



CITY OF JOLIET

150 WEST JEFFERSON STREET  
JOLIET, ILLINOIS 60432-4158

May 21, 2024

CITY OF JOLIET

ADDENDUM NO. 1

**TO: All Prospective Bidders**

**PROJECT: Demolition and Stabilization of the Victory Centre Gymnasium**

**CONTRACT NO: 2816-0624**

The following are the Addendum No. 1 clarifications for the above referenced project. Please indicate your acknowledgment of Addendum No. 1 by executing the attached acknowledgement form and submitting it with your bid packet.

Addendum No. 1 consists of 9 pages in total: Addendum with acknowledgment page.

**PROJECT MANUAL**

1. Refer to the Legal Notice to Bidders section. The date is being extended. Revise the second paragraph to read as follows: "Bids will be received at the Office of the City Clerk, City of Joliet Municipal Building, 150 West Jefferson Street, Joliet, Illinois 60432-4156 until **10:00 A.M.** local time on **May 30, 2024**, at which time they will be opened and publicly read aloud in **Conference Room 1.**"
2. Refer to the Legal Notice to Bidders. A Bid Security (Bid Bond) is not required for this project. Delete the following sentence: "All bidders will be required to submit Bid Security in the form of a Bid Bond, Certified Check, or Cashier's Check, in the amount of **Ten percent (10%) of the Base Bid**, payable to the City of Joliet."
3. Refer to Section 00020 – Request for Proposals. The date is being extended. Revise the first paragraph to read: "Sealed proposals for the construction work for the **Demolition and Stabilization of the Victory Centre Gymnasium** located at 25 N. Broadway Street, Joliet, Illinois 60435, will be received by the City of Joliet, hereby known as the Owner. Bids will be received at the Office of the City Clerk, City of Joliet Municipal Building, 150 West Jefferson Street, Joliet, Illinois 60432-4156 until **10:00 am** local time on **Thursday, May 30, 2024**, at which time they will be opened and publicly read aloud in **Conference Room 1.**"
4. Refer to the Contract Documents section. The date is being extended. Under the line item listed as "Bid Opening", revise the information to read: "**Thursday, May 30, 2024, at 10:00 AM.**"
5. Refer to the Proposal Package Information. Add the following sentence to the end of the #1 Demolition Package: "This contractor is responsible for the excavation, hauling and disposal of unsuitable soils."

**GENERAL INFORMATION**

1. A Bid Security (Bid Bond) is not required for this project. Please delete this requirement from any applicable documents and specifications.
2. The sign in sheets for the mandatory pre-bid walkthroughs at the building are attached.
3. The new metal furring/framing for the exterior walls should be 16 gauge.

## **ADDITIONAL DOCUMENTS**

The existing drawings for the original building as well as the Victory Centre Senior Housing center can be downloaded for reference purposes. The link for the existing drawings can be found here: [☐ COJ Victory Centre Addendum No. 1](#)

## **ADDITIONAL AUDIO/VISUAL MATERIALS**

Videos of the existing building (interior and exterior) as well as the vaulted sidewalk can be downloaded for reference purposes. The links for these videos can be found here: [☐ COJ Victory Centre Addendum No. 1](#)

## **QUESTIONS FROM PROSPECTIVE BIDDERS AND ANSWERS**

**Bidder Question/Comment 1:** Can we get clarity on the shoring/structural engineering for the demolition. As discussed onsite, it is too vague of how the procedure of the walls to be demoed will be overseen. Are we to follow our own approved engineering protocols without the input of the city's engineer? We have means and methods, and we need to agree in a method that will be allowed to accurately bid the project.

**Response:** Refer to the attached document labeled “Guidelines For Demolition And Masonry Work During The Demolition Process”.

**Bidder Question/Comment 2:** Will the existing abandoned pipe tunnel to remain be filled with CLSM by others prior to the demolition work proceeding.

**Response:** The abandoned pipe “tunnel” will be filled with CLSM as part of this project. This work is intended to be completed prior to any demolition or set up occurring.

**Bidder Question/Comment 3:** Will the stitch and angle ties be installed by others prior to the demolition work proceeding?

**Response:** No. The stitch and angle ties do not need to be installed prior to the demolition work proceeding.

**Bidder Question/Comment 4:** Which bid package is responsible for the removal of the existing masonry as required to install the new work per Details 3, 4 and 5/S0.2?

**Response:** It is the responsibility of the #3 Masonry Package.

**Bidder Question/Comment 5:** Does the demolition scope of work include the excavation and disposal of soils necessary to meet bottom of top soil elevation of 97'-6"? If yes, are the soils assumed to be Clean Construction Demolition Debris (CCDD)?

**Response:** This work is to be included in the #1 Demolition Package. The soils to be placed after excavation are indicated per note 6 on Drawing S1.1. The soils CANNOT be assumed to be Clean Construction Demolition Debris (CCDD).

**Bidder Question/Comment 6:** Can the excavated soils be used for backfill material at the foundation removal and boiler room areas?

**Response:** No. The excavated soils cannot be used for the backfill material. The soils to be placed after excavation are indicated by note 6 on Drawing S1.1.

**Bidder Question/Comment 7:**

I do not see specs for the following. Please advise.

- a) Metal Framing
- b) Dryvit System

**Response:** The new metal furring/framing should be 16 gauge. Additional information about the EIFS systems can be found at the following weblinks:

EIFS Base Bid – Dryvit OPMD System. Weblink: <https://www.dryvit.com/systems/continuous-insulation-us/outsulation-plus-md/>

Alternate No. 1 – Dryvit Custom Brick System. Weblink: <https://www.dryvit.com/products/stone-masonry-and-quartz-finishes/custom-brick/>

Alternate No. 2 – Dryvit New Brick System. Weblink: <https://www.dryvit.com/products/textured-finishes/newbrick/>

If there are additional technical questions, the manufacturer’s representative can be contacted – Antony Pitt, Tremco/Dryvit Technical Sales, Cell: (216) 316-1945, Email: [apitt@tremcoinc.com](mailto:apitt@tremcoinc.com).

**Bidder Question/Comment 8:**

Please confirm the following:

- a) Base bid at West and North walls are to be furred, sheeted, and EIFS, correct?

**Response:** Refer to the New Wall Sections and Details which explain the system components. Drawing A6-3 shows the components for the Base Bid EIFS system. If there are additional technical questions, the manufacturer’s representative can be contacted – Antony Pitt, Tremco/Dryvit Technical Sales, Cell: (216) 316-1945, Email: [apitt@tremcoinc.com](mailto:apitt@tremcoinc.com).

- b) Alternate No. 1 and Alternate No. 2 direction:
  - 1) Alternate No. 1 and Alternate No. 2 - West wall, EIFS directly applied over existing wall (no furring), correct?

**Response:** That is NOT correct. Refer to the New Wall Sections and Details which explain the system components. For Alternate No. 1, the new EIFS system components are basically the same as the Base Bid. The only difference is that, in Alternate No. 1, the exterior finish is a brick and stone pattern to match the existing brick and stone banding. Alternate No. 1 uses the Dryvit Custom Brick System. In Alternate No. 2, refer to the New Wall Sections and Details which explain the system components. Drawings A5-1, A5-2, A6-4 and A6-5 provide additional detailing information. Alternate No. 2 uses the Dryvit New Brick System. If there are additional technical questions, the manufacturer’s representative can be contacted – Antony Pitt, Tremco/Dryvit Technical Sales, Cell: (216) 316-1945, Email: [apitt@tremcoinc.com](mailto:apitt@tremcoinc.com).

- 2) Alternate No. 1 - North wall to be furred, sheeted, and EIFS, correct?

**Response:** Refer to the New Wall Sections and Details which explain the system components. For Alternate No. 1, the new EIFS system components are basically the same as the Base Bid. The only difference is that, in Alternate No. 1, the exterior finish is a brick and stone pattern to match the existing brick and stone banding. Alternate No. 1 uses the Dryvit Custom Brick System. If there are additional technical questions, the manufacturer’s representative can be contacted – Antony Pitt, Tremco/Dryvit Technical Sales, Cell: (216) 316-1945, Email: [apitt@tremcoinc.com](mailto:apitt@tremcoinc.com).

- 3) Alternate No. 2 - North wall, EIFS directly applied over existing wall (no furring), correct?

**Response:** For Alternate No. 2, refer to the New Wall Sections and Details which explain the system components. Drawings A5-1, A5-2, A6-4 and A6-5 provide additional detailing information. Alternate No. 2 uses the Dryvit New Brick System. If there are additional technical

questions, the manufacturer's representative can be contacted – Antony Pitt, Tremco/Dryvit Technical Sales, Cell: (216) 316-1945, Email: [apitt@tremcoinc.com](mailto:apitt@tremcoinc.com).

**Bidder Question/Comment 9:**

Detail 12/A6-3:

- a) Indicates 1-5/8" metal stud framing, may we use 1-1/2" DWC (hat channel) instead?  
1) What is the gauge of the framing (20ga, 18ga or?), please advise.

**Response:** All new metal furring should be 16 gauge. 1-1/2" metal hat channels can be utilized in lieu of 1-5/8" metal stud framing.

**Bidder Question/Comment 10:** When we tie in the cmu pilasters to the existing wall with tothing I recommend we cut 1 out in the cmu at the tothings and slug it solid with mortar or grout to have a better tie with the existing 3 wythe brick walls and partial cmu walls. It will take a little longer but will be a better connection. What do you think?

**Response:** We are not opposed to this approach.

**Bidder Question/Comment 11:** As far as the alternate to install thin brick veneer to the now new exterior north and west walls, are you concerned about the brick bonding to the painted brick? I would recommend the thin brick elite panel system which gets installed directly to the existing wall, has a built in drainage system and has tabs to glue and set the brick on to stay level for coursing. What are your thoughts?

**Response:** The thin brick system is an EIFS solution that is designed to work in this scenario. Please submit complete documentation including product data (cut sheets) and details for review of the proposed thin brick elite panel system.

**Bidder Question/Comment 12:** Please provide some guidance on sequence of the work as it relates to demolition and the masonry work to stabilize the walls to remain.

**Response:** Refer to the attached document labeled "Guidelines For Demolition And Masonry Work During The Demolition Process".

**Bidder Question/Comment 13:** Can all of the demolition occur before the masonry stabilization begins?

**Response:** During the demolition process, the masonry contractor will need to patch the masonry walls and provide temporary shoring of the common walls in accordance with the current version of The Masonry Wallbracing Design Handbook. This work is separate from the new masonry work indicated in the construction drawings and specifications.

**Bidder Question/Comment 14:** Is it required to install a portion of the masonry work to stabilize the walls before the demolition begins, or before it is completed?

**Response:** During the demolition process, the masonry contractor will need to patch the masonry walls and provide temporary shoring of the common walls in accordance with the current version of The Masonry Wallbracing Design Handbook. This work is separate from the new masonry work indicated in the construction drawings and specifications.

**Bidder Question/Comment 15:** You have two different contractors working independently and we need some guidance on this work timing/coordination so each contractor knows how to bid and perform the work. If this is not coordinated correctly each contractors bid may be wrong if it requires phasing, etc.

**Response:** There are multiple contractors, not just two different contractors working on this project. None of the contractors are working independently. The coordination of the bid packages is the responsibility of the Construction Manager, R. Berti Building Solutions.

**Bidder Question/Comment 16:** Demolition contractors cannot take on the liability/responsibility to perform this work without having better direction from the architect/structural engineer.

**Response:** Refer to the Responses to Bidder Question/Comment 1 and 12.

**Bidder Question/Comment 17:** What will general site work area look like?

**Response:** It will remain as it is now.

**Bidder Question/Comment 18:** Will the city provide closed sidewalk and one closed road lane?

**Response:** The City of Joliet will not allow any portion of Jefferson Street or the sidewalk between Jefferson Street and the existing retaining wall to be closed. The City of Joliet will allow the east lane of North Hickory Street and the sidewalk between North Hickory Street and the existing retaining wall to be closed.

**Bidder Question/Comment 19:** Will the city allow for a full road closure on N Hickory St? If yes, what would be an acceptable duration?

**Response:** The City of Joliet will allow the east lane of North Hickory Street and the sidewalk between North Hickory Street and the existing retaining wall to be closed. The City of Joliet may allow a full closure on weekends only.

**Bidder Question/Comment 20:** Please confirm water, sewer, gas is all disconnected.

**Response:** The City of Joliet confirmed that the water has been turned off at the curb. The Victory Centre staff is investigating if the existing gymnasium lights are fed from the main electrical panel. The City of Joliet is checking the status of gas service (NICOR) and sanitary sewer line.

**Bidder Question/Comment 21:** Only utility disconnect needed is electrical, which is tied to an electrical panel in adjacent building that is to remain.

**Response:** The City of Joliet confirmed that the water has been turned off at the curb. The Victory Centre staff is investigating if the existing gymnasium lights are fed from the main electrical panel. The City of Joliet is checking the status of gas service (NICOR) and sanitary sewer line.

**Bidder Question/Comment 22:** Is there any concern of lead paint?

**Response:** The lead paint has been abated already.

**Bidder Question/Comment 23:** Is there a general sequence of events for the demo, tunnel filling, and wall tie backs?

**Response:** The abandoned pipe “tunnel” fill be filled with CLSM as part of this project. This work is intended to be completed prior to any demolition or set up occurring. During the demolition process, the masonry contractor will need to patch the masonry walls and provide temporary shoring of the common walls in accordance with the current version of The Masonry Wallbracing Design Handbook. This work is separate from the new masonry work indicated in the construction drawings and specifications.

**Bidder Question/Comment 24:** Is there any known bracing requirements for the two existing walls to remain.

**Response:** The existing walls to remain should have temporary shoring in accordance with the current version of The Masonry Wallbracing Design Handbook. Additionally, refer to the attached document labeled “Guidelines For Demolition And Masonry Work During The Demolition

Process”.

**Bidder Question/Comment 25:** For bid submission is a bid bond required? At walk and some pages of project documents say no. Some other pages in documents states it is.

**Response:** A Bid Security (Bid Bond) is not required for this project. Please delete this requirement from any applicable documents and specifications.

**Bidder Question/Comment 26:** Is there a specified type of stone required for backfill?

**Response:** This information is listed on the drawings.

**Bidder Question/Comment 27:** What are the adjacent buildings to remain roof structures? Are they capable for handling the load of scaffolding and debris from where walls are being lowered.

**Response:** As the adjacent buildings aren't owned by the City of Joliet, contractors will not be allowed to install scaffolding or stage their work on the existing roof structures to remain.

**Bidder Question/Comment 28:** Can we shut down one lane on N. Hickory Street? We will need some space to put a crane.

**Response:** The City of Joliet will allow the east lane of North Hickory Street and the sidewalk between North Hickory Street and the existing retaining wall to be closed.

**Bidder Question/Comment 29:** In the scope of work, it states we need to provide structural back fill. Would this backfill just be needed where the tunnels and mechanical room are located?

**Response:** No. The backfill should be placed in accordance with note 6 on Drawing S1.1. Note 6 permits a 12” cap of clay on top of the stone prior to placement of the topsoil. The engineered stone can't be replaced in its entirety with clay. Also, refer to the architectural drawings for the scope of work areas for the backfill.

**Bidder Question/Comment 30:** If we are just going to topsoil and seed the area when we are done, can we just use clay to bring the elevation back up to grade?

**Response:** No.



## **GUIDELINES FOR DEMOLITION AND MASONRY WORK DURING THE DEMOLITION PROCESS**

The following “steps” provide a guideline/analysis of the demolition work and the masonry work required during the demolition process. This is only a guideline. It is the expectation of the Construction Manager, Architect and Structural Engineer that the demolition process will be further reviewed, refined and adjusted after contract award to the Demolition and Masonry Contractors. This document is being provided to illustrate that the Demolition and Masonry Contractors will need to coordinate their work and make adjustments in consultation with the Construction Manager, Architect and Structural Engineer. Please note that the masonry infill work that is required during the demolition process is to be completed by the Masonry Contractor as part of #3 Masonry Package.

1. In the opinion of the Engineer of Record and without information to the contrary, the demolition of the gymnasium should begin at the southwest corner of the roof.
2. The existing roof purlins should be removed to the first existing steel truss. There are seven (7) trusses total. For the purposes of this guideline/analysis, the trusses will be numbered 1 through 7. Truss number 1 is the truss that is located farthest south. Truss number 7 is the truss that is located farthest north.
3. The existing south masonry common wall between the existing gymnasium and the two-story volume of the senior living facility to the south should have the coursing removed to within two (2) courses of the final elevation as noted on the architectural drawings. The demolition work should start at the west corner and head east to the east corner of common wall.
4. Demolition of the existing east common wall between the existing gymnasium and the two-story volume of the senior living facility to the east should have the coursing removed to within two (2) courses of the final elevation as noted on the architectural drawings. The demolition should pause at the first steel truss (truss number 1).
5. Concurrent to the demolition of the south masonry common wall, the exterior west wall of the gymnasium could be demolished to the floor of the gymnasium. Care should be taken to cut the mezzanine out in pieces. The demolition should begin at the south end of the masonry wall and should pause at the first steel truss (truss number 1).
6. The mezzanine on the west wall of the gymnasium should be demolished to the second truss (truss number 2).
7. Prior to removing the first steel truss (truss number 1), new masonry should be provided and installed where the mezzanine on the east wall was pocketed into the existing wall.
8. Remove the existing roof and roof purlins to existing steel truss number 2 prior to the demolition and removal of existing truss number 1.
9. After removal of existing steel truss number 1, provide temporary shoring of the south common wall and east common wall in accordance with the current version of The Masonry Wallbracing Design Handbook.
10. Proceed with the demolition of the mezzanine on the west wall to existing truss number 4. The demolition of the mezzanine on the east wall can proceed to existing truss number 7.
11. New masonry should be provided and installed where the mezzanine on the east wall was pocketed into the existing east wall.
12. Remove the existing roof and roof purlins to existing steel truss number 4 prior to the demolition and removal of existing steel truss number 2 and truss number 3.
13. Remove the existing steel truss number 2 and truss number 3. The east wall demolition shall proceed north to the existing chimney. In addition, the masonry wall coursing shall be removed to within two (2) courses of the final elevation as noted on the architectural drawings. Demolish and cap the existing chimney stack as noted on the architectural drawings.
14. After removal of existing steel truss number 2 and truss number 3, provide temporary shoring of the east common wall in accordance with the current version of The Masonry Wallbracing Design Handbook.
15. The west wall demolition should proceed to existing steel truss number 4 and the top of the gymnasium floor.
16. Remove the existing roof and roof purlins to existing steel truss number 6 prior to the demolition and removal of existing steel truss number 4 and truss number 5.
17. Proceed with the demolition of the mezzanine on the west wall to existing truss number 6.

18. New masonry should be provided and installed where the mezzanine on the east wall had been pocketed into the existing east wall that is scheduled to remain.
19. Remove existing steel truss number 4 and truss number 5. New masonry should be furnished and installed in the existing steel truss pockets in the existing east wall to remain.
20. After removal of existing steel truss number 4 and truss number 5, provide temporary shoring of the east common wall in accordance with the current version of The Masonry Wallbracing Design Handbook.
21. The existing roof purlins should be removed from the north existing wall to existing steel truss number 7.
22. Demolition of the existing north masonry wall should occur to the height of one (1) course above the top of the bearing elevation at the existing mezzanine.
23. Demolition of the existing east masonry wall beyond the common shared wall of the existing three-story senior living facility to the east scheduled to remain should occur to the height of one (1) course above the top of the bearing elevation at the existing mezzanine.
24. Demolition of the existing west masonry wall heading south to existing steel truss number 7 should occur to the height of one (1) course above the top of the bearing elevation at the existing mezzanine.
25. Demolition of the existing remaining mezzanine can now occur.
26. New masonry should be provided and installed where the mezzanine on the east wall was pocketed into the existing east wall that is scheduled to remain.
27. Remove the existing roof and roof purlins between truss number 6 and truss number 7.
28. Remove existing steel truss number 6 and truss number 7. New masonry should be furnished and installed in the existing steel truss pockets in the existing east wall that is scheduled to remain.
29. After removal of existing steel truss number 6 and truss number 7, provide temporary shoring of the east common wall in accordance with the current version of The Masonry Wallbracing Design Handbook.
30. Demolition of the existing north, east and west walls can now occur to the top of existing gymnasium floor.
31. Demolition of the existing gymnasium floor should begin at the northwest corner.

The above information does not cover the complete demolition process. However, it should give bidders a good guideline/analysis of the demolition work and the masonry work required during the demolition process.



**CITY OF JOLIET**

**PROJECT: Demolition and Stabilization of the Victory Centre Gymnasium**

**CONTRACT NO: 2816-0624**

**BIDS DUE: Thursday, May 30, 2024, 10:00 AM**

**ADDENDUM NO. 1**

Please sign and date this receipt as acknowledgement of ADDENDUM NO. 1 for the above-referenced project and submit it with your bid packet.

Failure to acknowledge receipt of ADDENDUM NO. 1 may result in the contractor's BID being considered non-compliant.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Position: \_\_\_\_\_

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