

P143-08451

ADDENDUM NUMBER 1
MITCHELL PARK
GREENHOUSE FACILITIES
RE-BID
Site #782, Bldg. #4161
524 South Layton Boulevard
Milwaukee, WI

Project Number: P143-08451

Date of Addendum: November 13, 2012

This Addendum to the Contract Documents is issued to modify, explain or correct the original documents, dated October 31, 2012, 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.

PROJECT MANUAL

Project Manual:

1. ADD the word Re-Bid to all Project Title descriptions as changed on the revised Cover with appropriate design professionals stamps and signatures.

Section 08 91 00 – Louvers:

1. 2.01(A): ADD the following and renumber subsequent subparagraphs: "2. Air Performance Inc;. Product 4D375-CF."

Section 09 67 00 – Fluid-Applied Flooring:

1. 2.01(A): ADD the following and renumber subsequent subparagraphs: "3. Crawford Laboratories; Product: FloroQuartz Dbl. Broadcast."

Section 12 21 13 – Horizontal Louver Blinds:

1. Part 3: ADD the following: "3.06 SCHEDULE: A. Blinds to be installed in Office 124 and Break Room 122 of the Storage/Prep Building."

Section 12 35 53.13 – Metal Laboratory Casework:

1. 2.01(A): ADD the following and renumber subsequent subparagraphs: "3. Mott Manufacturing; Product: Steel Casework."

Section 13 34 15 – Greenhouses:

1. 2.01: ADD the following and renumber subsequent subparagraphs: "E. Ludy Greenhouses Mfg Corp."

2. 2.21(C)(3): ADD the following and renumber subsequent subparagraphs: "a. ADP Unit Heaters Model SEP or approved equal."

Section 32 31 13 – Chain Link Fences and Gates:

1. 2.03(C): ADD the following to existing text: "SS 40."

Division 32:

1. ADD – Section 32 91 32 – Native Prairie Plantings.

DRAWING SET

CS.1

ADD the word Re-Bid to all Project Title descriptions.

C1.2

ADD – Notes indicating stair and retaining wall details, See AD1-C1.

C1.3

REVISE – Manhole diameters and Detail # for storm-water system, See AD1-C2.

C2.0

REVISE – Manhole diameters for storm-water system, AD1-C3

C3.0

REVISE – Note Change and New hatch pattern to indicate the extent of native seeding, see AD1-C4

C3.0

REVISE – Notes 10 and 19 changed to clarify native seeding, and paving and improvement legend changed, see AD1-C5.

C4.1

REVISE – Pipe diameter, manhole diameters and invert elevations, See AD1-C6.

C4.2

REVISE – Diameter of restrictor hole, pipes, and invert elevations, See AD1-C7.

C4.1

ADD – Flood elevations of Pond added. REVISE concrete wall information, inverts, and restrictor plate, See AD1-C8

C4.2

REVISE – Title of 5/C4.2 "RETAINING WALL TYPE A".

C4.2

REVISE – Title of 4/C4.2 "RETAINING WALL TYPE B".

C4.2

REVISE – Title of 3/C4.2 "RETAINING WALL TYPE C".

C4.2

REVISE – Title of 6/C4.2 "RETAINING WALL TYPE D".

C4.2

ADD– Flood elevations of Pond added. REVISE concrete wall information, inverts, and restrictor plate, See AD1-C8, AD1-C9, and AD1-C10.

C4.2

ADD– "ENLARGED PLAN RETAINING WALL FOUNDATION", notes indicate retaining wall type, refer to AD1-C11.

End of Addendum No. 1

PROJECT MANUAL

for

**MITCHELL PARK
GREENHOUSE FACILITIES
Site #782, Bldg. #4161
524 South Layton Boulevard
Milwaukee, WI**

Project Number: P143-08451

Re-Bid

October 31, 2012



SECTION 32 91 32
NATIVE PRAIRIE PLANTINGS

PART I: GENERAL

1.01 WORK INCLUDED

- A. Provision of specified plantings
- B. Erosion control fabric and/or mulch
- D. Maintenance and warranty work

1.02 RELATED SECTIONS

- A. Section 02300 – Earthwork
- B. Section 02940 - Site Restoration

1.03 UNIT PRICE – MEASUREMENT AND PAYMENT

- A. Prairie Seed Mix and Seeding: all work shall be measured and paid for on a square foot unit price basis. The square foot unit price cost shall include: provision of the specified native prairie and cover crop seed mixes, complete seeding of prairie and cover crop mixes, provision and installation of specified erosion control fabric, provision and compliance with seeding maintenance and warranty requirements and all labor, equipment and related products and services necessary to perform the work of this section as specified.

1.04 REFERENCES

- A. *Latest Edition Catalog and Growing Guide from Prairie Nursery*
- B. *Plant Species Composition of Wisconsin Prairies*, Technical bulletin No. 188, Wisconsin Department of Natural Resources

1.05 DEFINITIONS

- A. Native Prairie and Cover Crop Seeds: living, viable seeds for all specified native prairie plant species and cover crop seed mix.
- B. Weeds: Vegetative species other than that specified to be seeded or established in specified seeding area.

1.06 PROJECT DRAWINGS

- A. Contractor shall refer to the project drawings for the location and layout of the areas to be seeded and for additional information on the native prairie seeding work.

1.07 SUBMITTALS

- A. Section 01 33 00 - Submittal Procedures.
- B. Submit list of native prairie plant seed and cover crop seed mix source or sources.
- C. Submit verification form stating that the native prairie seed mix is as specified and meets all of the requirements of this specification.
- D. Type and manufacturer of specified erosion control fabric.

1.08 QUALITY ASSURANCE

- A. Deliver, store, protect and handle plant seed, products and materials to project site pursuant to provisions of this specification.
- B. All native prairie plant and cover crop seed shall be delivered to the project site in clearly labeled bags or containers.
- C. Mason Sand for mixing with the seed shall be clean and damp, but not wet. If the sand is dry at the time of seed mixing and seeding, it shall be properly dampened on site and approved by the Project Engineer and Landscape Architect before mixing with the prairie or cover crop seed.
- D. No prairie or cover crop seed shall be mixed with sand prior to delivery to the project site or before approval by the Project Engineer and Landscape Architect.
- E. Seeding, rolling and installation of erosion control fabric shall be done the same day of seed delivery to the project site. No storage of seed on the project site will be permitted.

1.10 COORDINATION

- A. Coordinate work under the appropriate provisions of the written specifications.
- B. Date of topsoil replacement shall be coordinated to ensure that the replacement of topsoil is completed no more than three weeks before the date of native prairie seeding in order to minimize weed growth and topsoil erosion.

1.11 WARRANTY

- A. Contractor shall warranty all work covered under this section for a minimum of 12 months. This required warranty period shall begin on the date identified in the Certificate of Substantial Completion and continue uninterrupted for the next 12 months.

- B. Non-native plant species should cumulatively comprise not more than 30 percent of the native prairie planting areas, as determined at the end of the 12-month warranty period. If it is determined that more than 30 percent of the native prairie planting zone or area is comprised of non-native or weed plant species, the Contractor shall perform selective weeding and re-seeding as needed and directed.
- C. Any unauthorized damage done to the project site due to warranty replacement operations shall be repaired by the Contractor.

1.12 MAINTAINANCE

- A. Contractor shall maintain all native prairie seeded areas during the 12-month warranty period.
- B. Maintenance to include:
 - 1. Spot weeding and removal of noxious weeds.
 - 2. Provide a thorough watering of all seeded areas once per week for the first six (6) weeks following seeding, unless otherwise directed by the Project Engineer and Parks Landscape Architect. If fall seeded, this required six (6) week watering schedule shall commence on June 1st of the following year.
 - 3. Provide up to four (4) additional, supplemental waterings if requested by the Project Engineer and Parks Landscape Architect.
 - 4. Maintain and replace damaged or removed erosion control fabric.

1.13 INSPECTION AND APPROVALS

- A. The Milwaukee County DPW and DPRC staff will inspect the native prairie and cover crop seeding work after all seeding operations are declared completed. Inspected seeding work not in compliance with project drawings and specifications shall be replaced at the Contractor's expense.
- B. Project Engineer and Parks Landscape Architect must be present on-site at time of native prairie and cover crop seeding to inspect and approve all seed, mason sand, the mixing of seed and sand, seedbed preparation, seeding, rolling and installation of erosion control fabric. Failure to comply with this requirement will mean rejection of all native prairie and cover crop seeding work. Rejected work shall be redone at the Contractor's expense.
- C. Contractor, DPW and DPRC representatives will inspect the native prairie and cover crop seeding work throughout the required 12 month warranty period to ensure that non-native plant species do not cumulatively comprise more than 30 percent of each native prairie planting zone or area (refer to Item 1.11 – Warranty of this Section) and that the erosion control fabric is intact and functioning as required.

PART II PRODUCTS

2.01 NATIVE PRAIRIE AND COVER CROP SEED

- A. All native prairie and cover crop seed shall be as specified, true to name and supplied in clearly labeled bags or containers.
- B. Minimum requirements for native prairie plant species diversity and volume must be met.
- C. The Contractor shall have investigated the sources of the required prairie and cover crop seed and satisfied himself that he can supply the seed specified and required in the variety, quality and quantity specified before submitting his/her bid. Failure to do so will not relieve the Contractor of the responsibility for furnishing and installing the specified seed in strict accordance with the Contract Documents.
- D. Native prairie seed shall be obtained/collected within a 200-mile radius (maximum) of the project site. Written verification of compliance with this requirement must be submitted and approved by Milwaukee County prior to starting any of the work covered under this section.
- E. All seed must be fresh (collected within 12 months of the date of seeding), hand or machine cleaned, properly cold stratified, and free from weeds and other contaminants.
- F. Contractor to provide for this project the following native prairie seed mixes (refer to drawing sheet C3.0):
 - 1. *"No-Mow Lawn Seed Mix with Annual Rye Nurse Crop"*
 - 2. *"Detention Basin Wet Prairie Mix"*

Both prairie seed mixes are available through Prairie Nursery, P.O. Box 306, Westfield, WI 53964, phone: 1-800-476-9453. Other native prairie seed sources may be used as long as they can be verifiably proven to be equal, or superior, to the Prairie Nursery provided seed mixes and meet all of the other specified requirements of this specification.
- G. Contractor must verify the size of the area to be seeded and provide the specified native prairie seed mixes and seed at the rate of 14 pounds of prairie seed mix per acre. Should additional prairie seed be required to meet the specified seeding rate, the Project Engineer and Parks Landscape Architect shall first approve it.
- H. Contractor shall provide and seed a cover crop of Annual Flax (*Linum usitatissimum*) at the rate of 10 pounds per acre. Annual Flax seed shall be clean, pure seed with no other seeds mixed in it. Contractor must verify that the Flax seed provided for this project is *Linum usitatissimum*.

2.02 TOPSOIL

- A. Topsoil: Fertile, friable, organize soil, typical for locality, capable of sustaining vigorous plant growth. It shall be free of any admixture of subsoil, foreign matter, toxic substances, or any material or substance which could be harmful to plant growth. Gravel and/or sand alone shall not be considered as suitable material for use as fill. Muddy, water logged (oversaturated) soils, which otherwise meet these requirements, shall not be considered suitable fill material until they have been dried to a workable moisture content. Acceptability of topsoil used shall be determined by the Landscape Architect.
- B. In an effort to minimize weeds in areas of new native plantings, no new topsoil shall be used unless approved by the Landscape Architect. Spoils from excavation shall be used to restore the area and prepare the seed beds.

2.03 MASON SAND

- A. Clean mason sand, free of debris and weed seed.
- B. Mason sand for this project work shall meet all requirements of the State of Wisconsin Department of Transportation Specifications.
- C. Mason sand shall be friable, yet damp, when used to mix with the prairie and cover crop seeds. The slightly dampened mason sand is used as an inert material so that the seed will stick to it.

2.04 EROSION CONTROL FABRIC

- A. Erosion control fabric shall be Curlex I manufactured by American Excelsior or an approved equal. Curlex I is a lightweight excelsior blanket made from curled wood excelsior of 80 percent six inch or longer wood fiber lengths weighing 0.975 pounds per square yard.
- B. Color of the Curlex I excelsior wood fibers shall be natural tan. No colored or dyed wood fiber is to be used for this work.
- C. The specified Curlex I excelsior blanket shall have American Excelsior's green, standard term, photodegradable, extruded plastic mesh on top of the excelsior wood fibers.
- D. Install the Curlex I excelsior blankets per manufacturer's instructions only after all specified native prairie seeding and rolling operations have been completed and approved by the Project Engineer and Parks Landscape Architect.

PART 3 EXECUTION

3.01 SITE/SUBSOIL EXAMINATION

- A. Verify that prepared subsoil is ready to receive topsoil and other work of this Section.
- B. If needed, saturate soil with water to test drainage.

- C. Report conditions detrimental to seeding or seed establishment implementation to the Landscape Architect prior to spreading of topsoil.
- D. Beginning of topsoil installation means acceptance of existing site/subsoil conditions.

3.02 SEEDBED PREPARATION

- A. Placement of soil on site shall be coordinated and scheduled as close to the date of seeding as possible. The entire area to be seeded shall be reasonably smooth. Any washes or gullies shall be filled with suitable topsoil to create a smooth, even grade.
- B. Contractor shall rake or drag area to be seeded to establish a uniform surface and to insure slope or gradient for proper surface water drainage. Areas to be seeded shall have a smooth, integral grade.
- C. Roll, scarify, rake, and level as necessary to obtain a true, even surface. Care should be taken to loosen only the top one-inch (1") of the topsoil and to not overwork the soil. Remove stones, rocks, and other foreign matter over one inch (1") in diameter. Suspend operations when the soil is too wet, too dry, or when conditions are too windy.

3.03 FIELD QUALITY CONTROL

- A. A pre-installation meeting at the project site with the Contractor and the assigned Parks Department Landscape Architect will be scheduled. All Contract Documents and procedures will be reviewed. Any discrepancies, problems or questions shall be reviewed and solved prior to commencement of any work under this Section.
- B. Prairie and cover crop seed shall be rejected if not clearly labeled in proper bags or containers.

3.04 SEEDING PROCEDURE

- A. All seed mixes and other materials related to the seeding work shall be delivered to the project site and shall be inspected and approved by the Project Engineer and Parks Landscape Architect.
- B. Seed bed preparation shall be approved by the Project Engineer and Parks Landscape Architect. Once approval has been made, seeding can commence.
- C. Seeding shall be done by hand broadcasting following the steps outlined and specified, unless otherwise approved by the Project Engineer and Parks Landscape Architect.
- D. Dampen mason sand as directed by the Landscape Architect. Sand should be damp, but friable and not overly wet.

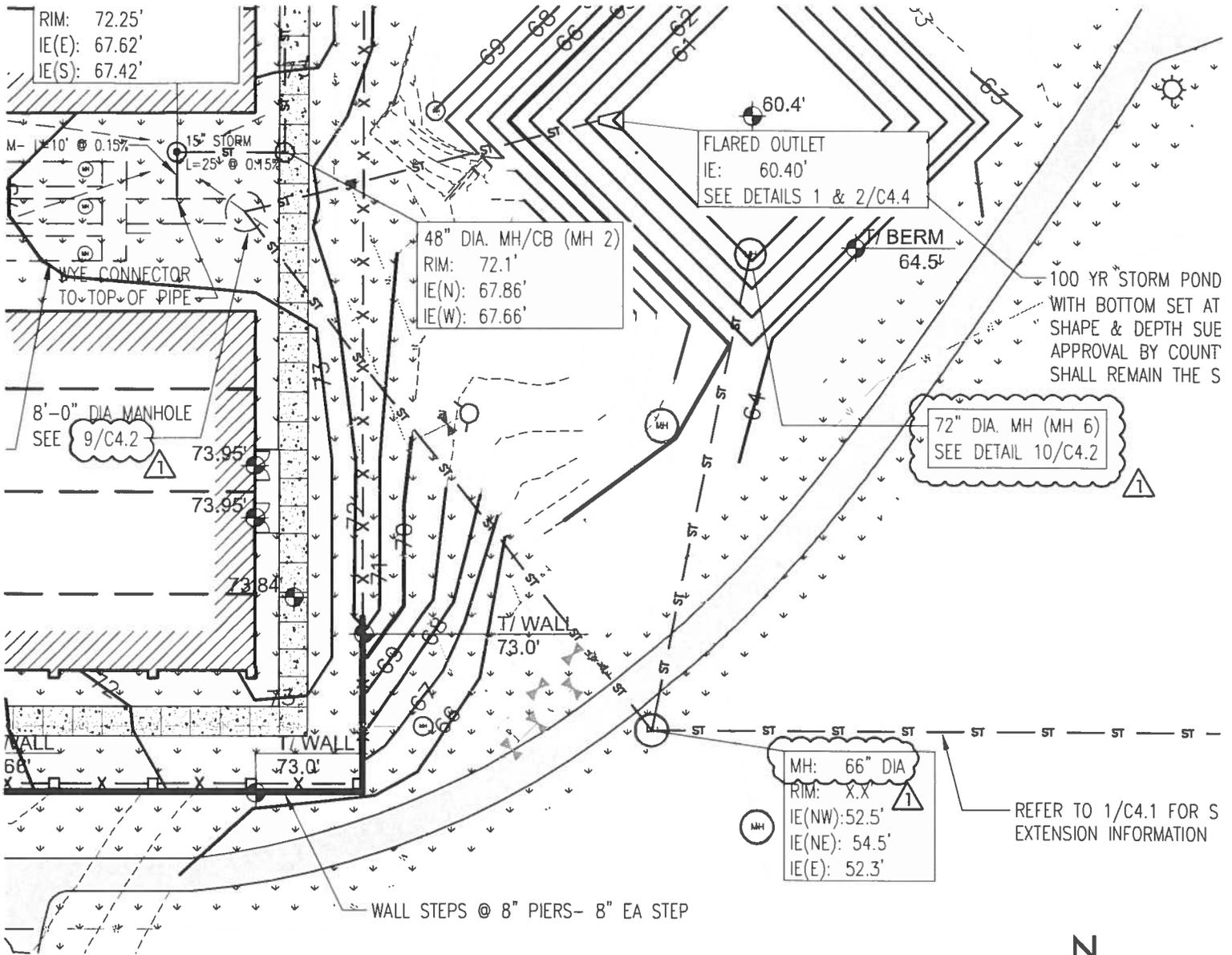
- E. For every 1,000 square feet seeding area provide two (2) bushel baskets (or five gallon pails) of damp, clean mason sand for mixing with the prairie and cover crop seed.
- F. Inoculate legume seeds as directed prior to seeding. Place seed in container and moisten with water until just damp. Add inoculum and mix thoroughly. The inoculum is a beneficial bacterium that works with the plant roots to extract nitrogen from the air.
- G. Mix all inoculated legume seeds with the remaining native prairie seeds, unless directed otherwise by Project Engineer and Parks Landscape Architect.
- H. Thoroughly and evenly mix the prairie and cover crop seed, including the inoculated legume seeds into the mason sand. Seed and sand must be thoroughly intermixed.
- I. Hand broadcast (sow) seed using one-half of the seed/sand mixture to cover the entire seedbed area. Then hand broadcast the remaining one-half of the seed/sand mixture by walking perpendicular to the first line of travel. This ensures good seed coverage across the entire area of the seedbed.
- J. Lightly hand rake seed into the topsoil or drag area lightly.
- K. Using a hand operated water filled roller weighing not more than 115 pounds, firm all seeded areas by hand rolling. Use of a cultipacker may be allowed in place of the hand roller.
- L. Install erosion control fabric over all seeded prairie areas as specified.
- M. Thoroughly water all prairie seed areas immediately after seeding operations have been completed and approved by the Engineer and Parks Landscape Architect. Provide additional waterings as specified and required.

3.05 TIME OF SEEDING

- A. Seeding shall be done within the following timeframes:
 - 1. April 1 to June 15
 - 3. September 1 to November 15
- B. Variance: If special conditions exist that warrant a variance in the above seeding dates, the Contractor shall submit a written request to the Project Engineer and Parks Landscape Architect stating the special conditions and the need for the variance. Permission for the requested variance will be granted if warranted in the judgement of the Project Engineer and Parks Landscape Architect. Any variance in the time of seeding will not change the specified maintenance and warranty periods or requirements.

3.06 CLEAN UP

- A. Remove any soil, seed or similar material that has been brought onto paved areas by planting operations, keeping those areas clean at all times.
- B. Contractor shall ensure uninterrupted normal business operations at the project site during seeding operations, and maintain a clean, orderly, and safe work area during all stages of work.
- C. At the end of each workday, spoil of all materials and packaging generated by operations of this contractor shall be removed from the site and properly disposed of.
- D. Contractor is responsible for the clean up, removal and proper disposal of all excess materials and debris from the project site upon completion and approval of all prairie and cover crop seeding operations.



STORM WATER MANGEMENT PLAN

REF: C1.3

SCALE: 1" = 30'-0"



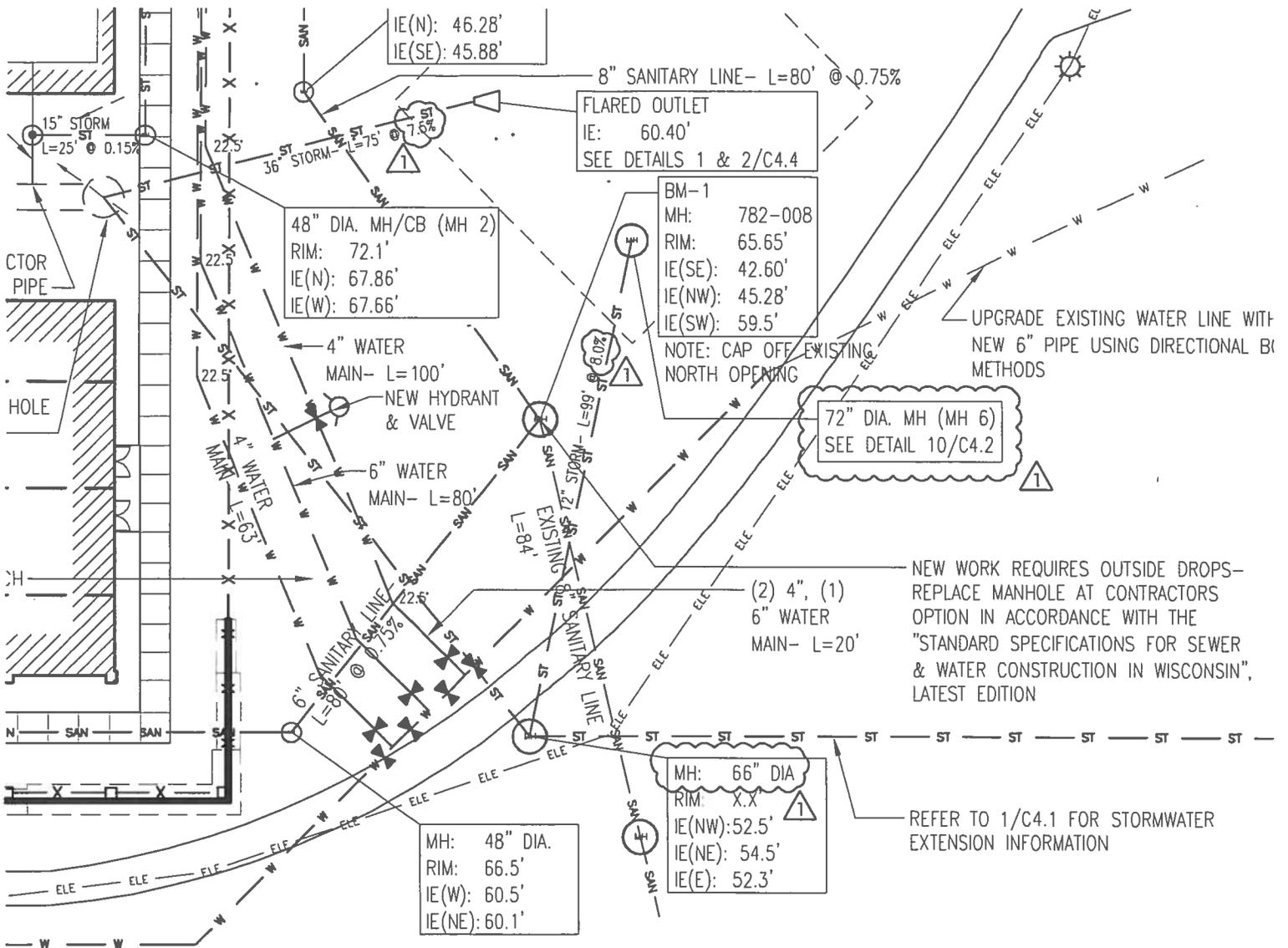
**NEW GREENHOUSE FACILITIES
MITCHELL PARK HORTICULTURAL
CONSERVATORY GREENHOUSE
524 SOUTH LAYTON BOULEVARD
MILWAUKEE, WI 53215**



DATE:
10/ 31/ 2012

REVISIONS:
1 11/ 12/ 2012

PROJECT:
WP143-08451
SITE NO:
782
BUILDING NO:
4161
AD1-C2



UTILITY PLAN

REF: C2.0 SCALE: 1" = 30'-0"

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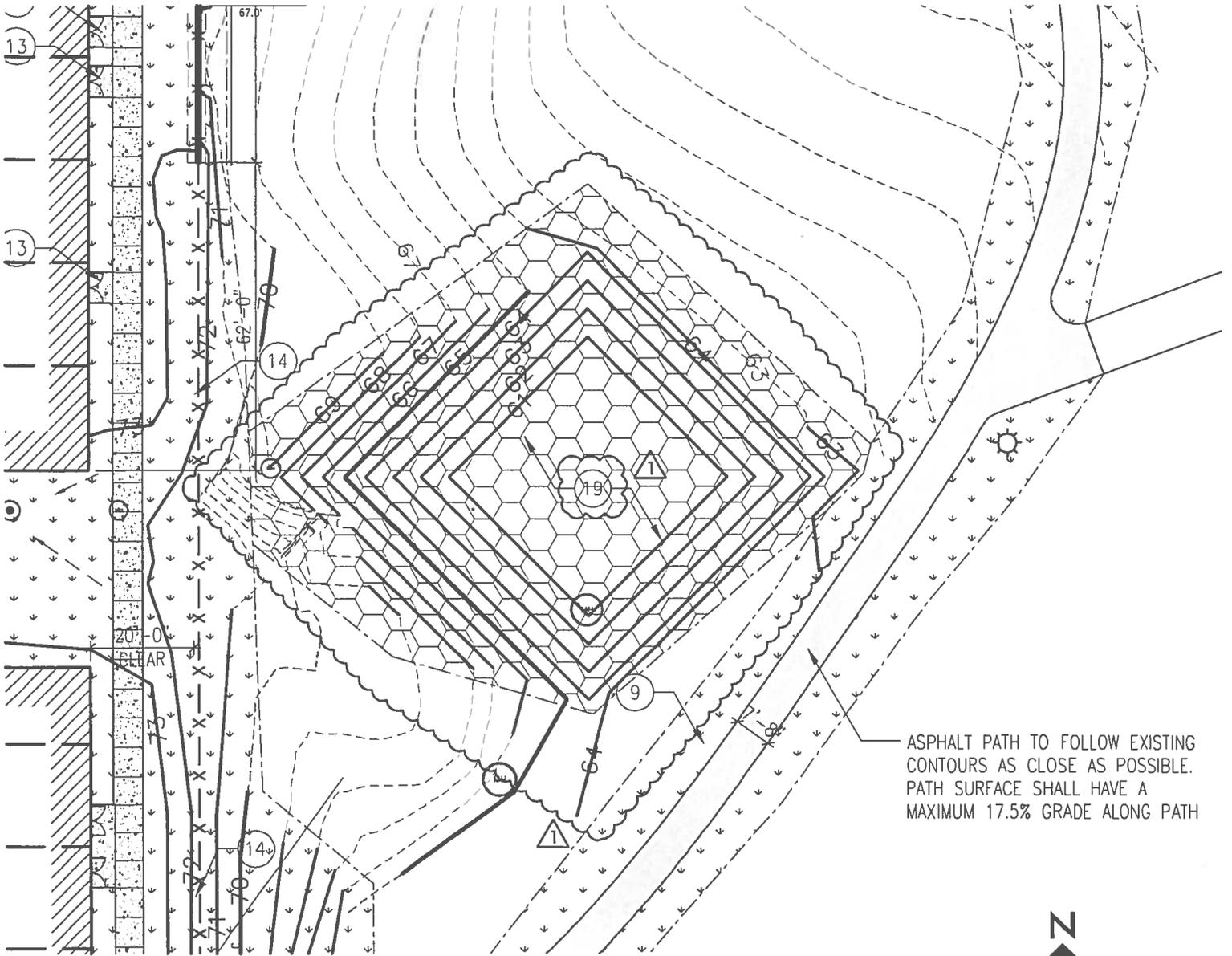
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AD1-C3



PAVING & SITE IMPROVEMENT PLAN

REF: C3.0

SCALE: 1" = 30'-0"



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AD1-C4

PAVING & IMPROVEMENT LEGEND

<div style="display: flex; align-items: center; margin-bottom: 10px;"> <div> <p>HEAVY DUTY ASPHALT PAVING- REFER TO DETAIL 4/C4.0</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div> <p>HEAVY DUTY CONCRETE PAVING- REFER TO DETAIL 5/C4.0</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div> <p>CONCRETE SIDE WALK- REFER TO DETAIL 2/C4.0</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div> <p>SEEDED GRASS AREA</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div> <p>6" GRAVEL SURFACE OVER PERMEABLE FABRIC</p> </div> </div>	<div style="display: flex; align-items: center; margin-bottom: 10px;"> <div> <p>HEAVY DUTY CONCRETE PAVING- REFER TO DETAIL 5/C4.0</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div> <p>ASPHALT PAVED PATH- REFER TO DETAIL 11/C4.0</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px dashed black; border-radius: 15px; padding: 5px; width: 100%;"> <p>SEEDED AREA- USE "NO-MOW LAWN SEED MIX WITH ANNUAL RYE NURSE CROP" ⚠</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px dashed black; border-radius: 15px; padding: 5px; width: 100%;"> <p>INFILTRATION SEEDING, USE "DETENTION BASIN WET PRAIRIE MIX". ⚠</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div> <p>PERMEABLE PAVERS ⚠</p> </div> </div>
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PAVING & IMPROVEMENT KEYED NOTES



1. 4" WHITE PAINT LINE, LOCATED AS SHOWN ON PLAN.
2. CURB & GUTTER TO MATCH EXISTING, CONFORM WITH DETAIL 9/C4.0.
3. SAW CUT EXISTING PAVEMENT TO A NEAT VERTICAL EDGE. GIVE THIS EDGE & THE EDGE BETWEEN ADJACENT PAVING PASSES (ON THE SURFACE COURSE) SHOULD BE GIVEN A COAT OF TACK.
4. HEAVY DUTY CONCRETE APRON- REFER TO DETAIL 5/C4.0.
5. HEAVY DUTY ASPHALT PAVING- REFER TO DETAIL 4/C4.0.
6. CONCRETE SIDEWALK- REFER TO DETAIL 2/C4.0
7. ASPHALT PARK PATH- REFER TO DETAIL 11/C4.0.
8. STEEL BOLLARD- REFER TO STRUCTURAL DRAWINGS.
9. SEEDED GRASS AREA. REFER TO SPECIFICATION 32 01 31
10. SEEDED AREA- "NO-MOW LAWN SEED MIX WITH ANNUAL RYE NURSE CROP". ⚠
11. BULK STORAGE SHED- REFER TO DETAIL 7/C4.1. ⚠
12. DECORATIVE FENCE- REFER TO DETAIL 12/C4.0.
13. CONCRETE STOOP- REFER TO STRUCTURAL DRAWINGS.
14. 8' TALL CHAIN LINK FENCE.
15. 8' TALL DECORATIVE FENCE ON EXISTING RETAINING WALL. SEE 7/C4.2 FOR ATTACHMENT DETAIL.
16. 42'-6" WIDE SLIDING GATE.
17. 20' WIDE SWINGING GATE IN DECORATIVE FENCE.
18. 11' WIDE SWINGING GATE
19. INFILTRATION SEEDING, USE "DETENTION BASIN WET PRAIRIE MIX". ⚠

REF: C3.0

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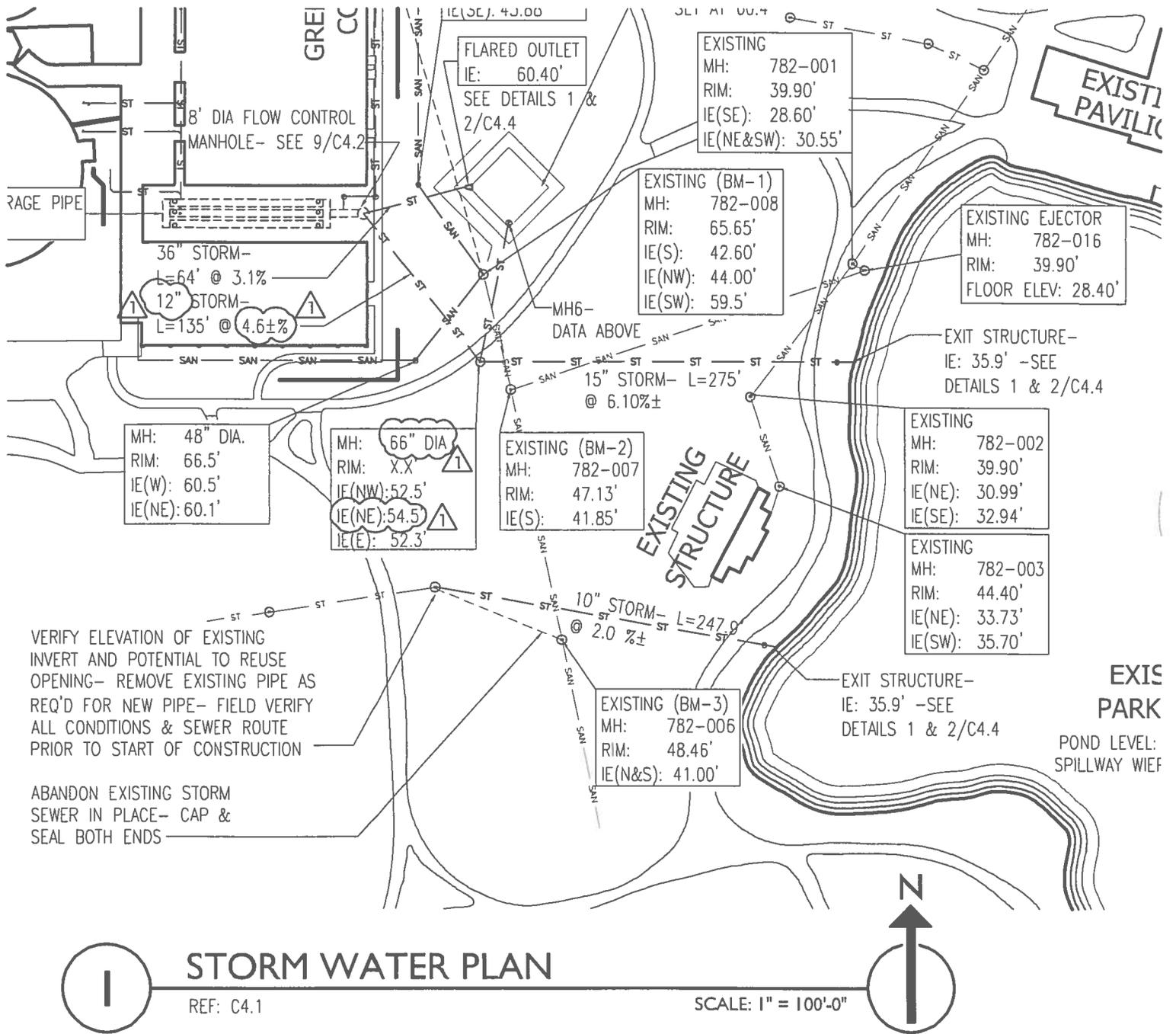
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AD1-C5



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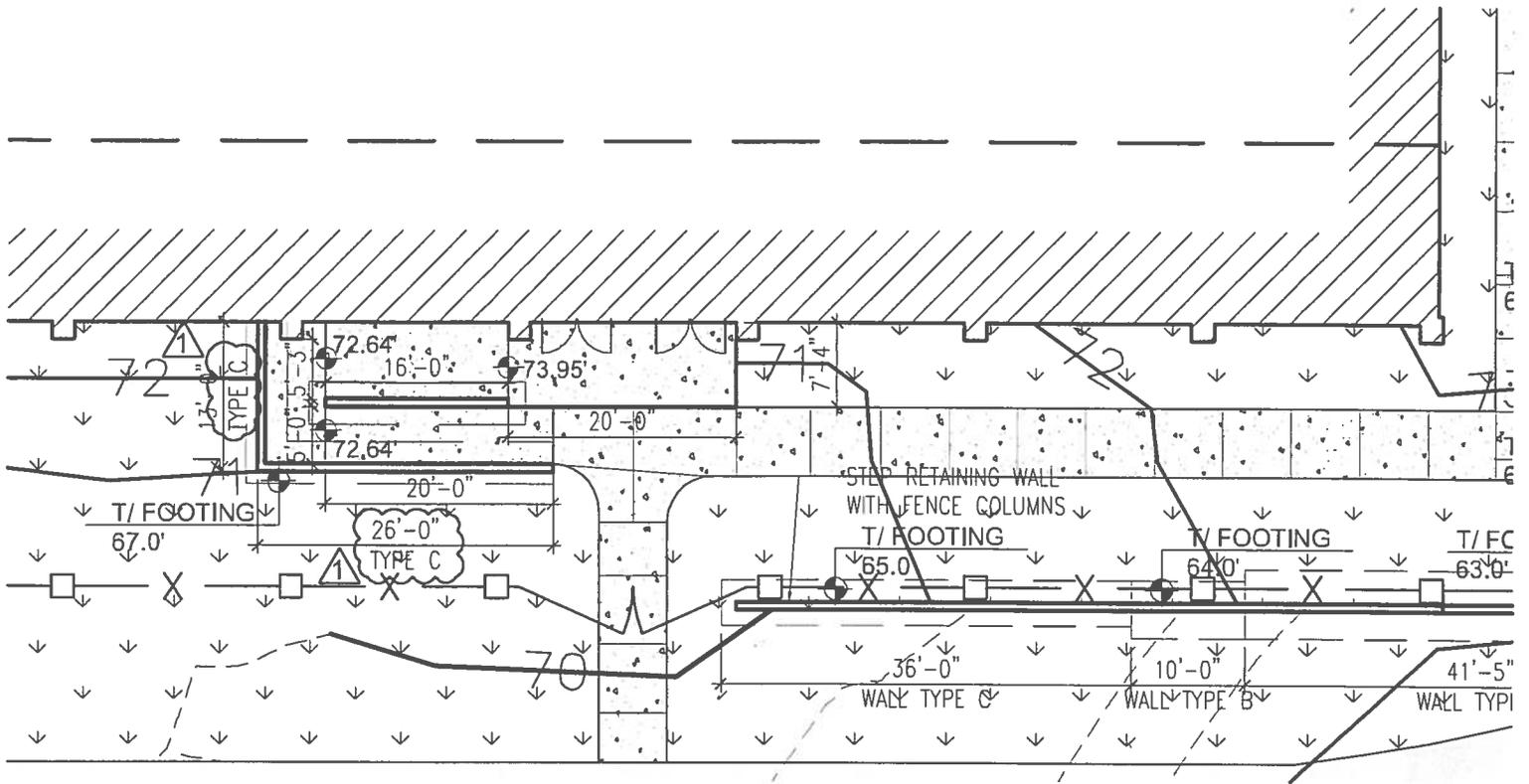
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AD1-C6



**ENLARGED PLAN
RETAINING WALL FOUNDATIONS**

REF: C4.2

SCALE: 1/16" = 1'-0"



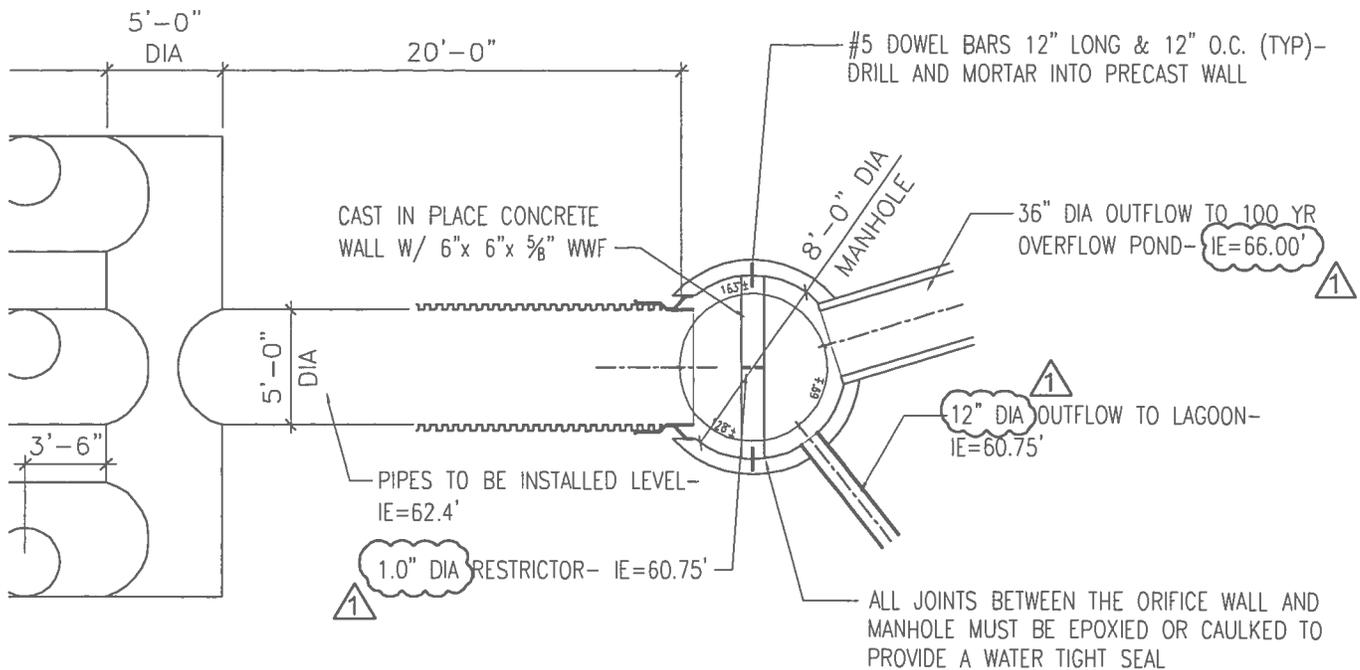
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AD1-C7



8

STORM WATER STORAGE SYSTEM

REF: C4.2

SCALE: 1/8" = 1'-0"

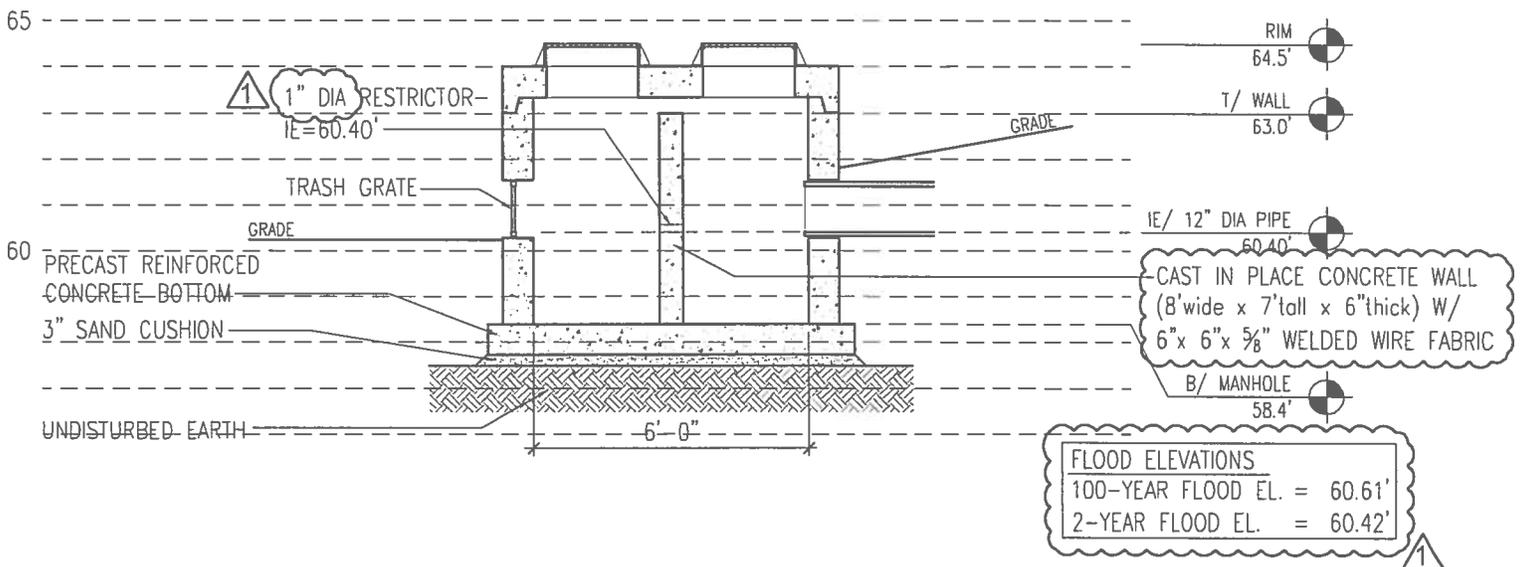
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10

STORM WATER MAN HOLE / FLOW CONTROL

REF: C4.2

SCALE: 1/4" = 1'-0"

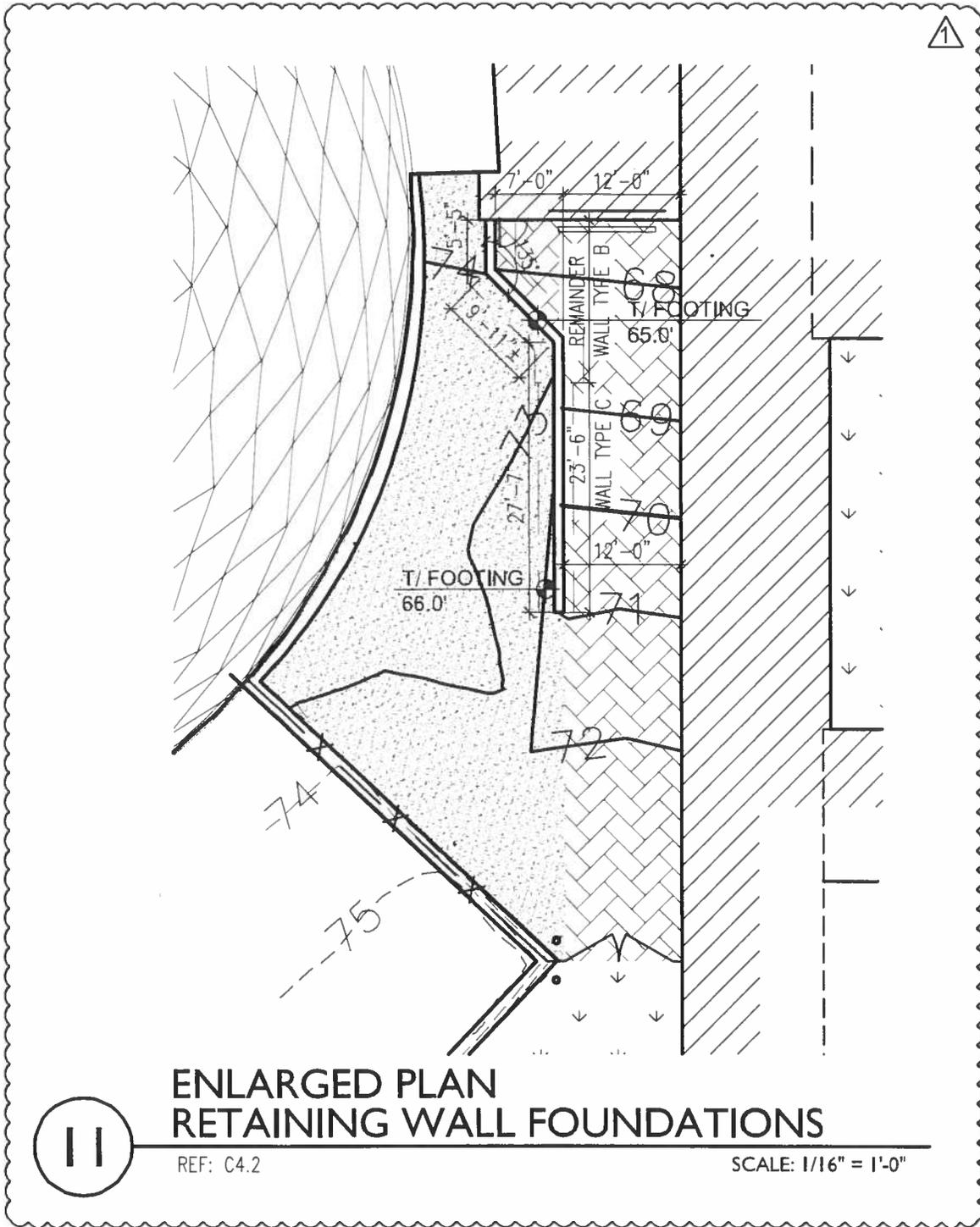
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AD1-C11