

# Addendum No. 1

FOR

## City of Lake City Lake City Gateway Airport



### CORPORATE HANGAR & BULK HANGAR

City ITB: 008-2018

PREPARED BY:



PASSERO ASSOCIATES, LLC  
13453 N. MAIN STREET – SUITE 104  
JACKSONVILLE, FL 32218

PA PROJECT NO. 20070044.0013

February 15, 2018

## **ADDENDUM NO. 1**

Your attention is directed to the following interpretation of changes in and additions to the Contract Documents for the Corporate Hangar and Bulk Hangar project. This Addendum is part of Contract Documents in accordance with the provisions included in Section GP-20.

### **NO CHANGE TO THE BID DATE IS MADE.**

**BIDS ARE DUE Thursday, February 22, 2018 at 2:00 PM, AS LISTED IN THE ADVERTISEMENT SECTION OF THE SPECIFICATIONS.**

#### **I. ITEMS AMENDED/ADDED TO THE FRONT END OF THE CONTRACT:**

1. **REPLACED** "Sample" Agreement section, pages Agreement-1 through Agreement-9 with pages Agreement-1-ADD-1 through Agreement-9-ADD-1.
2. **REPLACED** pages BID-2 through BID-11 with pages BID-2-ADD-1 through BID-11-ADD-1.

#### **II. ITEMS AMENDED/ADDED TO THE TECHNICAL SPECIFICATIONS:**

1. **REVISED** all Technical Specifications with "Strikethrough" paragraphs, section headings and sentences to delete "strikethroughs". Paragraphs and headings with such deletions shall be labeled "**NOT USED**".
2. **REVISED** "Item P-200" to indicate that the Rock Base Course line item shall be paid per the number of cubic yards.

#### **III. ITEMS AMENDED/ADDED TO THE CONTRACT DRAWINGS:**

1. **REVISED** Sheet No. C-001 to add the following line items:
  - Base Bid:  
D-701-5.8 - 18" FDOT MES, INDEX 272, 2:1, per EA,  
B-10a - Corporate Hangar Interior Build-out From Slab,  
Complete per Lump Sum.
  - Bid Additive 1:  
Replaced line item "B-01" with "B-02 – Bulk Hangar,  
Complete, per Lump Sum".
2. **REPLACED** Sheet C-003 with Sheet C-003R.
3. **REVISED** Sheet A-600 for door schedule note to read "Hardware Set Function" in lieu of "Hardware Set #5".

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### IV. QUESTIONS FROM BIDDERS & RESPONSES

The following are responses to questions received in writing.

**QUESTION 1:** *Will this project already be pre-permitted?*

RESPONSE: An Environmental Resource Permit (ERP) will be available at the time a contract is awarded. All other required permits will be the responsibility of the Contractor after contract award.

**QUESTION 2:** *I was wondering if you could provide the budget for this project.*

RESPONSE: The Owner will not release a budget for this project.

**QUESTION 3:** *Verify which type of lines are to be TV'd as noted on the - "Contractor's Project Closeout Checklist (Items required prior to Final Payment)" -. Technical Spec's identify what is required for sanitary. Is any going to be required for storm?*

RESPONSE: All storm sewer pipes shall be TV inspected, in addition to the sanitary sewer pipes. Storm sewer pipes shall be inspected per Section 430 – Pipe Culverts and Storm Sewers of the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, current edition. TV inspection costs are incidental to the respective pipe items.

**QUESTION 4:** *Bid form does not have the 18" MES listed as shown on C-008*

RESPONSE: The Bid forms have been revised to include a line item for the 18-inch MES.

**QUESTION 5:** *Since we are working in an area where the runway is closed will a CSPP plan be required for the job. It appears for the runway you are just requiring Airport Low Profile barricades as shown on C-002 and the location is shown on C-003.*

RESPONSE: Due to the location of the project site with respect to the nearest active runway, a CSPP will not be required for this project. The low-profile barricades shown on the General and Phasing Plan together with the provisions of AC

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150/5370-2G – Operational Safety on Airport During Construction are sufficient for the Contractor to execute this project to meet all safety requirements.

**QUESTION 6:** *Does City do their own Bacterial testing, or will GC be Required to Coordinate and take to Health Department. Is this to be considered part of the testing allowance?*

**RESPONSE:** The Contractor shall coordinate the required Bacterial Testing with the City of Lake City Utility Department. This test shall be incidental to Item 528. Allowance will be used only at the discretion of the owner as specified on the plan and technical specifications and will not be used for bacterial testing.

**QUESTION 7:** *Provide location where millings are to be taken per specification millings belong to the Airport*

**RESPONSE:** See attached revised Sheet C-003R.

**QUESTION 8:** *Item P-200 Rock Base Course 4.0 Basis of payment states per sy bid form has per cy - which is correct*

**RESPONSE:** Cubic Yard is correct.

**QUESTION 9:** *Do you have the Geotechnical Report for the Lake City Hangars? I was unable to locate them in the specs, although it said they were attached.*

**RESPONSE:** The geotechnical report is included in the bid documents between the Supplemental Forms and the Technical Specifications.

**QUESTION 10:** *Where is the stockpile of fill located at the airport?*

**RESPONSE:** See attached revised Sheet C-003R.

**Question 11:** *In the Sample Agreement Insurance requirements, there is a requirement for "Comprehensive General Liability Insurance" and a requirement for "Public Liability Insurance". Public liability is included in the coverage under a general liability insurance policy. Is the City requiring a separate public liability policy, in addition to a general liability policy that already covers public liability?*



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RESPONSE: General Liability Insurance (GLI) may cover Public Liability Insurance (PLI). They are similar but have slight differences. Bidders that have the PLI coverage included in their GLI policy are not required to obtain two separate policies. They should just point out the PLI within their GLI policy.

**Question 12:** *In the Sample Agreement Insurance requirements, there is a requirement for "Protective Public Liability Insurance" from subcontractors for a limit of not less than \$3,000,000. The size of the subcontractors to be used on this size of a project usually only carry \$1,000,000/\$2,000,000 general liability policies, which, also, cover public liability. Will that be acceptable?*

RESPONSE: Yes, General Liability policies of \$1,000,000 / \$2,000,000, which also cover public liability will be sufficient for subcontractors to carry.

**Question 13:** *In the Qualifications of Bidders, the bidder is required to provide confidential financial statements, although all bids are public records. The bidder is required to provide a bid bond and can provide a Surety's letter of bonding capacity for the bidder. Since the surety would not bond the bidder unless the bidder was financially capable of completing the project, will the inclusion of the bid bond and the Surety's letter of bonding capacity be sufficient to show evidence of financial responsibility?*

RESPONSE: The bidders' financial statements are not public records and will not be made public, per Sec. 119.071(1)(c), F.S.

No, the bid bond and Surety's letter of bonding capacity are NOT sufficient to show evidence of financial responsibility. The bidders' financial responsibility shall remain per Section 20-02 - Qualification of Bidders of the Contract Documents. In addition to the surety letter, a bidder must have a CPA sign-off on the bidder's statements or reports.

**Question 14:** *Is the intention to dewater the new wet pond to insure proper bottom grades/slopes etc? If so, where can the water be pumped to?*

RESPONSE: It is the responsibility of the Contractor to build the pond as specified on the contract drawings. How this is achieved is construction means and method. Clean, pumped water

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free of any siltation can be discharged to the most adjacent drainage ditch to the project site. Discharging of the water into the ditch must be accomplished according to established best management practices indicated on the SWPPP included in the drawing set.

**Question 15:** *If some of the suitable fill removed from the pond is too wet to use in the timeline the GC needs to keep the job on schedule, may the GC haul the wet suitable fill to the Owner's stockpile area, and replace it with dry select fill from the Owner's supply of select fill?*

RESPONSE: Yes.

**Question 16:** *Any unsuitable materials excavated from the wet pond must be disposed of off-site at a location determined by GC?*

RESPONSE: Yes. All unsuitable material removed from the project site shall be disposed of off-site by the Contractor at no expense to the Owner.

**Question 17:** *If there is not enough topsoil available from onsite activities to re-apply in the areas designated, is topsoil available for GC use from the Owner's stockpile area where the select fill will come from?*

RESPONSE: Yes

**Question 18:** *Is it required for the existing taxiway asphalt to be removed via milling machine? If yes, the specs indicate that they will go to the Owner's designated location. Where is this location? If not required to be milled, and we take it up with front end loaders or similar, will the Owner still want the asphalt with it being in large chunks?*

RESPONSE: No, it is not required to remove the existing taxiway pavement by milling. The location where milled pavement is to be stockpiled is indicated on Sheet C-003R attached. Pavement not removed by milling shall be disposed of off-site by the Contractor.

**Question 19:** *The Door schedule on Sheet A-600 indicates "Hardware Set #5". I cannot locate this group. Can you please provide one or indicate the basis of design for the type of*

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***Commercial Hardware that is intended for this job. (i.e. Cylindrical Grade 1 Locks, Closers, Panic Devices, etc.?)***

RESPONSE: The door schedule on sheet A-600 should read "Hardware Set Function" in lieu of "Hardware Set #5". Commercial Hardware shall be as follows:

- All Exterior Insulated Doors shall have hardware as required by Florida Product Approval. Including ADA compliant threshold and door handles; heavy-duty hinges with non-removeable pins; heavy-duty vinyl weather stripping; surface mounted overhead closer and locking function shall be Entry.
- Interior Office Door shall have fire door hardware as required per NFPA. Including ADA compliant threshold and door handles; heavy-duty hinges with non-removable pins; silencers; surface mounted overhead closer and locking function shall be Office.
- Toilet Room Door shall have ADA compliant threshold and door handles; heavy-duty hinges; silencers; wall stop and locking function shall be Private.

Hardware listed above is to convey design intent. All required hardware may not be listed. Provide additional hardware as required.

**Question 20:** ***Paint: Can you confirm that all metal bldg framing components receive paint, including any components which may be galvanized from the factory?***

RESPONSE: All metal building and hangar door framing components shall be painted. All galvanized purlins and girts shall **not** be painted except for galvanized coating touchup as required.

**Question 21:** ***The documents state that bids MAY be held for up to 90 days. Is there an anticipated start date that is less than 90 days?***

RESPONSE: The Owner anticipates awarding a contractor to the lowest responsible bidder within 90 days. There is no specific start date in mind currently.

**Question 22:** ***The drawings ask for aluminum gutters and downspouts. Is kynar coated steel an acceptable material in lieu of***

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***aluminum to match the rest of the panels and trim that will be kynar coated steel?***

RESPONSE: Kynar coated steel to match the building panels and trim is acceptable.

***Question 23: The transformer on the pole near the property line is to remain correct? No new transformer is needed correct?***

RESPONSE: FPL will upgrade or install a new transformer if required. Contractor must coordinate with FPL to discuss.

***Question 24: Can the AISC certification for the PEMB factory requirement be waived for the project (spec section 13165, part1, section H, number 17, part k)?***

RESPONSE: No.

***Question 25: Will AvTurf or other synthetic turf be accepted as an approved equal to HydroTurf. Their installation detail (provided by ActGlobal) called for a weed barrier and a 90% compacted crushed stone base layer. If AvTurf is accepted as an approved equal will you allow the contractor to replace the crushed stone layer with milling?***

RESPONSE: Yes, any Artificial Turf meeting the specification requirements of FAA AC 150/5370-15B will be accepted as an approved equal. In addition, the contractor will be required to submit to the Engineer for approval an installation detail showing that the base preparation will be conducted in a manner required by the artificial turf manufacturer and meet the needs of the airport.

If the manufacturer desires to use milling instead of crushed stone, there is milling available at the airport, at distance of 2.5 miles from the project site.

### **V. PRE-BID MEETING NOTES AND ATTENDANCE LOG**

See attached.

### **VI. LIST OF ATTACHMENTS**

1. Bid Forms
  - Pages BID-2 – ADD-1 Through BID-11 – ADD-11
2. Agreement

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- Pages Agreement-1 – ADD-1 through Agreement-9 – ADD-1
3. Drawings:
    - Sheet No C-003R
  4. Pre-bid meeting minutes and Attendance log

BASE BID 1 - CORPORATE HANGAR					
ITEM NUMBER	NUMBER OF UNITS		DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE IN NUMBERS	TOTAL AMOUNT
101	1	LS	MOBILIZATION	\$	\$
			DOLLARS PER LS		
428	1	LS	POTABLE WATER SERVICE INSTALLATION (INCLUDING ALL PIPE FITTINGS, VALVES, BACKFLOW AND ACCESSORIES) COMPLETE	\$	\$
			DOLLARS PER LS		
429	1	LS	SANITARY SEWER(INCLUDING ALL PIPE, MANHOLES, ALL MISC.) COMPLETE	\$	\$
			DOLLARS PER LS		
521	8	EA	PARKING BUMPER	\$	\$
			DOLLARS PER EA		
522	210	SY	4" THICK CONCRETE SIDEWALK	\$	\$
			DOLLARS PER SY		
700	1	LS	HIGHWAY SIGNING (INCLUDING SIGN POST)	\$	\$
			DOLLARS PER LS		

BASE BID 1 - CORPORATE HANGAR					
ITEM NUMBER	NUMBER OF UNITS		DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE IN NUMBERS	TOTAL AMOUNT
16100	1	LS	SITE ELECTRICAL (INCLUDING ELECTRIC CONDUITS, WIRES, JUNCTION BOX, ALL MISC.) COMPLETE	\$	\$
			DOLLARS PER LS		
D-701-5.1	244	LF	6" DIA. PVC SCH. 40 STORM SEWER PIPE	\$	\$
			DOLLARS PER LF		
D-701-5.2	270	LF	10" DIA. PVC SCH. 40 STORM SEWER PIPE	\$	\$
			DOLLARS PER LF		
D-701-5.3	265	LF	12" DIA. PVC SCH. 40 STORM SEWER PIPE	\$	\$
			DOLLARS PER LF		
D-701-5.4	80	LF	15" DIA. RCP CLASS III STORM SEWER PIPE	\$	\$
			DOLLARS PER LF		
D-701-5.5	134	LF	15" DIA. RCP CLASS V STORM SEWER PIPE	\$	\$
			DOLLARS PER LF		

<b>BASE BID 1 - CORPORATE HANGAR</b>					
ITEM NUMBER	NUMBER OF UNITS		DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE IN NUMBERS	TOTAL AMOUNT
D-701-5.6	305	LF	18" DIA. RCP CLASS V STORM SEWER PIPE	\$	\$
			DOLLARS PER LF		
D-751-5.1	2	EA	FDOT TYPE C INLET	\$	\$
			DOLLARS PER EA		
D-751-5.2	1	EA	MODIFIED FDOT TYPE D INLET (POND CONTROL STRUCTURE)	\$	\$
			DOLLARS PER EA		
D-751-5.3	1	EA	FDOT TYPE P MANHOLE	\$	\$
			DOLLARS PER EA		
D-751-5.4	1	EA	12" MODIFIED FDOT MES, INDEX 272, 2:1	\$	\$
			DOLLARS PER EA		
D-751-5.5	1	EA	15" FDOT MES, INDEX 272, 4:1	\$	\$
			DOLLARS PER EA		



BASE BID 1 - CORPORATE HANGAR					
ITEM NUMBER	NUMBER OF UNITS		DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE IN NUMBERS	TOTAL AMOUNT
D-751-5.6	3	EA	12" SQUARE YARD DRAIN	\$	\$
			DOLLARS PER EA		
D-751-5.7	3	EA	STORM SEWER CLEANOUT	\$	\$
			DOLLARS PER EA		
D-751-5.8	1	EA	18" FDOT MES, INDEX 272, 2:1	\$	\$
			DOLLARS PER EA		
M-100	1	LS	MAINTENANCE & PROTECTION OF TRAFFIC	\$	\$
			DOLLARS PER LS		
OD-100	1	FIXED	OWNER DIRECTED TESTING (INCLUDING IMPACT FEES)	\$50,000.00	\$50,000.00
			FIFTY THOUSAND DOLLARS		
			DOLLARS PER FIXED		
P-101-5.1	1,500	SY	PAVEMENT REMOVAL	\$	\$
			DOLLARS PER SY		

BASE BID 1 - CORPORATE HANGAR					
ITEM NUMBER	NUMBER OF UNITS		DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE IN NUMBERS	TOTAL AMOUNT
P-101-5.2	1	LS	MISCELLANEOUS DEMOLITION (INCLUDING FENCE REMOVAL AND PAVEMENT SAWCUTTING)	\$	\$
P-152-4.1	5,000	CY	UNCLASSIFIED EXCAVATION	\$	\$
P-152-4.2	12,000	CY	EMBANKMENT IN PLACE	\$	\$
P-156-5.1	1	LS	TEMPORARY SOIL EROSION & SILTATION CONTROL	\$	\$
P-160-8.1	2,200	SY	SUBGRADE STABILIZATION	\$	\$
P-200-4.1	510	CY	ROCK BASE	\$	\$

<b>BASE BID 1 - CORPORATE HANGAR</b>					
ITEM NUMBER	NUMBER OF UNITS		DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE IN NUMBERS	TOTAL AMOUNT
P-211-5.1	460	CY	LIMEROCK BASE COURSE	\$	\$
			DOLLARS PER CY		
P-401-8.1A	500	TON	3/4" MAX. AGGREGATE, SURFACE COURSE	\$	\$
			DOLLARS PER TON		
P-401-8.1B	500	TON	1" MAX. AGGREGATE, BASE COURSE	\$	\$
			DOLLARS PER TON		
P-409-4.1	40	TON	BITUMINOUS SURFACE COURSE	\$	\$
			DOLLARS PER TON		
P-602-5.1	1,250.0	GAL	BITUMINOUS PRIME COAT	\$	\$
			DOLLARS PER GAL		
P-603-5.1	500	GAL	BITUMINOUS TACK COAT	\$	\$
			DOLLARS PER GAL		

BASE BID 1 - CORPORATE HANGAR					
ITEM NUMBER	NUMBER OF UNITS		DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE IN NUMBERS	TOTAL AMOUNT
P-620-5.1	780	SF	TAXILANE AND PARKING PAINTING	\$	\$
			DOLLARS PER SF		
P-620-5.2	1,560	SF	BLACK OUTLINE TAXILANE PAINTING	\$	\$
			DOLLARS PER SF		
S-126-8.1	1	LS	PROJECT SURVEY AND STAKEOUT	\$	\$
			DOLLARS PER LS		
S-126-8.2	1	LS	AS-BUILT DRAWINGS	\$	\$
			DOLLARS PER LS		
T-901-5.1	1	AC	SEEDING	\$	\$
			DOLLARS PER AC		
T-904-5.1	3,700	SY	SODDING	\$	\$
			DOLLARS PER SY		

BASE BID 1 - CORPORATE HANGAR					
ITEM NUMBER	NUMBER OF UNITS		DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE IN NUMBERS	TOTAL AMOUNT
T-905-5.1	500	CY	TOPSOILING (3 INCH MIN.)		
			DOLLARS PER CY		
T-906-1	4,000	SF	HYDROTURF Z	\$	\$
			DOLLARS PER SF		
B-01	1	LS	CORPORATE HANGAR, COMPLETE	\$	\$
			DOLLARS PER LS		
B-01a	1	LS	CORPORATE HANGAR INTERIOR BUILD OUT FROM TOP OF SLAB, COMPLETE	\$	\$
			DOLLARS PER LS		
			BASE BID 1 - TOTAL	\$	\$

BID ADDITIVE 1 - BULK HANGAR					
ITEM NUMBER	NUMBER OF UNITS		DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE IN NUMBERS	TOTAL AMOUNT
101	1	LS	MOBILIZATION	\$	\$
			DOLLARS PER LS		
522	60	SY	4" THICK CONCRETE SIDEWALK	\$	\$
			DOLLARS PER SY		
P-160-8.1	1,300	SY	SUBGRADE STABILIZATION	\$	\$
			DOLLARS PER SY		
P-200-4.1	310	CY	ROCK BASE	\$	\$
			DOLLARS PER CY		
P-401-8.1A	200	TON	P-401, 3/4" MAX. AGGREGATE, SURFACE COURSE	\$	\$
			DOLLARS PER TON		
P-401-8.1B	200	TON	P-401, 1" MAX. AGGREGATE, BASE COURSE	\$	\$
			DOLLARS PER TON		

BID ADDITIVE 1 - BULK HANGAR					
ITEM NUMBER	NUMBER OF UNITS		DESCRIPTION AND UNIT PRICE IN WORDS	UNIT PRICE IN NUMBERS	TOTAL AMOUNT
P-602-5.1	470	GAL	BITUMINOUS PRIME COAT	\$	\$
			DOLLARS PER GAL		
P-603-5.1	200	GAL	BITUMINOUS TACK COAT	\$	\$
			DOLLARS PER GAL		
B-02	1	LS	BULK HANGAR, COMPLETE	\$	\$
			DOLLARS PER LS		
			BID ADDITIVE 1 TOTAL	\$	\$

## AGREEMENT

**THIS AGREEMENT**, in four (4) duplicate originals, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of LAKE CITY, Party of the First Part, and \_\_\_\_\_ of \_\_\_\_\_ County of \_\_\_\_\_ State of \_\_\_\_\_ hereinafter designated as the CONTRACTOR, Party of the Second Part.

**WITNESSETH:** That the parties hereto, each in consideration of the Agreements on the part of the other herein contained have mutually agreed and hereby mutually agree, the Party of the First Part for itself and its successors, and the Party of the Second Part for itself, himself, or themselves and its successors, his or their executors, administrators, and assigns as follows:

**Article 1. DESCRIPTION.** Under this Agreement and Contract the Contractor shall construct:

**Base Bid 1 – Corporate Hangar with Parking and Apron.** Project involves the construction of an approximately 12,000 square foot metal Hangar building, asphalt paved apron & auto parking, and associated site work at Lake City Gateway Airport.

**Bid Additive 1 – Bulk Hangar with Apron.** Project involves the construction of an approximately 4,400 square foot metal Hangar building, asphalt paved apron & auto parking, and associated site work at Lake City Gateway Airport.

**Article 2.** In consideration of the payments to be made as hereinafter provided, and of the performance by the Owner of all of the matters and things to be performed by the Owner as herein provided, the Contractor agrees, at his own sole cost and expense, to perform all the labor and services and to furnish all the labor and materials, plant and equipment, necessary to complete in good, substantial workmanlike and approved manner, the work described under Article 1 hereof, within the time hereinafter specified and in accordance with the terms, conditions, and provision of this Contract and with the instructions, orders and direction of the Engineer made in accordance with this Contract.

**Article 3.** The Owner agrees to pay and the Contractor agrees to accept as full compensation for all work done, and materials furnished, and also for all costs and expenses incurred and loss or damages sustained by reason of the action of the elements, or growing out of the nature of the work, or from any unforeseen obstruction or difficulty encountered in the prosecution of the work, and for all risks of every description connected with the suspension or discontinuance of the work as herein specified, and for faithfully completing the work, and the whole thereof, as herein provided, and for maintaining the work in good condition until the final payment is made, the prices stipulated in the Bid hereto attached and below.

### CONTRACT AMOUNT:

	In words	In numerals
Total Base Bid	\$ _____	\$ _____
Total Bid Additive 1	\$ _____	\$ _____
Total Contract Amount	\$ _____	\$ _____



**Article 4. CONTRACT DOCUMENTS.** The following documents shall constitute integral parts of the Agreement, the whole to be collectively known and referred to as the Contract; Advertisement/Notice to Bidders; General Provisions; Bid; Agreement; Special Provisions; FAA AC 150/5370-2F; Technical Specifications; Drawings; and all interpretations of or addenda to the Contract Documents issued by the Owner or the Engineer with the approval of the Owner. The Table of Contents, Headings, and Titles contained herein and in said documents are solely to facilitate reference to various provisions of the Contract Documents and in no way effect, limit, or cast light on the interpretation of the provisions to which they refer.

**Article 5.** If the Contractor shall fail to comply with any of the terms, conditions, provisions or stipulations of this Contract, according to the true intent and meaning thereof, then the Owner may make use of any or all remedies provided in that behalf in the Contract and shall have the right and power to proceed in accordance with the provisions thereof.

**Article 6.** The following alterations and addenda have been made and included in this Contract before it was signed by the parties thereto:

\_\_\_\_\_  
\_\_\_\_\_

**Article 7. Insurance** The Contractor is hereby advised that the insurance requirements specified in this section shall be provided.

The Contractor and each Subcontractor, at his own expense, shall procure and maintain until final acceptance by the Owner, of the work covered by the Contract, insurance for liability for damages imposed by law of the kinds and in the amounts hereinafter provided, in insurance companies authorized to do such business in the State covering all operations under the Contract whether performed by the Contractor or by Subcontractors. Before commencing the work, the Contractor and each Subcontractor shall furnish to the Owner, a certificate or certificates for each of the kinds of insurance required, issued specifically for this Contract. No endorsements of existing policies will be accepted. In addition, five (5) certificates of insurance shall be furnished satisfactory in form to the Owner showing that the Contractor and each Subcontractor has complied with this Section. The policies and certificates shall provide that the policies shall not be changed or cancelled until thirty (30) days after written notice to the Owner. Property damage insurance must in all instances include coverage for explosion, collapse, and underground operations (X C U hazards). Named insured **the City of Lake City**.

A. The kinds and amounts of insurance are as follows:

1. Comprehensive General Liability Insurance. Unless otherwise specifically required, each policy with limits of not less than:

<u>Bodily Injury Liability</u>		<u>Property Damage Liability</u>	
<u>Each Occurrence</u>	<u>Aggregate</u>	<u>Each Occurrence</u>	<u>Aggregate</u>
\$1,000,000	\$3,000,000	\$1,000,000	\$2,000,000

2. Workman's Compensation and Disability Benefits. Policy covering the obligations of the Contractor in accordance with the provisions of Chapter 41, Laws of 1914, as amended, known as the Worker's Compensation Law, and also by provisions of Article 9 of the Worker's Compensation Law known as the Disability Benefits Law.

3. Public Liability Insurance. Regular Contractor's Public Liability Insurance providing for a limit of not less than \$2,000,000. Single limit, Bodily Injury and/or Property Damage combined, for damages arising out of bodily injuries, death or property damage, including the use thereof, in any one occurrence.
4. Protective Public Liability Insurance. Subcontractor's provide regular Contractor's Protective Public Liability Insurance providing for a limit of not less than \$3,000,000. Single limit, Bodily Injury and/or Property Damage combined, for damages arising out of bodily injuries, death or property damage, including the use thereof, in any one occurrence.
5. Automobile Liability and Property Damage Insurance. Subject to the same required level of coverage set forth in section A.1. above (Comprehensive General Liability Insurance), a policy covering the use in connection with the work covered by the Contract of all owned, not owned and hired vehicles bearing or, under the circumstances under which they are being used required by State Law to bear, license plates.

**Article 8.** As part of the Contract, the Contractor further understands and agrees to the following additional conditions.

- A. This Contract shall be deemed executory only to the extent that monies are appropriated and available for the purpose of the Contract, and no liability on account thereof shall be incurred by the Owner beyond the amount of such monies. It is understood that neither this Contract nor any representation by any public employee or officer creates any legal or moral obligation to request, appropriate or make available monies for the purpose of the Contract.
- B. The Contractor will be authorized to complete base bid plus approved add-ons or substitutions of the construction project which shall include work up to the available funding at the time of award. Further "Phases" of construction will be authorized only to the extent monies are available from applicable funding agencies.
- C. In the event that the Owner is not able to authorize the Contractor to begin additional work due to the lack of additional Federal and State grants deemed necessary for construction, the Contractor may be required to cease his operations until such time as the grants are received by the Owner. Such an occurrence shall not be deemed a stop work order as contemplated by other provisions of this Contract.

**Article 9.** The City is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's public records law. Specifically, the Contractor shall:

1. Keep and maintain public records required by the public agency to perform the service.
2. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

4. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.
5. Redacted Copies of Confidential Information - If the contractor considers any portion of any documents, data, or records submitted to the city to be confidential, proprietary, trade secret or otherwise not subject to disclosure pursuant to Chapter 119, Florida Statutes, the Florida Constitution or other authority, the contractor must simultaneously provide the city with a separate redacted copy of the information it claims as Confidential and briefly describe in writing the grounds for claiming exemption from the public records law, including the specific statutory citation for such exemption. This redacted copy shall contain the Agreement name and number and shall be clearly titled "Confidential." The redacted copy should only redact those portions of material that the contractor claims is confidential, proprietary, trade secret or otherwise not subject to disclosure.
6. Request for Redacted Information - In the event of a public records or other disclosure request pursuant to Chapter 119, Florida Statutes, the Florida Constitution or other authority, to which documents that are marked as "Confidential" are responsive, the city will provide contractor-redacted copies to the requestor. If a requestor asserts a right to the Confidential Information, the city will notify the contractor such an assertion has been made. It is contractor's responsibility to assert that the information in question is exempt from disclosure under Chapter 119 or other applicable law. If the city becomes subject to a demand for discovery or disclosure of the Confidential Information of contractor under legal process, the Client shall give the contractor prompt notice of the demand prior to releasing the information labeled "Confidential" (unless otherwise prohibited by applicable law). The contractor shall be responsible for defending its determination that the redacted portions of its response are confidential, proprietary, trade secret, or otherwise not subject to disclosure.
7. Indemnification - The contractor shall protect, defend, and indemnify the city for any and all claims arising from or relating to contractors' determination that the redacted portions of its response are confidential, proprietary, trade secret, or otherwise not subject to disclosure. If the contractor fails to submit a redacted copy of information it claims is Confidential, the City is authorized to produce the entire documents, data, or records submitted to the City in answer to a public records request or other lawful request for these records.

**Article 10.** This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Florida without regard to choice of law principles. Venue for any litigation shall be in the courts of appropriate jurisdiction in Columbia County, Florida and shall survive and be apart from any bankruptcy proceedings initiated by the contractor."

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (386) 719-5826 OR (386) 719-756, [CITYCLERK@LCFLA.COM](mailto:CITYCLERK@LCFLA.COM), CITY CLERKS OFFICE, 205 N MARION AVE., LAKE CITY, FL, 32055.

SAMPLE

**IN WITNESS WHEREOF**, the parties to this Agreement have hereunto set their hands and seals and have executed this Agreement, in four (4) copies, the day and year first above written.

**CITY OF LAKE CITY, FLORIDA**

By: \_\_\_\_\_

Stephen M. Witt, Mayor

ATTEST:

By: \_\_\_\_\_

Audrey Sikes, City Clerk

(SEAL)  
"CITY"

APPROVED AS TO FORM AND LEGALITY:

By: \_\_\_\_\_

Frederick L. Koberlein, Jr.,  
City Attorney

Contractor: \_\_\_\_\_

(SEAL)

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Add-Ons or Substitutions.

**AGREEMENT**

**(ACKNOWLEDGEMENT OF OFFICER  
OR OWNER ATTESTING CONTRACT)**

STATE OF \_\_\_\_\_)

SS:

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me personally came and appeared \_\_\_\_\_ to me known, who, being by me duly sworn, did depose and say that he is the \_\_\_\_\_ of the \_\_\_\_\_ described in and executed the foregoing instrument, that he knows the seal of said Owner; that one of the impressions appearing on said instrument is a true and correct impression of such seal; and that he affixed it thereto and attest the same over his signature by virtue of the authority in him vested.

\_\_\_\_\_  
Notary Public

**AGREEMENT**

**(ACKNOWLEDGEMENT OF CONTRACTOR, IF A CORPORATION)**

STATE OF \_\_\_\_\_)

SS:

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me personally came and appeared \_\_\_\_\_ to me known, who, being by me duly sworn, did depose and say that he resides at \_\_\_\_\_; that he is the \_\_\_\_\_ of \_\_\_\_\_ the corporation described in which executed the foregoing instrument; that he knows the seal of said corporation; that one of the seals affixed to said instrument is such seal; that it was so affixed by order of the Directors of said corporation, and that he signed his name thereto by like order.

\_\_\_\_\_  
Notary Public

**AGREEMENT**

**(ACKNOWLEDGEMENT OF CONTRACTOR, IF A PARTNERSHIP)**

STATE OF \_\_\_\_\_)

ss:

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally came and appeared \_\_\_\_\_ to me known and known to me to be one of the members of the firm of \_\_\_\_\_ described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same as and for the act and deed of said firm.

\_\_\_\_\_  
Notary Public

**AGREEMENT**

**(ACKNOWLEDGEMENT OF CONTRACTOR, IF AN INDIVIDUAL)**

STATE OF \_\_\_\_\_)

ss:

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally came and appeared \_\_\_\_\_ to me known and known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.

\_\_\_\_\_  
Notary Public

**AGREEMENT**

**(CERTIFICATE OF OWNER'S ATTORNEY)**

I, the undersigned, \_\_\_\_\_, the duly authorized and acting legal representative of the Owner, do hereby certify as follows;

I have examined the foregoing Contract and surety bond and the manner of execution thereof, and I am of the opinion that each of the aforesaid Agreements has been duly executed by the proper parties thereto acting through their duly authorized representatives; that said representatives have full power and authority to execute said Agreements on behalf of the respective parties named thereon; and that the foregoing Agreements constitute valid and legally binding obligations upon the parties executing the same in accordance with the terms, conditions, and provisions thereof.

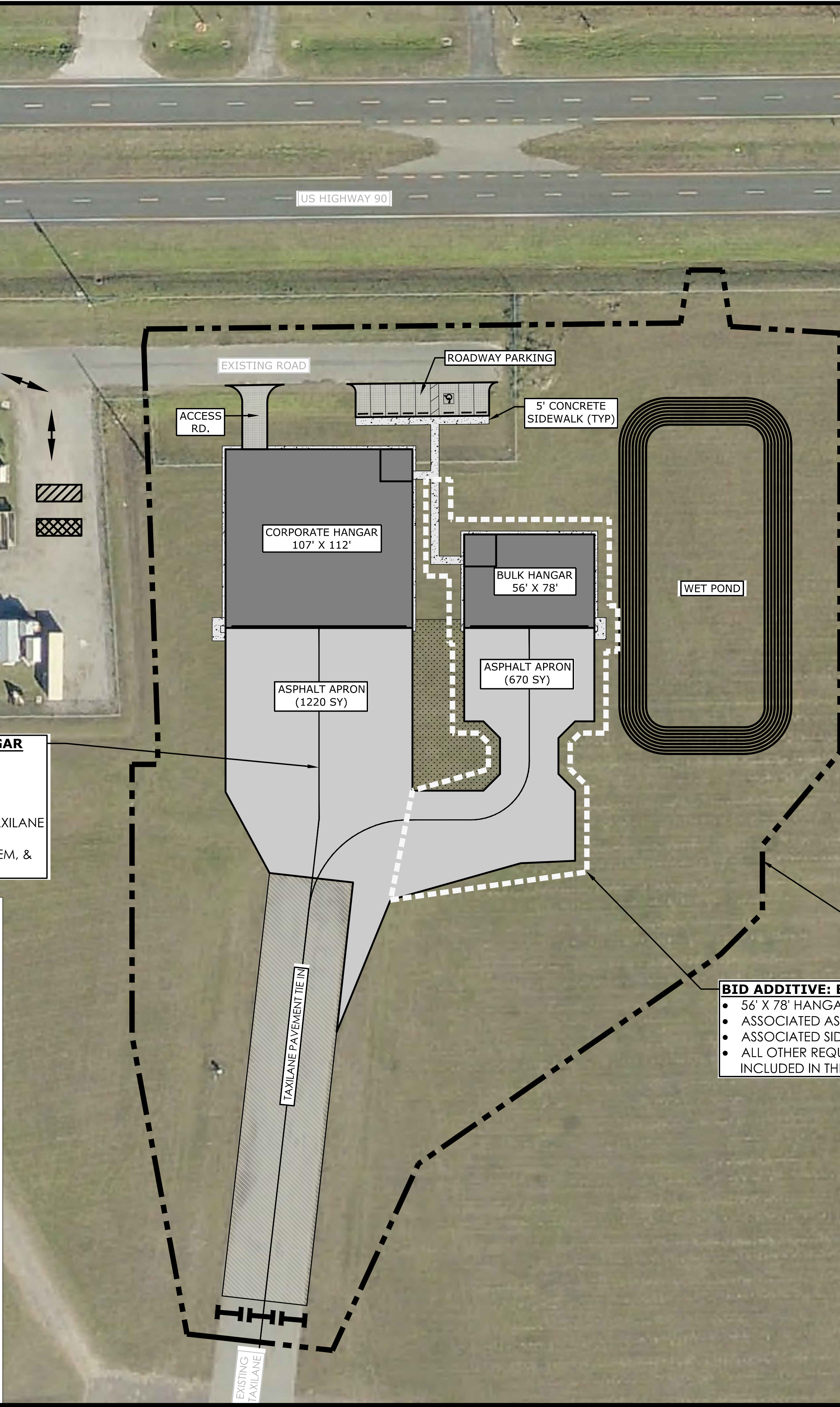
\_\_\_\_\_  
Owner's Attorney

\_\_\_\_\_  
Date

**END OF SECTION**



Drawing name: J:\2007\2007044 - Lake City\2007044.0013 - Corporate Hangar\Drawings\Airport\2007044.13\_04\_General\_Plan.dwg 40 SCALE Feb 15, 2018 1:31pm by: mjsen



**GENERAL PHASING NOTES:**

1. THE PROJECT DOES NOT REQUIRE AND AIRFIELD FACILITY CLOSURES. CONTRACTOR SHALL COORDINATE THE START OF CONSTRUCTION WITH THE OWNER FOR THE ISSUANCE OF REQUIRED NOTAMS DURING THE COURSE OF THIS PROJECT. CONTRACTOR SHALL COORDINATE THE STAGING AREA LOCATION WITH THE OWNER IF WORK IS TO BE PERFORMED DURING THE FIRE SEASON, WHICH GENERALLY OCCURS DURING THE SUMMER MONTHS.
2. THE INTENT OF THIS CONTRACT IS TO COMPLETE THE PROJECT WITH A MINIMAL AMOUNT OF OPERATIONAL IMPACT TO THE AIRPORT. NO RUNWAY, TAXIWAY, APRON, OR AIRPORT ROADWAY SHALL BE CLOSED.
3. THE CONTRACTOR SHALL STABILIZE, MAINTAIN, AND REMOVE, WHEN NO LONGER NEEDED, ALL TEMPORARY ACCESS AND HAUL ROADS REQUIRED TO FULFILL THE CONTRACT. THE AFFECTED AREAS SHALL BE RESTORED PRIOR TO FINAL ACCEPTANCE.
4. AT THE COMPLETION OF EACH DAY'S WORK, THE CONTRACTOR SHALL REMOVE ANY EQUIPMENT AND CLEAN THE WORK AREA TO REMOVE ANY DEBRIS TO THE SATISFACTION OF THE ENGINEER AND OWNER.
5. ALL REQUIRED MAINTENANCE AND PROTECTION OF TRAFFIC DEVICES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO STARTING WORK.
6. THE CONTRACTOR SHALL STABILIZE AND MAINTAIN THE TEMPORARY ON-SITE HAUL ROUTES AND PROVIDE FOR ANY TEMPORARY DITCH/WET AREA CROSSINGS THAT MAY BE REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE OFF-SITE HAUL ROUTES WITH THE APPROPRIATE OWNERS WHO HAVE JURISDICTION OVER THEM TO OBTAIN ANY REQUIRED PERMIT. ON-SITE HAUL ROUTES SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS TO THE SATISFACTION OF THE OWNER. THE COST FOR THE HAUL ROUTES SHALL BE INCLUDED IN ITEM 101.
7. THE OWNER WILL PROVIDE SUITABLE FILL NEEDED FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR HANDLING AND HAULING THE MATERIAL TO THE PROJECT SITE FROM A DISTANCE OF 2.5 MILES.
8. CONTRACTOR SHALL TEST STOCKPILE MATERIAL FOR SUITABILITY

**PHASING NOTES:**

1. WORK INCLUDES, BUT IS NOT LIMITED TO DEMOLITION, SITE GRADING AND EARTHWORK, UTILITIES, PAVEMENT/ SLAB INSTALLATIONS, AND HANGAR ERECTION
2. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN 240 CALENDAR DAYS

**CONSTRUCTION LIMITS**

**BID ADDITIVE: BULK HANGAR**

- 56' X 78' HANGAR
- ASSOCIATED ASPHALT APRON AREA
- ASSOCIATED SIDEWALK
- ALL OTHER REQUIRED WORK IS INCLUDED IN THE BASE BID.

**LEGEND:**

- LOW PROFILE BARRICADE, (SEE MISCELLANEOUS DETAILS)
- CONTRACTOR ACCESS / ON & OFF-SITE HAUL ROUTE
- CONTRACTOR STAGING AREA
- CONTRACTOR STOCKPILE AREA

**PA**  
**PASSERO ASSOCIATES**  
engineering architecture

**N**  
40' 0 40'

**BID SET**

Stamp:

Client:  
**City of Lake City**

**LAKE CITY GATEWAY Airport**

**3524 East U.S. Highway 90**  
**Lake City, Florida 32055**

**Passero Associates**  
13453 N. Main Street Jacksonville, FL 32218 (904) 757-6106 Fax: (904) 757-6107 Certificate of Authorization # 3428

Program Manager Don Ramdass, P.E.  
Project Manager Patrick Honore, P.E.  
Project Architect Christopher Nardone, R.A.  
Designed by Matt Singletary, P.E.  
Designed by Mark Joson, E.I.T.

**Revisions**

No.	Date	By	Description
1	02/07/18	MJ	ADDENDUM NO 1

UNAUTHORIZED USE OF THIS DRAWING IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTE 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED ©

**GENERAL AND PHASING PLAN**

Corporate Hangar and Bulk Hangar

Lake City Gateway Airport (LCQ)  
Town/City: Lake City  
County: Columbia State: Florida

Project No.  
**20070044.0013**

Drawing No.  
**C-003R**

Date  
**JANUARY 22, 2018**



# PRE-BID MINUTE

## Lake City Gateway Airport CORPORATE AND BULK HANGARS

ITB-008-2018



January 30, 2018  
10:00 AM



# AGENDA

- INTRODUCTIONS
- PROJECT COMPONENTS & DESCRIPTIONS
- CONTRACT TIME
- PROJECT SCHEDULE
- SAFETY ON AIRPORTS DURING CONSTRUCTION
- QUESTIONS, CLARIFICATIONS & INTERPRETATIONS
- QUESTIONS & COMMENTS AT THIS TIME
- SITE VISIT



# INTRODUCTIONS

OWNER:

**CITY OF LAKE CITY**

WENDELL JOHNSON, ICMA, CITY MANAGER

ROLAND LUSTER, AIRPORT MANAGER

BRAD BYRD, AIRPORT OPERATIONS COORDINATOR

ED BUNNELL, AIRPORT LINEMAN CREW LEADER

ENGINEERING CONSULTANT:

**PASSERO ASSOCIATES**

DON RAMDASS, PROGRAM MANAGER

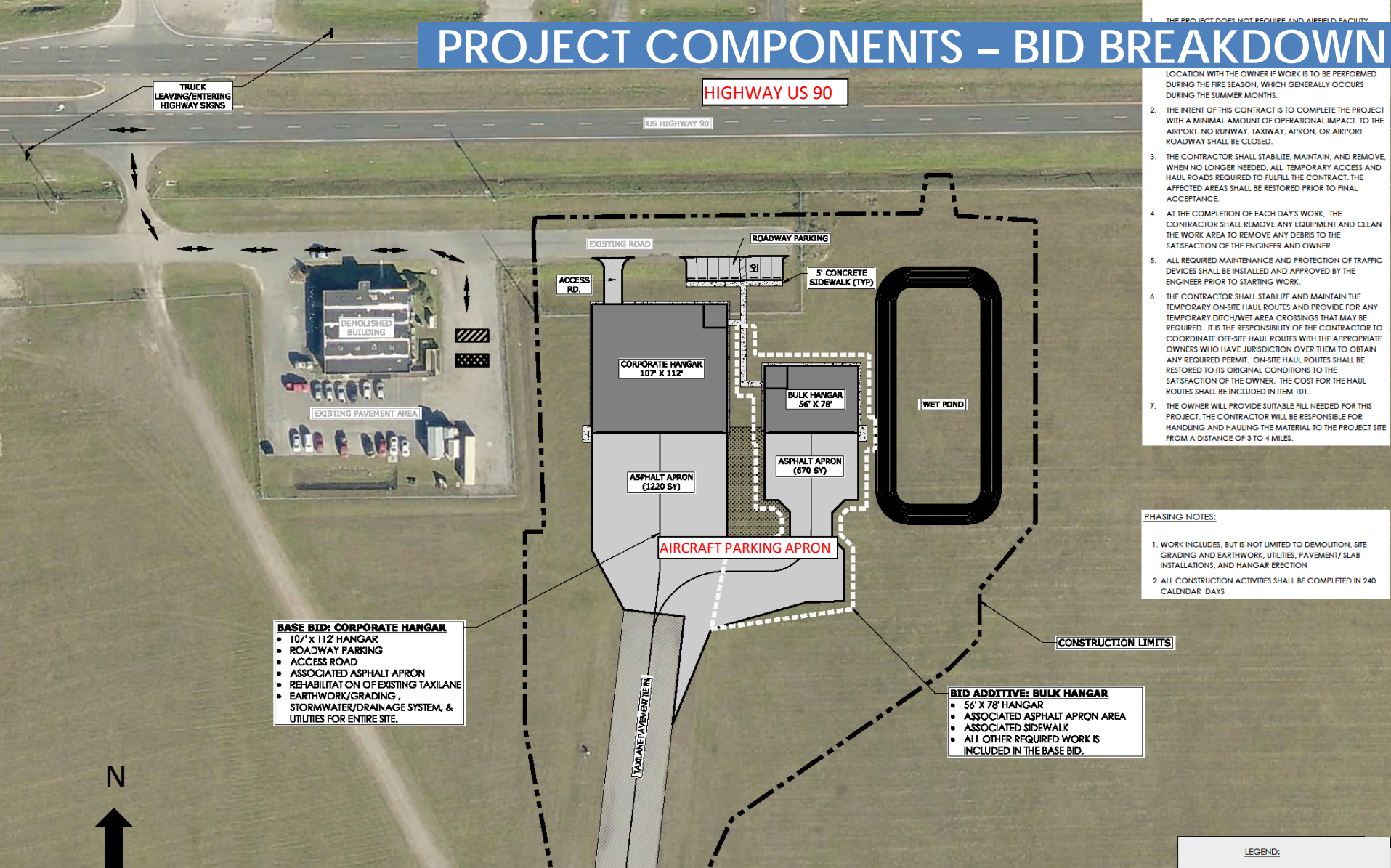
PATRICK HONORE, PE, PROJECT MANAGER

CHRIS NARDONE, RA, PROJECT ARCHITECT

DAVE HARRIS, SENIOR CONSTRUCTION INSPECTOR



# PROJECT COMPONENTS – BID BREAKDOWN

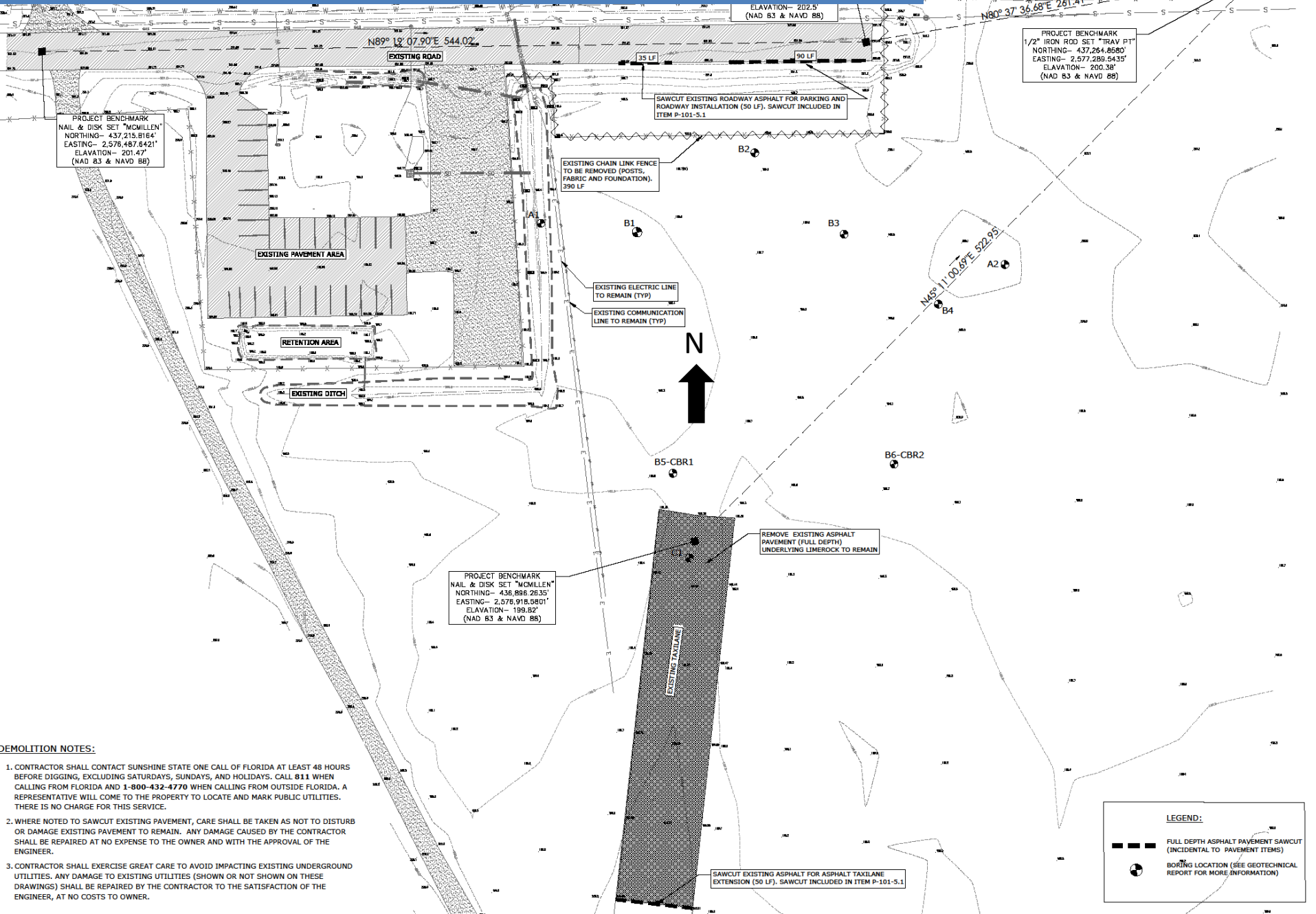


1. THE PROJECT DOES NOT REQUIRE AND AIRFIELD FACILITY LOCATION WITH THE OWNER IF WORK IS TO BE PERFORMED DURING THE FIRE SEASON, WHICH GENERALLY OCCURS DURING THE SUMMER MONTHS.
2. THE INTENT OF THIS CONTRACT IS TO COMPLETE THE PROJECT WITH A MINIMAL AMOUNT OF OPERATIONAL IMPACT TO THE AIRPORT. NO RUNWAY, TAXIWAY, APRON, OR AIRPORT ROADWAY SHALL BE CLOSED.
3. THE CONTRACTOR SHALL STABILIZE, MAINTAIN, AND REMOVE, WHEN NO LONGER NEEDED, ALL TEMPORARY ACCESS AND HAUL ROADS REQUIRED TO FULFILL THE CONTRACT. THE AFFECTED AREAS SHALL BE RESTORED PRIOR TO FINAL ACCEPTANCE.
4. AT THE COMPLETION OF EACH DAY'S WORK, THE CONTRACTOR SHALL REMOVE ANY EQUIPMENT AND CLEAN THE WORK AREA TO REMOVE ANY DEBRIS TO THE SATISFACTION OF THE ENGINEER AND OWNER.
5. ALL REQUIRED MAINTENANCE AND PROTECTION OF TRAFFIC DEVICES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO STARTING WORK.
6. THE CONTRACTOR SHALL STABILIZE AND MAINTAIN THE TEMPORARY ON-SITE HAUL ROUTES AND PROVIDE FOR ANY TEMPORARY DITCH/WET AREA CROSSINGS THAT MAY BE REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE OFF-SITE HAUL ROUTES WITH THE APPROPRIATE OWNERS WHO HAVE JURISDICTION OVER THEM TO OBTAIN ANY REQUIRED PERMIT. ON-SITE HAUL ROUTES SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS TO THE SATISFACTION OF THE OWNER. THE COST FOR THE HAUL ROUTES SHALL BE INCLUDED IN ITEM 101.
7. THE OWNER WILL PROVIDE SUITABLE FILL NEEDED FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR HANDLING AND HAULING THE MATERIAL TO THE PROJECT SITE FROM A DISTANCE OF 3 TO 4 MILES.

- PRE-BID MEETING LOCATION FOR REFERENCE TO PROJECT SITE
- BASE BID: CORPORATE HANGAR FACILITY, APRON, TAXIWAY & PARKING
- BID ADDITIVE 1: CORPORATE HANGAR FACILITY & APRON



# PROJECT COMPONENTS – DEMOLITION



# PROJECT COMPONENTS – PROPOSED SITEWORK

GENERAL PHASING NOTES:

THE PROJECT DOES NOT REQUIRE AND AIRFIELD FACILITY CLOSURES. CONTRACTOR SHALL COORDINATE THE START OF CONSTRUCTION WITH THE OWNER FOR THE ISSUANCE OF REQUIRED NOTAMS DURING THE COURSE OF THIS PROJECT. CONTRACTOR SHALL COORDINATE THE STAGING AREA LOCATION WITH THE OWNER IF WORK IS TO BE PERFORMED DURING THE FIRE SEASON, WHICH GENERALLY OCCURS DURING THE SUMMER MONTHS.

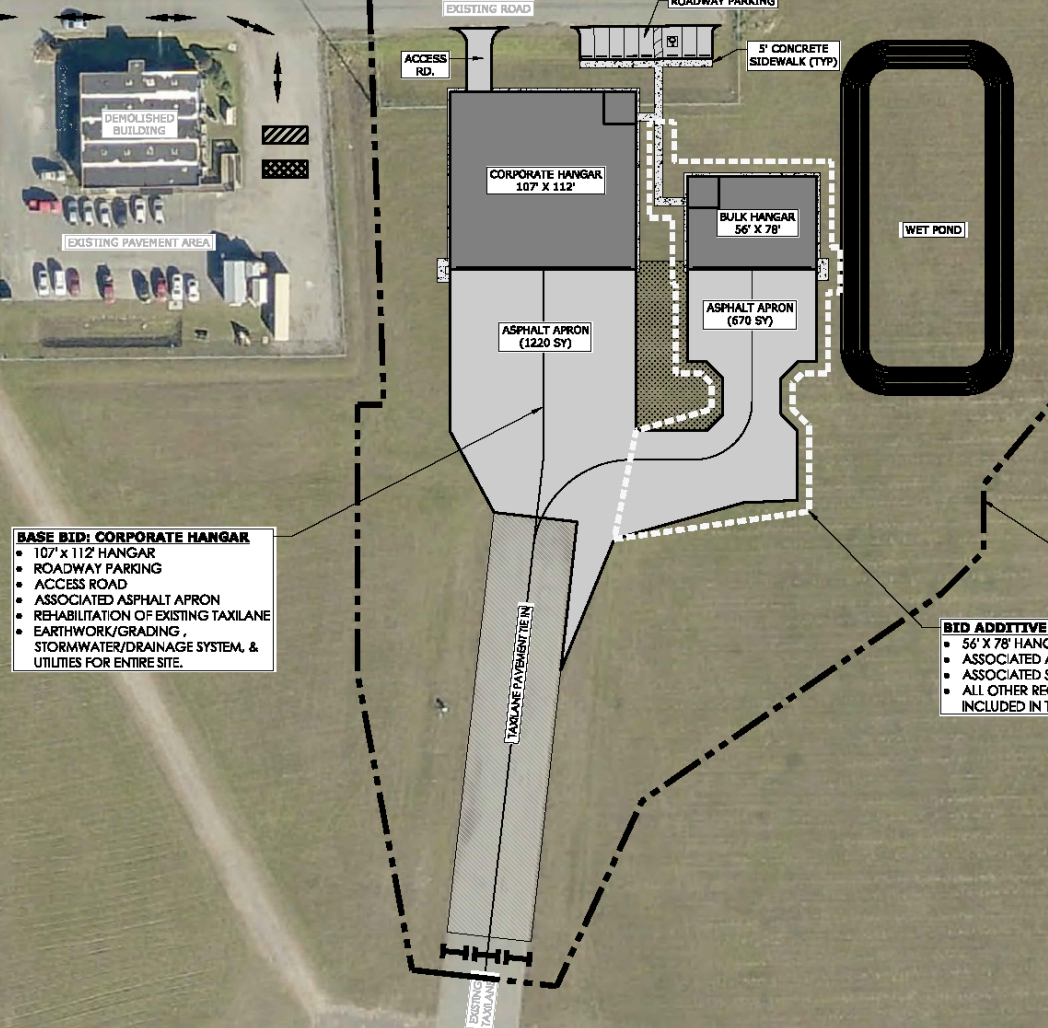
- THE INTENT OF THIS CONTRACT IS TO COMPLETE THE PROJECT WITH A MINIMAL AMOUNT OF OPERATIONAL IMPACT TO THE AIRPORT. NO RUNWAY, TAXIWAY, APRON, OR AIRPORT ROADWAY SHALL BE CLOSED.
- THE CONTRACTOR SHALL STABILIZE, MAINTAIN, AND REMOVE, WHEN NO LONGER NEEDED, ALL TEMPORARY ACCESS AND HAUL ROADS REQUIRED TO FULFILL THE CONTRACT. THE AFFECTED AREAS SHALL BE RESTORED PRIOR TO FINAL ACCEPTANCE.
- AT THE COMPLETION OF EACH DAY'S WORK, THE CONTRACTOR SHALL REMOVE ANY EQUIPMENT AND CLEAN THE WORK AREA TO REMOVE ANY DEBRIS TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- ALL REQUIRED MAINTENANCE AND PROTECTION OF TRAFFIC DEVICES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL STABILIZE AND MAINTAIN THE TEMPORARY ON-SITE HAUL ROUTES AND PROVIDE FOR ANY TEMPORARY ON-SITE AREA CROSSINGS THAT MAY BE REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE HAUL ROUTES WITH THE APPROPRIATE OWNERS WHO HAVE JURISDICTION OVER THEM TO OBTAIN ANY REQUIRED PERMITS. ON-SITE HAUL ROUTES SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS TO THE SATISFACTION OF THE OWNER. THE COST FOR THE HAUL ROUTES SHALL BE INCLUDED IN ITEM 101.
- THE OWNER WILL PROVIDE SUITABLE FILL NEEDED FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR HANDLING AND HAULING THE MATERIAL TO THE PROJECT SITE FROM A DISTANCE OF 3 TO 4 MILES.

## PHASING NOTES:

- WORK INCLUDES, BUT IS NOT LIMITED TO DEMOLITION, SITE GRADING AND EARTHWORK, UTILITIES, PAVEMENT/SLAB INSTALLATIONS, AND HANGAR ERECTION
- ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN 240 CALENDAR DAYS

TRUCK LEAVING/ENTERING HIGHWAY SIGNS

US HIGHWAY 90



**BASE BID: CORPORATE HANGAR**

- 107' x 112' HANGAR
- ROADWAY PARKING
- ACCESS ROAD
- ASSOCIATED ASPHALT APRON
- REHABILITATION OF EXISTING TAXIWAY
- EARTHWORK/GRADING
- STORMWATER/DRAINAGE SYSTEM, & UTILITIES FOR ENTIRE SITE.

**BID ADDITIVE: BULK HANGAR**

- 56' x 78' HANGAR
- ASSOCIATED ASPHALT APRON AREA
- ASSOCIATED SIDEWALK
- ALL OTHER REQUIRED WORK IS INCLUDED IN THE BASE BID.

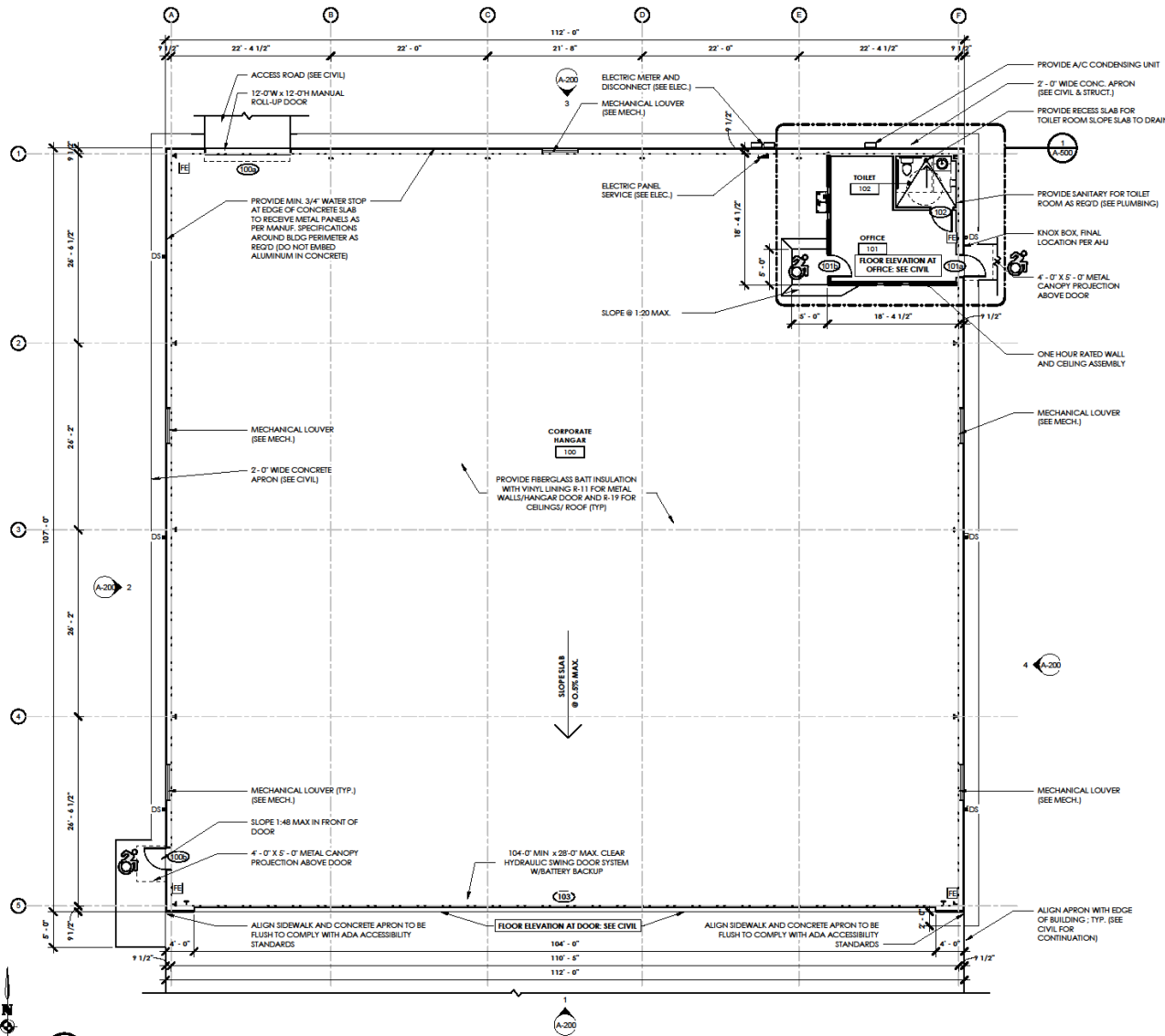
CONSTRUCTION LIMITS

## LEGEND:

- LOW PROFILE BARRICADE (SEE MISCELLANEOUS DETAILS)
- CONTRACTOR ACCESS / ON & OFF-SITE HAUL ROUTE
- CONTRACTOR STAGING AREA
- CONTRACTOR STOCKPILE AREA



# PROJECT COMPONENTS – CORPORATE HANGAR



IBC 2012 & NFPA 409 2014	
OCCUPANCY CLASSIFICATION:	GROUP S-1 MODERATE-HAZARD STORAGE
SPECIAL OCCUPANCY REQUIREMENTS:	AIRCRAFT HANGAR (STORAGE ONLY)
TYPE OF CONSTRUCTION:	TYPE IIB & TYPE I (1000) UNPROTECTED/UNSPRINKED
ALLOWABLE BLDG HGT & AREA PER FBC:	55 HGT 2 STORY 17,000 S.F.
ALLOWABLE BLDG HGT & AREA PER NFPA:	28 DR HGT 1 STORY 17,000 S.F.
ALLOWABLE BLDG HGT PER IBC PART 7.7 FROM RUNWAY 1C-2B:	28 DR HGT 1 STORY 17,000 S.F.
ALLOWABLE BLDG HGT PER IBC PART 7.7 FROM RUNWAY 1C-2B:	28 DR HGT 1 STORY 17,000 S.F.
REQUIRED SEPARATION OF OCCUPANCIES PER FBC:	12,000 S.F.
MAXIMUM FIRE AREA ALLOWABLE PER IBC & NFPA:	12,000 S.F.
FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS PER NFPA:	10' < X < 30' = 0 FIRE RATING
MINIMUM BLDG SEPARATION REQUIRED BTWN BLDG CLUSTERS PER NFPA:	100'-0"
SEPARATION OF INCIDENTAL ACCESSORY OCCUPANCIES PER FBC:	1 HR FIRE RESISTANCE RATING
ROOF COVERINGS SHALL BE LISTED AS PER NFPA:	CLASS "C" OR BETTER
EXPOSED INTERIOR INSULATION PER FBC:	THERMAL/ACOUSTICAL INSL CLASS A ONLY
OIL SEPARATOR EXCEPTION PER FBC:	STORAGE HANGAR ONLY NO MAINTENANCE
PROVIDED:	
TOTAL BULK HANGAR BUILDING SQUARE FOOTAGE:	11,984 S.F.
TOTAL BULK HANGAR BUILDING HEIGHT:	+/- 37'-8" HGT 1 STORY
NEAREST BUILDING OR PROPERTY LINE:	X > 31'-0"
WIND LOADS DESIGN CRITERIA	
ULTIMATE DESIGN WIND SPEED, ASCE 7 V <sub>W</sub> FOR RISK CATEGORY II BUILDINGS	
BASIC WIND SPEED:	120 MPH
EXPOSURE CATEGORY:	C
WIND IMPORTANCE FACTOR:	1.0
BUILDING CATEGORY:	ENCLOSED
WIND BORNE DEBRIS REGION REQUIREMENTS ARE NOT APPLICABLE REFER TO STRUCTURAL DRAWINGS.	
1 HOUR FIRE RATED SEPARATION	
FE	PORTABLE FIRE EXTINGUISHER AND CABINET
DS	3" X 4" MIN. ALUMINUM DOWNSPOUTS WITH CAST IRON DOWNSPOUT TRANSITION BOOTS (PRIME & PAINT) @ PVC DRAIN PIPE (SEE CIVIL)

TYPICAL WALL TYPES	
<p>1 HR RATED PARTITION UL DESIGN NO. U425</p>	<p>NON-RATED PARTITION</p>
<p>1 HR RATED PARTITION UL DESIGN NO. ULAB9/U425</p>	<p>FURRING STRIP</p>
<b>WALL TYPE NOTES:</b> 1. PROVIDE MOISTURE RESISTANT GYP. BD. FOR ALL WET AREAS.	

1 FLOOR PLAN - CORPORATE HANGAR

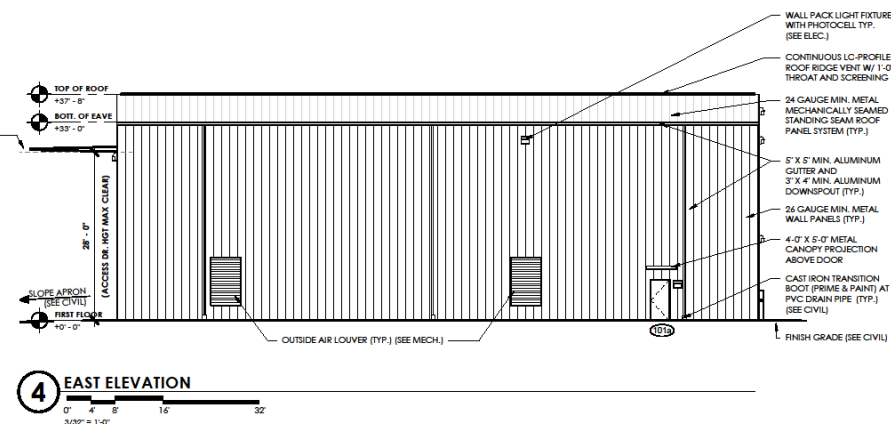
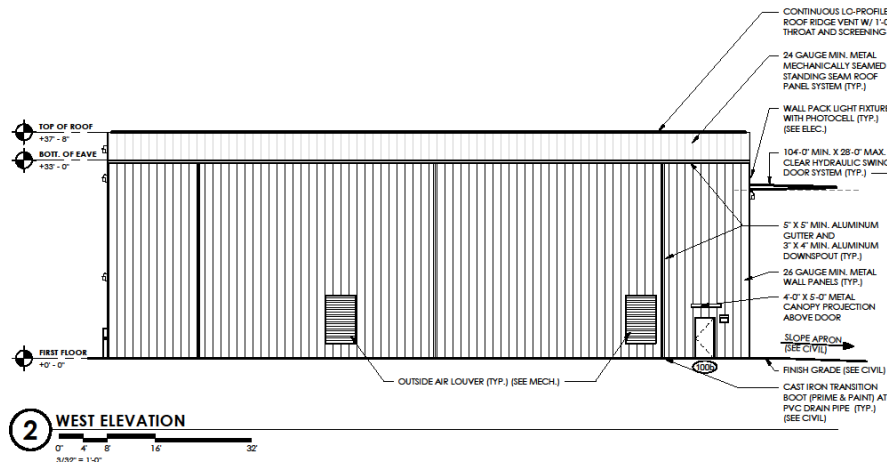
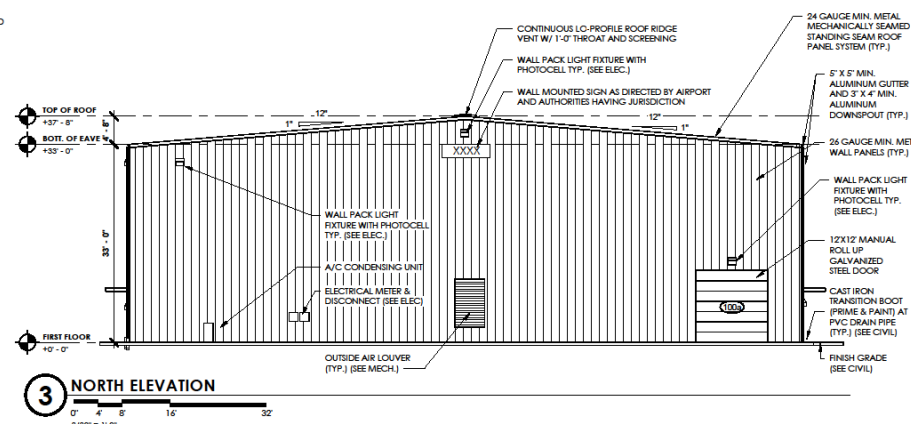
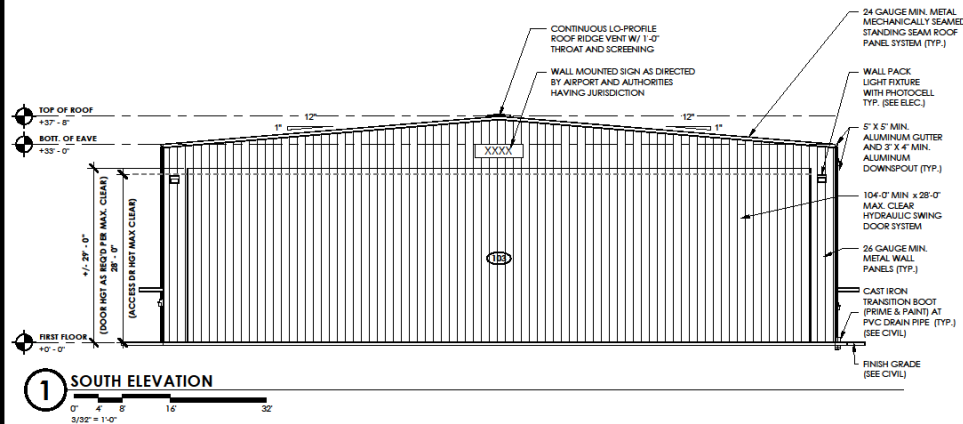
0' 2' 4' 8' 16'  
1/8" = 1'-0"



# PROJECT COMPONENTS – CORPORATE HANGAR

## EXTERIOR ELEVATION NOTES:

1. ELEVATIONS EXPRESSED IN DECIMAL FEET REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD). ELEVATIONS EXPRESSED IN FEET AND INCHES REFER TO BUILDING RELATIVE ELEVATIONS WHERE 0'-0" = SEE CIVIL AND ENGINEERING SPECIFICATIONS. SEE ENGINEERING DRAWINGS.



# PROJECT COMPONENTS – BULK HANGAR

IBC 2012 & NFPA 921/101A

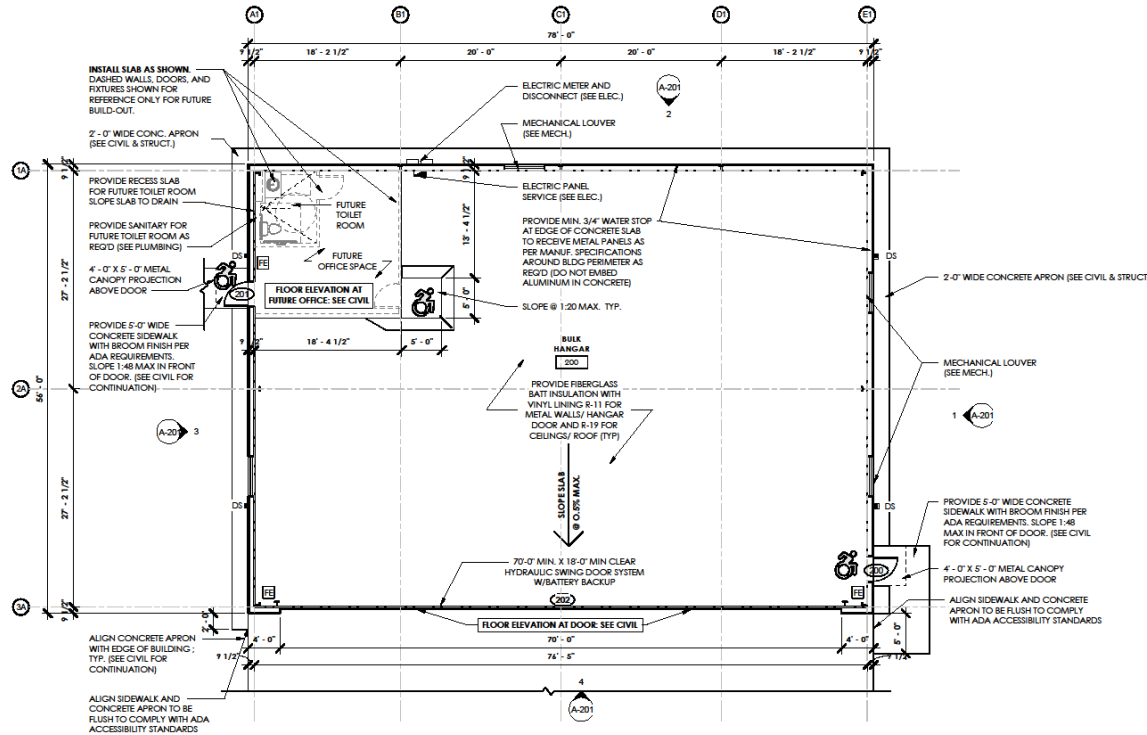
OCCUPANCY CLASSIFICATION:	GROUP 1-1 MODERATE HAZARD STORAGE
SPECIAL OCCUPANCY REQUIREMENTS:	AIRCRAFT HANGAR (STORAGE ONLY)
TYPE OF CONSTRUCTION:	TYPE IIB & TYPE I (1000 UNPROTECTED/UNSPRINKLED)
ALLOWABLE BLDG HGT & AREA PER FBC:	55 HGT 2 STORY 17,500 S.F.
AIRCRAFT HANGAR GROUP PER NFPA:	GROUP IIB
ALLOWABLE DOOR/BLDG HGT & AREA PER NFPA:	28 DR HGT 1 STORY 12,000 S.F.
ALLOWABLE DOOR/BLDG HGT PER FAA PART 77 FROM RUNWAY 10-28:	207 HGT
REQUIRED SEPARATION OF OCCUPANCIES PER FBC:	N/A
FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS PER NFPA:	12,000 S.F.
MINIMUM BLDG SEPARATION REQUIRED BTWN BLDG CLUSTERS PER NFPA:	100'-0"
SEPARATION OF INCIDENTAL ACCESSORY OCCUPANCIES PER FBC:	1 HR FIRE RESISTANCE RATING (for future office)
ROOF COVERINGS SHALL BE LISTED AS PER NFPA:	CLASS "C" OR BETTER
EXPOSED INTERIOR INSULATION PER FBC:	THERMAL/ACOUSTICAL INSUL CLASS A ONLY
OIL SEPARATOR EXCEPTION PER FBC:	STORAGE HANGAR ONLY NO MAINTENANCE PROVIDED

TOTAL BULK HANGAR BUILDING SQUARE FOOTAGE:	4,368 S.F.
TOTAL BULK HANGAR BUILDING HEIGHT:	+/- 26'-5" HGT 1 STORY
NEAREST BUILDING OR PROPERTY LINE:	8'-31'-0"

## WIND LOADS DESIGN CRITERIA

ULTIMATE DESIGN WIND SPEEDS, ASCE 7, Valt FOR RISK CATEGORY II BUILDINGS	
BASIC WIND SPEED:	120 MPH
EXPOSURE CATEGORY:	"C"
WIND IMPORTANCE FACTOR:	1.0
BUILDING CATEGORY:	ENCLOSED
WIND BOINE DESIGN REGION REQUIREMENTS ARE NOT APPLICABLE	
REFER TO STRUCTURAL DRAWINGS.	

1 HOUR FIRE RATED SEPARATION	
PORTABLE FIRE EXTINGUISHER AND CABINET	
3" X 4" MIN. ALUMINUM DOWNSPOUTS WITH CAST IRON DOWNSPOUT TRANSITION BOOTS (PRIME & PAINT)/PVC DRAIN PIPE (SEE CIVIL)	

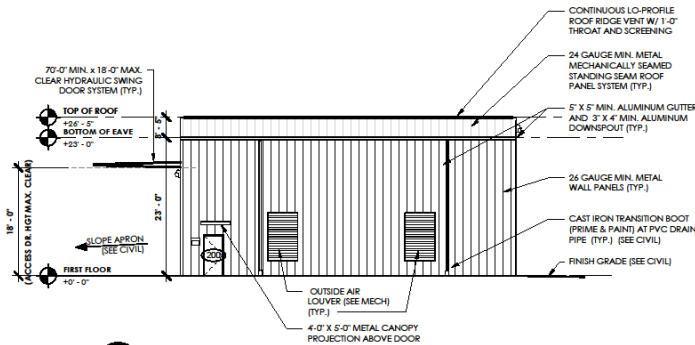


1 FLOOR PLAN - BULK HANGAR

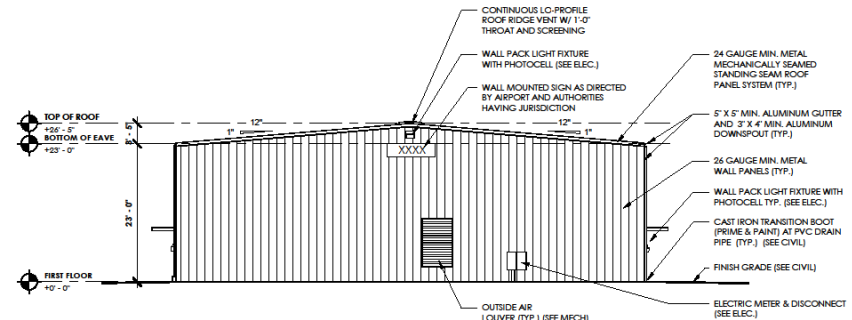
# PROJECT COMPONENTS – BULK HANGAR

## EXTERIOR ELEVATION NOTES:

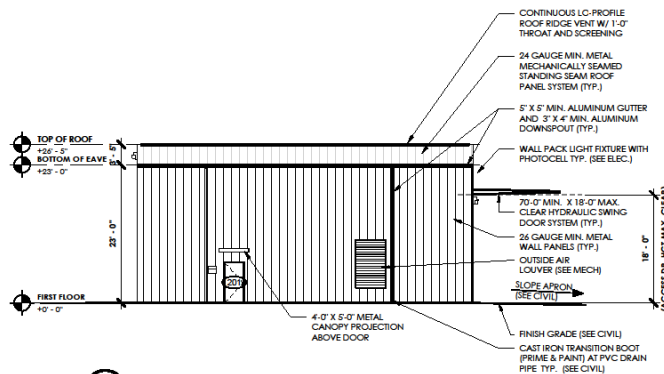
1. ELEVATIONS EXPRESSED IN DECIMAL FEET REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD). ELEVATIONS EXPRESSED IN FEET AND INCHES REFER TO BUILDING RELATIVE ELEVATIONS WHERE 0'-0" = SEE CIVIL AND ENGINEERING SPECIFICATIONS. SEE ENGINEERING DRAWINGS.



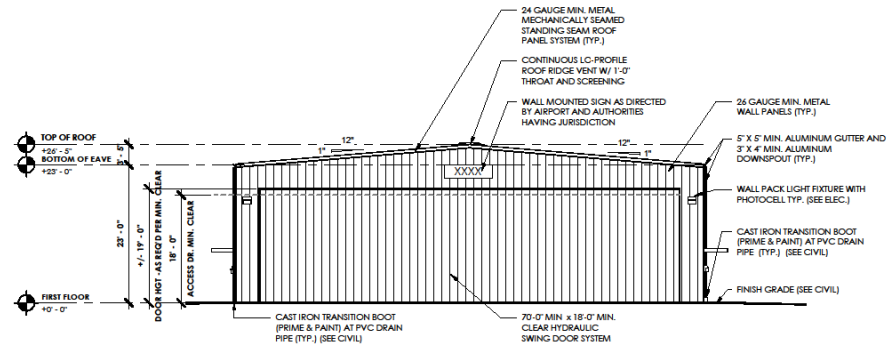
1 EAST ELEVATION



2 NORTH ELEVATION



3 WEST ELEVATION



4 SOUTH ELEVATION

## CONTRACT TIME

Schedule	Allowed Construction Time	Liquidated Damages Cost
Corporate Hangar with Parking & Apron	180 Calendar Days	\$500 / Day
Bulk Hangar with Parking and Apron	120 Calendar Day	\$500 / Day

**IF BOTH BIDS ARE AWARDED, THE CONSTRUCTION TIME WILL BE 300 CALENDAR DAYS.**



# PROJECT SCHEDULE

Advertisement	Plans Available	Pre-Bid Meeting	Last Day for Questions	Issue Addendum	Bid Opening
Sunday, January 21, 2018	Monday, January 22, 2018	Tuesday, January 30, 2018 (10:00 pm)	Thursday, February 8, 2018	Thursday, February 15, 2018	Thursday, February 22, 2018 (2:00 pm)

## **ADDENDUMS**

- ALL ADDENDUMS WILL BE POSTED TO THE PASSERO WEBSITE AT [WWW.PASSERO.COM](http://WWW.PASSERO.COM) UNDER THE BID TAB, SO PLEASE PERIODICALLY CHECK PRIOR TO BID OPENING FOR ANY ADDITIONAL.

## **BID PROPOSALS**

- ALL BIDDERS ARE REQUIRED TO COMPLETE & RETURN **AN ORIGINAL AND ONE COPY** OF THE PROPOSAL SECTION OF THE CONTRACT DOCUMENTS TO THE *PROCUREMENT DEPARTMENT, CITY HALL, 205 N. MARION AVENUE, LAKE CITY, FL 32055.*
- 5% BID BOND IS REQUIRED.

## **CONTRACT AWARD**

- THE OWNER RESERVES THE RIGHT TO WITHHOLD THE AWARD OF THE CONTRACT FOR A PERIOD NOT TO EXCEED 90 CALENDAR DAYS FROM BID OPENING.
- FURTHER INFORMATION ON PROPOSAL REQUIREMENTS & AWARD & EXECUTION OF THE CONTRACT ARE INCLUDED IN THE CONTRACT DOCUMENTS.

# SAFETY ON THE AIRPORT DURING CONSTRUCTION

- THE FAA ADVISORY CIRCULAR COVERING **OPERATIONAL SAFETY ON AIRPORTS DURING CONSTRUCTION**, IS INCLUDED IN THE CONTRACT DOCUMENTS FOR YOUR INFORMATION AND CONTAINS ALL THE SAFETY REQUIREMENTS YOU SHOULD KNOW TO SAFELY CONDUCT YOUR DAILY CONSTRUCTION OPERATIONS FOR THE DURATION OF THE PROJECT.
- PLAN SHEET TITLED **SAFETY, SECURITY & GENERAL NOTES** INCLUDES ADDITIONAL PROJECT SAFETY INFORMATION.
- SAFETY PROCEDURES WILL BE DISCUSSED IN DETAIL WITH THE CONTRACTOR AT THE PRE-CONSTRUCTION MEETING.



# QUESTIONS, CLARIFICATIONS & INTERPRETATIONS

A BIDDER REQUIRING A CLARIFICATION OR INTERPRETATION OF THE PROJECT DOCUMENTS SHALL MAKE A WRITTEN REQUEST TO THE ENGINEER BY EMAIL AT THE FOLLOWING ADDRESS:

**EMAIL ADDRESS:**

[MGNIECH@PASSERO.COM](mailto:MGNIECH@PASSERO.COM)

THE ENGINEER MUST RECEIVE THE WRITTEN REQUEST NO LATER THAN THURSDAY, FEBRUARY 8, 2018.



# QUESTIONS, CLARIFICATIONS & INTERPRETATIONS

ALL WRITTEN REQUESTS RECEIVED BY THE ABOVE LISTED DATE SHALL BE RESPONDED TO, & THE REPOSSES SHALL BECOME PART OF THE CONTRACT DOCUMENTS.

PLEASE NOTE THAT ANY VERBAL RESPONSE TO QUESTIONS BY THE ENGINEER IS CONSIDERED UNOFFICIAL AND WILL NOT BECOME PART OF THE CONTRACT DOCUMENTS; THEREFORE, PLEASE SUBMIT ALL CONTRACT QUESTIONS IN WRITING REGARDLESS OF ANY VERBAL COMMUNICATION.





# QUESTIONS, CLARIFICATIONS & INTERPRETATIONS

DURING THE BIDDERS' REVIEW OF THE CONTRACT DOCUMENTS, ANY PROBLEMS RELATED TO THE FOLLOWING QUESTIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

- **DID YOU IDENTIFY ANY DISCREPANCIES BETWEEN THE PLANS & SPECIFICATIONS?**
- **ARE ALL ITEMS OF WORK AND REQUIRED SUBMITTALS TO COMPLETE THE JOB DESCRIBED ADEQUATELY IN THE CONTRACT DOCUMENTS?**
- **ARE YOU AWARE OF ANY ITEM(S) REQUIRED TO COMPLETE THE JOB THAT WAS NOT IDENTIFIED IN THE BID FORMS?**

PLEASE SUBMIT ANY SUCH ITEMS IN WRITING AS PREVIOUSLY DESCRIBED.



## QUESTION & ANSWER



SITE VISIT IMMEDIATELY FOLLOWING QUESTION/ANSWER.