

Addendum 4

April 07, 2022

Addition and Renovation to: Norris Middle School
 5 Norris Square
 Norris, TN 37828

To: Prime contractors and all others to whom drawings and specifications have been issued. This Addendum forms part of the Contract Documents. It supplements and modifies them as follows:

A. Specifications:

- **Section 00 41 13 – Bid Form:** Updated form to show revised allowances and unit prices.
- **Section 01 10 00 – Summary:** Added demolition of shed and fence to “Work Not Included.”
- **Section 01 21 00 – Allowances:** Added allowance for water utilities taps and fees.

B. Drawings:

- **Sheet C200 – Site Demolition Plan:** Revised notes regarding demolition of existing shed and fence.

C. Clarifications:

- **RFI:** We have received information post the original bid from Tony Wilkerson with Norris Water Commission that the cost of all the utility taps / fees are \$39,120.00. We are requesting that this be documented in an addendum with instructions for the bidding contractor to include in their bid.
 - **Response:** See updated Bid Form and Section 01 21 00 – Allowances for inclusion of the utility taps / fees.
- **RFI:** Do we need to include the cost for the builder’s risk insurance in our bid?
 - **Response:** Builder’s Risk Insurance is equal to property insurance. Since this is an addition to an existing building, property insurance will be carried by the Owner. Please see Section 00 73 00, article 1.17, paragraph A.
- **RFI:** Since previous Addendums were made part of the re-bid documents, do we need to list these Addendums on the bid form?
 - **Response:** Yes, please list all issued addenda on the bid form.
- **PreBid Question:** Will Electrical engineers provide an allowance for the Emergency Responder Radio Antenna Repeater System that may be needed per signal testing after the building is enclosed?
 - **Response:** Since equipment for these systems include more than antenna units, estimating the cost per unit would not be possible. Each GC to speak to experienced vendors of this type of system to cost estimate for the worst case scenario. Note: The winning bid will not be based on one allowance number.

D. Attachments:

1. All specifications and drawings mentioned above.

END OF ADDENDUM

Job Number: 210042.04

TO: Purchasing Department
Attention: Lydia Beckwith
Anderson County Courthouse
100 North Main Street, Room 214
Clinton, TN 37716

DATED: _____, 2022

Having carefully examined the Invitation and Instructions to Bidders, the General Conditions of the Contract and Specifications entitled "Addition and Renovation to: Norris Middle School", 5 Norris Square, Norris, TN 37828" and the Drawings similarly entitled, as well as the premises and conditions affecting the work, the Undersigned proposes to furnish all materials and labor called for by them for the work in accordance with said documents for the sum of:

_____ Dollars (\$_____).

hereinafter referred to as the Base Bid.

We further submit the following proposal for the described alternates below. The work under these alternates will conform to all applicable provisions of specifications, except as specifically noted otherwise. The amount quoted includes the cost of all incidental omissions, additions, adjustments required because of the change, and the modification and/or removal of existing items as necessary for the new work. All items not specifically identified as an alternate item is included in the Base Bid above.

ALTERNATE 1 – REPLACE CASEWORK AND REPAINT EXISTING CLASSROOMS #216 AND 217

If Alternate 1 for providing material, equipment, labor, and supervision necessary to replace existing casework in Classrooms #216 and 217; and repaint the walls in same classrooms is accepted, add to the Base Bid the sum of

_____ Dollars (\$_____).

Allowance: Discretionary Fund of \$100,000 is included in Base Bid.

Allowance: Norris Water Commission's Cost of all Utility Taps and Fees, \$39,120 included in Base Bid.

The Bidder hereby acknowledges that the following documents are attached to and made a condition of this Bid:

- a) Required Bid Security in the form of: 5% Bid Bond.
- b) Attachment 1: Non-Collusion Affidavit
- c) Attachment 2: Diversity Business Information.
- d) Attachment 3: Insurance Requirement Acknowledgement
- e) Attachment 4: Background Check Compliance Form
- f) Attachment 5: Drug Free Workplace Affidavit.
- g) Attachment 6: Conflict of Interest Form
- h) Specification Compliance Form

The Bidder sets forth the following Unit Prices, including delivery, installation, insurance, overhead, taxes, profit, etc. as a price per indicated unit of measurement for materials and/or services to be added to or deducted from the Contract Sum by appropriate modifications during construction.

Unit Price on Removing and Replacing Unsuitable Soil in Mass Excavation _____ Per Cu. Yd.

Unit Price on Removing and Replacing Unsuitable Soil in Trench Excavation _____ Per Cu. Yd.

Unit Price for Solid Rock Excavation in Connection
with the Mass Excavation

Per Cu. Yd.

Unit Price for Solid Rock Excavation in connection with
the Trench Excavation Work

Per Cu. Yd.

Unit Price for Compacted Stone

Per Ton

Cost for providing Emergency Responder Radio
Antenna-Repeater System

System

If written notice of the acceptance of this bid is mailed, emailed, or delivered to the Undersigned within sixty (60) days after the date of receipt of bids or at any time thereafter before this bid is withdrawn, the Undersigned agrees that he will execute and deliver a Contract on the forms which will be provided him in accordance with bid as specified; and that he will give performance and payment bonds as specified with good and sufficient surety or sureties all within ten (10) days, unless a longer period is allowed after the prescribed forms are presented to him for signature.

The Bidder proposes to complete the work within _____ consecutive calendar days from the Notice to Proceed. The Bidder, by submitting this Bid, agrees to furnish labor, materials, equipment, etc., necessary to complete the work by the above stated dates and to accept the conditions for liquidated damages in the amount of **Five Hundred Dollars (\$500.00)** per calendar day. The above stated dates for completion of this project are of utmost importance to the Owner.

The Undersigned hereby acknowledges receipt of all Contract Documents including all pages of the Specifications, all sheets of the Drawings, and the following Addenda:

Addendum No. ____ Date: _____	Addendum No. ____ Date: _____
Addendum No. ____ Date: _____	Addendum No. ____ Date: _____
Addendum No. ____ Date: _____	Addendum No. ____ Date: _____

Sincerely,

Bidder (If by a Corporation, this Bid must have the Signature Required by its By-Laws)

Title

Firm Name

State of Incorporation

State License No.

Official Address

END OF BID FORM

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Furnish all labor, materials, and equipment, and perform all work to construct, as specified herein and as shown on the accompanying drawings entitled "Addition and Renovation to: Norris Middle School", 5 Norris Square, Norris, TN 37828. The renovation shall be constructed complete and ready for occupancy except for the items specifically excluded in "Work Not Included".
- B. The work shall include selective demolition, building construction, plumbing, heating, ventilating and air conditioning; electrical work; and special equipment, as shown and specified.
- C. Patch any existing work damaged by construction.

1.02 WORK NOT INCLUDED

- A. The following items of work will be provided by the Owner or by others under separate contracts:
 - ~~1.~~ 1. Demolition of existing shed and fence. See Civil drawings.
 - ~~2.~~ 2. Wayfinding signage.
 - ~~3.~~ 3. Toilet accessories not included on drawings: OFCI.
 - ~~4.~~ 4. Movable furniture unless specifically shown on the drawings and specifications.
 - ~~5.~~ 5. Security System Equipment.
 - ~~6.~~ 6. Telephone System Equipment.
 - ~~7.~~ 7. Computer System Equipment.
 - ~~8.~~ 8. Polished Concrete Finishing.
 - ~~9.~~ 9. Any other items noted on the drawings as Not in Contract (NIC); or Owner Furnished Contractor Installed (OFICI).
- B. The following work in connection with the items listed in paragraph 1.02A preceding shall be part of the General Contract work:
 - 1. Verification of correct location of electrical receptacles, telephone outlets, water and waste connections and similar outlets to suit equipment arrangement.
 - 2. Provision of telephone outlet boxes and conduit turned out above ceiling for use by owner's telephone contractor.

1.03 OCCUPANCY OF THE BUILDING DURING CONSTRUCTION

- A. The Contractor shall schedule and organize his work in such a manner and use such methods that will interfere as little as possible with other work in progress on the site and with the operation of adjacent buildings.
- B. The Building will be occupied during the course of construction. The Contractor shall schedule his work in a manner to minimize disruption of use of existing facilities by his construction activities.

1.04 CONTRACTOR'S USE OF PREMISES

- A. Before construction is started the Contractor shall confer with the Architect and the Owner and arrange for available trucking and storage space for the delivery of materials, storage space for materials and equipment, and parking space for his workmen.
- B. Construction operations and storage of materials and equipment shall be restricted to areas of the site mutually agreed upon and in such a manner as not to block access of fire fighting equipment to the building and facilities.

- C. Construction vehicular traffic and the operation of construction equipment such as cranes, bulldozers, and other similar equipment shall be carefully supervised and controlled to avoid damage to existing structures and facilities which are to remain in place.

1.05 VERIFICATION OF DIMENSIONS

- A. Dimensions, elevations, and locations shown on the drawings in reference to existing structures and utilities are the best available data obtainable but are not guaranteed by the Architect or the Owner and the Architect and the Owner will not be responsible for their accuracy.
- B. Before proceeding with any work dependent upon the data involved, the Contractor shall field check and verify all dimensions, grades, line levels, or other conditions of limitations at the site and building to avoid construction errors. If any work is performed by the Contractor or by his Subcontractors prior to adequate verification of applicable data, any resultant extra cost for adjustment of work to conform to existing limitations shall be borne by the Contractor without reimbursement or compensation by the Owner.

1.06 CONTROL POINTS AND LAYOUT

- A. The initial lines, grades, and dimensions necessary for the location and control of the work under the Contract are shown on the Contract Drawings.
- B. The Contractor shall provide for himself all additional and supplementary lines and grades as may be necessary to layout the work and ensure proper control of the work until completed. It shall be the Contractor's responsibility to satisfy himself as to the accuracy of all measurements before construction.

1.07 SUBSTANTIAL COMPLETION OF THE WORK

- A. Upon substantial completion of any phase of the work, the Owner shall assume complete responsibility for the maintenance and operation of the heating, ventilating and air conditioning system and service utilities in that portion of the project.
- B. The Owner shall also become responsible for all other maintenance and damage and ordinary wear and tear and, with the exception of items under guarantee, the cost of repairs or restoration during the period between substantial and final completion.
- C. The Owner shall have the responsibility to have in effect all necessary insurance for protection against any losses not directly attributable to the Contractor's negligence.
- D. Upon substantial completion, payments for work in the substantially complete portion of the work shall be released to the Contractor, except for the retainage and an amount to cover the cost of the incomplete or deficient items included in the punch list made at the inspection to determine substantial completion. This amount shall be approximately the value of the punch list items as estimated by the Architect.
- E. The Contractor shall arrange a schedule so that punch list items are completed in the designated time by working during regular working hours. The Contractor shall be afforded access to the occupied portion of the building to perform this work during regular working hours.

1.08 ENVIRONMENTAL HAZARDOUS PRODUCTS, MATERIALS, WASTE

- A. Do not incorporate in the Work hazardous materials or products as currently defined in the Resource Conservation and Recovery Act of 1976 (RCRA), the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), or Environmental Protection Agency (EPA) regulations, rules, or requirements, as amended, unless the Contract Documents give no other option than to provide a material or product which contains a hazardous material, component, constituent, waste, or leachate. In studying the Contract Documents and carrying out the Work, report at once to the Designer the

discovery of a product or material which contains hazardous materials, components, constituents, waste, or leachate.

- B. Do not incorporate in the Work a product or material which contains concentrations of a constituent, component, or material above the threshold levels which would require adherence to hazardous waste disposal regulations as currently defined or could cause a release or threat of release of a hazardous substance at a level that would require a remedial response or removal action as currently defined by RCRA, CERCLA, or the EPA.
- C. Select materials and products meeting specified requirements which comply with EPA requirements as regards hazardous materials content. In making requests for substitutions, determine that materials and products proposed for substitution comply with RCRA, CERCLA, and EPA requirements.

1.09 BUILDING PRODUCTS USE

- A. It is the responsibility of the Contractor to inform himself concerning the application of the products he uses to follow the directions of the Architect and manufacturer.
- B. In the event of disagreement between the Contract Documents and the manufacturer's directions, the Contractor will obtain written instructions from the Architect before proceeding with the installation.
- C. If the Contractor has knowledge of or reason to believe the likelihood of failure, he will transmit such knowledge to the Architect, and ask for written instructions before proceeding with the work.

1.10 OWNERSHIP OF REMOVED MATERIALS AND EQUIPMENT

- A. All removed existing materials and equipment designated to be removed which are not to remain the property of the Owner or are not noted to be reused in the new work shall become the property of the Contractor and shall be removed from the premises and site and disposed of by him.

1.11 SEPARATE CONTRACTS

- A. The Owner may award separate contracts in connection with the project. The work in any such separate contracts may proceed simultaneously with the execution of this Contract. The Contractor shall coordinate operations with any separate contractors. The Contractor will be required in the arrangement for the storage of materials and in the detailed execution of the work. The Contractor, including his subcontractors, shall keep himself informed of the progress and the detailed work of separate contractors and shall notify the Architect immediately of the lack of progress or defective workmanship that will interfere with his own operations. Failure of the Contractor to keep informed of the work progressing on the site and failure to give notice of lack of progress or defective workmanship by separate contractors shall be construed as acceptance of him of the state of the work as being satisfactory for proper coordination with his own work.
- B. The separate contractors will provide competent foremen or supervisors for the installation of their equipment, and they are to confer with the Contractor and his subs and other separate contractors where required regarding connections and installations.

1.12 DISCRETIONARY FUND

- A. The General Contractor shall include in the base bid an amount equal to **\$100,000** included in the Base Bid which shall constitute a discretionary fund. This fund shall be used at the discretion of the Architect and the Owner. Upon completion of the work, the Contractor shall credit his final request for payment in the amount of all or any unused portion of this fund.

MBI #210042.04
ANDERSON COUNTY BID #2234

SECTION 01 10 00
SUMMARY

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

PART 1 GENERAL

1.01 SUMMARY

- A. This section includes administrative and procedural requirements governing Allowances and Unit Prices.
- B. Allowances included on the drawings or in individual specification sections not specifically listed herein shall be bound by the procedures described herein. The Schedule of Allowances may not be a comprehensive list of all Allowances to be included in the Bid.

1.02 RELATED DOCUMENTS

- A. Applicable provisions of the General Conditions, Supplementary Conditions, and Division 1 General Requirements apply to the work under this section.

1.03 ALLOWANCES

- A. Types of allowances include the following:
 - 1. Allowances as listed hereafter.
 - 2. Discretionary Fund/Contingency Allowance.
- B. Selection and Purchases:
 - 1. At the earliest practical date after award of the Contract, advise the Architect of the date when the final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
 - 2. At the Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
 - 3. Purchase products and systems selected by the Architect from the designated supplier.
- C. Submittals:
 - 1. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
 - 2. Submit invoices or delivery slips to show the actual quantities of materials delivered to the site for use in fulfillment of each allowance.
 - 3. The Owner reserves the right to reject the Contractor's measurement of work-in-place that involves use of established unit costs, and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor.
 - 4. Schedule: A "Schedule of Allowances" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials described under each Allowance.
- D. Discretionary Fund/Contingency Allowance:
 - 1. Use the discretionary fund only as directed by the Architect for the Owner's purposes and only by Field Orders Construction Change Directive (AIA Document G714) which indicate amounts to be charged to the allowance.
 - 2. The Contractor's related costs for products and equipment ordered by the Owner under the discretionary fund are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
 - 3. Field Orders Construction Change Directive (AIA Document G714) authorizing use of funds from the discretionary fund will include Contractor's related costs and reasonable overhead and profit margins.
 - 4. At Project closeout, credit unused amounts remaining in the discretionary fund to the Owner by Change Order.
- E. Unused Materials:
 - 1. Return unused materials to the manufacturer or supplier for credit to the Owner, after installation has been completed and accepted.

2. When requested by the Architect, prepare unused material for storage by Owner where it is not economically practical to return the material for credit. When directed by the Architect, deliver unused material to the Owner's storage space. Otherwise, disposal of unused material is the Contractor's responsibility.

PART 2 PRODUCTS

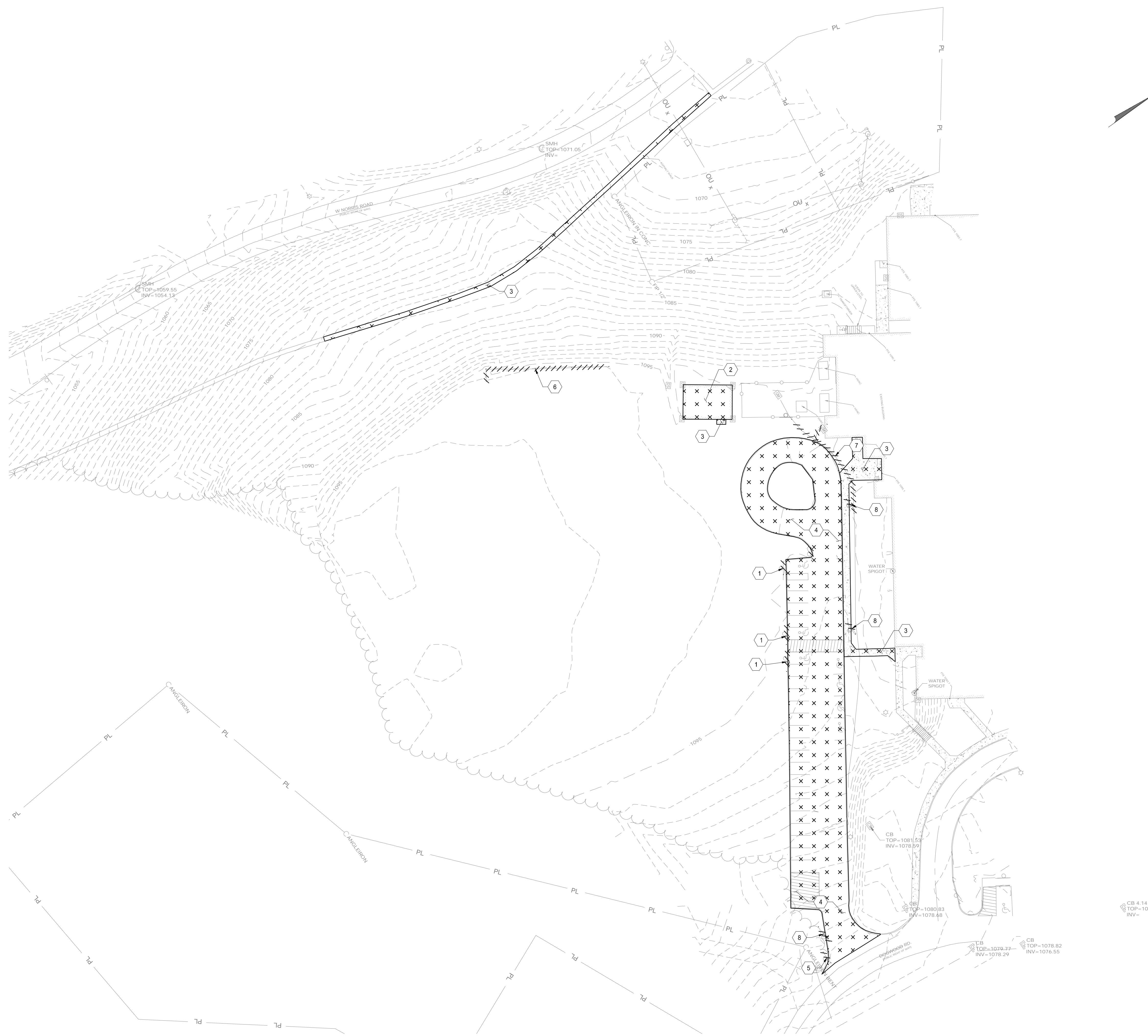
NOT USED

PART 3 EXECUTION

3.01 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Unsuitable Soil in Mass Excavation:
 1. Description: Allowance included in the Base Bid for the removal and disposal of 400 cubic yards of unsuitable soil in mass excavation and replacement with compacted Engineered Fill according to Civil drawing notes.
- B. Allowance No. 2: Unsuitable Soil in Trench Excavation:
 1. Description: Allowance included in the Base Bid for the removal and disposal of 40 cubic yards of unsuitable soil in trench excavation and replacement with compacted Stone Fill according to Civil drawing notes.
- C. Allowance No. 3: Rock in Mass Excavation:
 1. Description: Allowance included in the Base Bid for the removal and disposal of 100 cubic yards of rock in mass excavation according to Civil drawing notes.
- D. Allowance No. 4: Rock in Trench Excavation:
 1. Description: Allowance included in the Base Bid for the removal and disposal of 20 cubic yards of rock in trench excavation according to Civil drawing notes.
- ~~E. Allowance No. 5: Reinforced Concrete Foundations:
 1. Description: Allowance included in Base Bid for providing and installing steel reinforced concrete footings according to Section 03 30 00 Concrete.~~
- F.E. Allowance No. 5 Compacted Stone:
 1. Description: Allowance included in Base Bid for providing and installing 60 tons of compacted stone according to Civil drawing notes.
- G.F. Allowance No. 6 Discretionary Fund Allowance:
 1. Description: Allowance included in Base Bid for use at the discretion of the Owner and the Architect according to Section 01 10 00 Summary of the Work.
- H.G. Allowance No. 7 Emergency Responder Radio Antenna-Repeater System:
 1. Description: Allowance included in Base Bid for build-out of Emergency Responder Radio Antenna-Repeater System if determined by testing after bid according to Section 27 00 00.
- H. Allowance No. 8 Norris Water Commission: Cost of all Utility Taps and Fees \$39,120.00.

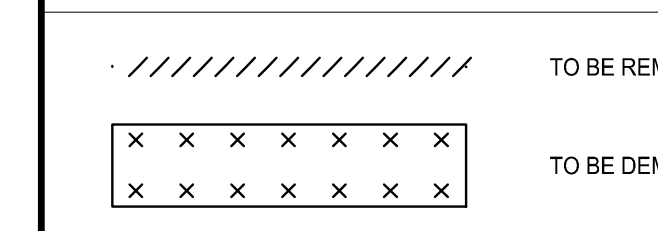
END OF SECTION



GENERAL SHEET NOTES:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGENDS

DEMOLITION LEGEND



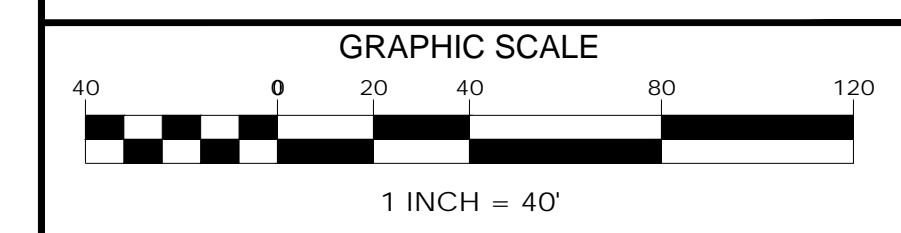
DEMOLITION KEYED NOTES

- 1 REMOVE EXISTING "ADA PARKING SPACE" SIGN
- 2 DEMOLISH EXISTING SHED, BY OWNER
- 3 DEMOLISH EXISTING SIDEWALK
- 4 DEMOLISH EXISTING ASPHALT AND CURB
- 5 REMOVE EXISTING "STOP" SIGN
- 6 REMOVE EXISTING FENCE, BY OWNER
- 7 REMOVE EXISTING GAS LINE, BY LOCAL UTILITY
- 8 REMOVE EXISTING "NO PARKING" SIGN

SITE DEMO PLAN



Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111



MBI

ENGINEER:

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919

PHONE: (865) 584-0999
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WEB: mbicompanies.com

CONSULTANT

SEAL:

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PROJECT INFORMATION

PROJECT:

AN ADDITION
& RENOVATION TO:
NORRIS MIDDLE SCHOOL

PROJECT ADDRESS:

5 NORRIS SQUARE
NORRIS, TN 37858

PROJECT NO.: 21004-04

ACTIVE DESIGN PHASE

FOR REVIEW ONLY

FOR PERMITTING ONLY

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION BIDDING

CONSTRUCTION DOCUMENTS

AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION
1	02/22/2022	ADDENDUM #1
4	04/07/2022	ADDENDUM #4

KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 03/02/2022

DESIGNED BY: I.A.J.

DRAWN BY: I.A.J.

REVIEWED BY: C.B.T.

SHEET TITLE:

SITE DEMOLITION PLAN

SHEET NO.: C200