



Financial Management Department
Purchasing Division
1112 Manatee Avenue West, Ste 803
Bradenton, FL 34205
Phone: (941) 749-3014
www.mymanatee.org

DATE: August 4, 2015

TO: ALL INTERESTED PROPOSERS

REFERENCE: REQUEST FOR PROPOSAL No. 15-2112CP, Construction Manager at Risk Services for the Merrill Lynch Building Restoration and Remodeling Project

ADDENDUM No. 2

The following items are issued to add to, modify, and clarify the Request for Proposals (RFP) documents. These items shall have the same force and effect as the original RFP documents. Proposals are to be submitted on the specified date, on or before the specified time, and shall conform to the additions and revisions listed herein.

Proposers are hereby notified that this Addendum shall be acknowledged within their proposal and shall be made a part of the above named Request for Proposal documents as if contained within the original.

The following questions were raised at the Non-Mandatory Site Visit and Information Conference held at 10:00AM on July 27, 2015.

1. **Question:** Has there been any material studies done on the building?

Answer: There was a material study done four to five years ago while the County was doing some minor remodeling to the building. There was asbestos found and remediated.

2. **Question:** Has there been a structural study done on the building?

Answer: Yes. See attached report.

3. **Question:** Does the County require a budget/schedule of values be submitted with the RFP proposal?

Answer: No.

4. **Question:** Will the building be occupied at any time during construction?

Answer: The County anticipates that the building will be vacant during the construction.

Other Questions submitted after the Information Conference.

5. **Question:** Can you post the sign in sheet for the Info Conference?

Answer: See attached sign in sheet.

6. **Question:** What is the breakdown of the project cost, Construction cost VS. FFE Cost?

Answer: Currently the estimated construction cost is 2.8M with approximately 400K for FFE, for a total estimated cost of 3.2M.

All other terms and conditions of Request for Proposal 15-2112CP remain unchanged.

Proposals will be received until **August 10, 2015 at 4:00 P.M.** in the Purchasing Division Conference Room, 1112 Manatee Avenue West, Suite 803, Bradenton, FL 34205.

If you have submitted a proposal prior to receiving this addendum, you may request in writing that your original, sealed proposal be returned to your firm. All sealed Proposals will be opened on the date stated.

Sincerely,
MANATEE COUNTY GOVERNMENT



ATTENDANCE RECORD INFORMATION CONFERENCE

Request For Proposal #15-2112CP
Construction Manager at Risk Services for the Merrill Lynch Building
Restoration and Remodeling Project

Date: July 27, 2015
Time: 10:00AM

Phone #	Name	Representing
941-749-3037	Christine Pearson	Purchasing
941-795-2132	MARK UNGER	FLORIDA COMM. CONST.
941-729-5691	DAVID BISHOP	LEGATRE & ASSOC.
941-951-6100	BEN SASSE	JOHN F. SWIFT, INC.
"	EMMALEE LEGLER	" "
941-741-1062	Phillip Reutebuch	NDC Construction
"	CHRIS GRAY	" "
941-377-6800	FRED STRAMMER	MEFS
941-377-6800	MARK FREEMAN	MEFS GC
6401	JANET Bodner	ENR
3097	KL MEROUSER	PROPERTY MGT
407-267-7730	Rodolfo Pusig	AFT Construction
(941) 907-9099	Andy Stultz	Halfacre construction
744-3004	Charles Bishop	PM
941 917 0883	Joshua Treadway	Hall Architects
86432	Kim Stracel	ENR
813-436-6521	TOM TAROSI	WHARTON-SMITH, INC.
941-749-3003	TOM YARGER	ML PM D.

March 3, 2011

Alan Meronek
Manatee County Government
1112 Manatee Avenue W.
P. O. Box 1000
Bradenton, FL 34205-8926

RE: *Merrill Lynch Building*
1002 Manatee Ave. West, Bradenton, Florida
KEG Project #11DS-0001.001

Dear Mr. Meronek:

In accordance with Work Assignment number 11.001, Karins Engineering Group, Inc. (KEG) visited the Merrill Lynch building located at 1002 Manatee Ave. West on February 22, 2011 to document the existing floor framing for the purpose of determining gravity load capacity for both dead and live load, determine locations of bearing walls, review stairs for conformance to code, and evaluate the addition of a new elevator and new stair. The observation was done on both the first and second story of the structure. The observation was limited on the first floor due to gypsum board covering the floor framing, which appears to be used for a fire proofing. Neither our observations nor this report are intended to address hidden defects, mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned.

GENERAL INFORMATION

The Merrill Lynch building is a two story structure measuring approximately 90' x 150' in plan and was built in the late 1940s. The roof framing consisted of 2x6 or 2x8 roof joists spanning from the exterior brick wall to interior steel beams and from interior steel beam to interior steel beam. Common attachments of roof framing consisted of toe-nailing observable only from the side faces of the 2x members. There was no evidence of hurricane straps or tie downs at exterior or interior bearing points. The support of the ceiling was an independent wood framing spanning generally in the same direction as the roof joists.

The floor framing appears to be built in similar manner as the roof framing, but could not be confirmed due to the floor framing being completely covered by gypsum board. The gypsum board most likely was installed to achieve a fire rating between the two floors. Based on the shapes of the gypsum board, it appears that the steel columns align from floor to floor and the 2nd floor steel beams run in the same direction as the roof.

The stair on the back of the building next to 10th Street appears to have been added at a later date than the original structure. These stairs do not conform to current code due to the head height limitations not being met in multiple locations.

ANALYSIS AND EVALUATION

Our observation of the floor framing was extremely limited and therefore an analysis of the floor system can not be completed. Partial or complete demolition of the gypsum board would be required to determine the actual design capacity of the 2nd floor framing. Karins Engineering Group, Inc. has provided a table of

Florida Certificate of Authorization Number 8371

possible framing sizes for the spans measured between steel beams supports and the loads these members are capable of resisting.

No. 2 Southern Pine

<u>FRAMING SIZE</u>	<u>SPAN</u>	<u>*Live Load</u>	<u>Floor and Ceiling Dead Load</u>
3x8 framing at 16" o.c.	14'-0"	50psf	20psf
2x10 framing at 16" o.c.	14'-0"	50psf	**12psf
2x12 framing at 16" o.c.	17'-0"	50psf	**9psf
3x10 framing at 16" o.c.	17'-0"	50psf	19psf

*Note that 50 psf live load was used based on FBC Chapter 16 for office use. Corridors, storage, and assembly areas for example exceed the 50 psf live load.

**Actual current dead load for the floor and ceiling is estimated to be approximately 15 psf, therefore the 12psf and 9psf would not be sufficient to resist code prescribed loads.

Based on our observations of the floor and roof framing, all framing is supported by the exterior walls and interior steel beams and steel columns. Therefore, the interior wood walls are not bearing and can be removed or reconfigured as necessary.

Based on the preliminary location of the proposed elevator and new stair location, and our limited observation of the flooring framing, Karins Engineering Group recommends further investigation after demolition occurs to determine most economical framing. We believe that the framing will need to be reinforced and the use of headers will be required.

The stair on the back of the building next to 10th Street does not conform to current code due to the head height limitations not being met in multiple locations. Karins Engineering Group recommends rebuilding the stairs and achieving the proper head height required by the Florida Building Code. Rebuilding the stairs would require that the intermediate landing be lowered. This will increase the length of the landing at the bottom of the stairs and place the first stair tread closer to the intermediate landing, creating enough head height to meet the FBC. Lowering the intermediate landing also lengthens the stair stringers at the top of the stairs. With a longer run at the top of the stairs, the 2nd floor framing will need to be adjusted to accommodate the new position of the stairs. Usage and head height will be reduced underneath the stairs and the tenant should be notified of the changes.

Please contact us to discuss options to further investigate the 2nd floor framing so that we can provide you an accurate analysis and design.

Due to the limited scope of this investigation, we cannot attest to the structure's full compliance with building codes or accepted construction techniques. This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering Group, Inc. We trust this information is helpful. Should questions arise, please do not hesitate to call.



PHOTO APPENDIX



Photo 1: Roof and Ceiling Framing



Photo 2: Finishes over 2nd Floor Framing



Photo 3: Low Head Height at Stairs

