

**DOCUMENT 00 90 00**  
**ADDENDUM**

**ADDENDUM NO. [1]                      Date: March 7, 2019**

**RE:                      TOWN OF HAMBURG OFFICE AND GARAGE**  
**S1631A COUNTY HWY K**  
**CHASEBURG, WI 54621**  
**HSR PROJECT NO. 17087**

**FROM:                HSR Associates, Inc**  
**100 Milwaukee Street**  
**La Crosse, WI 54603**  
**(608) 784-1830**

**To:                    Prospective Bidders**

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated February 2019. Acknowledge receipt of this Addendum in the space provided on the bid form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of [2] typed pages, [1] pre-bid attendance page, [2] specification Sections (00 41 00 and 01 23 00) and [1] 24x36 drawing.

**CHANGES TO BIDDING REQUIREMENTS AND CONDITIONS OF THE CONTRACT:**

1. Pre-Bid attendance sheet attached hereto.
2. The Town of Hamburg has contracted with HSR / Paragon Associates to complete the following: Provide a standard architectural survey for the project, as well as include the design of site improvements, layout, and grading plans to accommodate the new site features including the design and planning for the necessary surface drainage to new storm water management facilities. We will provide appropriate spot elevations, for all new site pavements including the new walkways and driveway paving areas. Specific improvements that may be needed for storm water are included to the extent required to meet project requirements. *The site will be designed to be under one acre therefore*, no permits are required from WDNR. Erosion control plans are included. Site restoration plans, various site improvements, and any necessary detail drawings and specifications are included. **The afore mentioned work shall NOT be included in the contractors bid.**
3. The Town of Hamburg will contract direct with Paragon Associates to provide soils and concrete inspection and testing as required for the project. **This cost shall NOT be included in the contractors bid.**
4. The General Contractor shall provide and maintain a field office and portable toilets for all contractor's usage for the duration of the project.
5. The General Contractor will be able to utilize the Owners water and power to the extents it is appropriate and available at the adjacent site. Any required and approved modifications to meet the needs of construction shall be the responsibility of the GC.

6. ALL unused excavated top soil and subgrade soils shall be stockpiled at the adjacent site to the south and shall remain the property of the owner. Contractor shall install silt fence around the pile(s).
7. Owner reserves the right to accept or reject any or all bids.

**CHANGES TO SPECIFICATIONS:**

8. Section 01 23 00 ALTERNATES – Add section attached hereto.
9. Section 13 34 19 WOOD POST FRAMED BUILDING
  - a. 1.04(B) It shall be the contractor's option to provide a building that is not "pre-engineered". All individual component quality and warranty requirements shall still apply and submittals shall include manufacturer material and warranty data specifically.
  - b. 1.08(E): Warranty to repair leaks and roof damage shall be a Contractor Warranty for a period of 2 years after substantial completion.
  - c. 2.04A: Panel gauge shall be a "minimum" of 29 ga. Panel shall be as appropriate for the use and warranty requirements of the project.
  - d. 2.05B: There shall be only one (1) door section with windows at each overhead door, per the plan elevations.

**CHANGES TO DRAWINGS**

10. Sheet A001 TITLE SHEET 24 x 36 Drawing attached hereto
  - a. Revisions clouded on Drawing.
  - b. Anticipated Project Schedule: Change the Notice to Proceed date to 3-28-19 and Design Development to start about 3-30-19.
  - c. This is a "desired" schedule. The bidders are asked to provide a schedule on the bid form that is realistic for them.
  - d. 1A001: See notes on added chain link site fence and site maintenance.
  - e. Add to the MEP General Scope Outline:
    - i. The Owner will work with and pay the local electric and gas (LP) utility to get utilities brought to the site.
    - ii. Electrical contractor shall assume that a 400A panel, with a 320A meter socket will be appropriate for the building.
    - iii. Plumbing contractor shall assume that a "conventional" septic system will be approved for the site for project base bid. Provide an alternate cost to upgrade to a mound system. See revised bid form and new Section 01 23 00.
11. Sheet A100 FLOOR PLAN AND ELEVATIONS
  - a. 1A100 – There is no alternate for the oil-water-sand separator, provide system in the Base Bid. Verification of final tank specifications (even if it becomes a holding tank) shall be confirmed in the Design Development phase.

**END OF DOCUMENT 00 90 00**

Town of Hamburg Town Hall & Garage 3-5-19  
Probid Mtg - Attending

TERRY STANKO ATHENS LUMBER LLC 715-257-7531  
GC TERRY@ATHENS LUMBER LLC, COM

Jason Yahnke Olympic Builders 608-526-4622  
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Danny Albrecht T2 Contracting 608-343-8359  
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Matt Brown GC Maxwell American Construction Co. 608-377-7201  
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608-634-3711

Ken Mossholder K.M. Concrete  
606-4884

Daniel Blumer HSR dblumer@hsrassociates.com

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Casey Stemper GC Wieser Brothers

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**DOCUMENT 00 41 00**

**BID FORM**

BIDDER: \_\_\_\_\_

BID FOR SINGLE PRIME CONTRACT

PROJECT: **TOWN OF HAMBURG OFFICE AND GARAGE  
S1631A COUNTY HWY K  
CHASEBURG, WI 54621  
HSR PROJECT NO. 17087**

TO: **HSR ASSOCIATES, INC.  
100 MILWAUKEE STREET  
LA CROSSE, WISCONSIN 54603  
ATT: DANIEL L. BLUMER**

**BASE BID**

The undersigned, having examined the site where the Work is to be executed and become familiar with local conditions affecting the cost of the Work and carefully examined the Project Manual, the Project Drawings, all other Bidding Documents and Addenda thereto, hereby agrees to provide all labor, materials, equipment and services necessary for the complete and satisfactory execution of the ENTIRE WORK, in the time frame stipulated in these contract documents, for the Base Bid stipulated sum of:

\_\_\_\_\_ Dollars (\$\_\_\_\_\_ .00)

**ALTERNATE BIDS**

The undersigned further agrees to perform the alternative portions of the Work as described in the Project Manual, Section 01 23 00 Alternates, for the following additions to or deductions from the Base Bid sum stipulated above:

Alternate No. 1: COLD-STORAGE BAY

Add \_\_\_\_\_ Dollars (\$\_\_\_\_\_ .00)

Alternate No. 2: CATCH BASIN FLOOR DRAIN SYSTEM

Add / Deduct (circle selection) \_\_\_\_\_ Dollars (\$\_\_\_\_\_ .00)

Alternate No. 3: SEPTIC SYSTEM UPGRADE

Add / Deduct (circle selection) \_\_\_\_\_ Dollars (\$\_\_\_\_\_ .00)

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**UNIT PRICES**

The undersigned agrees to add or deduct portions of the Work from the Contract as described in the Project Manual, Section 01 22 00 Unit Prices, for the following Unit Price amounts:

**A. Unit Price UP-1: (Excess Excavation)**

Per cubic yard \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00)

**B. Unit Price UP-2: (Compacted Fill)**

Per cubic yard \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00)

**PRELIMINARY PROJECT SCHEDULE (based upon award date of 3-22-19)**

Start Design Development \_\_\_\_\_

Start CD / Shop Drawings \_\_\_\_\_

Start Site Work \_\_\_\_\_

Substantial Completion \_\_\_\_\_

Final Completion \_\_\_\_\_

In submitting this Bid, the undersigned agrees to:

1. Hold this Bid open for **60** days.
2. Accept the provisions of Instructions to Bidders regarding disposition of Bid Security.
3. Enter into and execute an Agreement, if awarded on the basis of this Bid, and to furnish Performance and Labor and Material Payment Bonds according to the Supplementary Conditions.
4. Accomplish work according to the Contract Documents.
5. Complete the work by the time stated.

Receipt of the following Addenda and inclusion of their provisions in this Bid is hereby acknowledged:

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

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(Affix seal if Corporation)

FIRM NAME: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Official Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

**END OF DOCUMENT 00 41 00**

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## SECTION 01 23 00

### ALTERNATES

#### PART 1 GENERAL

##### 1.01 SECTION INCLUDES

- A. Description of Alternates.

##### 1.02 RELATED REQUIREMENTS

- A. Document 00 41 00 – Bid Form

##### 1.03 DESCRIPTION

- A. Conditions of the Contract and pertinent portions of Sections in Division One of this Project Manual, apply to the Work of this Section as fully as though repeated herein.
- B. This Section describes the alternates to the project. Refer to the Product/Execution Articles of the Contract Documents for information pertaining to the work of each alternate.
- C. Each proposal under an alternate shall include all incidental work and all adjustments necessary to accommodate the changes. All work shall meet the requirements of the Contract Documents.
- D. Each alternate proposal shall be submitted as an individual cost for the particular alternate and shall be proposed under the premise that no other alternates have been accepted. Should the work of an alternate called for by the Bid Form not affect the cost of the work, "No Change" shall be stated.
- E. Owner may, at his option, vary the scope of the work by authorizing alternates which will add to the work, deduct from the work or substitute materials, equipment or methods.
- F. Immediately following Award of Contract, awarded Contractor shall prepare and distribute to each party involved, notification of the status of each alternate. Indicate whether alternates have been accepted, rejected, or deferred for consideration at a later date. Include a complete description of negotiated modifications to alternates, if any.

##### 1.04 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.

##### 1.05 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Cold Storage Bay
  - 1. The following work shall be priced under Alternate No. 1: State the amount to be added to the base bid to add the 24' Cold Storage Bay 107 shown at sheet A100.
- B. Alternate No. 2: Catch Basin Floor Drain System
  - 1. The following work shall be priced under Alternate No. 2: State the amount to be deducted from the base bid to remove the trench drain system for catch basins as shown at sheet A100.
- C. Alternate No. 3: Septic System Type
  - 1. The following work shall be priced under Alternate No. 3: State the amount to be added to the base bid to upgrade the conventional septic system to a mound system if required after soils testing has been completed.

#### PART 2 PRODUCTS - NOT USED

#### PART 3 EXECUTION - NOT USED

END OF SECTION

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# TOWN OF HAMBURG TOWN HALL AND GARAGE SCOPE DRAWINGS CTY HWY K CHASEBURG, WI 54621

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN



HSR ASSOCIATES INC.  
100 MILWAUKEE STREET  
LA CROSSE, WISCONSIN  
PHONE: 608.784.1830  
FAX: 608.782.5844

WEB SITE: www.hsrassociates.com

Consultant:

## INDEX OF DRAWINGS

FEBRUARY 2019

### GENERAL

A001 - COVER SHEET

### ARCHITECTURAL

A100 - FLOOR PLAN & ELEVATIONS  
A300 - BUILDING AND WALL SECTIONS

THE ANTICIPATED PROJECT SCHEDULE IS AS FOLLOWS:  
3-28-19 NOTICE TO PROCEED  
3-30-19 BEGIN DESIGN DEVELOPMENT THEN CDS  
4-29-19 BEGIN SITE WORK  
9-27-19 SUBSTANTIAL COMPLETION  
10-18-19 FINAL COMPLETION

GC SHALL HOLD CONSTRUCTION PROGRESS MEETINGS WHICH SHALL GENERALLY BE HELD WEEKLY

THIS SET OF DRAWINGS IS TO BE CONSIDERED "SCOPE DRAWINGS". THESE ARE TO RELAY THE GENERAL INTENT ONLY OF THE PROJECT TO THE BIDDERS. SITE SURVEY AND DEVELOPMENT, FINAL DESIGN DEVELOPMENT AND APPROVAL, CERTIFIED CONSTRUCTION DRAWINGS, REQUIRED CALCULATIONS, AND STATE AND LOCAL REVIEWS ETC. ARE TO BE COMPLETED BY THE CONTRACTOR. BID SHALL BE FOR A COMPLETE TURN-KEY PROJECT FOR THE TOWN OF HAMBURG.

## CODE SUMMARY

Code Review per the 2009 IBC - 2015 IBC.  
Occupancy Types: B - Office, A3 Community Area, S1 Garage (with some vehicle service).  
Occupancy Separation B/A3 and A3/S1 is 2 hr. Treat the office area ALL as A3 per code and no separation is required. See Fire area to address A3/S1.  
Construction Type: VB wood frame unprotected (no fire proofing and no sprinklers)  
Maximum Area for Construction Type: A3 6000 gsf, B 9000 gsf, S1 9000 gsf. Open area around the building will increase these maximums.  
Sprinkler Requirement Thresholds:  
A3: occ load >300 or area > 12,000 sq ft. None needed  
B: Only in healthcare. None needed.  
S1: Where commercial trucks or buses are parked or serviced, max 5,000 sq ft. If over 5000 sq ft sprinklers are required, or multiple fire areas that are <5000 sq ft.  
The building as a whole exceeds 5000 SF. An occupancy separation, fire barrier wall is required between A3 and S1 anyway. The required rating of a fire barrier wall between fire areas in an S1 occupancy is 3 hours. So plan to use a 3 hour fire barrier wall between the garage and the office / community areas.  
The cold storage alternate on the other end also will make the fire area exceed 5000 SF from that side. So if the cold storage is enclosed (WI allows for a roofed area without walls to NOT count towards the fire area SF) it will ALSO have to be separated by a 3 hour fire barrier wall.  
Exterior wall opening maximum SF for 14' to North property line for unprotected, non-sprinkled building: NTE 15% of total facing north.  
Occupancy Load Calculation:  
A3: 667 sq ft / 15 = 36 (Tables and chairs type space). Max Occupant load shall be POSTED in the A3 area (36).  
B: 3 (3 desks)  
S1: Planned maximum 8  
**TOTAL: 47**  
Exit Door Quantity calculation:  
Table 1015.1 Max occ load per type for spaces with one exit: A/B 49, 1 exit OK, S 29, 1 exit OK.  
Common path of travel in B/A 75; S is 100' (<30 occ), A/B OK with 1 exit S borderline at best, provide 2.  
Restroom Fixture Calc:  
Unless the occupant load were <15 men's and women's bathrooms are required.  
Long calc summarized: 1 WC, 1 LAV for men and the same for women because the occ load exceeds 15, 1 DF and 1 SS also required.  
Note that the sink in the break room, if there are cups available, counts for the drinking fountain (DF). The sink in the garage counts for the service sink (SS).  
Building is a "Public Building" and exceeds 50,000 CF therefore it must have a state review.

## MEP GENERAL SCOPE OUTLINE:

Note that the 2015 IECC shall be referenced for design requirements.

The General Contractor shall include complete mechanical, electrical and plumbing systems appropriate to this building and site as "Design-Build" in their proposal. Preliminary design showing all significant proposed components of the design shall be reviewed with and approved by the Owner prior to installation. All systems shall be properly designed to meet State and Local codes and shall be submitted for proper reviews and approvals. The following are some, but may not all of the basic requirements to include:

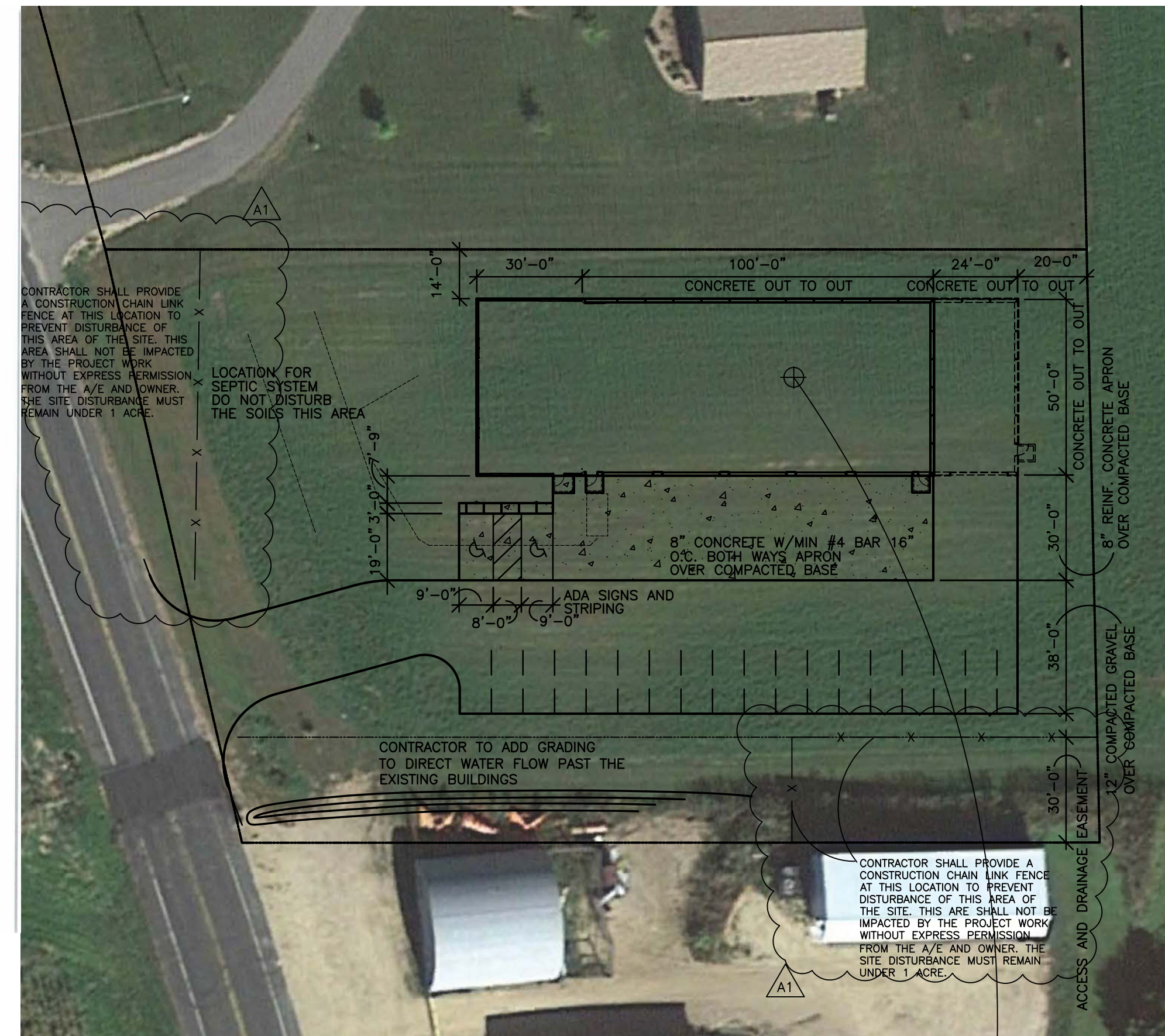
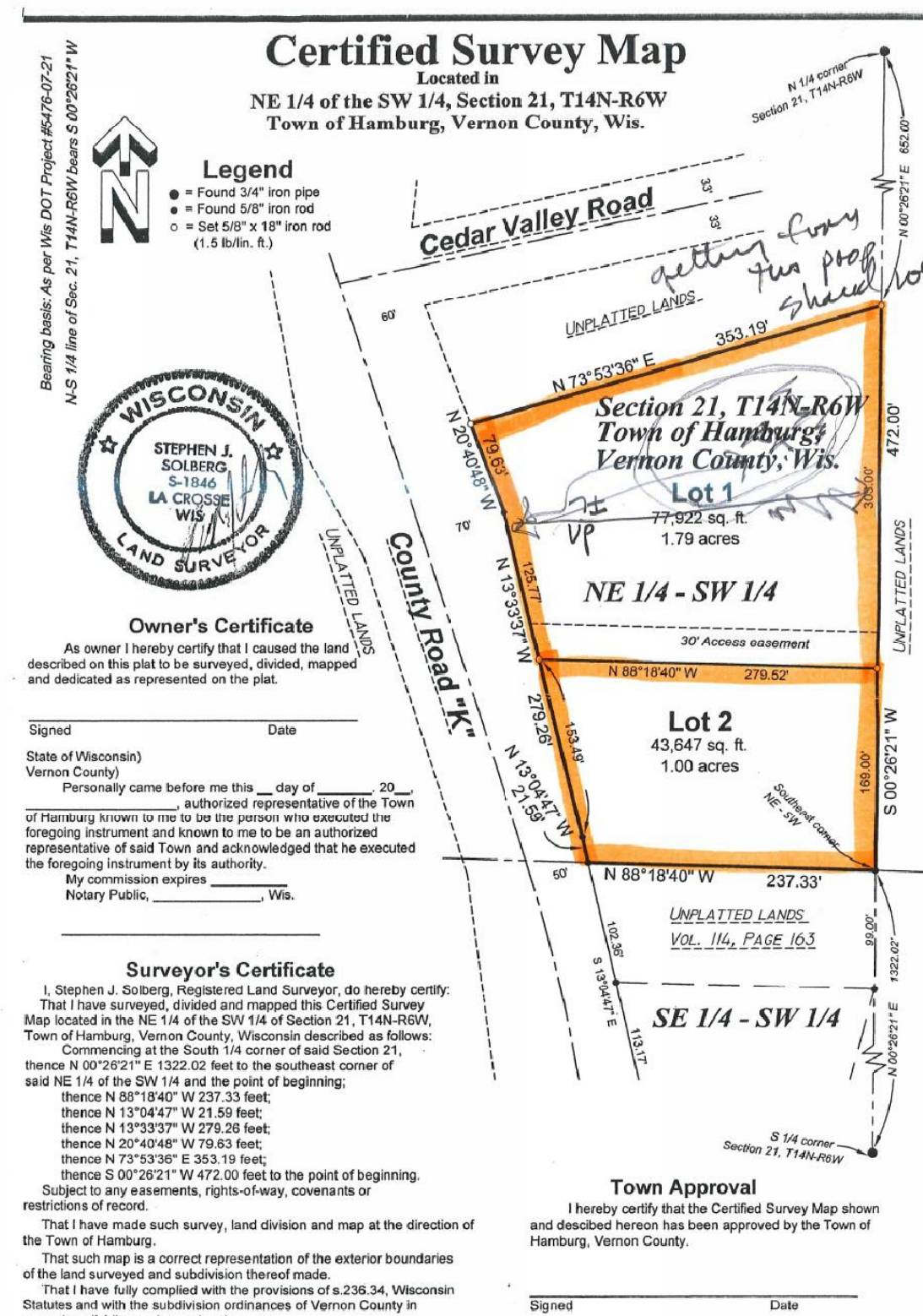
**Mechanical:**  
Town Hall / Office Rooms 100 - 106:  
Provide light commercial quality furnace(s) for outside air, heating and air conditioning with outside condensing unit(s). The system shall be complete and operational. Sized appropriately for the loads and meet state mechanical and energy codes. There shall be an exhaust fan through the roof or out the back wall for the bathrooms and the break room. Provide programmable setback thermostats(s).

**Garage / Shop Rooms 106, 106A and 106B:**  
Provide low intensity LP gas fired radiant tube heaters at each bay. Provide additional LP gas fired unit heaters suspended from the ceiling in positions to promote good air circulation throughout the space and to make up for overhead door operational heat loss as required. Provide tempered outside air supply and exhaust system as required for service and repair garages, minimum 0.5 CFM/sf. Provide CO and NO<sub>2</sub> detection and exhaust system as required by code for vehicle storage areas with tempered make-up air capable of producing a ventilation rate of 0.75 CFM/sf. There will be NO air conditioning, nor other vehicle exhaust pipe systems in the garage / shop area. Provide a means to circulate the air in the garage area (power fans or HVLS ceiling fans). Maintain a negative pressure relationship between garage and town hall.

**Electrical:**  
Town Hall / Office Rooms 100 - 106:  
Its own sub-panel off the main panel in the garage area located in room 102. 120V 100A. All lighting shall be LED as appropriate to the spaces; Provide occupancy sensors for automatic shut off of lighting fixtures. Outlets, and switches per code. There shall be equally distributed, a minimum of 4 data ports with internet access in room 100, 4 in room 101 and 1 in room 103. Owner to provide data rack and equipment if required.

**Garage / Shop Rooms 106, 106A and 106B:**  
Provide a 400A service to the building and main panel in room 106, location determined by the contractor. There shall be a disconnect and feeder to a 100A sub-panel in the Office area. All lighting shall be LED as appropriate to the spaces (high bay in room 106). Outlets, and switches per code, provide a minimum of 1 20A duplex between each overhead door, and 2 20A duplex at the north wall of each bay. All 15 and 20 amp receptacles to be ground-fault circuit interrupter type/protected. There shall be a welding outlet, located per owner direction at 120/220V. No 3 phase power is required. Provide power and disconnects etc. for all mechanical and other noted equipment. Note that there will be an owner provided air compressor above room 106B, confirm power requirements with the owner. All wire in conduits, surface mounted is acceptable. Provide occupancy sensors or time clock for automatic shut off of lighting fixtures.

**Other Notes:**  
1. Electrical installation in garage areas to be Class 1 division 2 hazardous locations as indicated NEC 511- Commercial Garages, Repair and Storage.  
2. Egress Lighting: Provide sufficient emergency lighting to meet the requirements of the IBC 1003.2.11.2 and 5.  
3. Exterior Lighting: Provide building mounted led lighting at each exterior door. Provide lighting at overhead doors and parking areas.



## MEP GENERAL SCOPE OUTLINE (cont'd):

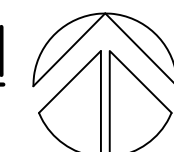
**Plumbing:**  
Town Hall / Office Rooms:  
Rm 102 - 24x24 floor mounted mop sink and hot/cold utility faucet, well connection, pressure tank, 40G hot water heater. Leave space for a water softener. Provide an outside wall hydrant at the west side of the room.  
Rm 103 - 2 compartment stainless steel countertop sink and faucet; and wall box with shut offs and water supply for refrigerator and coffee maker hook-ups.  
Rms 104 & 105 - ADA compliant floor mounted water closet and wall mounted sink with faucet.  
Note that floor drains shall be included at all restrooms.

**Garage / Shop:**  
Rm 106A - ADA compliant floor mounted water closet and wall mounted sink with faucet.  
Rm 106 - Wall hung nominal 20x24 utility sink outside room 106A with hot/cold water and hose connection. 3/4" cold water line to a hose bib / hydrant at the east end of the building - 1 inside and 1 outside opposite.  
There shall be a surface mounted compressed air distribution system designed by this contractor from an owner provide air compressor to be located above the parts room - verify compressor size. Provide the distribution piping and quick-connects as follows: 1 quick-connect between each overhead door, 1 quick connect on the north wall per bay, and 1 quick connect at the east wall. Provide an air drier and any other equipment required for a complete low maintenance system as required.  
There shall be a trench drain collection system, see plan for locations. Provide for collection at a central point and drainage to an exterior oil / sand / water separator then to the septic system. Ensure adequate sizing of all components. Provide an additional alternate prior to: provide 3 sand/water separator type catch basins within the garage that drain to an oil / water separator outside then to the septic system. See plan.

**Exterior:**  
Provide a properly designed septic system and drain field for the building, including the load from the garage floor drain system. Note that the downspouts will shed drain to the site.

**Other Notes:**  
1. Note that it is the intent that the well north of the site that serves the residence there, be modified to serve both the residence and the new Town Hall / Garage. Provide design and required DNR and other State submittals and approval, and construction for all required modifications / additions to the well.  
2. Water distribution and sanitary systems shall be properly designed and code compliant for the building including all required DNR and other State and Local reviews and approvals.  
3. Provide a complete LP gas storage and distribution system for the mechanical and plumbing needs of the building.

1 OVERALL SITE PLAN  
1" = 40'-0"



IT APPEARS THAT THIS LOCATION IS APPROXIMATELY THE HIGH POINT OF THE SITE. THE BUILDING IS INTENDED TO BE LOCATED TO ELIMINATE THE NEED FOR RETAINING WALLS. HOWEVER, IT SHOULD BE NOTED THAT THE DESIGN OF THE STRUCTURE MAY ALLOW FOR SOME VARIATION TO THIS. CONTRACTOR SHALL EMPLOY THE SERVICES OF A CIVIL ENGINEERING CONSULTANT TO SURVEY (CONTOURS) AND DEVELOP THE SITE, INCLUDING FOR STORM WATER MANAGEMENT, AND ALL DNR AND OTHER REQUIRED STATE REVIEWS AND APPROVALS REQUIRED.  
CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOILS BORINGS AND COMPLETING SOILS QUALITY AND COMPACTION TESTING.

TOWN OF HAMBURG  
SHOP AND GARAGE

COUNTY HIGHWAY K  
CHASEBURG, WI 54621

TITLE SHEET

Project Title:

HSR Project Number:  
17087

Project Date:  
FEBRUARY 2019

Drawn By:  
DLB

Key Plan:

SCOPE DRAWING  
NOT FOR  
CONSTRUCTION

No.	Description	Date
A1	ADDENDUM 1	3-7-19

Graphic Scale:

Last Update:  
4-26-18

A001R