



**CITY OF ABERDEEN**

**ADDENDUM NO. 1**

**BID NO. 24-11**

**ADDENDUM**

Date: 10/16/2023

Project No.: 21377

No: Addendum No. 1

Project Name: Renovations to Aberdeen Family Swim Center

Issue Date of Original Bid Set: 9/22/2023

Attachments: Drawing Sheets A0.1, A0.2, A0.3

Addendum No. 1 modifies or clarifies the provisions of the Bid Documents. The information contained in this addendum shall supersede information found in the previously issued Drawings and Bid Specifications dated September 22, 2023 and shall become part of the Bid Documents.

**GENERAL**

1. Acknowledgement of receipt of this addendum shall be indicated on the Bid Form provided with the September 22, 2023 Bid Specification package as well as below:

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

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

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

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

2. This addendum contains clarification of issued documents. Additional sheets are provided for further clarification only.

## DELEGATED DESIGN/ BUILD POOL WORK

1. **Bidder Question:** After reviewing the plans and specifications for this project I would like some clarification to the pool scope for the design/build portion of work. There's no info about the pool the Aberdeen Family Swim Center would like when the project is completed.

[Pool specification Section 011000] 1.4.B1 says to demo and remove the main pool  
[Pool specification Section 011000] 1.4 B2 says "the contractor's scope of work to include the reconstruction of the Main Pool and all associated equipment."

I'm surmising from the specs that the current pool is past its life expectancy and the Aberdeen Family Swim Center would like to replace it with a new pool that's the same as the previous pool. Is that correct? If so, we must know what we're replacing (dimensions, depths, etc.). We're happy to design/build but can't price/bid without knowing what the target is.

Could you help clarify what the team is expecting to have at the completion of the project.

**Response:** The following information is offered to provide additional clarification to Specification Section 001100. The existing main pool, wading pool and pool deck appear to be near the end of their usable life and need repair and/ or replacement. The pool was constructed in 1978 and has not seen a significant upgrade. The city has not performed any core drills of the existing concrete pools decking or shell. However, there are known voids resulting in numerous patches of the shell over the last several years.

The end product of this renovation should result in a pool of the same size and similar specification but shall be built to meet current code requirements and function as a brand-new pool with an expected life span for another 50 years. It is up to the Delegated Design/ Build Pool Contractor to recommend a course of action, provide a pool design and build the project. The bid shall include a description of the recommended course of action and a list of items to be repaired and/ or replaced.

Due to the condition of the existing pool, the assumed course of action to achieve this goal is to remove and replace the existing pool, mechanical, plumbing, and electrical in its entirety. If after further investigation, the pool professional can justify that the structure of the pool or other existing components can be made to function as new and remain, that is up to the Delegated Design/ Build Pool Contractor to suggest and price.

The existing wading pool shall be removed and replaced with a new splash pad with water features described in Specification Section 0011000.

The following dimensions of the existing pool are provided but are subject to field verification. The area of the existing pool is approximately +/- 8,776 square feet (sf). At the diving end, +/- 2,200 sf has a depth ranging from 5 ft to 12 ft. The depth of the remainder of the pool varies ranging from 3 ft to 5 ft deep. The existing wading pool is approximately 20 feet x 40 feet for a total area of 800 sf.

Some reference drawings are provided with this Addendum for general information only, but their accuracy is subject to field verification. See attached sheets A0.1, A0.2 and A0.3.

2. **Bidder Question:** I am in need of the plans and specs for the mechanical room at your earliest convenience. Are the filter, pumps and drives going to be replaced?

**Response:** We do not have any documents related to the mechanical room. The facility is over 45 years old, and the facility is only used 4 months out of the year. In general, the mechanical room houses the pool pump equipment. Mechanical equipment consists of a ductless air conditioning system, an exhaust fan, a propane on demand hot water heater for the bathrooms, pool filters, a small liquid chlorine vat and pump delivery system serving the wading pool. The Contractor will need to relocate the inside chlorine vat and pump system to the outside Chlorine Vat storage with the main chlorine delivery system. The project is a design build and therefore it will be up to the pool contractor to determine if the existing pumps and filters are adequate or if they need to be replaced. Photos of some of the equipment provided for awareness. Access to the site and/or mechanical room will be identified at the pre-bid meeting.



## CONTRACT DOCUMENT WORK

3. **Bidder Question:** Could you provide some information on the finish plans for Rooms #105 and #106. They are not listed in the finish schedule A3.2. I know that they are GWB finish, but do they get painted or act/drywall ceiling, what flooring, etc.? Please provide information for these rooms so we can price accordingly.

**Response:** Finishes for 105 Electrical and 106 Storage shall be as follows: Ceilings and walls shall have painted gypsum wallboard (GWB) and paint (P-1) per finish

schedule and Reflected Ceiling Plan. The floor finish shall be concrete (CONC-1), with low sheen concrete sealer, per Finish Legend.

4. **Bidder Question:** Is there a structural set for this project? A8.1/7 mentions referencing the structural set for lintels.

**Response:** There are no structural drawings for this project at this time. The two new lintels over the new doors to rooms 105 Electrical and 106 Storage shall be (2) 2x12 with (3) jack studs & (2) king studs.

## OTHER

5. **Bidder Question:** Bid Specification Section 1.4-B.4 States: “Notice: Bids will only be accepted from prime bidders represented on Prebid Meeting sign-in sheet.” Is attendance at the bid meeting mandatory for submitting bids?

**Response:** Strike through the quoted item above. Attendance at the Pre-Bid Meeting is recommended but not mandatory for submitting bids. Bidders will be able to set up a date at the pre-bid meeting to conduct a walkthrough of the site with the owner.

**Note** – per Bid Specification Section 1.4, Pre-Bid Conference shall be held at 60 North Parke Street, Aberdeen, Maryland 21001, with optional teleconference (Teams or similar) call in. Please provide an email address(es) to [sbrogan@aberdeemmd.gov](mailto:sbrogan@aberdeemmd.gov) no later than 2 days prior to pre-bid for those unable to attend in person for a MS Teams Invite.

6. **Bidder Question:** I can[’t] seem to find the project timing (start and delivery dates) in the request for bid package. Could you let me know where I could find that information.

**Response:** Notice to Proceed is based on approval by the City Council and authorization of funds. Since this is a design build, performance period will be determined in conjunction with an approved plan and a construction schedule submitted by the contractor. Once this is approved, it will be incorporated into the contract for determining completion date and liquidated damages.

7. **Bidder Question:** While reviewing the construction drawings early today my team noticed that Lothorian was named as the Pool Consultant. We were not engaged in this capacity – please remove this from the drawings and confirm all parties involved are aware.

**Response:** The company Lothorian was removed from the title block of the final bid drawings, but not the Cover Sheet originally. This error was not caught in the review process and is corrected with the issuance of a new Title sheet. The City confirms that Lothorian was not involved in any aspect of the design.

**END OF ADDENDUM**