ADDENDUM #2
ISSUE DATE: August 25, 2022

RE: MEMORIAL UNION RENOVATION AND REPAIRS
UNIVERSITY OF WISCONSIN - MADISON
UWSA Project No. A-20-018

BID OPENING: For MEP BIDDERS: 2:00 P.M., THURSDAY, SEPTEMBER 1, 2022
For GENERAL PRIME CONTRACTORS: 2:00 PM, THURSDAY, SEPTEMBER 15, 2022

FROM: Hammel, Green and Abrahamson, Inc. Architects and Engineers
333 East Erie Street
Milwaukee, WI 53202

TO: Prospective Bidders

This addendum forms a part of the Contract Documents and modifies the original Contract Documents dated August 2, 2022 as noted below. Acknowledge receipt of this Addendum by inserting the number and issue date of this addendum in the blank space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of the following:

CHANGES TO BIDDING REQUIREMENTS:

1. GPC INSTRUCTIONS TO BIDDERS
   Pages B-9+10, Section 22, Delete Section 22 in its entirety and replace with the Section attached.

2. MEP INSTRUCTIONS TO BIDDERS
   Page B-9, Section 21, ‘Commencement and Completion’, Delete Section 21 in its entirety and replace with the Section attached.

CHANGES TO CONDITIONS OF THE CONTRACT:

1. NONE in this Addendum

CHANGES TO TABLE OF CONTENTS:

1. NONE in this Addendum

CHANGES TO SPECIFICATIONS (DIVISIONS 2 THRU 28):

1. NONE
CHANGES/ADDITIONS TO DRAWINGS:

1. SHEET A011 MATERIAL IDENTIFICATION CODES AND KEYNOTE LIST
   a. Edited keyed notes.

2. SHEET A101 DEMOLITION PLAN AREA B
   a. Changed note D15 to demolition both existing door and frame.
   b. Removed redundant tag from Level 2 West Demo Plan.

3. SHEET A201 FLOOR PLAN AREA B
   a. Edited note F3 for extent of handrail to be repainted.

4. SHEET A403 AREA C ELEVATIONS AND SECTIONS
   a. Added construction joints and reveals to the cast in place concrete wall for constructability.

5. SHEET A482 EXTERIOR DETAILS
   a. Added construction joints and reveals to the cast in place concrete wall for constructability.

QUESTIONS FROM BIDDERS:

1. Please clarify the existing roof construction at the West Deck to be removed. 
   Demolition Keynote 37 does not provide any details as to thickness of concrete, sand layer, insulation, etc. of the roof to be removed. 
   In comparison the East Deck Roof provides keynote D13 that indicates 2” concrete, 1” sand bedding, and insulation below. 
   Response: See attached reports for additional information available.

2. Per keynote SL15 on A020 “Storage of materials on elevated decks must be spread out and configured to meet structural capacity. Coordinate with Architect.”  
   During demolition and build back we will be centrally locating material and want to ensure we are not overloading the existing structure.  
   What is the capacity of the existing roof structure at the East and West roof? 
   Response: Design Load capacity of the decks is 100 PSF.

3. Pollution insurance – Recent UWSA Project A-21-012 DeLuca Lab and UWSA Project A-21-003 CBE Lab Renovation provided a clarification to the pollution insurance coverage requirements as follows:
   a. “Clarification to contract sections 11.2.5 and 11.2.6, Contractor’s Pollution Liability (CPL) Insurance, that UW requires the GPC purchase a Contractors Pollution Liability (CPL) policy that has 10 years of coverage after project completion (i.e. one project specific CPL policy which provides 10-years completed operations coverage). Alternatively, the GPC shall be required to provide annual evidence of a CPL insurance policy with completed operations coverage for 10-years after substantial completion.”  
   b. Please confirm the clarification listed above will be applied to this project.
   Response: This was already issued in Addendum 1.

4. Please provide a scanned copy of the pre-bid walkthrough attendance list 
   Response: See attached sign-in sheet.

5. Please confirm owner is responsible for relocating furniture, tables, and other items to allow access to the areas where ceiling removal and replacement is required for keynote C2 on A301.
Response: The Union will relocate loose furniture; however the contractor is responsible for protecting or removing and reinstalling any built-in or fixed construction.

6. Given the substantial increase in construction material lead times, is it acceptable to extend the completion date to July? If not, are there specific areas of the project that need to be complete by May 1st and others that can be complete after? Priority areas, etc.?

Response: See attached for change to Commencement & Completion Dates.

7. Please confirm leak detection as shown in drawings and specifications is required as part of this renovation project.

Response: Yes, leak detection is part of the project.

NOTE: Other questions not listed here have been picked up in the drawings.

MISCELLANEOUS ITEMS:

1. An additional pre-bid tour for Memorial Union has been scheduled for 10 AM the morning of Monday, August 29. All parties interested in a tour should email Kevin Allebach at kallebach@hga.com by Monday, August 29 at 8:30 am. Pre-Bid tours are expected to be approximately 60 minutes. Participants should meet in the UW-Madison Memorial Union building (just outside Peet’s Coffee & Tea).

END OF ADDENDUM #2

Hammel, Green and Abrahamson, Inc. Architects and Engineers
333 East Erie Street
Milwaukee, WI 53202

For the Board of Regents of the University of Wisconsin
On Behalf of the University of Wisconsin – Madison
1860 Van Hise Hall, 1220 Linden Drive
Madison, Wisconsin 53703
CHANGES TO CONDITIONS OF THE CONTRACT:

1. GPC Instructions to Bidders
   a. Pages B-9+10, Section 22, Delete Section 22 in its entirety and replace with the Section below.

2. MEP Instructions to Bidders
   a. Page B-9, Section 21, ‘Commencement and Completion’, Delete Section 21 in its entirety and replace with the Section below.

22. COMMENCEMENT AND COMPLETION
The successful General Prime Contractor Bidder shall commence work on a date to be specified in a written "Notice to Proceed" issued by the owner and to fully complete all the work per signed agreement of Substantial Completion as follows:
   All work associated with the Tripp Deck <within 186 consecutive calendar days thereafter.
   All work associated with the Theater Deck <within 216 consecutive calendar days thereafter.
   All work associated with the Elevator (Lift) <within 246 consecutive calendar days thereafter.
   Completion time will be converted to a specific date at the time the "Notice to Proceed" is issued. Refer also to General Conditions for additional information in regards to time for completion. Project schedule subject to adjustments if bidding and bid results do not proceed according to originally published documents.

The General Prime Contractor must base the Project Schedule on the schedule that the MEP Subcontractors and General Prime Contractors bid on (in the specifications or bid instructions), unless otherwise agreed to by the MEP Subcontractor. These milestones will be incorporated into the master project schedule after the Notice to Proceed is issued. The schedule must include, but is not limited to, the following milestone categories as they apply to the project:

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<th>Start Date (Month/Year)</th>
<th>End Date (Month/Year)</th>
<th>Schedule Milestones</th>
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<td>Theater + Tripp Deck Lighting + Electrical Rough-in</td>
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<tr>
<td>8/2023</td>
<td>100% of Close-Out Activities Complete</td>
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Project Keynotes

1. Owner has reported water infiltration in area beneath where previous adjacent.
2. Madison, WI 53706
3. Construction assembly. Notify Architect of any in-situ historic materials openings as required to match existing conditions. Exact extents of ceiling demo necessary to allow for refinishing.
5. Replacement roof drain (exposed), refer to plumbing drawings and specifications.
6. Cabinet unit heater. Refer to mechanical.
7. Guardrail as like-for-like replacement of previous existing. Tie-in <WP-1> per mfgr.
8. <PMR-4> planter above overrun enclosure for material lift. Plant media is not necessary, trim door per mfgr. requirements to allow for full function.
9.measures, refer to architectural. See structural for base details. See electrical for service for terrace lighting. See structural for base details. See electrical for service for terrace lighting.
10. ROOFING AND DRAIN MFGR. STANDARDS FOR ISSUANCE HISTORY - THIS SHEET PLACE AT ALL COORDINATE AMENDS TO ASB ENCLOSED.
11. Repair as necessary to limit new creation and pending for casting. Broken, broken, broken, broken. Coordinated with contractor for more information.
12. Coordinated with architect to limit new creation and pending for casting. Broken, broken, broken, broken.
<table>
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<tr>
<th>Company Name</th>
<th>Representative Name</th>
<th>Ph. Number</th>
<th>Email Address</th>
<th>Identify GCP or M,E,P</th>
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<tr>
<td>Integrity Env.</td>
<td>Josh Nelson</td>
<td>262-796-1453</td>
<td><a href="mailto:jsnelson.ips@me.com">jsnelson.ips@me.com</a></td>
<td>A &amp; C</td>
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<tr>
<td>Cobra Concrete</td>
<td>Scott Grae</td>
<td>414-394-1285</td>
<td><a href="mailto:scott.grae@cobraconcrete.com">scott.grae@cobraconcrete.com</a></td>
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<tr>
<td>Bachmann Construction</td>
<td>David Grab</td>
<td>608-576-5906</td>
<td><a href="mailto:dgrab@bachmannconst.com">dgrab@bachmannconst.com</a></td>
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<tr>
<td>Danecis</td>
<td>Sean Hart</td>
<td>608-215-8334</td>
<td><a href="mailto:shart@danecis.com">shart@danecis.com</a></td>
<td>GCP</td>
</tr>
<tr>
<td>L&amp;F</td>
<td>Tyler Schreiber</td>
<td>715 973 4844</td>
<td><a href="mailto:tschreiber@ventur.com">tschreiber@ventur.com</a></td>
<td>MCP</td>
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<tr>
<td>Hooper Plumbing</td>
<td>Kyle Wehrwein</td>
<td>608-201-5897</td>
<td><a href="mailto:kwehrwein@hoopercorp.com">kwehrwein@hoopercorp.com</a></td>
<td>MEP</td>
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<tr>
<td>JF Cullen</td>
<td>Kevin Thimm</td>
<td>608-751-2755</td>
<td><a href="mailto:kevin.thimm@jfculen.com">kevin.thimm@jfculen.com</a></td>
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<tr>
<td>JF Allen</td>
<td>Matt Iserloth</td>
<td>608-732-5049</td>
<td><a href="mailto:matt.iserloth@jfculen.com">matt.iserloth@jfculen.com</a></td>
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<tr>
<td>National Material Handling</td>
<td>Sanford Silverberg</td>
<td>414-708-9483</td>
<td><a href="mailto:sandy@nationalmaterialhandling.com">sandy@nationalmaterialhandling.com</a></td>
<td>SUB - LIFT</td>
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<tr>
<td>C&amp;S Schmidt</td>
<td>Dean Circo</td>
<td>608-4117</td>
<td>dcirco.cspschmidt.com</td>
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Roof Evaluation
Memorial Union
University of Wisconsin - Madison
SEG Project No. 11978

Prepared for
Uihlein-Wilson Architects
322 East Michigan
Milwaukee, WI 53202

Prepared by
Specialty engineering Group, LLC
6214 Putnam Rd.
Madison, WI 53711
**Table of Contents**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table of Contents</td>
<td>1</td>
</tr>
<tr>
<td>Memorial Union Roof Evaluation</td>
<td>2</td>
</tr>
<tr>
<td>Overview Photos Taken From Roof Area 6</td>
<td>10</td>
</tr>
<tr>
<td>Estimate of Probable Construction Cost Summary Sheet</td>
<td>14</td>
</tr>
<tr>
<td>Memorial Union Roof Plan Master List</td>
<td>15</td>
</tr>
<tr>
<td>Memorial Union Roof Plan</td>
<td>16</td>
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</table>
Memorial Union Roof Evaluation

1. Boathouse Deck: Not observed

2. Theater Steps: Not observed

3. Theater Balcony & Overhang:
   a. Concrete traffic surfacing over waterproofing membrane and gravel surfaced roof membrane.
   b. Good Condition, 5 + years of service life remaining
   c. Damage to the canopy underside

4. Theater Eye Brow:
   a. Gravel surfaced built-up roof
   b. Good Condition, 5 + years of service life remaining

5. Theater Roof:
   a. Aluminized surfaced built-up roof membrane
   b. Good Condition, 5 + years of service life remaining after repairs
   d. Some slippage of asphalt and aluminum top coat
   e. Number of roof drains and drain pipe sizes are not adequate for the large volume of water that quickly ends up at the base.
   f. Estimate of probable construction cost to repair RA 5 is $ 2000 not including plumbing cost

6. Theater Roof:
   a. Gravel surfaced built-up roof
   b. Good Condition, 5 + years of service life remaining

7. Theater Roof:
   a. Standing seam copper roof
   b. Poor Condition, 1 to 5 years of service life remaining
c. Roof panels have been damaged by hail with small pinholes in metal. Gutter joints are open.
d. Moisture intrusion is occurring at smoke hatch doors
e. Estimate of probable construction cost to replace RA 7 is $50,000 not including smoke hatch doors

8. Craftshop Roof:
   a. Copper
   b. Good Condition, 5+ years of service life remaining

9. Craftshop Roof:
   a. Clay Tile on wood battens
   b. Fair Condition, 1 to 5 years of service life remaining
   c. Approximately 100 broken tile, aged underlayment
   d. Tiles are deteriorated on the underside
   e. $15 repair, $250,000 to replace
10. Craftshop Deck:
   a. Gravel surfaced built-up roof
   b. Good Condition, 5 + years of service life remaining

11. Park St. Overhang: Not Observed

12. Council Roof Deck: Not Observed

13. Council Room Roof:
   a. Gravel surfaced built-up roof, installed 2003
   b. Good Condition, 5 + years of service life remaining

14. Play Circle Deck:
   a. Concrete pavers over waterproofing
   b. Good Condition, 5 + years of service life remaining
   c. Miscellaneous repairs $2,000

15. Studio Deck:
   a. Gravel surfaced built-up roof
   b. Good Condition, 5 + years of service life remaining
   c. Standing water on north end

16. Beer Cooler Roof:
   a. Gravel surfaced built-up roof
   b. Good Condition, 5 + years of service life remaining
   c. Miscellaneous repairs $2,000

17. Roof Over upholstery storage: Not observed

18. Hoofer Lounge Roof:
   a. Concrete Traffic Surface over waterproofing
   b. Good Condition, 5 + years of service life remaining
   c. Small amount of moisture intrusion along south wall. Possible cause either
      failed surface sealant or failed flashing below traffic surface
   d. Estimate of probable construction cost for sealant repair is $500
   e. Estimate of probable construction cost for flashing repair is $6,000
19. Roof over Directorate offices:
   a. Fully adhered EPDM
   b. Good Condition, 5 + years of service life remaining

20. Great Hall Stage Roof: Not observed, in process of being replaced under current roof project

21. Main Lounge Deck: Not observed, in process of being replaced under current roof project

22. Copper Great Hall Stage Roof: Not observed, in process of being replaced under current roof project

23. Great Hall Roof: Not observed, in process of being replaced under current roof project

24. Great Hall Stage Roof: Not observed, in process of being replaced under current roof project

25. Roof for Room 507:
   a. Fully adhered EPDM
   b. Good Condition, 5 + years of service life remaining

26. Central Wing Roof: Not observed, in process of being replaced under current roof project

27. Langdon Roof:
   a. Modified Bitumen roof
   b. Fair Condition, excessive loss of surface granule, 1 to 5 years of service life remaining
   c. Estimate of probable construction cost to replace is $10,000
28. Great Hall Deck: Epoxy coated traffic surface, condition not observed, in process of being replaced under current roof project

29. Women’s Lounge roof:
   a. Modified Bitumen roof
   b. Fair Condition, excessive loss of surface granule, 1 to 5 years of service life remaining. Same as RA 27
   c. Estimate of probable construction cost to replace is $10,000

30. Tripp Commons Deck:
   a. Concrete traffic surface over waterproofing and gravel surfaced built-up roof.
   b. Fair to Good Condition, approximately 25 years old.
   c. Some deteriorated concrete deck areas in the northeast corner, steps on west elevation are severely deteriorated.
   d. Leak along the north wall of RA 31. Possible cause either failed surface sealant or failed flashing below traffic surface
i. Estimate of probable construction cost for sealant repair is $4500
ii. Estimate of probable construction cost for flashing repair is $14,000

e. Persistent leak in the far west built up roof portion.
   i. Estimate of probable construction cost to replace is $12,000

31. Commons Roof:
   a. Clay Tile on wood battens
   b. Fair Condition, 1 to 5 years of service life remaining, after repairs
   c. Approximately 200 broken tile, red tile painted green to “match” existing, aged underlayment. Tiles are deteriorating on underside.
   d. Small sunken roof located on west slope, north end. Roof membrane is a fully adhered EPDM that is in good condition
   e. Repair $25,000, replace $500,000
32. Reception Room Roof:
   a. Gravel surfaces built-up roof, installed 2003
   b. Good Condition, 5+ years of service life remaining, after repairs
   c. High possibility of damage to roof or reduced service life from current project using as access route and material storage.
   d. Southeast notch is a lower Roof Area with a fully adhered EPDM
33. Commons Corridor Roof:
   a. Roof Area is comprised of 2 separate roofs
      i. Southern most area is an EPDM membrane with a pea gravel ballast
      ii. Area on the north end has a stone traffic surface with a waterproofing membrane
      iii. Fair to good Condition with repairs needed. 5 + years of service life remaining
      iv. Small amount of moisture intrusion is present at the connection of the two (2) roof areas
      v. Repair $5,000

34. Commons Cupola:
   a. Painted galvanized metal
   b. Fair condition with repairs needed. 1 to 5 years of service life remaining.
      Replace with Roof Area 31
   c. Repair $2,000. Replace $20,000

35. Tripp Deck Vestibule: Not observed
Overview Photos Taken from Roof Area 6
# Estimate of Probable Construction Cost Summary Sheet

<table>
<thead>
<tr>
<th>Roof Area No.</th>
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<th>Repair / Replacement Recommendation</th>
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<td>1 - 5 years' service life - repair / replace</td>
<td>$25,000 / $500,000</td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>5+ years' service life - no work</td>
<td></td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>5+ years' service life - repair work</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>1 - 5 years' service life - repair / replace</td>
<td>$2,000 / $20,000</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>Not observed</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
MEMORIAL UNION ROOF PLAN

MASTER LIST

1. Boathouse Deck  
2. Theater Steps  
3. Theater Balcony & overhang  
4. Theater Eye Brow  
5. Theater roof  
6. Theater roof  
7. Theater roof  
8. Craftshop roof  
9. Craftshop roof  
10. Craftshop deck  
11. Park St. overhang  
12. Council Room deck  
13. Council Room roof  
14. Play Circle deck  
15. Studio deck  
16. Beer cooler roof  
17. Roof over upholstery storage  
18. Hoefer Lounge roof  
19. Roof over Directorate offices  
20. Great Hall stage roof  
21. Main Lounge deck  
22. Copper Great Hall stage roof  
23. Great Hall roof  
24. Great Hall stage roof  
25. Roof for room 507  
26. Central wing roof  
27. Langdon roof  
28. Great Hall deck  
29. Women's Lounge roof  
30. Tripp Commons deck  
31. Commons roof  
32. Reception Room roof  
33. Commons corridor roof  
34. Commons cupola  
35. Tripp deck vestibule