



June 28th, 2022

**PROJECT: U.S. Customs Boarder Protection Cargo & Administration Facility**

**RE: Pre-Bid Questions Electronically Tendered Through June 28<sup>th</sup>, 2022, Including Questions from Pre-Bid Meeting**

Attention Bidders:

Included in this addendum (Addendum #2), please find the pre-bid questions and associated revisions to the Contract Documents through the June 28th, 2022. This includes the questions tendered at the pre-bid meeting and includes a copy of the sign in sheets. Contractors shall review and familiarize themselves with the responses to the questions included in the addendum. Addendums issued during the bid process are official contract documents. Revisions to contract drawings or other relevant documents may or may not be made by the Port Authority.

**The Port Authority has postponed the bid deadline for this Project to July 29<sup>th</sup> at 1PM. A deadline for pre-bid questions has been set for close of business on Friday, July 22<sup>nd</sup>, 2022. All pre-bid questions will be responded to no later than close of business on Tuesday, July 26<sup>th</sup> to the Port Authority's website. The Port Authority has also removed the mandatory requirement for Contractor's to attend the pre-bid meeting held on June 28<sup>th</sup>. Contractors and subcontractors are strongly encouraged to schedule a time to visit the Project sites to review and familiarize themselves with the scope of work in detail. Please contact Nick LaPointe to schedule additional access. No questions will be entertained at scheduled walk throughs and all questions must be submitted in writing to [Nicholas.LaPointe@PortofCleveland.com](mailto:Nicholas.LaPointe@PortofCleveland.com). The Port Authority now plans to take this Project to our Board of Directors for recommendation of award at our September 8<sup>th</sup> meeting.**

**Completion Date Change:** No

**Bid Item Revision, Additions or Deletions:** Yes, see revised Bid Form R1 attached.

**Revised Bid Items:** Yes, see revised Bid Form R1 attached.

**Deleted Bid Items:** No

**Added Bid Items:** Yes, see revised Bid Form R1 attached.

**Please be advised of the following:** See above regarding bid and pre-bid question deadline extensions.

**Delete the following Bid Package Plan Note:** N/A

**Revised the following Bid Package Plan Note:** N/A

**Add the following Bid Package Plan Note:** N/A

**Revise the following Bid Package Plan Sheet:**

- **A1-02**
  - **Section Detail 2:** This detail has been modified to expand the repair areas included in the scope of work and in Pay Item 4A as follows:
    - The cap stone mortar joints shall be repaired from the interface of the joint on the east façade w/ the brick up and around to the interior parapet brick interface. The current detail shows the repair stopping at the front upper corner of the joint. The entire joint is to be repaired/sealed. All loose and historic sealant and mortar is to be removed. Commercial grade silicone sealant color shall match color of the existing sandstone and/or mortar of the building and should not be visually apparent from the street upon completion. Contractor to submit product data for owner's approval. Mockup may be required by owner prior to proceeding with the repairs.
    - The sandstone edge/ledge on the east façade of the building between floors 1 & 2, just below the second story windows masonry joints shall be repaired similarly to the joints of the cap stones.
    - Contractor shall familiarize self with additional tuck-pointing repairs on the east façade above floor 3 and below the existing cap stones and the tuck point repairs on the north facade in salt damage areas (Sheet A2-01). Prior to performing repairs existing masonry on the north façade, the masonry shall be chemically washed to remove existing embedded salts and chlorides. All costs for these miscellaneous exterior masonry repairs shall be included in the cost of Pay Item 4A. All masonry sealing and repairs to the membrane roof termination bar sealant shall be paid for under Pay Items 9H & 9N.

**Answers to Pre-bid Questions: Yes**

1. Will the ongoing construction at Terminal impact or limit scheduling of work at WH 26?
  - a. The Port Authority's on-site construction inspector is using Room 206 as their office until the ongoing dock Project is completed. This Project is scheduled to be complete on or before April 1<sup>st</sup>, 2023. Contractor shall preserve this office and this work area for this inspector until this date.
2. Are there access limitations within USCBP office and within fenced area that houses the USCBP work vehicles and tool sheds?
  - a. Yes, this work will have to be coordinated daily with the Port Authority, as required.
3. The downspouts are called to be painted to match the existing color of the eaves on the west side of the building, please verify Pay Item.
  - a. This work shall be performed and paid under Pay Item 9N.
4. Do the plans call for any window treatments/shades in the USCBP space in the lower level of 1100?
  - a. Yes, and this work shall be included under Pay Item 12E. The new windows installed in WH26 as part of this Project (Pay Item 8H), located at the 2 lower-level restrooms shall be treated with privacy film and paid under Pay Item 12E.

5. Has an environmental study been conducted to confirm there is no presence of lead or asbestos on the Project?
  - a. No, however, there is a possible presence based upon the age and history. An Allowance has been established (Pay Item ALL-2) for all testing any additional costs incurred for the handling and remediating of lead or asbestos. Reimbursement will occur at costs for this Pay Item.
6. Will the existing active utility infrastructure and HVAC lines mounted to the surface of the chimney remain?
  - a. Yes, Contractor will be responsible for performing the work in a manner which protects, keeps the infrastructure active, and re-affixes/restores the utilities upon completion of the chimney restoration and painting work. Any abandoned utility infrastructure, brackets, venting piping, shall be removed and any existing holes in masonry shall be repaired.
7. Please confirm the cost per each TWIC Card and confirm each person on site performing work within the Port Authority's General Cargo Terminal is required to carry a TWIC card.
  - a. Yes, each employee is required to have their TWIC credential and will be required to present it to enter daily into the Terminal. TWIC cards are not required to perform work at 1100 building. Additional information about the TWIC card can be found here: <https://www.tsa.gov/for-industry/twic>.
8. Does the lower parking lot contain any fencing/gates to isolate the USCBP parking area?
  - a. No, there is only a small amount of fencing and gates required to contain and house the dumpsters.
9. The existing ceiling in the lower level of 1100 W. 9<sup>th</sup> building contains spray foam insulation. How is this isolated?
  - a. See the reflected ceiling plan (A8-01). The unoccupied Tenant Space B Unbuilt Area ceiling shall be finished similar to rooms 98 & 99.
10. Will the Contractor be permitted to fence/block off the future USCBP parking spaces to serve as Contractor parking and as a staging area to support construction?
  - a. Yes, Contractor can occupy these spaces and must make the remaining spaces available to the Port Authority's other building tenants. Port Authority's building tenant's personal vehicles in the lower lot shall be protected from construction activities.
11. Are there any specific requirements related to media to remove paint from the masonry walls in the lower level of the 1100 building?
  - a. Contractor shall select their own preferred means and methods for this work that will remove the paint while limiting damage the masonry beneath.
12. Please verify the general contractor is responsible to perform 30% of the contracted work and please determine how the Port Authority plans to monitor/audit this.
  - a. Yes, the general contractor serving as the prime will be required to perform 30% of the contracted work and this will be monitored by Pay Item as an overall percentage of the Project. All items in Division 1 of the bid form, outside of 1H, are to be performed by the General Contractor. This is a requirement of the DOT funding received on this Project.

If there are any further questions during the bid process, please do not hesitate to submit them via email to my attention at [Nicholas.LaPointe@PortofCleveland.com](mailto:Nicholas.LaPointe@PortofCleveland.com). The Port will be posting the responses to all questions on our website for all bidders to review.



Best Regards,

Nicholas LaPointe  
Director, Planning & Capital Development  
Cleveland-Cuyahoga County Port Authority

cc: Project File

**Port of Cleveland**  
**USCBP Administration & Cargo Facilities**  
**(117147 CUY-Port Authority USCBP Cargo)**  
**BID FORM R1**

**SCOPE OF WORK SEE ADDITIONAL BID ITEM INFORMATION :**

**1100 W9th Street Building and Site.** General exterior maintenance, site improvements, and landscaping. Lower level (6,300 sf) demolition and remodeling into two tenant spaces with associated base building work. Includes tenant specific requirements, allowances, and add alternates as listed below.

**Warehouse 26** in the secure marine Terminal of the Port of Cleveland. Building window replacement at the office-mezzanine (levels one and two) and an interior demolition and remodeling of the second level (1400 sf). Includes architectural, mechanical, electrical, and plumbing scopes.

BID ITEM DESCRIPTION DESIGNATION	DESCRIPTION	UNIT	QUANTITY	CONTRACTOR'S TOTAL INDIVIDUAL BID ITEM COST
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**GENERAL CONDITIONS (DIVISION 1)**

1A	Health, Safety, Security, & Communications Plan	L.S.	1	
1B	Daily Reports, Meetings, Baseline Schedules, & Monthly Schedule Updates	L.S.	1	
1C	Submittal Log	L.S.	1	
1D	Project Close Out (>2.5% Contract Value)	L.S.	1	
1E	Field Mobilization & Demobilization	L.S.	1	
1F	General conditions including dumpsters and temp facilities	L.S.	1	
1G	Permitting	L.S.	1	
1H	Lower Level 1100 W. 9th Radon Testing	L.S.	1	
1I	Relocate and Exchange Dumpsters	L.S.	1	
1J	Construction Layout & Staking	L.S.	1	

**GENERAL CONDITIONS (DIVISION 1) SUBTOTAL:**

**EXISTING CONDITIONS & DEMOLITION (DIVISION 2)**

2A	Remove interior/ exterior partitions, doors, frames, ceilings, millwork etc.	L.S.	1	
2B	Remove interior masonry and concrete and masonry surface coatings	L.S.	1	
2C	Remove exterior concrete and flatwork	L.S.	1	
2D	Remove interior/ exterior MEP	L.S.	1	
2E	Remove existing exterior finishes /masonry	L.S.	1	
2F	Remove plantings, including required undercutting, and landscape for new work	L.S.	1	
2G	Remove existing steel windows in WH 26 CMU	L.S.	1	
2H	Remove exterior signage	L.S.	1	
2I	Remove single lower level window, frame, & hardware	L.S.	1	

**EXISTING CONDITIONS & DEMOLITION (DIVISION 2) SUBTOTAL:**

**CONCRETE (DIVISION 3)**

3A	Trenching patching leveling and repairs to existing slabs on grade (Interior)	L.S.	1	
3B	New interior slabs w/ leveling subbase infill prep	L.S.	1	
3C	Concrete ramps (Interior)	L.S.	1	
3D	Exterior frost slabs, curbs, sidewalk, fence coring and misc. flatwork	L.S.	1	

**CONCRETE (DIVISION 3) SUBTOTAL:**

**MASONRY (DIVISION 4)**

4A	Exterior tuckpointing and masonry repairs	L.S.	1	
4B	Interior masonry	L.S.	1	
4C	West elevation chimney cement plaster	L.S.	1	
4D	Tooth in misc. masonry at removed penetrations and repair abandoned anchorages	L.S.	1	

<b>MASONRY (DIVISION 4) SUBTOTAL:</b>				
<b>METALS (DIVISION 5)</b>				
5A	WH26 Structural masonry lintels at windows, as Directed by Engineer	E.A.	7	
5B	Handrails & grab bars (Interior)	L.S.	1	
5C	Exterior traffic bollards and posts	L.S.	1	
5D	Fencing w/ double swing gate (dumpster area)	L.S.	1	
5E	Modify and repair existing Front Ave. fencing	L.S.	1	
5F	Tooth in misc. masonry at removed penetrations and repair abandoned anchorages	L.S.	1	
<b>METALS (DIVISION 5) SUBTOTAL:</b>				
<b>WOOD, PLASTICS, COMPOSITES (DIVISION 6)</b>				
6A	FRT Blocking	L.S.	1	
6B	FRT Sheathing and back boards	L.S.	1	
<b>WOOD, PLASTICS, COMPOSITES (DIVISION 6) SUBTOTAL:</b>				
<b>THERMAL &amp; MOISTURE PROTECTION (DIVISION 7)</b>				
7A	Sound batt insulation	L.S.	1	
7B	Spray foam insulation repairs	L.S.	1	
7C	Fluid applied masonry waterproofing	L.S.	1	
7D	Joint sealants	L.S.	1	
7E	Fire penetrations and firestopping	L.S.	1	
<b>THERMAL &amp; MOISTURE PROTECTION (DIVISION 7) SUBTOTAL:</b>				
<b>OPENINGS (DIVISION 8)</b>				
8A	Aluminum storefront windows and doors	L.S.	1	
8B	Custom lower level emergency egress window w/ nested sairs	L.S.	1	
8C	Hollow metal frames, doors, and glazing	L.S.	1	
8D	WH26 Coiling overhead door replacement & maintenance	L.S.	1	
8E	Door hardware	L.S.	1	
8F	Security sliding transaction window	L.S.	1	
8G	Exterior vents and louvers	L.S.	1	
8H	WH26 windows	L.S.	1	
<b>OPENINGS (DIVISION 8) SUBTOTAL:</b>				
<b>FINISHES (DIVISION 9)</b>				
9A	Metal stud partitions	L.S.	1	
9B	Metal stud security partitions and ceilings (metal mesh/plywd)	L.S.	1	
9C	Gypsum board	L.S.	1	
9D	Tile backerboard	L.S.	1	
9E	ACT ceilings	L.S.	1	
9F	Concrete sealing	L.S.	1	
9G	Painted surfaces	L.S.	1	
9H	Masonry sealing	L.S.	1	
9I	Carpets	L.S.	1	
9J	Epoxy flooring	L.S.	1	
9K	VCT flooring	L.S.	1	
9L	Ceramic tile (floor and wall)	L.S.	1	
9M	Trims, base, and transitions	L.S.	1	
9N	Exterior paints and sealants	L.S.	1	
9O	Pavement striping	L.S.	1	
9P	WH26 tool shed exterior finishing (Walls & Roofs)	L.S.	1	
<b>FINISHES (DIVISION 9) SUBTOTAL:</b>				
<b>SPECIALTIES (DIVISION 10)</b>				
10A	Signage - interior and exterior	L.S.	1	
10B	Lockers	L.S.	1	
10C	Restroom partitions	L.S.	1	
10D	Restroom and utility closet accessories	L.S.	1	
10E	FRP liners	L.S.	1	
10F	Fire extinguishers/cabinets	L.S.	1	

<b>SPECIALTIES (DIVISION 10) SUBTOTAL:</b>				
<b>EQUIPMENT (DIVISION 11)</b>				
11A	Kitchen/cafe appliances	L.S.	1	
11B	Media & Communications Equipment	L.S.	1	
<b>EQUIPMENT (DIVISION 11) SUBTOTAL:</b>				
<b>FURNISHINGS (DIVISION 12)</b>				
12A	Kitchen and restroom casework and cabinets	L.S.	1	
12B	Countertops	L.S.	1	
12C	Furniture and Accessories	L.S.	1	
12D	Existing Furniture storage and cleaning	L.S.	1	
12E	Window shades and films	L.S.	1	
12F	Detention equipment and furnishings	L.S.	1	
<b>FURNISHINGS (DIVISION 12) SUBTOTAL:</b>				
<b>FIRE SUPPRESSION (DIVISION 21)</b>				
21A	Rework of existing NFPA13 water based fire suppression system	L.S.	1	
<b>FIRE SUPPRESSION (DIVISION 21) SUBTOTAL:</b>				
<b>PLUMBING (DIVISION 22)</b>				
22A	Plumbing distribution / piping	L.S.	1	
22B	Plumbing equipment	L.S.	1	
22C	Plumbing fixtures	L.S.	1	
<b>PLUMBING (DIVISION 22) SUBTOTAL:</b>				
<b>MECHANICAL (DIVISION 23)</b>				
23A	Mechanical distribution - existing relocation/modifications/new	L.S.	1	
23B	Mechanical equipment - existing relocation/modifications/new	L.S.	1	
23C	Mechanical fixtures	L.S.	1	
23D	Mechanical controls	L.S.	1	
24E	Inspect, clean out, and abandon in place grease trap	L.S.	1	
<b>MECHANICAL (DIVISION 23) SUBTOTAL:</b>				
<b>ELECTRICAL (DIVISION 26)</b>				
26A	Electrical panel relocation and reworking	L.S.	1	
26B	Electrical distribution			
26C	Electrical fixtures, control devices, switches, and outlets (interior)	L.S.	1	
26D	Electrical fixtures, control devices, switches, and outlets (exterior)	L.S.	1	
<b>ELECTRICAL (DIVISION 26) SUBTOTAL:</b>				
<b>COMMUNICATIONS (DIVISION 27)</b>				
27A	Distribution- CAT-6	L.S.	1	
27B	Data-voice	L.S.	1	
27C	Coaxial	L.S.	1	
27D	Communications building integration (intercom/phone)	L.S.	1	
<b>COMMUNICATION (DIVISION 27) SUBTOTAL:</b>				
<b>SECURITY (DIVISION 28)</b>				
28A	USCBP Access controls and alarm system	L.S.	1	
28B	USCBP Access controls - door hardware system	L.S.	1	
28C	USCBP Internal low voltage security systems	L.S.	1	
28D	Building access controls and card readers	L.S.	1	
28E	Building/Tenant video surveillance integration	L.S.	1	
28F	Building/Tenant fire detection and notification	L.S.	1	
<b>SECURITY (DIVISION 28) SUBTOTAL:</b>				
<b>SITE IMPROVEMENTS (DIVISION 32)</b>				
32A	Landscaping and hardscaping	L.S.	1	
32B	Landscape Maintenance	L.S.	1	
<b>COMMUNICATION (DIVISION 27) SUBTOTAL:</b>				

<b>ALLOWANCES</b>				
<b>ALL-1</b>	Proprietary USCBP/ Homeland Security LOBBY Identification Signage: furnish and install: Allowance-1	L.S.	1	\$4,750
<b>ALL-2</b>	Environmental Testing & Remediation Allowance (Lead & Asbestos)	L.S.	1	\$20,000
<b>ALLOWANCE SUBTOTAL:</b>				
<b>BASE BID SUB-TOTAL</b>				

<b>Port of Cleveland USCBP Administration &amp; Cargo Facilities (OPTIONAL BID ITEMS)</b>				
BID ITEM DESCRIPTION DESIGNATION	DESCRIPTION	UNIT	QUANTITY	CONTRACTOR'S TOTAL INDIVIDUAL BID ITEM COST (net add or deduct)
<b>ALTERNATE (ADD) #1A</b>	Furnish and install THIRD FLOOR 1100W9th St WINDOW REPLACEMENT as detailed on A2-00-A2-02	1	L.S.	
<b>ALTERNATE (ADD) #1B</b>	Furnish and install SECOND FLOOR 1100W9th St WINDOW REPLACEMENT as detailed on A2-00-A2-02	1	L.S.	
<b>ALTERNATE BID ITEMS SUM</b>				
<b>BASE BID SUB-TOTAL SUM</b>				
<b>TOTAL PROJECT COST w/ ALTERNATES EXERSIZED</b>				

Please provide a list of all major Subcontractors, Scope of Work, Estimated Contract Dollar Value, & Past Project Experience:

Company

Scope of Work

Estimated Contract Value Past Project Experience

**BIDDER:**

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

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

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

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

City/State/Zip  
Code: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**ADDITIONAL BID INFORMATION & QUESTIONS:**



- 1.) Does General Contractor Have Experience Working on Similar/Relatable Projects? YES / NO  
 \* If yes, please supply experience w/ client reference contact information.
- 2.) Please verify General Contractor will perform a minimum of 30% of contract valued work. YES / NO
- 3.) Total Estimated MBE/FBE Participation Percentage (MIN. GOAL 20%): \_\_\_\_\_  
 \*Please have MBE/FBE participation report readily available for the Port Authority to review upon request.
- 4.) Please confirm that the Project was estimated using prevailing wage rates specified in Contract. YES / NO
- 5.) Do you have experience working with the Cleveland-Cuyahoga County Port Authority? YES / NO  
 \*If yes, please provide a list of projects.
- 6.) Please confirm that the Project pricing includes all costs associated with the AV, access control, security, wayfinding, and signage. YES / NO  
 \* If yes, please provide a list of the AV, Access Control, & Information Technology consultants that will be performing the work.
- 7.) Does General Contractor's Understand General Cargo Terminal Security Requirements & TWIC Policy? YES / NO
- 8.) Contractor complies with Ohio Administrative Code §9.47 regarding Affirmative Action Programs? YES / NO  
 \* Contractor is required to submit a valid Certificate of Compliance w/ Affirmative Action Programmes issued by the State EEO Coordinator with Bid.
- 9.) Please provide completion deadline for the Project:
- |   |       |
|---|-------|
| PROJECT MOBILIZATION                              | _____ |
| SUBSTANTIAL COMPLETION                            | _____ |
| FINAL COMPLETION & USCBP CERTIFICATE OF OCCUPANCY | _____ |
- 10.) I acknowledge receipt of the following addenda (if any):      1            2            3            4

US CBP

PLEASE PRINT CLEARLY

CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY

U.S. Customs & Border Protection Cargo & Administrative Facility Project  
Pre-Bid Meeting Q&A @ 1 PM



NAME	COMPANY	PHONE	EMAIL	FEDERAL NON OBLIGATIONS ON FILE (Y/N)
Alex Brown	A.B. Builders	440-804-4431	Build@alexbrownbuilders	
<del>BRAD FINN</del>	GLC	440.344.0157	pintabon@2020signed.com	
Kaitlyn Szeker	GLC	440-867-8023	kszeker.glc@gmail.com	
Ivy Power	RL Hill	440 439 0490	ivy@rlhillmgmt.com	
Andrew Cace	R.W. Cace	216.577.0450	andrew@caceclark.com	
Vance Ross	AJT Environmental	216-551-7372	vross_4@hotmail.com	
Rhoni Thompson	R.L. Cole Ent	216-316-0281	RLCOLEENTERPRISEINC. @gmail.com	