

## ADDENDUM #2 GETTELMAN DETACHMENT & RELOCATION PROJECT

LOCATION: MillerCoors Milwaukee Brewery 4000 W State Street Milwaukee, WI 53208	DATE OF PREBID MEETING: 02/14/18 Time: 8:00 - 9:30 AM CT	DATE: 04/25/18	PHASE: BID – ADDENDUM #2 Design/Bid/Prep/Construction/ Installation/Training/Start up
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### ADDENDUM #2

This addendum issues clarifications/corrections to the previous Addendum #1 issued on February 26, 2018, see **Sections 5.d.i, 5.d.ii, 5.e.i, 8.c, 12.h.2, 12.h.3, 12.h.v, 12.h.vi, 12.j.i.1, 12.j.ii.1, 12.j.iv, 12.j.vi, 12.k.ii.5.a, 12.k.ii.13.a, 12.k.ii.13.a.i, 12.k.ii.14, 12.k.vi, 12.k.vii, 12.k.viii, 12.k.ix, 12.l.i.2 and 12.l.ii.2** for clarification information and **additional items as noted in Sections 12.j.i.2, 12.j.v, 12.k.v, 12.k.viii and 12.l.i.3** of this addendum for additional information.

### ADDENDUM #1

This Addendum is being issued for MillerCoors Milwaukee Gettelman Farm House Relocation Project (CP 122612 – GC) issued previously by **JAKnetter Architects**. This bulletin is intended to provide clarification, revisions and/or additional information as supplementary to the City Permit and Bidding Documents dated February 9, 2018 and is hereby made part of the Contract Documents. Please attach this Addendum to the drawings and specifications in your possession. Each bidder shall carefully read all items in their entirety and thoroughly examine the Contract Documents to determine to what extent various clarifications, changes and conditions will affect their bid. Acknowledge receipt of this addendum by inserting the number and issue date on the Bid Form. Failure to do so may subject the Bidder to be disqualified.

### Prebid Meeting Agenda

The Prebid Meeting for the Historical Gettelman Farm House Relocation Project at the MillerCoors Milwaukee Brewery ~~will be~~ **was** on Wednesday, February 14, 2018 at 8:00 AM CT.

#### 1. Safety Moment:

- a. Evacuation procedure
  - i. Take stairs to ground level and exit front of building, assemble in designated areas
- b. Proper PPE to be worn
  - i. Minimum: hard hat, safety glasses (clear lens are required below the roof deck), safety vest and steel/composite toe shoes; hearing protection were required

#### 2. General Overview of team members, roles & contact information:

- a. Client: **MillerCoors**
  - i. Contact/Title: Larry Adler - Design Lead, (847) 863-0102, [Lawrence.Adler@millercoors.com](mailto:Lawrence.Adler@millercoors.com)  
 John Van Nelson - MKE Engineering Service Manager, (414) 931-2624,  
[John.Vannelson@millercoors.com](mailto:John.Vannelson@millercoors.com)
- b. Construction Manager: **Day & Zimmerman**
  - i. Contact/Title: Keith Hovland – D&Z CM, (920) 737-2860, [keith.hovland@dayzim.com](mailto:keith.hovland@dayzim.com)
- c. A/E **JAKnetter Architects**
  - i. Contact/Title: Jay Knetter - Architect Manager, (262) 278-4383, [jayk@jaknetter.com](mailto:jayk@jaknetter.com)  
 Dennis Klingemann - Senior Project Manager, (262) 278-4767,  
[dennisk@jaknetter.com](mailto:dennisk@jaknetter.com)

#### 3. Communications:

- a. Please sign-in on attendance form. Only those at the Prebid Meeting will be allowed to submit an acceptable project bid. Prebid Meeting sign-in form will be retained by MillerCoors for future reference.
- b. Questions / Clarification Procedures:
  - i. Technical questions please submit via email to Dennis Klingemann (262) 278-4767, [dennisk@jaknetter.com](mailto:dennisk@jaknetter.com), a **minimum of 2 business days** prior to the bid due date.
  - ii. Commercial questions please submit via email to Larry Adler (847) 863-0102, [Lawrence.Adler@millercoors.com](mailto:Lawrence.Adler@millercoors.com), a **minimum of 2 business days** prior to the bid due date.

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- iii. All engineering questions will be answered with an email to the person asking the question and all other bidders. If the questions help that contractor, the response will only go back to the contractor asking the question.

#### 4. Project Scope:

- a. Relocation of the historically designated Gettelman Farm House to the West of the existing Tour Center Building
- b. Work excluded from the General Contractor's scope of work:
  - i. Demolish of non-historically sections of the building
  - ii. Actual move the Gettelman Farm House from the existing location to the new location on the South side of State Street

#### 5. Schedule:

- a. Bid Invite Wednesday, February 7, 2018
- b. Package Issued Monday, February 12, 2017
- c. Prebid Meeting **Wednesday, February 14, 2018 at 8:00 – 9:30 AM CT**
- d. Bids Due (Lump Sum) ~~Wednesday, February 28, 2018 at 5:00 PM CT~~ **Monday, March 12, 2018 at 5:00 PM CT**
  - i. **Addendum #2 Issued Tuesday, April 25, 2018**
  - ii. **Updated Bids Due Tuesday, May 2, 2018 at 5:00 PM CT**
- e. Bid Review Week of ~~March 5, 2018 March 19 15, 2018~~ or soon there after
  - i. **Updated Bid Review Week of May 2, 2018 or soon there after**
- f. Award Week of ~~March 5, 2018 March 19, 2018~~ or soon there after
- g. Construction Start Spring of 2018, project must be completed by December 31, 2018

#### 6. Safety:

- a. Safety is critical, Contractor to follow all plant Safety policies and OSHA requirements.
- b. **MillerCoors Milwaukee Brewery has implemented an “Above the Waist Policy” that must be adhered to and will be enforced in all PPE areas, see pdf document, MillerCoors Milwaukee Above the Waist Policy Implementation, dated 04/24/13 that was included with project Contract Documents for additional information.**
- c. **MillerCoors reserves the right to require the Roofing Contractor to hire a third party safety inspection company, at no cost to MillerCoors, if the Roofing Contract has safety issues during the project.**
  - i. **MillerCoors Milwaukee Brewery has a zero tolerance for:**
    1. Fall protection
    2. LOTO (Lock-Out, Tag-Out)
    3. Confined Space policies
    4. Hot Work
  - ii. **General Contractor and/or their Sub-Contractor personnel in violation of these offenses will be escorted off of the property and not allowed back on.**
    1. **MillerCoors/D&Z reserves the right to escort a Contractor off site for violation of zero tolerance policies (i.e. fall protection, hot work, etc).**
- d. Prior to beginning work, each worker must have as a minimum a Ten hour OSHA card (or equivalent) to perform any work on site.
- e. Safety forms must be filled out and submitted with the bid. Contactor to provide the following information data on the safety form.
  - i. Days Away, Restricted or Transferred Injury Rate (DART) **at or below** the Bureau of Labor Statistics (BLS) average for the contractor's industry.

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- ii. Workers Compensation insurance Experience Modification Rate (EMR) **at or below 1**. With 1 being average for that industry.
  - iii. **No** serious, repeat, willful, or unclassified OSHA (or state-plan OSHA) citations that became final in the last 24 months.
- f. Each team member will need to complete 1 1/2 Hours of contractor safety training prior to performing any work. The training will be provided by MillerCoors Safety/Security department.
  - i. A list of names will need to be provided to Keith Hovland a minimum of 24 hours prior to the training, to allow proper scheduling.
    - 1. **NOTE:** Training is limited to 6 – 8 persons at a time unless a larger group is organized with Keith Hovland.
    - ii. No team member will be allowed to work without the required safety training.
    - iii. The training will be in English. If an interpreter is needed, this will need to be provided by the contractor and their expense.
- g. Contractor agrees to provide one full time safety professional when there are:
  - i. 30 or more onsite employees during a single shift
  - ii. 50 or more onsite employees during the duration of a single project
  - iii. 50 or more employees onsite performing multiple projects
- h. When the Contractor exceeds 80 on-site employees an additional full time safety professional will be provided. \* The Safety Manager may require Contractors to provide additional safety professional onsite dependent on job type, associated risks or other area specific criteria.
- i. All workers must be safety certified (see plant requirements)
- j. All General Contractor employees working on site will need to receive a badge through MillerCoors Security (Building 35). However, if a General Contractor employee is only visiting the site, then they will need to have a visitor badge and need to sign-in with security.
- k. Prior to starting work each week a “Safe Work Permit” must be filled out and signed by each General Contractor and Sub-Contractor team member. **Note that the Safe Work Permit is a two-sided instruction.** The Safe Work Permit must be signed by designated MillerCoors Ops representative each week prior to start of work; Construction Manager (CM) and MillerCoors representative (PPC) will assist in identifying designated MillerCoors Ops representative for each area.
  - i. Planning of the Safe Work Permit and getting it signed will occur at the start of each week prior to work; this will involve the entire crew and can take place at the work site, then the supervisor can go get the required MillerCoors representative (PPC).
- l. Prior to starting work at the brewery a “Site Safety Plan” will need to be filled out by the awarded General Contractor as part of the Preconstruction Meeting to outline General Contractor safety procedures. The site safety plan must be provided to the **MillerCoors representative (PPC) and/or Construction Manager (CM)**.
- m. The awarded General Contractor will need to fill out a “Hot Work Permit” any time this type of work is being done (**Permits are to be picked up for the Security Desk in Building 35**). General Contractor should be aware that this requires an **Active Fire Watch** during and a one (1) hour observation time (**Active Fire Watch**) after hot work activity. (**see Attachment 6.m – Hot Work Permit – SOP July 2017**)
  - i. After the initial one (1) hour Active Fire Watch by the Contractor, the Hot Work Permit must be turned over to Security to complete the three (3) hour Passive Fire Watch.
  - ii. Hot Work permits are required for the
    - 1. During demolition
    - 2. At the dumpsters
    - 3. Cutting / grinding / welding / torching - anything that creates a flame or spark
- n. Crew members must remain 6’ off the leading edge of any open excavation if not wearing approved safety harness. If an OSHA compliant barricade system is provided at excavation edge, then safety harness are not required.
  - i. Where applicable, install an OSHA compliant barricade guardrail system vs a flag warning line system. Contactor may develop and implement a site-specific fall protection plan that uses

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alternative fall protection methods if they can demonstrate the infeasibility of conventional guardrail fall protection systems.

- o. See separate pdf document, **MillerCoors Contractor Safety Program, dated 11/21/2013 for additional safety requirements.**
- p. **The awarded General Contractor will need to be in ISNetworld (ISN) to do any work at the brewery. At this time, all bidders will just need to submit the Safety Form when they send in the Bid Spreadsheet.** For further details about ISNetworld, please contact the ISN Customer Service Team at (800) 976-1303 or visit their website at [www.isn.com](http://www.isn.com).
  - i. **Primary Contact:** Laura-Taylor Burrow  
Direct: (214) 866-4718  
Mobile: (501) 258-7515  
Email: [lborrow@isn.com](mailto:lborrow@isn.com)
  - Secondary Contact:** Bailey Johnson  
Direct: (949) 468-9945  
Email: [bjohnson@isn.com](mailto:bjohnson@isn.com)
  - ii. **Backup email** (ISN is encouraging contractors to copy the following email in all their correspondence with them): [MillerCoorsISNTeam@isn.com](mailto:MillerCoorsISNTeam@isn.com)
  - iii. ISNetworld will award each company a letter grade based on their safety status and performance.
    - 1. All contractors must obtain & maintain an “A” or “B” grade to be approved to work on a MillerCoors project.
  - iv. <https://www.isnetworld.com/ReceivedLetter.aspx?qV1VfMppa2aTkTC2G7r6%2fQ%3d%3d>

**7. Bidding Items: (Lump Sum)**

- a. All questions, except those asked at the Prebid Meeting, must go through Dennis Klingemann of **JAKnetter Architects**.
- b. Addendums are issued electronically and will come to you via email with a link.
- c. Submit all insurance certificates per MillerCoors Master Construction Services Agreement.
- d. Pricing is to include applicable taxes, permit fees and other items unless separate line items are included.
- e. Permitting is the responsibility of the General Contractor.
- f. There is no Bid, Payment or Performance Bond required as part of the Lump Sum Bid on this project.
- g. **Make sure that bid numbers are indicated in the appropriate column, Capital vs. Expense.**
- h. **General Contractor to include mobilization & demobilization cost.**

**8. Bid Submittal Requirements:**

Contractor **MUST** submit the following with the bid in order for the bid to be considered. It is important to submit the bid breakdown worksheet because if the winning contractor is not safety qualified another contractor will be selected.

- a. All bid submittal items are to be emailed to **Dennis Klingemann** and **John Van Nelson**. **NOTE:** No mailed hard copy of bids is required.
- b. The contractor’s company transmittal/cover letter
- c. The **Addendum #2** Bid breakdown excel spreadsheet filled out completely and **return in excel format not PDF format**
  - i. **The number of Working Days indicated on the bid form should be an accurate representation of the duration that your company will be on site**
- d. The MillerCoors safety form completely filled out
- e. Submit forms by the due date and time

**9. Work Scopes:**

- a. MillerCoors will be paying for Day & Zimmerman Construction Management time based on total work **days** of construction estimated on bid form. For any extension of project duration caused by their own actions, the General Contractor will be responsible for the cost of Day & Zimmerman Construction Management.

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- b. No scope changes during construction can be completed until email confirmation or hard copy approval from MillerCoors project manager and if design related the MillerCoors design engineer also needs to approve. MillerCoors will not pay for scope changes unless preapproved.
- c. The General Contractor shall disconnect all existing electrical and mechanical equipment and piping as required, with a MillerCoors approved contractor. Provide reconnection of all disconnected equipment, piping and electrical as required. All disconnects of electrical and/or mechanical equipment shall be coordinated with MillerCoors Milwaukee Brewery through the Construction Manager (CM).
- d. Standard working hours shall be typical start time of 6:00 am (**earlier start time and/or off hours must be coordinated and approved thru the project Construction Manager (CM)**), Monday through Friday unless otherwise agreed to between MillerCoors representative (PPC), Construction Manager (CM) and General Contractor. Do not plan on working on weekend unless prior approval is given.
- e. **See separate pdf document, MillerCoors Master Construction Services Agreement - TEMPLATE, dated 06/05/2014 included for your reference as a sample of the contract that will be required to be signed by the awarded contractor.**
  - i. **Standard terms of payment according to the main contract is 90 days.**
- f. **Once the project moves into the construction phase (Spring 2018), all coordination will be thought the project CM. The project CM will coordinate back with the facility and/or project engineer as required.**

### 10. Sub-Contractors:

- a. MillerCoors Milwaukee Brewery has preferred and pre-approved Mechanical and Electrical Contractors:
  - i. Mechanical:
    - 1. Butters-Fetting – Joe Van Beek, cell (414) 254-2669
    - 2. JM Brennan, Inc. – Steve Olson, LEED AP Office: (414) 342-3829 Mobile: (414) 788-3145 [solson@jimbrennan.com](mailto:solson@jimbrennan.com)
  - ii. Electrical:
    - 1. Terminal Andrae – Jamie Brandt, cell (414) 235-6408 [lbrandt@terminalandrae.com](mailto:lbrandt@terminalandrae.com)
    - 2. Staff Electric – Ryan Breikreutz, cell (414) 750-3597
    - 3. Pieper Power – Dave Hedin, (414) 788-4880 [dave.hedin@pieperpower.com](mailto:dave.hedin@pieperpower.com)
- b. MillerCoors Milwaukee Brewery has a preferred and pre-approved asbestos abatement Contractor:
  - i. Midwest Thermal – Shawn Koerner (414) 379-6194 [shawnk@midwest-thermal.com](mailto:shawnk@midwest-thermal.com)
  - ii. Balestrieri Environmental & Development – Michael Ruenz, (262) 903-9854, [mruenz@balestrierigroup.com](mailto:mruenz@balestrierigroup.com)
- c. MillerCoors Milwaukee Brewery has a preferred and pre-approved lead paint abatement Contractor:
  - i. Midwest Thermal – Shawn Koerner (414) 379-6194 [shawnk@midwest-thermal.com](mailto:shawnk@midwest-thermal.com)
  - ii. Balestrieri Environmental & Development – Michael Ruenz, (262) 903-9854, [mruenz@balestrierigroup.com](mailto:mruenz@balestrierigroup.com)
- d. MillerCoors Milwaukee Brewery has preferred and pre-approved below grade survey company:
  - i. GPRS – Paul Mandella (262) 599-2736 [paul.mandella@gp-radar.com](mailto:paul.mandella@gp-radar.com)
- e. MillerCoors Milwaukee Brewery has preferred and pre-approved crane equipment company:
  - i. Dawes – Kirk Williams, (414) 453-5335
  - ii. Ideal – Kurt Kalhagen, (800) 944-5438
- f. MillerCoors Milwaukee Brewery has preferred and pre-approved scaffolding installer:
  - i. Safeway – Mark Kastel, (414) 328-1937
  - ii. Badger Scaffolding – Brent Thon, (920) 606-3237

### 11. Work Site Controls:

- a. Portable Lighting is necessary for all night work which General Contractor is responsible for.
- b. Portable Restroom Facilities are required, unless use of Owner facilities is granted.
- c. Portable Electrical power is to be supplied by the General Contractor, unless use of on-site access is approved by MillerCoors Representative (PPC).

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- d. Water is to be supplied by the General Contractor, unless use of on-site access is approved by MillerCoors Representative (PPC).
  - i. Drinking Water is to be supplied by the General Contractor.
  - ii. General Contractor may need to investigate connection to a city street hydrant that can be metered and paid as needed.
  - iii. MillerCoors Milwaukee **will not allow** a water hose to be stretched across the parking park from the Tour Center due to potential hazard to general public.
- e. The Milwaukee Brewery cafeterias is off-limits to the General Contractor for meals and breaks.
- f. All materials must be unloaded from the delivery truck by the General Contractor with the General Contractor's equipment; operator must be certified to operate said equipment. MillerCoors will not unload the delivery trucks or provide any equipment to do so.
  - i. If crane is used for loading materials, a lift plan, crane certifications, operator certifications/license and annual inspections shall be submitted to Construction Manager or MillerCoors Brewery Representative for approval at least 5 days prior to lift.
    - 1. General Contractor will be required to conduct a GPRS survey prior to setup of a crane.
  - ii. **NOTE:** Class 2 (stripped) safety vests are required to be worn in active trucking yards
- g. Contractor should include cost for GPRS that will cover all staging areas that will require a survey to be done prior to setting up.
  - i. **NOTE:** All staging area and building access cost should be included in the **Mobilization Fee** section on the Bid Spreadsheet.
- h. On-site storage of material that will require tempered storage will be the responsibility of the General Contractor.
- i. General Contractor staging areas and building access locations are to be restored to the original conditions at the end of the project duration. (**see Attachment 11.i-j-l – Addendum #1 Staging Areas**)
  - i. **NOTE:** Staging area shown on included document shall be used as the basis of bidding, but are subject to change. Exact locations to be confirmed at time of construction with the Construction Manager (CM).
  - ii. **NOTE:** General Contractor will be required to provide and maintain secured perimeter fencing and proper signage of a construction area to prevent accidents to workmen or to the public or damage to the work. All site work and excavation shall be barricaded.
  - iii. **NOTE:** Class 2 (stripped) safety vests are required to be worn in active trucking yards.
  - iv. When materials are either being loading and or unloaded from delivery trucks, the Contractor will be required to have a ground spotter to provide a means of safe passage of MillerCoors employees and general public in the immediate area and barricading them from the temporary work zone.
  - v. Existing storm sewer inlets in staging area and any adjacent sewer inlets will need to be protected. Any type of equipment that has the possibility of leaking (i.e. trailer mounted pump that requires frequent fill-ups with fuel) will need a containment system installed around them.
  - vi. **NOTE:** All staging area and building access cost should be included in the **Mobilization Fee** section on the Bid Spreadsheet.
- j. The main General Contractor building access shall be scaffolding stair towers and/or General Contractor provided non-wood ladders that are set up and maintained by the General Contractor Note: Existing building exit doorways must not be blocked in any way and a safe pathway must be provided with OSHA compliant barriers that are set up by the General Contractor. (**see Attachment 11.i-j-l – Addendum #1 Staging Areas**)
  - i. **NOTE:** Staging area shown on included document shall be used as the basis of bidding, but are subject to change. Exact locations to be confirmed at time of construction with the Construction Manager (CM).
  - ii. **NOTE:** All building access cost should be included in the **Mobilization Fee** section on the Bid Spreadsheet.

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- k. General Contractor shall setup and maintain a tear off chute as required. Waste removal and disposal is the responsibility of the General Contractor. A waste manifest for all recyclable materials shall be filled out by the General Contractor and provided to the MillerCoors Brewery representative.
  - i. Tear off chute must be full enclosed and dumpster must be fully covered to control the emission of dust and to prevent particulate matter from becoming airborne from construction related activities, whether by natural forces or by mechanical processes.
- l. General Contractor and Sub-Contractor employee parking shall be in the East Parking Lot. Contractor will be allowed to have 1 or 2 company vehicles on site. General Contractor employees may enter the site through the Northwest Security Gate (Building 55) and walk to construction area or load into company vehicles and drive onto the site. **(see Attachment 11.i-j-l – Addendum #1 Staging Areas)**
- m. General Contractors are required to ensure that ownership of/responsibility for any vehicles and equipment that may be on MillerCoors property is clearly marked.
  - i. Vehicles are issued passes by security. These passes must be displayed so the General Contractor name; vehicle make, model, color & license plate number on the pass is clearly visible through the windshield.
  - ii. All equipment, including gang boxes, must be clearly marked with the General Contractor company name. For rental equipment, you must provide some type of clear identification on the equipment. Identification also applies to roll offs or other containers supplied by third party for debris removal.
  - iii. MillerCoors retains the right to employ any means necessary to remove/relocate vehicles or equipment that interfere with their ability to perform their work.

**12. Drawing Package & Master Specification Overview:**

- a. Any existing suspect surface that will be required to be removed, cut and/or grinded must be tested for the presence of asbestos by the General Contractor. The General Contractor shall notify Construction Manager (CM) and MillerCoors representative (PPC) of any presence of asbestos. General Contractor must coordinate and get MillerCoors approval for any cost to removed and dispose of any asbestos (using a licensed abatement Contractor to remove asbestos from the structure) in an approved landfill in accordance with Wisconsin state law; a manifest shall be filled out by the General Contractor and signed by a MillerCoors EH&S rep prior to the materials being removed from Brewery property.
  - i. General Contractor to include cost for testing for the presence of asbestos in their bid and include a Unit Cost that could be used on an AXW (Authorization for Extra Work) if any is found. (see Bid Spreadsheet line item 27 and 46)
  - ii. Prior to any removal of material containing asbestos, MillerCoors Milwaukee Brewery will require a minimum of **(3) three working days'** advanced notice before this type of work can be performed.
- b. Any existing painted surface that will be required to be removed, cut and/or grinded must be tested for the presence of lead paint by the General Contractor. The General Contractor shall notify Construction Manager (CM) and MillerCoors representative (PPC) of any presence of lead paint. General Contractor must coordinate and get MillerCoors approval for any cost to removed and dispose of any lead paint (using a licensed abatement Contractor to remove lead paint from the structure) in an approved landfill in accordance with Wisconsin state law; a manifest shall be filled out by the General Contractor and signed by a MillerCoors EH&S rep prior to the materials being removed from Brewery property.
  - i. General Contractor to include cost for testing for the presence of lead paint in their bid and include a Unit Cost that could be used on a AXW (Authorization for Extra Work) if any is found. (see Bid Spreadsheet line item 28 and 47)
- c. General Contractor will need to provide a maximum of 2 hour response time to any emergency situation that occurs during the project duration. As part of the Pre-Construction process, the General Contractor will need to provide contact information for responsible personnel that can be contacted 24 hours a day, every day.
- d. **NOTE:** The Tour Center entrance drive and round about must remain open to general public.

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- i. Entrance may at limited times be closed for construction activities.
- ii. General Contractor to be aware that the Tour Center has typical operating hours of 10:00 am – 5:00 pm daily.
- e. Prior to starting work at the brewery a “Pre-Excavation Safety Checklist” (see attached) will need to be filled out by the General Contractor to outline contractor’s safety procedures. The safety checklist must be provided to the MillerCoors representative (PPC) and/or Construction Manager (CM). (**see Attachment 12.e – Pre-Excavation Checklist**)
  - i. General Contractor to obtain locations of participants underground facilities before you dig in Wisconsin, call Diggers Hotline 811 or 1-800-242-8511.
    - 1. Requires min. 3 working days’ notice before you excavate.
- f. **Demo Contractor: (Veit Companies)**
  - i. General Contractor to assume that only the sashes shall be removed from the existing window openings prior to the building being moved.
    - 1. **NOTE:** General Contractor will need to remove existing materials at the window openings to facilitate the installation of the new materials.
  - ii. All existing conduits, piping, connected air ducts, etc. below the first floor framing will be cut away flush with the underside of the existing floor joist to facilitate the building move operations.
    - 1. **NOTE:** Any remaining existing conduits, piping, connected air ducts, etc. between the first floor framing will need to be removed by the General Contractor.
  - iii. The interior demo on the first and second floors is currently not in the scope of work for the Demo Contactor.
    - 1. **NOTE:** General Contractor may need to remove existing materials at the window and door openings to facilitate the installation of the new materials.
- g. **Moving Contractor: (Badger Contracting Inc. of S. WI)**
  - i. The moving contractor has provided diagrams for the Beam Structure Set Up. (**see Attachment 12.g – Gettelman General Beam Structure**)
    - 1. All cross steel pockets should be 12” x 12” (22 pockets)
    - 2. Main runner pockets should be 20” x 36” (4 pockets)
  - ii. The moving contractor has indicated that as long as the exaction slope is one to one, they will be able to maneuver the building over the poured footings.
    - 1. They will need the footings poured & cured and the floor gravel leveled out.
    - 2. Then the house gets rolled over to match footing and set to elevation.
    - 3. The house will be supported on six crib-towers. The base is 4 feet by 4 feet on these towers with an anticipated ground pressure of 26 psi.
    - 4. At this point the foundation walls get build to match house by the General Contractor. The last course of block is built to match the house elevation (tuck pointed).
    - 5. After the block cures the house then gets released from the beam structure and beams/equipment get removed.
    - 6. Then the beam pockets can be filled in by the General Contractor.
  - iii. The farm house will be moved with the existing chimney intact.
- h. **Civil:**
  - i. ~~C1.10: NOTE: The indicted Proposed 65 L.F. of 6” PVC Sanitary Sewer to be bid this as an ALTERNATE BID.~~
    - 1. ~~General Contractor to include all cost for material, labor and installation for the Sanitary Sewer and Floor Drain as an ALTERNATE BID. (see Bid Spreadsheet line item 44)~~
    - 2. Sanitary Sewer connection has been eliminated from the project scope.**



**ADDENDUM #2  
GETTELMAN DETACHMENT & RELOCATION PROJECT**

LOCATION: MillerCoors Milwaukee Brewery 4000 W State Street Milwaukee, WI 53208	DATE OF PREBID MEETING: 02/14/18 Time: 8:00 - 9:30 AM CT	DATE: 04/25/18	PHASE: BID – ADDENDUM #2 Design/Bid/Prep/Construction/ Installation/Training/Start up
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**3. Proposed 24 L.F. of 6" PVC pipe for Sump Pump Connection has been eliminated from the project scope.**

- ii. General Contractor will be required to protect any open excavation, provide and maintain guard rails and barricades of sufficient height and strength to prevent accidents to workmen or to the public or damage to the work. All site work and excavation shall be barricaded.
  - iii. **C1.10:** Existing asphalt paving and concrete curbs shall be removed and replaced as required as indicated on the drawing sheet.
  - iv. General Contractor staging areas and building access locations are to be restored to the original conditions at the end of the project duration. (see Attachment 11.i-j-l – Addendum #1 Staging Areas)
  - v. **C5.00: Storm Drainage Utilities and Sanitary Sewerage Utilities specifications have been eliminated from the project scope.**
  - vi. **See revised City Permit and Bidding Documents package issued out as part of Addendum #2.**
- i. **Landscape:**
- i. *no comments at this time*
- j. **Structural:**
- i. **S100 – Foundation Plan (Detail 1):** Frost walls will be required at the base of the new front porch stairs for attachment & support. (see Attachment 12.j.i – S100-Foundation Plan)
    - 1. **See revised sheet for updated Wall Footing (W), Top of Footing (T/F) and Top of Wall (T/W) information.**
    - 2. **See Wall Footing Schedule for ADDED W40 footing information.**
  - ii. **S100 – Existing Building at Masonry Foundation Wall (Detail 2):** The vertical location of the bond beam can be lowered to accommodate the moving beam structural frame. (see Attachment 12.j.i – S100-Foundation Plan)
    - 1. **See revised sheet for Masonry Foundation Wall construction information.**
  - iii. **S200 – First Floor Framing Plan (Detail 1):** Key Note #4 shall be clarified for attachment to the frost wall and porch framing members. (see Attachment 12.j.iii – S200-First Floor Framing Plan)
  - iv. **S100 – Reinforced Concrete Stoop (Detail 3): See revised information for connection to main building footing information.**
  - v. **S100 – Slab on Grade Construction Details (Detail 7): Added information on Construction Joints and Control Joints for the slab construction.**
  - vi. **See revised City Permit and Bidding Documents package issued out as part of Addendum #2.**
- k. **Architectural:**
- i. See attached reference documents of the Milwaukee Historic Preservation Commission Staff Reports on the COA for the Building Detachment and Relocation (see Attachment 12.k.i – HPC Gettelman COA)
    - 1. **NOTE:** MillerCoors Milwaukee is waiting on the final COA for the relocation package
  - ii. **A100 & A101 – Building Assemblies:** (see Attachment 12.k.ii – A100-Ground Level Floor Plan and Attachment 12.k.ii – A101-Roof Plan and Sections)
    - 1. **Add Foundation System #3:** 0'-8"W x 4'-4"L x min 4'-0"D Concrete frost wall for porch stair support and attachment. (See Structural Drawings for reinforcing and specific information)

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2. **Add Stone Veneer System #1:** The concealment of the foundation walls at the base of the building shall be done with Natural Stone Veneers International Inc. – Split Fieldstone at an approximate height of 1'-4" or from top of bond beam to underside of existing brick water table. (see Attachment 12.k.ii.2 – NSVI Split Fieldstone)
  - a. **NOTE:** Fieldstone shall be applied to the Proposed "West", "North" and "East" Elevations only; not required on the Proposed "South" Elevation.
  - b. **NOTE:** Product is included for pricing, will require HPC Staff approval. General Contractor to submit sample to Architect for approval, consultation with Historic Preservation Staff is required before any work may begin.
3. **Clarification to Floor #3 (Porch Floor) and Stair & Handrail System #1 (Exterior – Porch):** 1 x 4 'C' and better Fir Flooring Tongue And Groove, vertical grain, kiln-dried, in a "clear" finish grades or #2
4. **Clarification to Exterior Wall Re-Tuckpointing #1:** The existing mortar has not been evaluated for material content, hardness or texture.
- ~~5. Clarification to Stair & Handrail System #2 (Interior – Basement): 2x12 wood stringers with solid wood treads and risers (8" max risers with 10" treads). Handrail shall be a (2) rail handrail system of 1 1/2" diameter pipe with intermediate balusters attached to stair stringers and handrail extensions.~~
  - a. **Eliminated from the project scope.**
6. **Clarification to Window System #1:** All components of the existing windows and frame shall be removed back to the rough brick opening to accommodate full window replacements. The rough brick openings will need to field measured by the General Contractor for the replacement windows. Replacement windows shall be Marvin Wood Ultimate Double Hung windows, simulated divided lite with spacer bar, period appropriate two-over-two thin muntins, standard 2" brick mould, matching wood storm and factory primed (exterior & interior) for field finish painting. (see Attachment 12.k.ii.6 – Marvin Window product data)
  - a. **Acceptable Supplier:** Lisbon Storm, Screen & Door – Lance Ellis, (414) 395-4409, [lance@lisbonstorm.com](mailto:lance@lisbonstorm.com)
7. **Clarification to Entry Door #1:** The existing door frame on the Proposed "North" Elevation (former East elevation) shall be restored and a new period appropriate historical wood panel door shall be custom sized to fit the existing frame. The new door opening on the Proposed "South: Elevation (former West elevation) shall be for a complete frame & door that are ADA accessible. The rough brick openings will need to field measured by the General Contractor for the doors. Replacement doors shall be Simpson Door Company 2044 Traditional all wood stiles and rails with 3/4" double hip-raised panels, in Poplar wood (Paint Grade). (see Attachment 12.k.ii.7 – Simpson Door Company product data) Door hardware shall have a brass finish, include an allowance of \$500.00 for door hardware approvals.
  - a. **Acceptable Supplier:** Lisbon Storm, Screen & Door – Lance Ellis, (414) 395-4409, [lance@lisbonstorm.com](mailto:lance@lisbonstorm.com)
8. **Clarification to Trim #2 (Porch Valance):** See attached detail of a period appropriate cedar wood trim valance profile. (see Attachment 12.k.ii.8 – A001-Valance Detail)

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9. **Clarification to Trim #4 (Porch Skirting):** Lattice panels will not be required. Flat panels with 1x4 trim boards shall be installed from the underside of the porch flooring to within 2” of finished grade to conceal the porch floor framing.
10. **Clarification to Roof System #1:** Asphalt shingles shall be CertainTeed Landmark: Conforming to ASTM D 3018 Type I – Self-Sealing, UL Certification of ASTM D 3462, ASTM D 3161/UL997 110-mph Wind Resistance and UL Class A Fire Resistance, glass fiber mat base, ceramically colored/UV resistant mineral surface granules across entire face of shingle; algae-resistance; two piece laminate shingle. Color: Heather Blend or Weathered Wood (see Attachment 12.k.ii.10 – CertainTeed Landmark product data)
  - a. **NOTE:** CertainTeed Landmark Pro series is not acceptable
11. **Add Paint System #1: Window System #1, Entry Door #1 and Trim #1 (Existing Roof Fascia)** shall be finished with a minimum of two coats of Sherwin Williams Pro Industrial Acrylic Coating in semi-gloss finish, color TBD by Architect. (see Attachment 12.k.ii.11 – SW Pro Industrial Paint)
12. **Add Clear Stain System #1:** All exposed wood surfaces of Porch Structure #1, Trim #2 (Porch Valance), Trim #3 (Porch Column Trim) and Trim #4 (Porch Skirting) shall be finished with a minimum of two coats of Minwax Helmsman 350 VOC Spar Urethane clear stain. (see Attachment 12.k.ii.12 – Minwax Helmsman 350 VOC Spar Urethane)
- 13. Clarification to Foundation System #1:**
  - a. ~~4'-6" 4'-0"~~ **4'-0"** x 1'-0" typical concrete strip footing with 12 concrete masonry unit foundation walls (See Structural drawings for reinforcing and specific information). ~~Provide 2" continuous rigid insulation vertically on the backside of the foundation wall from underside of bond beam ledge, 4'-0" high (occurs at all exterior wall conditions).~~ **All foundation walls below grade to receive Tremco - TremProof 260 (single-component, spray-applied asphalt emulsion) and Cetco - Voltex (bentonite geotextile waterproofing system) water proofing system to exterior face of wall and drain tile on exterior side of strip footing.**
    - i. Revised width of strip footing and the elimination of rigid insulation & reference to drain tile.**
14. **Clarification to Floor #1 (Basement Crawlspace):**
  - a. 4" concrete slab w/ 6x6 W1.4XW1.4 WWF over 10-mil polyethylene vapor barrier and 6" freely draining compacted granular fill sub-base. Provide pre-molded joint fill at perimeter slab joint conditions. (See Structural drawings for reinforcing, control joint locations and specific information).
- iii. **A100 – Proposed “South” Elevation (Detail 5) and Proposed “West” Elevation (Detail 6):** Include an allowance of approximately 260 square feet (approx. 30% of wall area) of façade repairs for in-filling existing openings and patching in brick as required to enclose the building envelope. (see Attachment 12.k.ii – A100-Ground Level Floor Plan)
  1. **NOTE:** Repairs will need to meet Historic Preservation Staff requirements.
- iv. **A102 – Tour Center Monument Sign plan & Elevations:** The brick used on the monument sign base shall match the existing brick on the Tour Center building. (see Attachment 12.k.iv – A102-Tour Center Monument Sign plan & Elevations)
- v. A100 – Proposed First Floor Plan (Detail 1): Added note for covering of existing floor opening at removed basement stair to prevent an accidental fall through a floor opening.**

## ADDENDUM #2 GETTELMAN DETACHMENT & RELOCATION PROJECT

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- vi. **A100 – Proposed ~~Basement~~ Crawlspace Floor Plan (Detail 4): Eliminate reference notes to floor drain, sump crock, Stair & Handrail System #2 and sanitary connection; all of these have been removed from the project scope of work.**
- vii. **A101 – Porch Section (Detail 2): Revised foundation wall construction and elevations of Crawlspace Floor & Strip Footing.**
- viii. **A101 – ~~Basement Stair~~ Crawlspace Section (Detail 3): Revised foundation wall construction, elevations of Crawlspace Floor & Strip Footing, elimination of Stair & Handrail System #2 and added note for covering of existing floor opening at removed basement stair to prevent an accidental fall through a floor opening.**
- ix. **See revised City Permit and Bidding Documents package issued out as part of Addendum #2.**

### I. MEP Scope Narrative:

- i. Harwood Engineering Consultants (HEC) Plumbing scope narrative document (~~see Attachment 12.1.i – HEC Division 22 Plumbing Work Spec~~)
  - 1. ~~NOTE: The indicted Proposed Floor Drain to be bid this as an ALTERNATE BID.~~
    - a. ~~General Contractor to include all cost for material, labor and installation for the Sanitary Sewer and Floor Drain as an ALTERNATE BID. (see Bid Spreadsheet line item 44)~~
  - 2. **DELETE: Section in its Entirety**
  - 3. **ADD: General Contractor shall install one 8” sleeve for future water service and one 8” sleeve for future sanitary lateral into crawl space. Cap the ends of each sleeve two feet beyond foundation at interior and exterior of building. Sleeve elevation and location shall be as coordinated with Architect. Locate sleeves approximately just below the bottom of the crawlspace footing elevation, through the northwest foundation wall.**
- ii. Harwood Engineering Consultants (HEC) Electrical scope narrative document (~~see Attachment 12.1.ii – HEC Division 26 Electrical Work Spec~~)
  - 1. ~~NOTE: Per Section 26 00 00 – Division 26 – Electrical Work, page 01, paragraph 1.A.2; MillerCoors wishes to consider two options for the electrical service to the building:~~
    - a. ~~BASE BID: Installation of a 200 amp feeder from the Welcome Building (Tour Center). Installation would include HDPE conduit directionally bored underneath the Welcome Building’s (Tour Center’s) entry drive.~~
      - i. ~~General Contractor to include this cost in their bid. (see Bid Spreadsheet line item 24)~~
    - b. ~~ALTERNATE BID: Provision of a new WE Energies service including Service Application submission, meter accommodations, and utility coordination.~~
      - i. ~~General Contractor to include this cost as an ALTERNATE bid. (see Bid Spreadsheet line item 45)~~
  - 2. **REPLACE: Entire specification with attached section dated April 25, 2018 (see Attachment 12.1.ii.2 – HEC Division 26 Electrical Work Spec – Addendum #2). Changes include the following:**
    - a. **Removal of power and telecommunications connections to the Welcome Center.**
    - b. **Removal of electrical work associated with basement (Heater, lighting, sump pump, etc)**

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- c. Addition of ALTERNATE BID for CCTV and exterior flood lighting, see bid form.**
- d. Power service to be via a standard WE Energies 120/208 volt service.**
- e. Review entire revised specification for all changes.**

The Prebid Meeting Minutes are part of the specification and bid document requirements. These minutes reflect the items discussed to the best of our knowledge. If there are any questions concerning the content, or if revisions/clarifications are necessary, please contact me as soon as possible.

Respectfully submitted,

**Dennis Klingemann**

**JAKnetter Architect**

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~~ END OF ADDENDUM #2 NOTES ~~