

*In the few areas with accessible ceilings, the contractor may route open cabling in j-hooks above the ceiling and may run these to stubbed conduits before they cross a wall to enter an open ceiling area.*

**Question 19** Is it acceptable to use these manufactures : Notifier for the FA and Axis for the CCTV.

*Answer As mentioned, video cameras are by Convergent.*

**Question 20** Currently for the Admin Building, there is no structural replacement shown at the existing entryway where the new storefront is being installed.

*Answer Added lintel replacement above new storefront to drawings*

**Question 21** The north and south façades of the Administration Building are not supported by traditional lintels; instead, they rely on a beam-in-plate system aligned with the building's structural layout. The east and west sides are.

*Answer Added note to the drawings to only replace the bottom plate of the lintel.*

**Question 22** Some more significant masonry repairs are needed on the north and south sides of the upper roof on the Administration Building.

*Answer Structural performed a site visit to quantify and added repair areas to revised drawings*

**Question 23** The decorative portion of a masonry wall that lines the path to the admin building is not shown in our drawings.

*Answer Structural performed a site visit to quantify and added repair areas to revised drawings. Decorative structure is also shown on revised landscape plan with notes added to be cleaned on revised drawings.*

**Question 24** On the Garage Building, the garage lintel replacement will require more substantial structural support than a typical loose lintel repair because the opening size is too big.

*Answer Based on the existing drawings, the current lintels over the garage doors are 12'-0" long wide flanges w/ bottom plate (10' opening). Structural lintel schedule goes up to 12'-0" so replacing those per the schedule would still be sufficient. However, added note to the drawings to only replace the bottom plate.*

**Question 25** Plan A200 calls out the new drywall partition types. However, there are multiple callouts of Wall Type P5 & P5B without a detail. Can you clarify this? Is this supposed to be referencing Wall Type P4?

*Answer See revised drawing A200 for revised partition callouts.*

**Question 26** Plan A100 note (4) storage room 110 call for the removal of wall finishes. The walls are painted brick or block what are you asking exactly to be removed?

*Answer The note is referring to preparing the existing block and masonry walls to receive new finish. State of existing paint finish will need to be addressed before applying new finish.*

**Question 27** Plan A100 shows the lintel being replaced over door 101 in the existing vestibule but structural does not have a detail for it. After the walk thru it's clear the lintel needs to be replaced. Will the sandstone need to be replaced as well? That also looks compromised. Should that be priced out as part of this job?

*Answer Revised Structural drawing includes the addition of lintel above Door 101. A price to replace the existing sandstone above Door 101 should be included in this project. Reference revised drawings A100 and A400.*

**Question 28** Plan A200 there appears to be items mounted to the wall in room 103 these lines occur in other rooms what are they?

*Answer Those lines occur in most perimeter rooms. They are the fin tube radiators at floor level and are shown for clearance, casework, and finish coordination.*

**Question 29** Project Manual does not have a table of contents.

*Answer Correct The City of Cleveland project Manuel does not include a comprehensive table of contents.*

**Question 30** The specifications included on Pages 91 through 236 appear to be duplicate specifications for other sections included later in the project manual. Please advise.

*That is correct they will be removed in addendum 2.*

**Question 31** The following specifications are either blank or incomplete

**SECTION 05 50 00 - Metal Fabrications**

*Revised specification sections have been included in Addendum 02.*

**SECTION 05 51 33 - Metal Ladders**

*Revised specification sections have been included in Addendum 02.*

**SECTION 05 70 00 - Decorative Metal**

*This section has been removed. Decorative metal is only found on exterior signage which is a delegated design item and detailed on Drawing A801 for Administration Building.*

**SECTION 06 10 00 - Rough Carpentry**

*Revised specification sections have been included in Addendum 02.*

**SECTION 06 10 53 - Miscellaneous Rough Carpentry**

*Revised specification sections have been included in Addendum 02.*

**SECTION 07 21 00 - Thermal Insulation**

*This section has been removed.*

**SECTION 07 21 13.13 - Foam Board Insulation**

*This section has been removed.*

**SECTION 07 21 29 - Sprayed Insulation**

*There is no spray insulation on project. Section has been removed.*

**SECTION 08 31 00 - Access Doors and Panels**

*Revised specification sections have been included in Addendum 02.*

**SECTION 08 71 13 - Power Door Operators**

*This section has been removed.*

**SECTION 08 83 00 – Mirrors**

*Revised specification sections have been included in Addendum 02.*

**SECTION 08 87 23 - Safety and Security Films**

*This section has been removed, and revisions added to 08 80 00 – Glazing Section.*

**SECTION 09 21 16 - Gypsum Board Assemblies**

*Revised specification sections have been included in Addendum 02.*

**SECTION 09 22 16 - Non-Structural Metal Framing**

*This section has been removed, framing included in 09 21 16 – Gypsum Board Assemblies.*

## **SECTION 10 44 00 - Fire Protection Specialties**

*Revised specification sections have been included in Addendum 02.*

## **SECTION 10 51 13 - Metal Lockers**

*This section appears in issued Project Manuals. We have included it in this Addendum again for reference.*

## **SECTION 10 56 13 - Metal Storage Shelving**

*Revised specification sections have been included in Addendum 02.*

## **SECTION 10 56 17 - Wall Mounted Standards and Shelving**

*Revised specification sections have been included in Addendum 02.*

**SECTION 07 42 13 – Metal Wall Panels** is included in the manual. There does not appear to be any metal wall panels on the project. Please advise.

*Metal Wall Panels can be found on the exterior canopy details. A804 for Admin Building and A502 for the Garage.*

**SECTION 09 25 13 – Acrylic Plaster Finish** is included in the manual. There does not appear to be plaster on the project. Please advise.

*This section has been removed from the project and project manual. There is no acrylic plaster.*

**Question 32** There are two duplicate sections of Part C Supplemental General Conditions on pages 27 to 51 and 52 to 77 appear to be duplicate sections

*Answer That is correct please remove pages 52-77*

**Question 33** The following specification appear on list of specifications in Part D but are not included in the manual, please advise.

01 10 00 – Summary

01 20 00 – Price and Payment Procedures

*Answer You are correct the information in these sections are covered in Part B general conditions they will be taken off of the list.*

**Question 34** The following specification do NOT appear on list of specifications in Part D but are included in the manual, please advise.

01 42 00 Definitions

01 74 19 Construction Waste Management and Disposal

*These spec sections will both be added to the list of specifications manual.*

*City sections Part B, C & D govern if any conflicts are found.*

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**Question 35** Part D – Detailed Specifications Item D1-10.B call for a temporary field office with (8) offices with desks and wi-fi. This does not give enough information to price up – i.e. layout, size of offices.

*Answer This Section will change to Provide a 12'x 60' trailer with heating and air conditioning with outlets and wifi that can accommodate (8) office spaces for displaced city employees.*

**Question 36** At the site visit, we asked to confirm that sanitary services, temporary toilets, or temporary dumpsters for Owner's personal was not to be included. We have not seen an Addendum yet confirming this. Please advise.

*Answer 1 See section Part D section D1-10 C for city facility toilet use. The Green House has public toilets that will be available for displaced city staff & construction workers. If the winning G.C. wants to provide temporary toilet facilities for construction workers the guidelines outlined for construction workers to use city facilities do not apply.*

*Answer 2 The City has dumpsters for facility use onsite 24/7. All construction related debris is the responsibility of the winning G.C.*

**Question 37** In the drawing it states the City is providing the stone pavers in front of the admin building. Is the city also providing the setting bed?

*Answer (2) Granite sections have been added to the specifications 32 14 41& 32 14 46 .The City is providing +/- 42"x42"x2" Granite slabs. The setting base stone & leveling sand is to be provided by winning construction team.*

**Question 38** What material are the fasteners used on the existing brick walls made of?

*Answer All fasters used on the existing brick walls are to be stainless steel or any other non-ferrous approved fastener. In general ferrous materials are not to be in direct contact with the existing brick walls in interior applications.*

**Question 39** Can metal studs be directly fastened to the existing brick exterior walls?

*Answer No 1" closed celled insulating material or a rot resistant wood buck needs to occur between metal studs and brick walls.*

**THE BID DATE SHALL BE MOVED TO  
THURSDAY, MAY 29<sup>TH</sup>, 2025  
at 12:00 NOON.**

**END OF ADDENDUM #1**