

## ADDENDUM NO. 1 (ONE)

Addendum No. 1 (ONE) to the Contract Documents for:

Florence Restoration

AL ARNG – Readiness Center

Florence, Alabama

**Project Title:**

Florence Restoration

Florence, Alabama

**IFB Project #:**

AC-17-B-0019-S

**H+H Project #:**

16010.09

**Addendum Date: September 8, 2017**

**Bid Date: September 14, 2017**

**Construction Duration – 360 calendar days.**

### A1-1 GENERAL:

**A1-1.1** The following changes and/or additions to the Contract Documents are hereby made part of same and are incorporated in full force as part of the Contract. This Addendum forms a part of the Contract Documents and modifies the **original Construction Documents dated August 15, 2017**.

**A1-1.2** Bidder shall acknowledge receipt of this Addendum on the Bid Form when submitting bid.

**A1-1.3** Bidders are advised to call attention to all sub- bidders and suppliers for any changes which may affect their work.

**A1-1.4** This Addendum shall supersede all contrary and/or conflicting information contained in the Contract Documents, which are hereby amended as follows:

### A1-2 REQUESTS FOR SUBSTITUTIONS:

No requests received.

### A1-3 CLAIRIFCATIONS:

**A1-3.1** Bidder's Question: Is concrete, soils, other materials testing to be paid for by the Owner or the Contractor?

Answer: All construction materials testing is to be provided and paid for by the Contractor.

### A1-4 SPECIFICATIONS:

**A1-4.1** Refer to the attached **Section 01 78 13 – Project Closeout Checklist** and replace the existing document in its entirety.

**A1-4.2** Refer to **Section 02 10 00 – Special Site Construction** and delete the existing document in its entirety.

**A1-4.3** Refer to **Section 03 52 16 – Lightweight Insulating Concrete** and delete the existing document in its entirety.

### A1-5 DRAWINGS:

1. No drawing revisions issued.

**ATTACHMENTS:**

1. Section 01 78 13 – Project Closeout Checklist
2. Pre-Bid Meeting Minutes
3. Pre-Bid Meeting Attendance List
4. List of “Official Planholders”

END OF ADDENDUM NO. 1 (ONE)

**SECTION 01 78 13 - PROJECT CLOSEOUT CHECKLIST****PART 1 - GENERAL:**

## 1.01 SUMMARY

- A. This Section consists of a shortform checklist for required closeout documents / submittals.

## 1.02 RELATED SECTIONS

- A. Section 01 77 00 - Project Closeout

## 1.03 REQUIREMENTS

- A. See Section 01 77 00 for the full requirements of each of the following:
1. Fully executed copy of the Certificate of Final Completion with copy of original punchlist
  2. Original Affidavit of "Advertisement of Completion" - a copy of the ad must be attached to the affidavit form. (Not required if original awarded contract is less than \$50,000.00)
  3. General Contractor's Affidavit of Release of Liens
  4. General Contractor's Affidavit of Payment of Debts and Claims - AIA G706A or approved equal
  5. Consent of Surety to Final Payment AIA G707 or approved equal (Not required if original awarded contract is less than \$50,000.00)
  6. General Contractors "One Year Guarantee"
  7. General Contractor's "State of Alabama Roof Guarantee" - if applicable
  8. Other warranties as required by contract
  9. As-Built Drawings - Changes should be legible, in permanent ink, and supplemented by detailed sketches or drawings when necessary
  10. Operating and Maintenance Manuals / Submittal / Product Literature & Technical Data

## 1.04 SUBMITTALS

- A. Closeouts shall be submitted to the Architect in the following packages:
1. Package #1 - **Final Pay Application Package** contains at least two (2) original pay applications with items #1 - #5 attached with binder clip or stapled - not in three ring binder or paper clipped.
  2. Package #2 - **Warranty Package** contains items #6 - #8 attached with binder clip or stapled - not in three ring binder or paper clipped.
  3. Package #3 - **As-Built Package** contains items #9 - #10. Item #10 is to be bound in three ring binder(s). The As-Built's are to be rolled with the writing facing outside.
  4. Package #4 - **Copy Package** contains copies of items #1 - #8 attached with binder clip or stapled - not in three ring binder or paper clipped.
  5. Package #5 - **Compact Disc Package** contains scans of items #1 - #10 in PDF format on a single CD with each item saved by number from 1.03.A (above).

**END OF SECTION**

## PRE-BID MEETING MINUTES

**PRESENT AT MEETING:** Refer to the attached Sign-in Sheet

**DATE / TIME:** August 30, 2017 / 2:00 p.m. – 3:15 p.m.

**RE:** Florence Restoration  
AL ARNG – Readiness Center  
Florence, AL  
H+Ha Project #: 16010.09, IFB# AC-17-B-0019-S, ARNG P.N.: 0117212

The purpose of this memorandum is to document our Pre-Bid Meeting of August 30, 2017.

1. Following introductions Eric Holt provided an overview of the project according to the agenda.
2. The Owner is the Armory Commission of Alabama and is represented by Mark Weeks (Contracting Officer) or Eric Holt (Primary Contracting Officer's Representative) or Burt Rowell (Alternate Contracting Officer's Representative).
3. Receipt of Proposals
  - a. All Bidders are to insure that all required documents are included in the submitted bid proposal. Sealed bids in two (2) copies will be received by The Armory Commission of Alabama, at the State Military Department Building, 1720 Congressman W.L. Dickinson Drive, Montgomery, AL 36109, until 2:00 p.m., Thursday, September 14, 2017, for Florence Restoration, Florence, Alabama (IFB# AC-17-B-0019-S) at which time they will be publicly opened and read in the Second Floor Classroom (Room 201).
  - b. If you are attending the bid opening, please arrive at least one hour prior to bid opening time due to the possible security screening or other potential delays in entering the base. Must have current Driver's License, Vehicle Registration and Proof of Insurance.
  - c. Bid adjustments are no longer allowed via facsimile or e-mail.
  - d. This project will require E-Verification and Memorandum of Understanding will be required prior to contract execution.
  - e. Disclosure Statement is required NLT execution of contract – preferred with Bid.
  - f. Bid Bonds are now required to be 5%, not to exceed **\$10,000.00**
4. Construction time –
  - a. 360 calendar days from notice to proceed to receipt of project closeout documents. Refer to specification section 01 10 00 "Summary of Work" in the specification manual for exact work and deliverable milestone dates.
  - b. Liquidated Damages will be incurred if all deliverables are not received by the contract end date.
  - c. Work Sequence:

### III. EXECUTION

#### A. WORK SEQUENCE

1. Perform all work in not to exceed **THREE HUNDRED SIXTY (360) CALENDAR DAYS** in accordance with the following (calculated as the sum of A.1.b through A.1.f. [inclusive]):
  - a. The Notice To Proceed (NTP) is 14 calendar days from the email delivery of the fully executed contract to the Contractor, unless otherwise agreed upon, in writing, by the Owner and the Contractor. However, in no case will the NTP be later than December 31 of the calendar year in which the contract is executed.
  - b. Contract Time begins at the NTP. The Contractor has 10 calendar days from the NTP to begin work.
  - c. The Contractor has 40 calendar days, from NTP to provide all submittals, shop drawings, etc. to Architect/Engineer (A/E), for review.
  - d. The Contractor has 230 calendar days, from A.1.c. (above), to perform all work, including the "Punch-List Inspection" and provide operator training.
  - e. The Contractor has 15 calendar days, from A.1.d. (above), to correct all deficiencies noted in the "Punch-List Inspection", have a Final Inspection – with no noted deficiencies, provide the required closeout items at Final Inspection, and be complete with the work.
  - f. The Contractor has 75 days, from A.1.e. (above), to have submitted a complete Project Closeout package, as detailed and defined in Sections 01 77 00 and 01 78 13, to the A/E. Delivery to the A/E of the complete Project Closeout package, as defined in the appropriate Specification section and as determined by the Owner, will end the Contract Time.
  
5. General Contractor's Licenses & Bonding –
  - a. Contractors must possess an active Alabama General Contractors License for the type and scope of work required by this project. The State of Alabama Contractors Board will be notified of bidders that do not comply with State Law.
  - b. Contractors must be fully bonded for the entire duration of the project.
  
6. Credits –
  - a. Per Paragraph 19 of the General Conditions (Changes in the Work) – terms of the Overhead & Profit (OH &P) apply for ALL DEDUCTIONS as well as ALL ADDITIONS to the work.
  
7. Project Site Access / Security Issues –
  - a. Contractors will be required to adhere to Armory Commission security requirements for access to this installation.
  - b. This installation is a drug free, gun free, installation and all employees must abide by Armory Commission requirements.
  - c. Laydown area will be determined at the Pre-Construction Meeting.
  - d. If you need to visit the site prior to Bid, a written request must be submitted to the Architect for Owner approval.
  - e. Daily site clean-up will be required for this project.
  
8. Prior Approvals –
  - a. This project requires, and the government solicits full competition, however, pre-bidding equal status of products is requested to ensure equality of products being proposed. (See Substitution Request Form in the specifications).
  - b. All product substitutions should be requested prior to bid and per the Contract Documents.

9. Lump Sum Allowances –
- a. Allowance shall include cost to Contractor of specific products and materials under allowance and shall include taxes, freight, and delivery to Project site. Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials under allowance shall also be included as part of the Allowance.
  - b. All contingency Allowances shall include 25% Overhead and Profit, as defined by General Condition paragraph 19A. Contractor will comply with General Condition paragraph 19 when submitting allowance pricing.
  - c. The Contractor may not perform any work until the Allowance Authorization(s) are fully executed by the Architect, Contracting Officers Representative, and Contractor.
  - d. Allowances are over and above any other requirements per the bid documents.
  - e. Allowances are **For Use at the Owner's Discretion ONLY and only with the Owner's written approval.**
  - f. There is one allowance associated with this project:
- 1. Owner's Allowance for to be included in base bid to be used as directed by the Owner. Amount: \$25,000.00**

10. Unit Prices- There are 3 Unit Prices requested for this project:

**UNIT PRICE NO. 1:**

**Cost per cubic yard \$\_\_\_\_\_ for Undercutting and Removal of Unsuitable Soils.**

**UNIT PRICE NO. 2:**

**Cost per cubic yard \$\_\_\_\_\_ for providing, completely installing, and testing agency approved Engineered Fill.**

**UNIT PRICE - 3:**

**Cost per linear foot \$\_\_\_\_\_ for providing and completely installing FE-6 (with 84" fence fabric) Perimeter Security Fencing.**

11. Alternates – There are four additive alternates requested for this project:

**ALTERNATE NO. 1 - Complete installation of new, natural gas-fired, emergency electrical generator with associated automatic transfer switch, panels, wiring, etc... Refer to engineering drawings for full scope of work.**

**ALTERNATE NO. 2 - Removal and complete replacement of all existing metal wall and roof panels, gutters, downspouts, doors, and frames, at the existing pre-engineered metal storage building.**

**ALTERNATE NO. 3 - Provide and completely install fixed aluminum framed and insulating glazed storefront windows at the clerestory windows within the Drill Hall in lieu of the insulated translucent (Kalwall) window panels.**

**ALTERNATE NO. 4 - Install new HVAC system to serve the Drill Hall. Refer to the mechanical engineering drawings for full scope of work.**

12. Bid Document Clarifications / Questions –
  - a. RFI's must be received in writing by 2:00 pm on Thursday, September 7, 2017 to Robert Garris via email at rgarris@hplusha.com no later than EXACTLY one week prior to the Bid Opening Date.
  
13. Ambiguities, etc. –
  - a. Contractor is reminded to read Paragraphs 3 and 4 from the Instructions to the Bidder and Paragraph 2.C.5 from the General Conditions of the Contract.
  
14. Alabama Sales Tax Abatement –
  - a. Alabama State Sales Taxes DO NOT APPLY, City and other taxes do apply.
  - b. Contractor must review the Bid Form for documentation of estimated State Sales Tax.
  - c. Any additional questions to be addressed to Mr. Thomas Sims at the Alabama Department of Revenue; his contact number is (334) 242-1574.
  - d. The Armory Commission of Alabama is NOT responsible for the reimbursement of State sales taxes. Estimated sales tax is on the bid form.
  
15. Closeouts –
  - a. **2.5% of the Total Contract Value** will be set aside for closeout documents and will be listed separately in the schedule of values.
  - b. Closeout procedures and a closeout checklist are detailed in the specifications.
  
16. Retainage –
  - a. Retainage will be 5% of the first 50% of the total contract value.
  
17. Payment Information –
  - a. The Construction contract is a State of Alabama – Armory Commission of Alabama contract and funds will be issued via a State of Alabama check.
  - b. GC partial lien waivers will be required with each Pay Request and must be a running total of what has been paid.
  - c. An updated Progress and Anticipated Draw Schedule is required with each Pay Request.
  - d. JOBS reports are required and must be submitted once per quarter on the supplied EXCEL spreadsheet.
  
18. Attic Stock –
  - a. Please note the specifications and addenda for newly required attic stock quantities and inventory worksheet.
  
19. Controls –
  - a. Insure that all controls have been completed and calibrated according to the Documents.
  
20. Utilities –
  - a. Contractor is responsible for all needed utilities and restroom facilities during construction. Contractor will likely need to provide all drinking water.
  - b. Provide all temporary facilities per the Specifications; Section 01 50 00: Office trailer will be required for this project.

21. Additional Requirements - Contractor will be required to provide the following in accordance with the requirements of the General Conditions
  - a. Construction Schedule (Para 9 – w/in 5 days of start of work)
  - b. List of all Subcontractors (Para 40 – With execution of Contract)
  - c. Schedule of Values and Anticipated Draw Schedule (Para 28 – w/in 10 days of NTP)
  - d. Submittal Schedule
  - e. Proposed Project Superintendent (Para 18)
  
22. Protection of Existing Items –
  - a. The Contractor must insure that he protects all surrounding work in place.
  - b. No one is allowed to damage, test, or otherwise alter any aspect of the work. **Especially NO ROOF CORES.**
  
23. OAC Meetings –
  - a. The Contractor will conduct and run monthly OAC meetings at the site.
  - b. The contractor will produce, and review, an updated Project Schedule, RFI log, Change Order log, and Submittal log at every OAC.
  
24. Rain / weather related Delays –
  - a. Rain or weather delay days will be given if over and above normal rainfall amounts and all requested rain days must be submitted on a monthly basis. See specifications for requirements.
  
25. Warranty Requirements –
  - a. Arbitration venue is State of Alabama
  - b. Laws are State of Alabama
  - c. Contractor is responsible for not voiding any existing warranty that is documented on the plans, specifications, addenda or other directive.
  
26. Supervision –
  - a. Contractor is required to provide full time supervision for this project.
  - b. This supervision shall be performed by a superintendent who is a full time, direct employee of the General Contractor and is on site at all times. (No secondary or sub-tier superintendents will be accepted.)
  - c. No work shall be performed by a sub-contractor unless the Project Superintendent is present. (See Paragraph 18 of the General Conditions)
  
27. Contractor Maintenance Requirements –
  - a. The General Contractor is required to provide the Manufacturer's recommended preventative maintenance, including inspections, for **ALL** items installed or refurbished in this project for a period of **ONE** year from the **date of final acceptance.**
  - b. The General Contractor will perform the preventative maintenance and inspections per Manufacturer's recommended intervals for each item.
  - c. The General Contractor will provide the owner, through the A/E (not to be given to Tenant) written documentation that the required preventative maintenance and inspections have been performed.
  - d. This documentation will be provided at each Manufacturer's recommended interval and verified by the owner or tenant of each facility.
  
28. Davis Bacon requirements **DO NOT** apply to this project.



29. Completion of the Work –
- a. Completion of the Work will be documented by the full execution of the Certificate of Final Completion form by the A/E, COR, and the GC.
  - b. Contractor MAY NOT begin to run Advertisement for Completion until they are in possession of the fully executed Certificate of Final Completion.

Robert Garris then discussed the following items –

30. In the event that Contractors need to visit the site further during bidding they should contact Robert Garris at (205) 322-1751 or rgarris@hplusha.com prior to the day they would like to visit the site. The Readiness Center will be closed on 9/1/17 and 9/4/17 due to the Labor Day Holiday so if anyone needs to visit the site they need to notify us promptly.
31. Alternates were discussed in more detail.
32. General and mechanical contractors need to pay special attention to the requirements for the HVAC related controls. They need to make certain that all of their equipment will properly interface with the Building Automation & Controls.
- a. There are currently four pre-approved system integrators listed within the specifications.
33. A reminder that bids are open to the public and the Architect cannot release any information following the bids. ARNG prepares all certified Bid Tabulations and publishes them to their website. Please, do not call the Architect immediately after the bid opening.
34. As Eric Holt previously mentioned, no bid modifications will be accepted via fax or e-mail. However modification notes on the bid envelope will be accepted but they must be legible and you must clearly denote if they are additions or deductions to a particular bid item.
35. We encourage you to submit any questions via e-mail as soon as possible.
36. We remind contractors to base their bids solely upon the Contract Documents and any Addenda issued. Do not accept any hearsay from subcontractors or vendors.
37. The Proposal Form is in Section 00 41 00 of the Specifications. Do not leave any lines of the form blank and do not alter the form in any way.
38. The Readiness Center is State owned property of the Armory Commission.
- a. Neither the Alabama Building Commission nor the inspections department for the City of Florence have jurisdiction on this project.
  - b. No local building permits are required.
39. Any Addenda issued will be e-mailed directly to official planholders and they will be posted to the Hendon & Huckestein website along with updated lists of the official planholders.
40. All bidders must return bid documents to Hendon & Huckestein Architects within 10 days of the bid in order to have their plan deposits returned.

41. The meeting adjourned at approximately 3:15 pm.

These minutes constitute the author's understanding of the issues discussed and conclusions reached. Please notify the author within three (3) days of receipt of any errors or omissions.



Robert H. Garris, AIA

cc: Attendees  
File

# PRE-BID MEETING SIGN-IN SHEET

architecture . planning . interior design



Job Name: AL ARNG - Florence Restoration - Florence, AL

H+Ha Project #: 16010.09

IFB No.: AC-17-B-0019-S

Date: Wednesday, August 30, 2017

Time: 2:00 pm - \_\_\_\_\_

NAME	COMPANY	PHONE / FAX	E-Mail
ROBERT GARRIS	H+Ha	205-322-1751	rgarris@hplusha.com
ERIC HOLT	SPOO	(334) 260-6355	Kenneth.e.holt2-afg@mail.mil
Dewayne Alday	Fraser-Dusley Const	3344140514	dallday@frasier-dusley.com
Jeromy Owings	AL-CFMO	334-207-5961	jeromy.l.owings.nrg@mail.mil
Richard Hilburn	BH Craig	256-702-5973	rhilburn68@gmail.com
Lucas Gillott	Silman Construction	256-585-5281	estimating@silmanconstruction.com

**PLAN HOLDERS LIST**

Project Name: Florence Restoration  
 Project Number (HHA): 16010.09  
 IFB number (ARNG): AC-17-B-0019-S  
 P.N. (ARNG): 0117212  
 Bid Due: September 14, 2017 @ 2:00pm

set #	contact	company	street	city, state zip	phone	fax	email
1	Robert Garris	Hendon & Huckestein Architects	2126 Morris Avenue	Birmingham, AL 35203	205-322-1751	205-322-1778	<a href="mailto:rgarris@hplusha.com">rgarris@hplusha.com</a>
2	Eric Holt	Alabama Army National Guard	1720 Congressman W. L. Dickinson Drive	Montgomery, AL 36109	334-		
3	Eric Holt	Alabama Army National Guard	1720 Congressman W. L. Dickinson Drive	Montgomery, AL 36109	334-		
4	Marc Dempsey	B.H. Craig Construction Company, Inc.	835 Wall Street	Florence, AL 35630	256.766.3350	256.767.0367	<a href="mailto:mdempsey@bhrcraigconst.com">mdempsey@bhrcraigconst.com</a>
5	Angie Boyett	Boyett Construction Company, Inc.	18511 AL HWY 24	Moulton, AL 35650	256.974.6750	256.905.0382	<a href="mailto:aboyett@boyettconstruction.net">aboyett@boyettconstruction.net</a>
6	Lucas Gillott	Silman Construction	1703 Central Parkway SW	Decatur, AL 35601	256.585.5281	256.686.4301	<a href="mailto:estimating@silmanconstruction.com">estimating@silmanconstruction.com</a>
7	David Ousley	Frasier-Ousley Construction & Engineering, Inc.	1105 Singleton Drive	Selma, AL 36702	334.872.3496	334.872.5691	<a href="mailto:mail@frasier-ousley.com">mail@frasier-ousley.com</a>
8	David Ousley	Frasier-Ousley Construction & Engineering, Inc.	1105 Singleton Drive	Selma, AL 36702	334.872.3496	334.872.5691	<a href="mailto:mail@frasier-ousley.com">mail@frasier-ousley.com</a>
9	Kristie Staggs	Pettus Plumbing & Piping, Inc.	12647 US Highway 72 West	Rogersville AL 35652	256.389.8181	888.767.6184	<a href="mailto:kstaggs@pettushvac.com">kstaggs@pettushvac.com</a>
10	Tony Hudson	B Electric, Inc.	6644 Highway 17	Florence, AL 35634	256.366.0369	256.349.2000	<a href="mailto:thudson@belectricinc.com">thudson@belectricinc.com</a>
11	Kanda Floyd	Hale Building Company, Inc.	2708 Alexandria Road	Anniston, AL 36201	256.237.4961	256.237.4962	<a href="mailto:quotes@haleblgd.com">quotes@haleblgd.com</a>