

ADDENDUM NO. 2 - Wednesday, February 15, 2023

FROM: Barganier Davis Williams Architects Associated
624 South McDonough Street, Montgomery, Alabama 36104

TO: **Bidders**

RE: **New Fire Station No. 10** for the City of Montgomery
South Court Street
Montgomery, Alabama 36104
City Project No: SP-5-21
BDW Project No: 2021 – 118

This Addendum forms a part of the Contract Documents dated February 02/02/2023. If possible, this Addendum will be emailed to the bidders, vendors etc. who have requested the download link to access Construction Documents but note that it will be the responsibility of all bidders, vendors etc. to periodically verify with the architect for the latest Addendums issued prior to Bid Date.

SPECIFICATIONS:

1. Bidders are to note that the entire current specifications are being deleted and see the attached DROPBOX link for new replacement specifications.
2. Refer to Section 012100 - Allowances and delete this section and insert the attached revised Section 012100 - Allowances.
3. Refer to Section 012300 - Alternates and delete this section and insert the attached revised Section 012300 - Alternates.

DRAWINGS:

1. Refer to Sheet T1.1 - Title Sheet, Drawing Index & Location Map.
 - a. Delete reference on the Project Team to "Jacobs Engineering". However, Contractors shall be aware, that the owner may employ a Program Manager as a representative of the City of Montgomery to oversee construction. Also, see revisions to Index to Drawings.
2. Refer to Sheet A0.2 - Wall Types and Partition Notes.
 - a. At Wall Type D1/A0.2 revise note from "Pre-fabricated Wall System by DIRT or approved equal, see Allowances "to Pre-fabricated Wall System - see Allowances.
 - b.
3. Refer to Sheet A1.1 - Annotated Floor Plan.

- a. See updated section mark 4/A5.1 and change to 5/A5.1.
4. Refer to Sheet A3.1 - Roof Plan.
 - a. See attached revisions including the omitted roof drain east of entry tower.
5. Refer to attached Drawing A5.2 - Wall Sections.
 - a. See updated Wall Section No. 4 to match structural drawings. Detail 4/A5.1 has been revised to 5/A5.1. See also revisions to Interior Elevation.
6. Refer to attached Drawing A6.1 - Door Schedule.
 - a. See revision to Door Schedule - Door 156 N has been revised to 3'-0" wide.
7. Refer to Drawing A6.3 – Room Finish Schedule.
 - a. References to “Epoxy Coating” at concrete floors refers to Specification Section 099600 - High Performance Coatings.
 - b. Refer to Room No. 107 Dining and 108 Kitchen and note that contractor is to allow for a three-color floor pattern for LVT. Pattern to be provided by Architect.
 - c. Refer to remarks No. 2; Revise “...Shower Wall” to ...” All Shower Walls”.
8. Refer to Drawing A6.4 – Head, Jamb and Sill Details.
 - a. At Detail 1/A6.4 Provide U-Block lintel similar to that shown on 19/A6.4.
9. Refer to attached Drawing A6.5 - Head, Jamb and Sill Details.
 - a. See added door Jamb Detail #9 for Door No. 156N.
10. Refer to attached Drawing A7.1 - Toilet Plans.
 - a. Detail B/A7.1 has added apron under EWC. Coordinate with Plumbing contractor.
11. Refer to attached Drawing A7.3 - See corrected Interior Elevations No.11 and No. 12 to match Floor Plan.
12. Refer to Drawing S1.1 - Foundation Plan.
 - a. Delete 1 ½” recessed floor slab as indicated at Toilet 117 and Toilet 118.
13. Refer to Drawing L1.0 – Revise note; “Flagpoles by others” to Flagpoles – see specifications. Provide three flagpoles as shown on Site Plan. Provide concrete flagpole footings as recommended by flagpole manufacturer.

END OF ADDENDUM NO. 2

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements governing the following:
 - 1. Contingency allowances.
 - 2. Testing and inspecting allowances.

1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.3 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.4 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.5 CONTINGENCY ALLOWANCES

- A. All Allowances stated in the Contract Documents shall be included in the Contract Sum.
- B. The Contractor shall include in his Bid Proposal all costs of materials, equipment, office, job supervision, overhead, profit, and bond on these Contingency Allowances, as these costs will not be paid to the Contractor for work performed under these Contingency Allowances. Only the direct costs of performing work under this provision shall be paid under and charged against the Contingency Allowances: such cost includes costs of materials and delivery, labor, payroll taxes and insurance, equipment, and the cost of subcontracted work (subcontractor's cost may include a maximum of 15% mark-up for overhead and profit.
- B. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.
- C. The Contractor shall include a line item in the Schedule of Values for Contingency Allowance. The estimated value of the work completed pursuant to fully executed Contingency Allowance Authorizations may be included in the Contractor's monthly Applications for Payment. Payments under this Contingency Allowance shall not exceed the net, total of fully executed Contingency Allowance Authorizations.

1.6 TESTING AND INSPECTING ALLOWANCES

- A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.
- B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.
- C. Costs of services not required by the Contract Documents are not included in the allowance.
- D. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

1.7 UNUSED MATERIALS

- A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
 - 1. If requested by Architect, prepare unused material for storage by Owner when it is not economically practical to return the material for credit. If directed by Architect, deliver unused material to Owner's storage space. Otherwise, disposal of unused material is Contractor's responsibility.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. **BASE BID PROPOSAL:**
- B. **Allowance No. 1:** General Contractors are to include in their Base Bid Proposal \$150,000.00 for a General Contingency to cover unforeseen conditions to correct or supplement the work as detailed in the Contract Documents.
- C. **Allowance No. 2:** General Contractors are to include in their Base Bid Proposal \$65,000.00 for a General Contingency to furnish and install an Access Control System.
- D. **Allowance No.3:** General Contractors are to include in their Base Bid Proposal an allowance of Thirty Thousand Dollars (\$30,000.00) for Alabama Power Aid to Construction Cost.
- E. **Allowance No. 4:** General Contractors are to include in their Base Bid Proposal an allowance of Fifteen Thousand Dollars (\$15,000.00) for the Owner to purchase and install and public address system.

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- F. **Allowance No. 5:** General Contractors are to include in their Base Bid Proposal an allowance of Thirty Thousand Dollars (\$30,000.00) for the purchase of additional IT equipment.

- G. **Allowance No. 6:** General Contractors are to include in their Base Bid Proposal an allowance of Thirty Thousand Dollars (\$30,000.00) for the purchase of additional IT equipment.

- H. **Allowance No. 7:** General Contractors are to include in their Base Bid Proposal an allowance of \$60,000.00 for the testing and installation of a two -way emergency radio system.

- I. **Allowance No. 8:** General Contractors are to include in their Base Bid Proposal an allowance of \$70,000.00 for prefabricated wall systems, Type D1, by Division 12 Consulting, Phone: (205)440-2695.

- J. **Allowance No. 9:** General Contractors are to include in their Base Bid Proposal an allowance of \$30,000.00 for back-lit signage and shields/emblems as shown on elevation 1/A4.1.

- K. **Allowance No. 10:** General Contractors are to include in their Base Bid Proposal an allowance of \$30,000.00 for Wall Covering Graphic Images on noted wall on the floor plans.

END OF SECTION 012100

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SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

- 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

1.5 SCHEDULE OF DEDUCTIVE ALTERNATES

DEDUCTIVE ALTERNATE NO. 1: General Contractor shall deduct from their Proposal all labor and material to furnish all work associated with the connecting the Church Parking New Road on the west side of the site.

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DEDUCTIVE ALTERNATE NO. 2: General Contractor shall deduct from their Proposal their price to furnish all material and labor to construct the additional parking in reference to Sheet C-102 and the Landscape as per Sheet L2.0 and L4.0.

DEDUCTIVE ALTERNATE NO. 3: General Contractor shall deduct from their Proposal their price to furnish all material and labor associated with the wearing and binder surface of the asphalt paving. The Base Bid shall still include the curb and gutter and base course ready for asphalt installation.

DEDUCTIVE ALTERNATE NO.4: General Contractor shall deduct from their Proposal their price to furnish all material and labor to install the exterior light poles on the site. The Base Bid shall still include the power and concrete base for the light poles, ready for pole installation by others.

END OF SECTION 012300