

ADDENDUM NUMBER 1

MAINTENANCE AND SERVICE OF BUILDINGS
AND GROUNDS AT GENERAL MITCHELL INTERNATIONAL AIRPORT MILWAUKEE
COUNTY'S MKE REGIONAL BUSINESS PARK
(FORMER 440TH AIR RESERVE STATION - ARS)
300 E. College Avenue
Milwaukee, WI 53207

Project Number: 5046-15468

Notice Number: 6985

Date of Addendum: January 30, 2015

This Addendum to the Contract Documents is issued to modify, explain or correct the original documents, dated January 15, 2015, and is hereby made part of the Contract Documents. Acknowledge receipt of this Addendum in the space provided on the Bid Form, or bid may be rejected.

BIDDING AND CONTRACT DOCUMENTS

TO ALL BIDDERS:

Each bidder shall read this addendum in its entirety to determine to what extent the bid and the agreement conditions will be affected.

General Questions

1. Would you consider splitting the maintenance of grounds and buildings into two separate service agreements?

Answer: No. The current agreement is for all services to be performed under one agreement.

2. Can we go around and introduce who's in the room?

Answer: Yes; and a sign-up sheet will also be posted with this Addendum. See attached Sign-in Sheet.

3. Is there a DBE requirement and is the current service provider a DBE?

Answer: There is a DBE requirement of 25%. The current contractor is a certified DBE provider.

4. Who has the current contract?

Answer: Building Preventive Maintenance

5. Can you provide a rough estimate of the value of the contract in place?

Answer: Not at this time. The previous contract bids were presented taking into account what it could cost to provide these services (listed in the scope of services). It is

our understanding that a qualified firm should be able to ascertain what it would take to provide detailed work assignment as provided in the scope of services.

If you feel this information is necessary for you to place your bid, this information may be provided via an open records request addressed to:

Timothy R. Karaskiewicz
Assistant Corporation Counsel
General Mitchell International Airport
5300 S. Howell Ave.
Milwaukee, WI 53207

6. Does this contract also include the provision of cleaning the buildings inside as well as outside?

Answer: No. Cleaning the buildings inside while they are occupied would mean entering into a separate agreement with whoever is leasing the building. The only cleaning of the building occurs prior to a building for a new tenant.

7. Is there a janitorial service being provided by someone else?

Answer: This is not a contract for cleaning services. Please refer to the official bid documents for a full descriptions of the services we are seeking.

8. Is there a discount included when you use your own equipment to provide services?

Answer: No.

SERVICE AGREEMENT

ADD the following to Article 12. CONTRACTORS INSURANCE:

Note: Performing work on the secured air side at General Mitchell International Airport and Timmerman Airport requires that Contractor shall maintain at least \$5,000,000 Auto & Commercial General Liability Limits. This can be satisfied through a combination OF EACH WITH Umbrella Liability Limits.

Scope of Service (Appendix B)

Page 1 BUILDING MAINTENANCE:

ADD HVAC Building Information list attached to and issued as part of the Addendum 1.

Page 2 GROUNDS MAINTENANCE:

CHANGE second sentence in the second bullet item as follows: Mowing will be accomplished at a frequency to maintain the grass heights not to exceed five (5) inches in open areas away from buildings. The total grass cutting of all areas is approximately 41.69 acres.

Page 3 Snow Removal:

ADD Snow Removal Map attached to and issued as part of this Addendum 1. Note snow removal map is not numbered and legend is in color.

At (Appendix B), page 3, under the heading County Provided Equipment, delete the heading and all text [5 lines of text] and insert the following:

Equipment and Vehicles

For a nominal fee Contractor will be required to take title and possession of certain equipment and vehicles ["Equipment and Vehicles"] that will be used in the work required by this Service Agreement and any subsequent agreement for services. The use of the equipment and vehicles

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will be limited to the assigned area and Contractor shall not, at any time or for any purpose, remove the equipment and vehicles from the assigned area. Contractor will have the obligation to maintain the equipment and vehicles during the term of the agreement and will be required to transfer title and possession at the end of the term of the agreement. Contractor will be required to maintain appropriate insurance [naming the County as an additional insured], as determined and specified by County, on the equipment and vehicles.

Scope of Service (Appendix B) page 6

OMIT all of the second bullet item. This certification will not be required.

End of Addendum No. 1

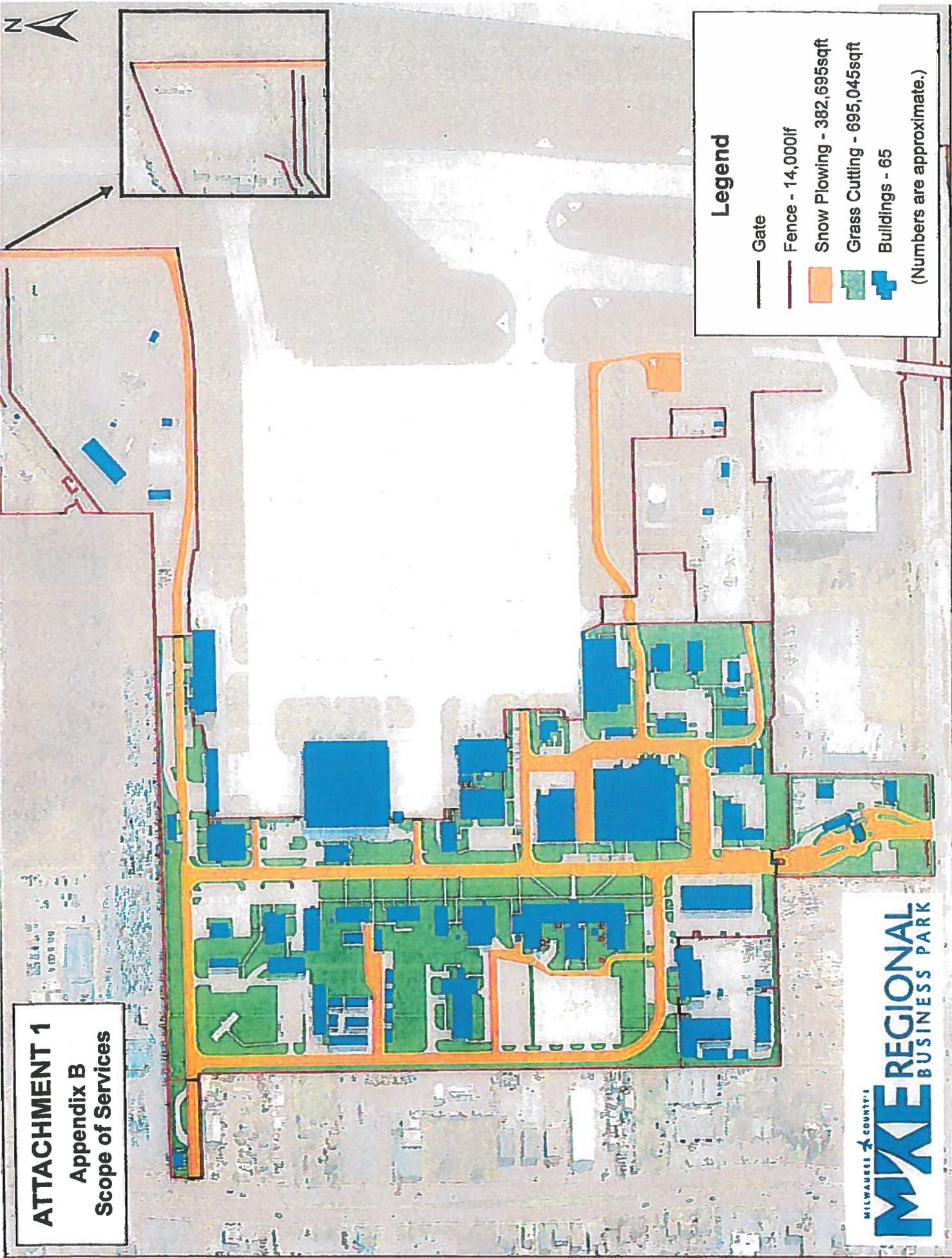
HVAC Building Information

<u>No.</u>	<u>Sq. Ft.</u>	<u>Heat</u>
• 101	11,854sf	Boiler
• 102	45,317sf	Boiler *
• 104	7,676sf	Boiler
• 106	10,740sf	Boiler
• 107	8,540sf	Boiler/Forced Air
• 110	3,384sf	Boiler
• 111	3,384sf	Boiler
• 112	4,414sf	Boiler/Forced Air
• 113	4,000sf	Boiler
• 115	1,347sf	Forced Air
• 120	846sf	Electric
• 140	11,458sf	Boiler
• 200	6,593sf	Forced Air
• 203	1,340sf	Forced Air
• 206	3,024sf	Forced Air
• 207	1,340sf	Forced Air
• 209	14,595sf	Boiler
• 210	5,022sf	Forced Air
• 218	2,699sf	Boiler
• 220	21,520sf	Forced Air
• 222	9,005sf	Boiler
• 224	2,256sf	Forced Air
• 262	5,544sf	Forced Air
• 301	3,630sf	Forced Air
• 302	22,452sf	Boiler
• 303	1,372sf	Forced Air
• 304	3,156sf	Boiler
• 305	2,800sf	Forced Air
• 401	200sf	Forced Air

Note: Buildings not included in the above list may be winterized and not in use or currently leased out to other tenants. It should also be noted that Milwaukee County has owned the former 440th ARS for approximately six months and the above information is provided to the best of our knowledge.

- A portion of this building is in the process of being leased out

ATTACHMENT 1
Appendix B
Scope of Services



Legend

- Gate
 - Fence - 14,000lf
 - Snow Plowing - 382,695sqft
 - Grass Cutting - 695,045sqft
 - Buildings - 65
- (Numbers are approximate.)