



Department of City Development
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Neighborhood Improvement Development Corporation

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8/31/16
OFFICIAL NOTICE NO. 103-2016

ADDENDUM NO. 1

NOTICE TO CONTRACTORS intending to bid on the above noted Official Notice. This bidder shall acknowledge receipt of this addendum on the appropriate page in their bid. The following attached documents, together with this cover page, constitute this entire addendum.

1. Attached you will find the following documents to be included in Addendum #1 for Official Notice #103.
 - Pre Bid Walk Through Sign-In Sheet (1 page)
 - Qs & As from 8/23/16 Mandatory Pre Bid Walk Through (1 page)
 - Revision to Specifications SECTION 01 10 00 - SUMMARY OF WORK (2 pages)
2. All documents referenced and attached herein can be obtained in .pdf format at the following website: http://www.mpw.net/services/bid_notice?103-2016

Very truly yours,

Scott Stange

Procurement and Compliance Manager



Addendum No. 1

**Official Notice No. 103-1-2016
Century City Redevelopment Project Areas – D and E
Roof Maintenance
3025 West Hopkins Street & 3533 North 27th Street
Milwaukee, WI**

**Answers to Questions from Mandatory Pre-bid Walk Through that took place on
August 23, 2016**

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Q1: Is this a roof coating opportunity?

A1: Roof coating products may be considered for repairs on an individual basis.

Q2: Will there be repair work on Building 65 (mid-rise building) in the near future?

A2: We do not anticipate conducting repair work on Building 65 in the near future unless there is an emergency or a development opportunity. The focus of this maintenance contract is on Buildings 35A-C & 36A-F (see the Existing Building Roof Information chart and aerial photo included in the Specifications section).

Q3: Will the roofing contractor be asked to repair or re-build sheet metal exhaust stacks that to be replaced?

A3: Yes. The City has asked its previous roofing contractor to replace the sheet metal exhaust stacks from internal heating units.

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Department of Public Works Official Notice # 103

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1. Revision to SECTION 01 10 00 - SUMMARY OF WORK:

Under article 1.2 – PROJECT DESCRIPTION

Revise article 1.2 as follows:

- A. In general, the project includes providing all labor, equipment, materials and services necessary for roof maintenance and repairs on existing Century City Facilities on an as needed basis and as direct by the RACM Project Manager.

- B. The City/Tenant will continue to occupy and use facilities during repairs. Contractor is required to coordinate all repairs and or maintenance with City/Tenant forces on site, to minimize impact to City/Tenant operations and to ensure the safety of City/Tenant employees and property. Coordination shall include, but not be limited to, the interruption of any utility service, the delivery and storage of materials, and the delineation of safe work areas and or access to roof.

- C. The following outline is intended to serve as a general guide only, and not as a complete listing of work, operations, or materials.
 - 1. Provide bi-annual visual inspection, with Owner's Representative, of roofing including membrane, penetrations, parapet, and parapet coping or cap. Owner's representative will prepare a report on maintenance issues discovered during the roof inspections.
 - 2. Provide quarterly cleaning of roof drains and removal of loose debris and materials from roof surfaces.
 - 3. Respond to, investigate, and provide appropriate roof repairs on an as needed basis within a budget range of \$500 to \$5,000 per occurrence.

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4. For any single repair exceeding \$1,500, the Contractor is to provide an estimate of repair and is to receive prior approval of the RACM Project Manager before proceeding with repairs.
 5. Contractor is to respond to request to repair within 24 hours.
 6. Contractor is to verify to the RACM Project Manager that the repair is complete within 24 hours.
 7. Provide recommendations for repairs to extend service life of existing roofs when appropriate.
 8. Contractor is responsible for providing means for access to roof. City will cooperate with contractor in providing access to roof scuttles or other normal building roof access as is available.
- D. All work shall be executed in a thorough, substantial, and workmanlike manner by experienced roofing Contractors, see "Qualifications".
- E. Roof repairs must be complete, coordinated, and compatible with existing roofing system meeting the intent and scope of the manufacturer specifications.
- F. The extent of the Century City roofs included under this roof maintenance contract is as noted on the "Existing Building Roof Information" document included in this Project Manual.