



Addendum No. 4
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DATE: August 14, 2024

Joliet Junior College
1215 Houbolt Road
Joliet, IL 60431

TO: Prospective Bidders
SUBJECT: Addendum No. 4
PROJECT NAME: **Mental Health & Awareness Center**
JJC PROJECT NO.: B25001

This Addendum forms a part of the Bidding and Contract Documents and modifies the original bidding document as posted on the JJC website. Acknowledge receipt of this addendum in the space provided on the Bid Form. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

ADDITIONAL QUESTIONS RECEIVED AS A RESULT OF THE AUGUST 6TH WALK-THRU

1. Drawing C2.00 calls for a two color stamped concrete Labyrinth design as shown on sheet C4.00.
 - a. Please confirm the diameter dimension of the Labyrinth.
Scale the drawing. The diameter only needs to be close to the scale, exact is not necessary.
 - b. There is no Labyrinth stamp available. A stencil is able to be made. Please clarify that is your intent.
Contractor to determine how they will layout and pour the concrete to achieve the design.
 - c. Is the background area of the Labyrinth to have a stamped pattern, hard troweled, or broom finish?
Broom finish
 - d. Is the background area of the Labyrinth to have an integral colored, stained, or natural concrete color finish? If integral concrete color is chosen, is a 2nd release color required?
Natural
 - e. Is the Labyrinth stencil to have the 2nd painted/stained color?
Yes
 - f. Is all the concrete beyond the Labyrinth diameter natural concrete without color?
Please clarify.
Yes
2. Where will access be given for machinery to install the site concrete work? The adjacent parking stalls are ADA Handicap that will need to be given. Will the contractor be required to remove and reinstall and restore any items for site access? Please clarify.
Access will be from the west side of the concrete work. It's clear in other documentation about restoration of any damaged existing landscaping.

3. Multiple layers of flooring were observed at the site visit. Please confirm where 2 layers are present and if the contractor is responsible to remove both layers. See attached picture.
Any and all existing flooring that will not be abated is to be removed by contractor.
4. Addendum 1 references BEP goals and gives specific percentages and dollar values that are based on the \$250,000 grant value. The answer provided states that the goal is to be based on your total bid cost and not the grant value of \$250,000. If this was a \$1,000,000 project then the 18% goal would be \$180,000 and not \$45,000 that is listed. Is the MBE goal 18% or 20%? Is the overall goal 20% total or 18% MBE & 10% WBE for a total of 28%? Please clarify what value the percentages are to be based on.
20% BEP goal for your entire bid. To satisfy the grant, a minimum of \$25,000 of your bid must be with a WBE.
5. Will BEP goals be required on the total cost if alternates 1, 2, or 3 are accepted?
When figuring alternates, the BEP goal does apply. Whatever your total bid is, including alternates, must meet the 20% BEP goal as well as minimum of \$25,000 to WBE. For example, if we accept the base bid with only alternate #1, your bid must meet the goals of the total price.
6. Please confirm that the owner's abatement contractor will be removing all flooring with note 13 on drawing D1.
Under separate contract, JJC will be having the following existing rooms abated; J0002, J0004, J0008B, J0041, J0045, J0046. All other areas no abating will be required. Contractor responsible for removing/disposing flooring in those areas. In addition, contractor will demo the areas, then allow JJC to abate the necessary areas for 1 week. Contractor will coordinate this time frame with JJC.
7. Will the owner's abatement contractor be mechanically abrading the floor after their abatement?
No, abating contractor will remove mastic containing asbestos only using approved chemicals. This contractor to then prep floors as necessary to receive new flooring, including skim coat.
8. Will the owner's abatement contractor be using a solvent to remove the mastic in the areas of their abatement? This will change the adhesive needed. Please clarify.
Yes
9. Will the owner be removing all their equipment, desks, chairs, filing cabinets, projectors, computers, misc., etc.?
Yes
10. On drawing D1 in Existing Corridor J0046 there are some existing lockers where the flooring is being abated. Will the owner be removing and reinstalling them? Please clarify.
Yes
11. Will any of the flooring work in the stairwell and Elevator Lobby need to be phased or performed on off hours due to access for staff and students? Please clarify.
Base your bid on a worse case scenario that the work will need to be done during off hours.
12. On drawing A4.0 in rooms J0040, J0045, & J0046 is calling for paint PNT-2.
 - a. There are existing vinyl letters on the walls. Is that to be removed and painted over or are we to paint around the letters? Provide a sketch of the extent of the letters.
Letters are staying, no sketch will be provided. This was a verifiable condition during the two previous walk-thru's
 - b. Are all the door frames, doors, elevator doors, borrowed lites to be painted? If so are they a different color? Please clarify.
Elevator doors are not in this scope. Refer to the door schedule for frames and door finishes.

13. In rooms J0006A, J0006B, J0006C, J0006D, J0006E, J0006F there is an Aluminum Sill for the curtainwall system that is less than 4" and drawing A4.0 calls for standard WB-1 in those rooms. Please clarify if a different size base is available and required in those rooms.

No, standard base to be cut to fit.

14. Drawing D2 shows can lights in the existing corridor for Alternate N0.01. Drawing ED1 does not show these lights. Are they to be removed and is the ceiling to be patched and painted after their removal under the base bid. Drawing A4 does not indicate painting the ceiling in J0040. Please clarify.

If alternate #1 is accepted, all existing lights will need to be removed. If only base bid is accepted, all lights will remain. If alternate #1 is accepted, hard ceiling to be demo'd with new ACT ceiling installed.

15. Is there a nominal amount of floor skimming and or prep required under the new flooring or will any skimming come out of the allowance? Please clarify

Contractor is to prep all existing floors for new flooring. This may require removal of glue to make floor smooth for new finish. For bidding purposes, all floors to receive skim coat.

16. On drawing A1.0 under note 8 is the wall Brick CMU, or drywall that needs to be patched? Please clarify.

In-fill with CMU, provide gyp brd finish on Mental Health side

17. On drawing A1.0 under Note 3 we have verified that there is no drywall or sound batts from the ceiling to the deck. What is the height of the deck? Please confirm that only 1 side of drywall is required at the rated assembly.

Deck height is 11'-5". Provide drywall on both sides.

18. On drawing ED1 we are removing the walls and some of the lights in J0010 and there are existing lights to remain, but the switch is being removed and there is no new switch called to be installed. Please clarify how the lights are to be circuited and where the switch gets installed.

Existing circuit to be used. Install new switch in convenient location.

19. Drawing D1 calls for the flooring to be removed in J0010, but the remaining room area does not have a room number on A1.0 or the room finish schedule, so there will be no flooring, painting, etc. Please clarify if finishes are required.

About half of existing room J0010 becomes new Manages Office J0006G and part of new IDF Closet J0012. The wall that separates these new rooms from the space to the east should be finished/painted (snowbound white). Any other finishes are not part of this contract. However, contractor to provide separate switching in this room for the existing lights. Switch to be located in convenient place.

20. Drawing D1 calls for the flooring to be removed in J0012A, but the room finish schedule A4.0 calls for all finishes as existing, so there will be no flooring, painting, etc. Please clarify if finishes are required.

Only finish and paint (snowbound white) the new wall that is being installed as part of the adjacent IDF closet.

21. Please provide the existing fire alarm system is in the building. The drawings reference adding new devices to the existing system but nothing is clearly listed on the specs or drawings.

Fire alarm system and contact information was provided in a previous addendum.

22. Can you confirm the deck height?

11'-5"

23. One of our painting subcontractors reached out to us yesterday and asked us an RFI. Can you please verify whether the windows are full length? Also, can you provide ceiling height lengths for rooms J0018 & J0040? Please get back to me as soon as possible so I can relay that information to our subs.

Windows are full height. Requested ceiling heights are 8'-0"

Additional Items:

Contractor to provide and install (2) ½" fire rated plywood (4x8 sheets) on north wall of IDF Closet J0012. Bottom of plywood to be 24" above finish floor to top of plywood at 10'-0".

Disregard any mention of food service equipment or any other type of equipment to be salvaged to owner from old kitchen area. Contractor to dispose of any food service equipment, sinks, etc. that JJC does not keep or sell. For bidding purposes, assume disposal of all of it.

BAS system is Jonson Controls

Contact:

Jim Perisin
Johnson Controls, Inc.
1500 Huntington Drive
Calumet City, IL 60409
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At this time, no additional questions will be addressed during this bid process.

End of Addendum #4