



Purchasing Department

**209 Water Street
Johnson City, TN 37601
(423) 975-2716**

ADDENDUM

TO: All Prospective Vendors

FROM: Debbie Dillon,
Director of Purchasing 

SUBJECT: Addendum No. 4 ITB #6498
Interior Renovations and Classroom Addition for Lake Ridge Elementary
School

DATE: June 11, 2021

Consider this addendum an integral part of the above referenced Invitation to Bid:

See the attached 6 page documents from Thomas Weems Architect.

**NOTE THAT THE BID SUBMITTAL FORMS HAVE BEEN REVISED AND
ARE MARKED AS ADDENDUM #4.**

All other specifications/requirements remain the same. Failure to acknowledge this addendum could be cause for rejection of your submittal. Your un-opened response envelope can be returned to you for re-submittal upon request. Any questions regarding addendum submittal please contact this office.

/dd



06/11/2021

ADDENDUM #04

INTERIOR RENOVATIONS & CLASSROOM ADDITION FOR: LAKE RIDGE ELEMENTARY SCHOOL

1001 Lake Ridge Square | Johnson City, Tennessee 37601

TFM # 09665

TFM Project No. 2021-03-24-03

ITB #6498

June 11, 2021

This Addendum forms a part of the Contract Documents and modifies the original Procurement Documents dated March 25, 2021, Addendum 1 dated May 18, 2021, Addendum 2 dated May 28, 2021, and Addendum 3 dated June 8, 2021. Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This 6 page Addendum is issued *VIA Email* to the Owner, All Known Plan Holders of Record, and All Known Plan Rooms of Record on June 11, 2021.

CHANGES TO PROJECT MANUAL:

1. Insert revised **00 4100 Bid Form**

2. Refer to **01 2100 Allowances:**

a. Modify paragraph 3.1.H Allowance No. 8 as noted below:

H. Allowance No. 8: Lump Sum Cash Allowance: Include the sum of: [\$1,201,129.00] One Million Two Hundred One Thousand One Hundred Twenty Nine Dollars and Zero Cents for purchase and delivery of Trane HVAC equipment as specified in Section 23 8114 Rooftop Dx Unit, Section 23 3616 Variable / Constant Volume Air Terminals, Section 23 8126 Ductless Split Unit, Gas Rooftop Units (RTU) Schedule On Drawing M001, Ductless Split Schedule Shown On Drawing M-001, Volume Box Schedule (VVB) Shown On Drawing M-002. This allowance also includes Trane controls equipment and labor as shown in HVAC Controls Drawings M401, M402, M403 and specified in Section 23 0923 Building Systems Controls.

1. *This allowance includes the material costs and freight from Trane but does not include receiving, handling, and Contractor mark-up and profit.*
2. *[\$473,000.00] Four Hundred Seventy Three Thousand Dollars and Zero Cents of the total Trane HVAC Equipment Allowance is for controls labor subcontract not subject to sales taxes and is Non-Taxable. The remaining [\$728,129.00] Seven Hundred Twenty Eight Thousand One Hundred Twenty Nine Dollars and Zero Cents is subject to Sales Tax.*
3. *Sales Tax is not included in the Trane HVAC Equipment Allowance and is to be calculated by the Contactor and included in the Base Bid cost.*

CHANGES TO CONSTRUCTION DRAWINGS:

1. Insert revised **A102A Enlarged Floor Plan – Level 2 – Area ‘A’ Annotations:**
 - a. Revised window type in Classroom 222A and 224A from Type 3 to **Type 5**.
 - b. Revised window type in Corridor 200H from Type 5 to **Type 3**.

GENERAL ITEMS:

None

RESPONSE TO QUESTIONS:

None

CLARIFICATIONS AND ADDITIONAL INFORMATION:

None

ATTACHMENTS:

1. Project Manual (1 sections – 3 pages – 8 ½” x 11”)
2. Construction Documents (1 sheet – 30” x 42”)

END OF ADDENDUM NO. 4

Cc: Randy Trivette – City of Johnson City
Dennis Rhodes, Plans Examiner 2, TN State Fire Marshal’s Office
All Known Plan Holders of Record
All Known Plan Rooms

DOCUMENT 00 4100

BID FORM

TO: City of Johnson City Tennessee
Debbie Dillon, Director of Purchasing
209 Water Street
Johnson City, Tennessee 37605
(Mailing Address: 2150, Zip: 37605)

PROJECT: Addition and Alterations to Existing Building
Lake Ridge Elementary School
1001 Lake Ridge Square
Johnson City, Tennessee 37601
ITB# 6489

DESIGNER: Thomas Weems Architect
3203 Hanover Road
Johnson City, Tennessee 37601
Project # 019-030

A. THE BIDDER ACKNOWLEDGES IN SUBMITTING THIS BID THAT:

- 1. Bidder has received, read, and understands the Bidding Documents, has visited the site and become familiar with local conditions under which work is to be performed, has correlated observations with requirements of Bidding Documents, and makes this bid in accordance therewith.
2. Bidder understands the requirements for maintaining nearby vehicular and pedestrian traffic, and make this bid in accordance therewith, including provisions for maintaining all necessary precautions and safety measures to protect the public from the construction process.
3. The required Bid Security, in the amount of Five Percent (5%) of the total amount bid, is attached hereto.
4. Failure to complete Bid Form, provide required attachments, or comply otherwise with the Instructions to Bidders, may be cause for rejection of bid.
5. This Bidder has received the following addenda:

Addendum No. _____ Dated: _____, 2021

- 6. The person who signs this bid on behalf of the Bidder is required to be legally empowered to bind the Bidder to a Contract.
7. Bidder has included in the Base Bid all project Contingencies and Allowances as stipulated in the Schedule of Allowances in Section 01 2100 – Allowances, totaling One Million Six Hundred Eighty Three Thousand One Hundred Twenty Nine Dollars (\$1,683,129.00).

B. THIS BIDDER AGREES TO:

1. Honor this bid for a period of sixty [60] days following the date of the scheduled opening of the bids.
2. Enter into and execute a contract, if presented on the basis of this bid, and furnish bond(s) and certificate(s) of insurance as required.
3. Accomplish the Work in accordance with the Contract Documents.
4. Bidder will achieve Substantial Completion of the Work within the following calendar days after a Notice to Proceed is issued:

_____ Days (_____).

5. Accept the Conditions for Liquidated Damages in the amount of Five Hundred Dollars (\$500.00) per calendar day.
6. Davis Bacon Act requirements for HVAC labor.

C. BID AMOUNT:

1. Base Bid Amount: This Bidder agrees to complete the Work of the Base Bid for this project for the lump sum of (show amount in both words and figures):

_____ Dollars: \$ _____

2. Owners Contingency: Specified in Section 01 2100 – Allowance 3.1-A:
Three Hundred Fifty Thousand Dollars and No Cents.

_____ Dollars: \$ 350,000.00

3. Allowances: Specified in Section 01 2100 – Allowances 3.1-B – 3.1-H:
One Million Three Hundred Forty Six Thousand One Hundred Twenty Nine Dollars and No Cents.

_____ Dollars: \$ 1,346,129.00

4. Unit Prices: The unit prices listed below and described in Section 01 2200 - Unit Prices, will apply throughout the project for changing work upon written instructions of the Architect:

Description	Unit of Measure	Quantity	Amount
Unit Price #1: Acoustical Ceiling Removal and Replacement.	Square Foot	25,000 SF	\$ _____
Unit Price #2: Unsuitable Material Below Specified Subgrade Elevation.	Cubic Yard	100 CY	\$ _____
Unit Price #3: Rock Below Specified Subgrade Elevation.	Cubic Yard	100 CY	\$ _____

4. Total Base Bid: Total of Lines 1, 2, 3 and 4:

Dollars: \$ _____

THIS BID SUBMITTED BY:

Authorized Signature: _____ Date: _____

Type or Print Name & Title: _____

On Behalf Of: (Name of Bidder): _____

Bidders Address: _____

(Mailing Address if Different): _____

Bidders Telephone #: _____

Bidders Contact Email: _____

Required Attachments:

- Bid Form (00 4100) – [3] pages.
- 5% Bid Security.
- General Contract Form (FE 1400) – [4] pages.
- Insurance Checklist (FE 1600) – 1 page.
- Compliance with Public Acts 587 and 844 (02 2425) – 1 page.
- Criminal History Affidavit (02 2426) – 1 page.
- Drug Free Workplace Affidavit (FE 1900) – 1 page.
- Bidder Acknowledgment of Forms (FE 1200) – 1 page.
- Copy of Bidders State Contractor’s License.

Bid Form 00 4100 must be signed by authorized representative of ‘Bidder’ to be considered valid.

END OF DOCUMENT

