

**Union Station Redevelopment Corporation
Restoration of the Historic Legionnaire Statues and Vestibules in the Main Hall**

Addendum #1 Issue Date: June 3, 2021

Please note that Section 1.9 of the RFP is amended as follows:

Proposal Due Date: Thursday, June 17, 2021.
Notification of Finalists: Friday, June 25, 2021.

All other dates as outlined in this section remain unchanged.

Further, Section 1.7, Proposal Due Date of the RFP is amended as follows:

All proposals (including technical and fee information) are due via electronic submissions to the Union Station Redevelopment Corporation on or before **Thursday, June 17, 2021** (the "Proposal Due Date") at 12:00 noon **EDT**. Any proposals received after this appointed schedule will be considered late and will be returned unopened to the Proposer.

Questions

1. Can submission due date (RFP due date) be extended beyond June 10 to allow the offeror to react and respond to answers to questions that may impact pricing?

See note above.

2. Following submission of the RFP, when or how quickly is it anticipated an award will be made for this contract?

Please refer to Section 1.9 of the RFP document.

3. Following contract award, when or how quickly will NTP be issued?

The Notice to Proceed will be issued within days of the contract execution.

4. What is the intended start date for onsite construction work?

The Notice to Proceed will be issued in August 2021. The first phase of the Base Bid work is development of the treatment plan. The Proposer should assume the Notice to Proceed will allow successful Proposer to begin development of the treatment plan in August 2021. Proposer response should outline how long this treatment plan development will take and that response will inform when onsite construction work begins.

5. Base Bid is referenced to be FY 2020 in the RFP. Please confirm Base Bid schedule and Alt A schedule for completion of work?

The "FY 2020" is for the fiscal year assigned to the grant that is providing funds to the Base Bid project. Please see the response to question #4 regarding the base bid schedule. As outlined in the RFP, the Alt. A work is tied to the FY2021 grant. These grant funds have not been received so USRC cannot provide schedule of completion for Alt. A currently.

6. When is anticipated start and completion dates for Base Bid and Alt A?

This seems like a restatement of question #5. Please refer to that answer.

7. Price escalations in 2020 & 2021 for materials, supplies and associated costs for construction projects have been significant. Please confirm what mechanism(s) will be used to allow for price adjustments in the contract if price escalations impact project costs over and above costs submitted with the cost proposal and incorporated into the contract for this project?

Proposers need to submit their costs in a detailed fashion and outline those elements that are subject to potential cost escalations so USRC can access as part of the evaluation process. USRC will decide at that time about price adjustments due to anticipated material cost escalations. Further, if a Proposer holds this position, then the redline contract submission should include the suggested language change.

8. If the supply chain for specified and required products, materials and supplies will not allow delivery of said items needed to complete any portion of work on this project, will the POP be fairly extended to allow for delivery of lead time materials?

Proposers will need to submit their cost estimate identifying those elements which may be subject to long-lead times and identify the impact to the schedule. USRC will make determination as part of the evaluation process.

9. For Part 6 Fees of the RFP submission described on page 18 of the RFP, is there a price schedule or bid form that should be submitted with the requested pricing?

There is not a specific bid form. At a minimum, Proposers should submit pricing broken down into the categories outlined in Sec. 3.4, Part 6. It is up to the firm to submit a more detailed fee schedule, but please ensure your fee submission provides a sufficient level of detail to explain the overall cost.



10. For painting of previously painted surfaces described in the plan/specifications, please confirm if 100% paint removal is required? Or if it is only the intent to remove loose and dis-bonded paint and clean surfaces in preparation for primer and new paint top coats?

Please see Spec Section 09900, para. 1.02(B)(8)(a).

11. Has any lead testing been completed to confirm the presence of lead in any of the painted surfaces impacted by this project?

Please see Spec. Section 09900, para. 1.03(D)(2)(a).

12. Spec section 09900 does not specify paint systems or specific paints to be utilized but rather states "finest quality". This may lead to different paint/paint systems being bid by different contractors for various surfaces. Please specify a paint schedule for all areas to be repainted.

Please use the finest quality paints as provided by the manufacturers listed in 09900, para. 2.02(A).

13. Spec section 09900 references use of paint removal/stripper. Please confirm where any/all paint stripping/removal is required on the project?

Spec section 09900, para. 2.01(D) indicates the stripping product to be used on wood surfaces, only if needed to accomplish the work noted in Spec section 09900, para. 1.02(B).

14. Are there any restrictions or provisions on painting operations for the project in regards to paint odors or fumes that will likely occur during painting operations depending on the type of paint selected?

Spec is silent on this issue. Paints are to be low VOC so as not to adversely impact food service operations during their operating hours.

15. Will the contractor be required to contain all fumes/odors during paint application/curing processes?

Spec is silent on this issue. Contractor's means and methods to prevent potential fumes/odors from adversely affecting food service operations during their operating hours.

16. Section 01001 states that concentrated loads cannot exceed 2,000 lbs. What size area is limited to a 2,000 lb limit?

Concentrated loads are point loads.

17. For purposes of erecting scaffold to reach elevated areas, what is an assumed load per SF that the contractor can utilize to determine how much scaffold the floor will support without shoring?

This is a Contractor's means and methods question, and is based on loads dictated by the current building code (IBC 2015 and IEBC 2015).

18. For accessing high elevation areas, if the use of scaffold or manlifts requires loading of the floor that exceeds the described limits in the RFP, has there been any preliminary analysis for use of shoring to support said scaffold or equipment?

This will be determined by the Contractor's proposed scaffold loading solution. During the 2011-16 earthquake repair project, long-span trussed scaffold components necessitated extensive shoring in the basement below the Main Hall. However, for smaller, localized projects with smaller scaffold footprints, no shoring has been needed.

19. Are there as-built drawings that can be shared to review possible shoring requirements for erection of scaffold?

No.

20. Please confirm if the only location where contractor will be permitted to deliver all scaffold, equipment and materials for the project is the East Loading Dock?

Please see Spec. section 01001, para. 3.01(A).

21. For purposes of erection of scaffold, how much space (staging) will the contractor be permitted to use for staging of scaffold items during erection?

Contractor shall provide estimated staging footprint requirements as part of the sealed, engineered submittal.

22. What equipment (manlifts) is currently used or has been used in the past to access elevated areas of the Main Hall and West Hall by building maintenance or other contractors?

Currently, there is one scissors lift in use by Station engineering personnel. In the past, other contractors have successfully employed high reaches and scissors lifts, as well as rolling and fixed scaffolds.

23. What protocols are required on behalf of the contractor for COVID-19?

Please refer to Section 2.17 of the RFP document.

24. What dates will all scaffold and equipment be required to be removed for owner events?

The most up-to-date list has been attached as Exhibit A to this addendum. However, new events may be added to the schedule at a future date.

25. Are the brass rope elements at the east and west colonnades to be cleaned?

Drawings are silent on this issue. No, they do not need to be cleaned.

26. Are the existing rope elements that are to be installed in the vestibules to be cleaned and finished as part of this work?

Drawings are silent on this issue. No, they do not need to be cleaned.

27. Can you describe loading and unloading access from loading dock?

- How many different elevators are typically used to bring equipment in from the loading dock? There is a small tailgate lift at the east loading dock to assist in moving containers off truck beds and onto loading dock floor. There is a ramp to gain access to the Lower Level from the loading dock, and one freight/passenger elevator to gain access to the Main Level from the Lower Level.
- Can you provide weight capacity for these elevators? 3,000 pounds.

28. Is cleaning of kick plates and door hardware cleaning included in base bid?

Notes on Drawing A3 are vague on this. Cleaning of kick plates and door hardware on wooden door components are not part of the project scope.

29. We observed some door hinges have been painted a brown color, what is required for this condition?



Not certain specifically which doors this question refers to. Hinges for wooden doors are not in the project scope. Hinges for metal doors (i.e., at closets) shall be treated as part of the cleaning and repainting scope.

30. Is cleaning of kick plates and door hardware cleaning included in West Hall Alternate A? What is the extent of work at the west elevation entrance, as it relates to hardware?

Notes on Drawing A3 are vague on this. Cleaning of kick plates and door hardware on wooden door components are not part of the project scope. As for the extent of work on the west elevation, see scope described on Drawing A11.

31. What is the protocol when pedestrians are disruptive, aggressive, or enter “work zone”? Does station security get involved?

The contractor will need to contact station security and inform USRC of the incident.

32. Will we be required to have a flagman to move scaffold and/or aerial lifts?

Spec is silent on this issue. A flagman is not required for scaffold relocations. However, appropriate spotting and public notification/protection is required for aerial lift movements.

33. Will temporary floor protection be required when moving equipment from one point to another, such as aerial lifts?

Spec is silent on this issue. Temporary floor protection shall be required when moving equipment from one point to another.

34. Are we required to engage in an engineer to review aerial or scaffolding equipment for loads?

Please see Spec. section 01001, para. 3.02(D).

35. Will we be allowed to deliver aerial lifts or scaffolding at the South Entrance?

- Can we enter the building with this equipment from the South Entrance? The spec is silent on this issue. The south entrance (facing Columbus Plaza) may be used – coordinate acceptable times with Owner.



- Do brass thresholds require special protection? **The spec is silent on this issue. Brass thresholds, decorative metal railings and door frame and door leaf components shall be protected from damage.**

36. Will a paint study be required for the Main and West Hall, or will Owner provide colors?

Please see Spec. section 09900, para. 1.02(B)(8)(b).

37. What is the anticipated early start date for Work acceptable by the Owner? **Please refer to the response to question #4.**

- How many days is Owner allotting for work? **Please refer to Sec. 1.1 of the RFP.**

38. On drawings A9 & A10 the notes state "recaulk or repaint" and it gives a specific area. Should we assume this is the extent of the caulking and repainting for the job? If not, please provide further details or quantity.

This is the only specific area observed. It represents the extent of said work.

39. There is an exterior cleaning note. Please confirm the scope of all work is interior work only.

The scope is interior cleaning only.

40. The grille pattern of the laylights on pages A14 & A15 do not match the grille pattern of the in situ laylights. Please confirm that all of the painted grilles are included in scope. Please also clarify how the back (inaccessible) faces of the grilles are to be treated.

All painted grilles are included in the painting scope. The back faces of the grilles are not in the painting scope (they are inaccessible).

41. Minor plaster repair is mentioned in the West Hall. Please provide a SF allowance for this work.

Scope of plaster repair is minor – allow 50 s.f. for plaster repair.

42. Does this project require a bond?

This project does not require performance and payment bonds.

43. What storefronts are currently in operation? What are their current hours?

In the Main Hall, Shake Shack and Blue Bottle are currently in operation at the ground level. Pizzeria Uno is currently in operation on the mezzanine level on the north side. As for the Alternate A work, Shake Shack, Cava, Chipotle, and Potbelly are currently in operation.

Please see Spec. section 01001, para. 3.02(D) for business hours.

44. Where is the storage/staging location for lifts when not in use? Please provide location, distance to work site, and preferred path of travel.

Temporary lift storage locations for nights/weekends to be determined after project start-up. However, assume temporary lift storage can take place in Main Hall or West Hall or East Hall.

45. Where is the storage/staging location for general supplies and equipment? Please provide location and distance to the work site (if applicable).

Supply and equipment storage locations to be determined after project start-up and will depend on amount of storage needed by the Contractor. However, assume supply and equipment storage will be in the Retail Concourse or Lower Level (east or west side of the building).

46. If there are 2 entrances into a retail store, is it acceptable for work to happen in front of one entrance during hours of operation?

Please refer to Spec section 01001, para. 3.02(D).

47. Is it acceptable for work to happen in front of a business during its hours of operation if there is reasonable and safe access given to patrons?

Please refer to Spec section 01001, para. 3.02(D).

48. With the exception of the 2 new wood grilles noted on A15, please confirm there is no laylight repair (to frames, hardware, sash components, glass, etc.) included in scope.

Please refer to the notes on Drawing A-15.

49. Please provide LF of bronze ceiling rope to be installed (material provided to contractor).

Please refer to Drawing A-13.

50. What is the criteria for what is considered a granite repair? Please provide max allowable measurement per defect, above which repairs are required. Please also provide an approximate number of instances, and a SF allowance.

Please see Spec section 04501, para. 1.02(D) and (E).

51. Will this project require certified payroll?

Yes, certified payroll will be required.

52. Please clarify what furnishings and built-ins will be removed by JLL prior to work starting. Will these be wholly removed by JLL prior to work starting or will ongoing coordination be required during the project to clear areas where work is being performed?

Please refer to Drawings A-7 and A-8.

53. Please provide the load capacity of the structure above the laylights for swing stage consideration.

This is a means and methods issue to be addressed by the Contractor after project start-up.

54. Change of due date: Additional time is requested to allow for subcontractors and suppliers to provide the best pricing info. Please push out the due date by one week from receipt of answers to questions, if possible.

Yes. See note above questions.

55. Confirm construction will be during a 25-week period starting September 2021 to September 2022 (i.e Fiscal Year 2021) and a second 25-week period starting September 2022 to September 2023 (i.e. Fiscal Year 2022). Will these be sequential periods, or do you anticipate a stand down and remobilization for the Option year if funded?

The fiscal year only refers to the grant program that is providing funds to USRC so it will not have any impact on the timing of the construction schedule. When the West Hall grant agreement (FY2021) is executed, USRC will give notice to proceed only after the Base Bid work is completed. It is possible there may be a stand down and remobilization if the grant agreement has not been executed by the completion of the Base Bid work.

56. There is no wood specification or details. Please provide or at least give dimensions and wood species desired.

Spec is silent on this issue. New wood to match existing species, size, dimensions and surface profiles, and shall be straight-grained, devoid of any knots and maximum 12% moisture content.

57. The Davis Bacon Wage Rates listed does not appear to be available online. Please send or should we use the current version Davis-Bacon Act WD # DC20210002 dated May 28, 2021?

Please use the most recent version of the Davis-Bacon Act.

58. Availability of salvage stone for dutchmen: in earlier phases of work Union Station had some limited stone on hand, is this available for use on the dutchmen? New stone even from the same quarry may have a slightly different appearance.

For this project, assume there is no stone available at the Station for dutchmen. New stone shall match existing as closely as possible.

59. Was it necessary to manage the odor of the latex poultice cleaning in occupied spaces for the mock-up. Will you require additional precautions during the cleaning of larger spaces? Air filtration, etc? What limitations will USRC or tenants impose on our activities as a consequence?

The spec is silent on this issue. The choice of cleaning agents will involve comparison of efficacy versus off-gassing, to be discussed at project start-up. For the project, assume no additional air filtration will be required to contain odors. However, activities proposed by the Contractor that create dust will need to have containment for the safety of persons walking and eating in the spaces.

60. In the West Hall, the signs of moisture penetration from above are not addressed in this phase. Were they in a previous phase of work? Or is there a risk of recurrence to newly repaired surfaces?



The drawings and spec are silent on this issue. For this project, assume the repairs to the attic and roof areas above the damaged ceiling areas in the West Hall vault have been repaired by the Owner prior to project start-up.

61. For high reach work is there a specific after hours' time or is it dependent on the closing time of the specific restaurant or tenant we are most impacting?

Please see spec section 01001, para. 3.02(D).

62. We understand that we may close only one vestibule bay a time but are their other limitation on how large of an area we may work/obstruct at one time?

The spec is silent on this issue. There are no other restrictions beyond those listed in Spec section 01001.

63. Do you have any specific noise limitations/requirements?

The spec is silent on this issue. There are no other restrictions beyond those listed in Spec section 01001.

64. Please note some products listed in the specification require a rinse down or at least a wipe down. Are there any specific water cleaning of stone limitations? We understand even small amounts of water must be captured.

The spec is silent on this issue. However, use of water for rinse-down or neutralization is a means and methods issue to be reviewed with the Owner at project start-up.

General Note: Please see the sign-in sheet from the pre-proposal conference attached as Exhibit B of this addendum.



EXHIBIT A TO USRC RFP – Restoration of the Historic Masonry and Finishes in the Main Hall and West Hall of Union Station

Private Events List as of May 25, 2021 (Note: This represents the known events; there is the possibility this event list will increase)

Events will take place in the Presidential Suite, East Hall, Main Hall, or the West Hall. Future coordination meetings will confirm location and impact on schedule/equipment storage.

Confirmed Event Dates

- Saturday, October 16, 2021, 7-11 pm
- Wednesday, December 1, 2021, 6-8:30 pm

Potential Event Dates

- Wednesday, September 15, 2021, 6-9 pm
- Tuesday, September 21, 2021, 6-9 pm
- Thursday, October 7, 2021, 7 pm – 12 am
- Saturday, October 9, 2021, 6-10 pm or 6-11 pm
- Wednesday, October 13, 2021, 3-6 pm
- Wednesday, October 27, 2021, 4:45-11 pm
- Tuesday, November 2, 2021, 9 am – 9 pm
- Wednesday, November 3, 2021, 6-11 pm
- Thursday, November 4, 2021, 6-11 pm
- Thursday, November 11, 2021, 6-11 pm
- Tuesday, November 16, 2021, 5:30-8 pm
- Thursday, December 2, 2021, 10 am – 2 pm
- Friday, December 3, 2021 6 pm - TBD
- Saturday, February 5, 2022, 6-11 pm
- Tuesday, March 1, 2022, 6:30-9:30 pm
- Thursday, March 3, 2022, 7:30-9 am
- Saturday, March 5, 2022, 6-11 pm
- Thursday, May 26, 2022, 7-11 pm
- Wednesday, August 31, 2022, 6-11 pm

