



Coleman Partners ARCHITECTS L.L.C.
3377 North Blvd.
Baton Rouge, Louisiana 70806, USA

225.387.4414 TELEPHONE
225.214.5365 FACSIMILE
cparch.com WEB SITE

3701 Kirby Drive, Suite 988
Houston, Texas 77098, USA
832.947.1038

935 Gravier St. Suite 830
New Orleans, LA 70112
504.332.3191

July 8, 2016

MVC Pulse South Beach and MVC Miami Sales Center
Marriott Ownership Resorts, Inc – South Beach
Miami Beach, Florida

Robert M. Coleman III Architect, AIA,
Gary Gilbert Architect, AIA, MBA
Marvin R. Ragland, Jr. Architect, AIA,
Dale M. Songy Architect, AIA,
Joseph Saffiotti Architect, AIA
Wendy Lee Architect, AIA,

Associates
Christopher Haslitt Architect, AIA,
Jonathan Heltz Architect, AIA
Brent Guilbeau Architect, AIA,
Jeffrey M. La Rosa Architect, AIA,
Jennifer Romero Interior Designer, ILDA,

Addendum Number Three

The following items shall be considered part of the Contract Documents for the above referenced project and shall take precedence over any conflicting statements contained therein. Revise all other notes, schedules, details, elevations, sections as required.

General Owner Clarifications/Revisions

1) Contract Bid Date

Bid Date for above reference project has been changed. The new bid date is Wednesday, July 20, 2016.

See "Proposal Due Date and Time" section and table below for additional information

2) Revision to Exhibit A, Section 6, Paragraph 2 in reference to temporary separation of construction activities

Temporary partitions separating construction activities from required emergency egress shall be **1-hour** in lieu of 2-hours as noted.

3) Exhibit C-3 - Schedule of Values

A digital Schedule of Values (excel format) has been posted along with this Addendum for Contractor use in preparing required bids

4) Revised Exhibit E – Construction Schedule

Contractor shall replace Exhibit E – Construction Schedule with attached revised Exhibit E – Construction Schedule (Addendum-003)

Proposal Due Date and Time

Item	Due Date and Time	Contents	Location
Proposals Due	Wednesday, July 20, 2016 at 2:00 PM EST	<ul style="list-style-type: none"> • Hard copy and CD of the entire proposal submittal including all information requested in Section 3.0 • 4.1 Addenda • 4.2 Base Bid – Lump Sum Base Bid Price • 4.8 Long Lead Items and Material Delivery • 4.9 Insurance • 4.10 Certification • 4.11 Organizational Information • 4.12 Declaration 	<p>Marriott Ownership Resorts, Inc. 6649 Westwood Blvd Orlando, FL 32821</p> <p><u>Or</u></p> <p>Electronic Submission to:</p> <p>Scott McFarlane (Scott.Mcfarlane@mwwc.com)</p> <p>CC to: Iona O'Sullivan (Iona.O'sullivan@mwwc.com)</p> <p>Alan Marshall (Alan.Marshall@mwwc.com)</p> <p>William Vernikos (William.Vernikos@mwwc.com)</p> <p>Robin Riker (robin.riker@fetterhoff.com)</p>
Detailed Schedule of Values	Friday, July 22, 2016 at 5:00 PM EST	<ul style="list-style-type: none"> • 4.2 Lump Sum Base Bid Price Detail (Schedule of Values – Excel) • Bid Form Sections (Word): <ul style="list-style-type: none"> ○ 4.3 Requested Alternates ○ 4.4 Voluntary Alternates ○ 4.5 Unit Prices and Allowances ○ 4.6 Position and Rate List ○ 4.7 Subcontractors and Consultants 	<p>Electronically to Scott McFarlane at scott.mcfarlane@mwwc.com</p> <p>and</p> <p>Robin Riker at Robin.riker@fetterhoff.com</p>

General GC Requests for Information

Refer to the following for list of questions received from General Contractors and responses provided by Owner and Design Team.

- 1) **The guestroom units are noted to receive new tile backsplashes. Are there existing backsplashes that will need to be removed?**

Yes, GC is responsible for removing existing back splashes and side splashes. Prepare surfaces to accept new tile back splashes where indicated

- 2) **Is there a mosaic backsplash on top of a granite backsplash or just mosaic tile without a backsplash?**

There is a mosaic tile wallcovering extending from the countertop to the underside of upper cabinets as shown. No new granite back or side splashes

- 3) **Do the guestroom door frames get painted? If so, provide color**

All guestroom (unit) doors and frames to receive new paint (corridor and unit interior side), with the exception of exterior side of the following guest units which are accessed from the atrium:

Level 2: 202, 203, 204, 206, 207 & doors to 201/202A vestibule and 204A/205 vestibule
Level 3: 302, 303, 304, 306, 304 & doors to 301/302A vestibule and 304A/305 vestibule

- 4) **Who is providing the countertops?**

Countertops are provided and installed by GC per Addendum-002

- 5) **Is painting the stairwells in scope?**

No work inside existing stair wells. Corridor side of door and frame to be painted

- 6) **GC will be required to paint walls, ceilings, and wood base in both guestrooms and public areas. Is this correct?**

Yes, this is correct. Refer to additional information outlined in Addendum-002

- 7) **Is the extent of wallcoverings to be removed clearly shown on the drawings?**

Yes, refer to SK2-1 included in Addendum-002

- 8) **The door schedule indicates prefinished doors in hollow metal frames throughout. We will be painting frames only except for exterior doors indicated on elevations correct?**

Incorrect, only the door schedule for the Sales Center indicates prefinished (or factory finished) wood doors in painted hollow metal frames.

The schedule for the Lobby indicates painted wood doors in pre-finished aluminum frames while the Units set of drawings indicates painted wood doors in painted metal frames.

Unless specifically indicated otherwise, no exterior side of any existing door or frame is to receive paint.

- 9) **Several Doors [on the exterior first floor] are noted to be replaced and also noted as**

“add flood barrier to existing”. Please clarify.

Where indicated, doors, frames and surface applied flood barriers are all new. Delete “existing” from note

- 10) There are only 2 exterior elevations shown. Are we painting the walls there? Is there no work at the other elevations?**

There is no exterior painting scope for these walls. The two elevations included are mainly to show run of new conduit for third floor I/T room.

- 11) I assume that we are not painting the exterior balcony railings at the guestrooms. Is this correct?**

This is correct. Exterior Guestroom railings are not in scope

- 12) No demolition shown for existing corridor carpet. Assume it is to be demoed for new work?**

Demolition of exterior corridor carpet is shown in Addendum-002

- 13) Sheet D3.200 General Furniture Demo note calls for items to be removed and refinished, please clarify what the extent of this work entails. What type finish.**

Note: Only existing mirrors will require refinishing. New finish shall match new furniture provided by Owner.

- 14) Typical guestrooms assume existing ceilings remain as is - no new drywall ceilings?**

Correct, there are no new drywall ceilings shown within guestrooms, new painted re-finishing only.

- 15) At rear exit ramp adjacent laundry room are the existing handrails to be removed or modified in any way?**

Yes, existing handrails shall be removed and modified/replaced to match new slope and length of ramp.

Also, GC will be responsible for adjusting existing condensate drain line located at ramp to match new slope

- 16) Are there any structural details (footing/beams/tie in to existing walls) for new exterior door MK 109-1?**

No footing required. New exterior wall to be constructed in accordance with attached detail of existing exterior wall type. Refer to attached sketch SK3-1

- 17) Please provide detail for wall type C-2.**

Wall type “C2” shall be constructed similar to wall type “C1” with 6” studs in lieu of 3-5/8”

- 18) For bidding purposes with regards to lobby what is the extent of existing owner items (cabinetry, furniture, etc.) that will need to be removed by contractor prior to demo? What is to be stored? Are we to store on site or include costs for off-site storage? Does owner already have an off-site storage location for new OP items? If so please provide contact info.**

See Addendum-002 for moving allowance.

Note: Existing Owner items to be relocated to level 2 rooms reserved for Owner. GC shall refer to FF&E matrix (addendum-002) for direction on items to be managed by GC. Owner does not believe off-site storage for existing Owner items is necessary. Owner will have off site storage for Owner provided new items – see addendum-002.

19) Please provide details for new low wall and railing at new terrace deck ramp.

New low walls adjacent to the wood decking ramp shall be 42" tall and constructed of the same material as the deck (Pressure Treated Pine structure with Ipe finish deck boards).

Railing shall be painted steel to match existing. Install at 36" above ramp surface.

20) Please provide deck details, materials and uplift/structural anchoring requirements.

Refer to Addendum-002 for general anchorage notes.

Deck shall be delegated structural design based on the following parameters:

- a) Building Height: 50'-0"
- b) Exposure: D
- c) Importance Classification: 2
- d) Basic Wind Speed: 150MPH
- e) Design Pressure Horizontal: 80 psf (outward pressure)
- f) Design Pressure Vertical: 131 psf (upward pressure)

21) Please provide Planter details.

New Planters are FF&E provided and installed by Owner

22) Please provide new exterior door specifications with impact rating requirements.

All new doors on level one shall be large missile impact resistant

All new doors on roof level (openings in existing mansard roof) shall be small missile impact rated

Unless noted otherwise, new exterior doors shall be fiberglass doors and frames in accordance with specification section 083450 – Fiberglass Doors and Frames

23) Please provide details for new low wall and railing at new terrace deck ramp.

New low walls adjacent to the wood decking ramp shall be 42" tall and constructed of the same material as the deck (Pressure Treated Pine structure with Ipe finish deck boards).

Railing shall be painted steel to match existing. Install at 36" above ramp surface.

24) FPL Vault room doors are typ. louvered hollow metal, it is unclear if a louvered fiberglass door can be used on an FPL vault and if it will meet impact requirements, please advise.

Doors for FPL Vault room shall be in accordance with FPL Service Standard Guidelines as noted below (Note that no material is designated):

From FPL Guidelines, section B "Vault Requirements" – "Doors shall open outward, and shall have a hasp for padlocking or mortised openings for FPL provided Customer installed cylinder dead lock set. Locks and latches shall be so arranged that the door may be readily and quickly opened from the inside"

Note: Some Fiberglass door manufacturers, such as ChemPruf, have full louvered doors designed to meet Florida's impact requirements

End of Addendum-003

BY: Brent J. Guilbeau, Architect, AIA
Coleman Partners Architects, LLC

**EXHIBIT E – CONTRACT TIME (ADDENDA 3)
MVC SOUTH BEACH AND MIAMI SALES CENTER**

CONTRACTOR NAME
ADDRESS
CITY, STATE, ZIP
PHONE
FAX

The Tables below summarize the Project’s schedule milestones and the substantial completion dates as required by the Owner. Refer to Exhibit A for required Logistics Plan to be prepared by Contractor and submitted with the Contractor’s proposal.

MVC South Beach Sales Center Base Schedule Milestones

Sales Center Base Schedule Milestones	Start	Substantial Completion^x
Mobilization and Demo upon Notice to Proceed	8/8/2016	
Construction	8/15/2016	9/26/16
FF&E / Low Voltage installation (Owner / GC coordination)	9/26/16	10/03/16
COMB Occupany Permit by GC		10/4/16
Owner Occupancy		10/5/16

MVC South Beach Sales Center Alternate Schedule Milestones

Sales Center Alternate Schedule Milestones	Start	Substantial Completion^x
Mobilization and Demo upon Notice to Proceed	8/8/2016	
Construction (FF&E installed, TCO in hand)	8/15/2016	11/1/2016
FF&E / Low Voltage installation (Owner / GC coordination)	11/1/2016	11/8/2016
COMB Occupany Permit by GC		11/8/2016
Owner Occupancy		11/9/2016

The Contractor shall submit the requested alternate schedule for the Owner’s consideration where such schedule provides a cost advantage to the Owner.

***Substantial Completion Sales Center**

In addition to the requirements for Substantial Completion in the General Conditions of Contract, and for each milestone, Contractor shall have completed:

Sales Center Upfit: 100% of the front of house punch, installed all contractor managed FF&E, 100% of all fire life safety requirements and obtained occupancy certificate from the City of Miami Beach building and fire departments.

Marriott Vacation Club Pulse, South Beach Base Schedule Milestones (Hotel)

Hotel Base Schedule Milestones	Start	Substantial Completion⁺
GC Mobilization (Hotel)	8/10/2016	
Relocate Phase 1 Lobby Operations BOH to Level 2	8/10/2016	8/15/2016
Temporary works and demo Phase 1 Lobby	8/16/2016	8/30/2016
Construct Lobby Phase 1 (FOH / BOH)	8/31/2016	10/11/2016
FF&E Lobby Phase 1 (FOH / BOH)	10/12/2016	10/18/2016
Occupancy Permit by GC Lobby (FOH / BOH) (Phase 1)		10/18/2016
Relocate Operations BOH / FOH to Phase 1	10/19/2016	10/20/2016
Phase 1 open to guests for check-in		10/20/2016
Construct Lobby Phase 2 (FOH / BOH)	10/19/2016	11/16/2016
FF&E Lobby Phase 2 (FOH / BOH)	11/17/2016	11/22/2016
Occupancy Permit by GC Lobby (FOH / BOH) (Phase 2)		11/22/2016
Relocate Operations BOH / FOH to Phase 2	11/23/2016	11/24/2016
Phase 2 open to guests		11/24/2016
Roof Top Terrace	8/31/2016	9/23/2016
Level 5 Rooms, Corridors, Exterior, FLS, HSIA, FF&E	8/31/2016	9/23/2016
Level 4 Rooms, Corridors, Exterior, FLS, HSIA, FF&E	8/31/2016	9/23/2016
Level 3 External Rooms, Corridors, Exterior, FLS, HSIA, FF&E	9/23/2016	10/20/2016
Level 3 Internal Rooms, Corridors, Exterior, FLS, HSIA, FF&E	9/27/2016	10/20/2016
Level 2 Operations Rooms, Corridors, Exterior, FLS, HSIA, FF&E	10/21/2016	11/24/2016
Level 2 Rooms, Corridors, Exterior, FLS, HSIA, FF&E	10/28/2016	11/24/2016
Level 2 Operations Rooms, Corridors, Exterior, FLS, HSIA, FF&E	11/24/2016	12/5/2016

Marriott Vacation Club Pulse, South Beach Voluntary Schedule Milestones (Hotel)

The Contractor may submit a voluntary alternate schedule for the Owner’s consideration where such schedule provides a schedule and cost advantage to the Owner.

***Substantial Completion Hotel**

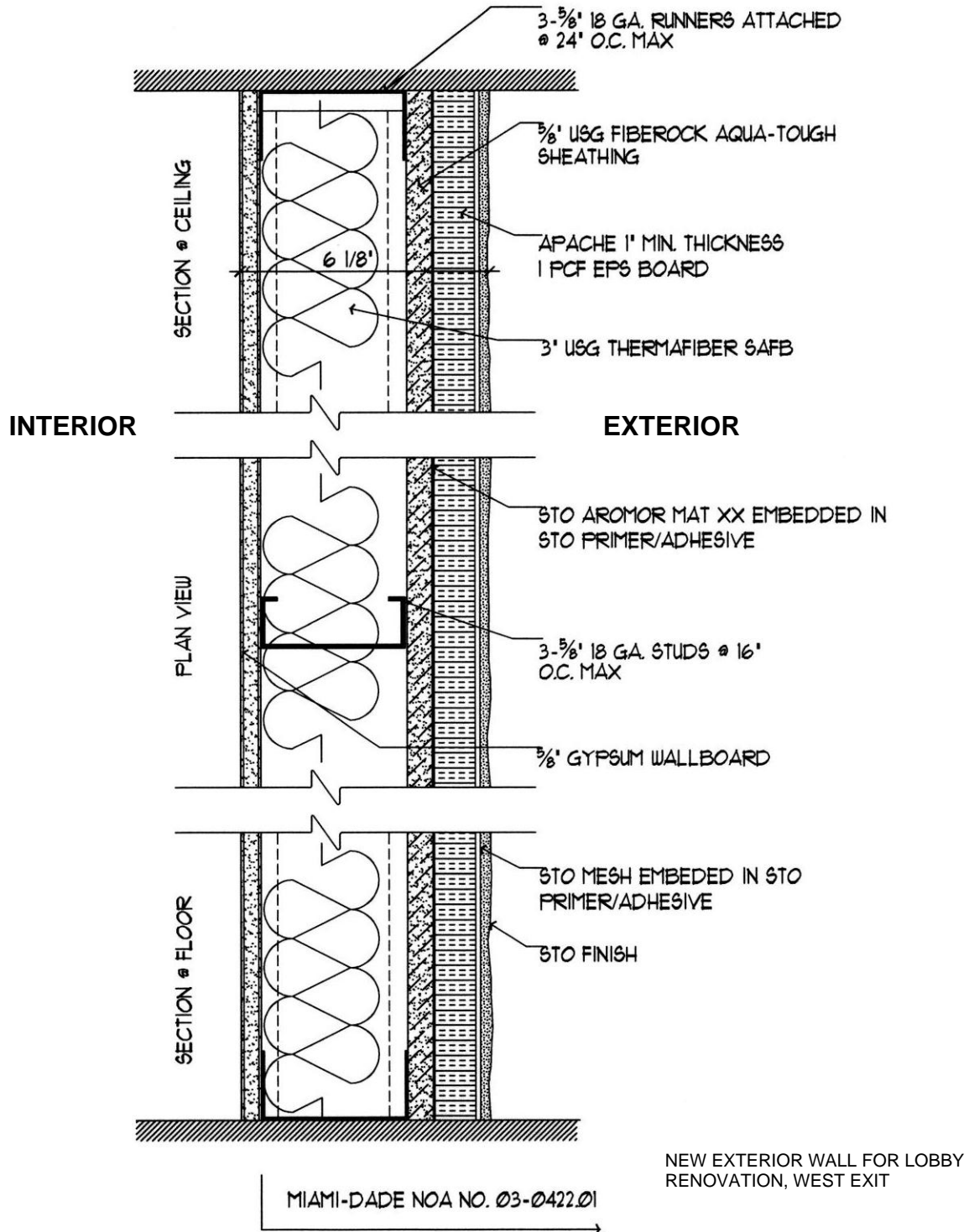
In addition to the requirements for Substantial Completion in the General Conditions of Contract, and for each milestone, Contractor shall have completed:

Guestroom renovation per level: 100% of Guestroom Punch, installed all contractor managed FF&E, 100% of all fire life safety requirements and obtained occupancy certificate from the City of Miami Beach building and fire departments.

Level 1 Renovation: 100% of Lobby front of house punch, 100% of all fire life safety requirements and obtained occupancy certificate from the City of Miami Beach building and fire departments.

Terrace and exterior renovation: Installed all contractor managed FF&E, 100% of all fire life safety requirements and obtained occupancy certificate from the City of Miami Beach building and fire departments.

(end of exhibit)



A NEW EXTERIOR WALL INFILL
NO SCALE

MVC SOUTH BEACH

MIAMI BEACH, FL



Telephone 225.387.4414
3377 NORTH BLVD
BATON ROUGE, LA 70806

Telephone 504.322.3191
935 GRAVIER ST., STE. 624
NEW ORLEANS, LA 70112

Facsimile: 214.5365
3701 KIRBY DR. SUITE 988
HOUSTON, TX 77098

ADDENDUM-003

Project #:
16007

Date:
07/08/16

SK3.1