

ADDENDUM NO. 2

ORANGE BEACH HIGH SCHOOL FIELD HOUSE CITY OF ORANGE BEACH

ADDENDUM NO. TWO (2) – DATED JANUARY 18, 2021

This Addendum is directed to all bidders to whom the City of Orange Beach has issued drawings and specifications. The following conditions, drawings, specification changes, etc., take precedence over any conflicting conditions in the Drawings and Specifications or other Contract and Bid Documents. Portions of the Contract Documents not changed by Addendum remain in effect.

SPECIFICATIONS

- ITEM 2.01 SPEC 00 4100 – Bid Proposal Form**
This section has been replaced in its entirety to provide for Unit Price 1 and Allowance No. 2 (Contingency).
- ITEM 2.02 SPEC 01 2700 – Unit Price**
This section has been added. See attached.
- ITEM 2.03 REFERENCE SPEC 02 3001 – Geotech Report**
The Building design is based on the option to undercut. Please bid accordingly.
- ITEM 2.04 SPEC 08 7100 – Door Hardware Schedule**
This section has been replaced in its entirety. See attached.
- ITEM 2.05 SPEC 09 5110 – Acoustical Panel Ceiling**
Replace ACT 1 with “Ceramaguard” Ceiling Tile, Armstrong No. 605 and Prelude XL Exterior Grid (15/16_ equal to Armstrong No. 730G90.

ATTACHMENTS:

Spec 00 4100 – Revised Bid Proposal Form
Spec 01 2700 – Unit Price
Spec 087100 – Door Hardware Schedule
Pre-Bid Question Log – Updated with recent questions

NOTE: Receipt of all addenda must be acknowledged on the Bid Form in order for the proposal to be considered a conforming bid.



Stedmann B. McCollough
McCullough Architecture, Inc.

END OF ADDENDUM #2

PROPOSAL FORM

TO: **City of Orange Beach**, Orange Beach, Alabama, hereinafter called the Owner

Date: _____

In compliance with the Invitation to Bid and subject to all the conditions thereof, the undersigned

(Legal Name of Bidder)

hereby proposes to furnish all labor and materials and perform all work required for the construction of
WORK: Orange Beach High School Field House

in accordance with Drawings and Specifications, dated _____, prepared by
McCollough Architecture, Architect/Engineer.

The Bidder, which is organized and existing under the laws of the State of _____,
having its principal offices in the City of _____,
is: a Corporation a Partnership an individual (other) _____.

LISTING OF PARTNERS OR OFFICERS: If Bidder is a Partnership, list all partners and their addresses; if
Bidder is a Corporation, list the names, titles, and business addresses of its officers:

BIDDER'S REPRESENTATION: The Bidder declares that it has examined the site of the Work, having become
fully informed regarding all pertinent conditions, and that it has examined the Drawings and Specifications
(including all Addenda received) for the Work and the other Bid and Contract Documents relative thereto,
and that it has satisfied itself relative to the Work to be performed.

ADDENDA: The Bidder acknowledges receipt of Addenda Nos. _____ through _____ inclusively.

BASE BID: For construction complete as shown and specified, the sum of _____
Dollars (\$ _____)

ALLOWANCE: Include allowances in Base Bid in accord with Section 01 2000 - Allowances

Allowance No. 1: Contractor shall provide Builders' Risk Insurance and indicate 100% of the total
deductible amount below. All unclaimed deductible amounts will be reimbursed to the Owner at project
completion as a deductive change order to the contractor. Contractor shall provide evidence from insurer
of 100% deductive amount within 48 hours of bid.

Allowance No. 1 _____
Dollars (\$ _____)

Allowance No. 2: Bidders shall include a \$25,000.00 contingency in their bid.

Allowance No. 2 _____
Dollars (\$ _____)

UNIT PRICE: Provide unit prices in accord with Section 01 2700 – Unit Price

Unit Price 1: Removal & Replacement of Unsuitable Soils per cubic yard.

\$ _____ for 200 cubic yards

TOTAL BID (including Base Bid & Allowance): _____

Dollars (\$ _____)

Attach Section 00 4102 – Bid Proposal Form Attachment “A” to this Bid Proposal Form.

ALTERNATES: If alternates as set forth in the Bid Documents are accepted, the following adjustments are to be made to the Base Bid: Alternates are further described in Section 01 2300.

No Alternates.

BID SECURITY: The undersigned agrees to enter into a Construction Contract and furnish the prescribed Performance and Payment Bonds Alternates and evidence of insurance within fifteen calendar days, or such other period stated in the Bid Documents, after the contract forms have been presented for signature, provided such presentation is made within 30 calendar days after the opening of bids, or such other period stated in the Bid Documents. As security for this condition, the undersigned further agrees that the funds represented by the Bid Bond (or cashier’s check) attached hereto may be called and paid into the account of the Awarding Authority as liquidated damages for failure to so comply.

Attached hereto is a: (Mark the appropriate blank and provide the applicable information.)

_____ Bid Bond, executed by _____ as Surety,

_____ a cashier’s check on the _____ Bank of _____,
for the sum of _____ Dollars
(\$ _____) made payable to the Owner.

BIDDER’S ALABAMA LICENSE:

State License for General Contracting: _____

License Number Bid Limit Type(s) of Work

Also attached hereto is Document 00 4301 – Bid Form Supplements Cover Sheet and listed attachments.

CERTIFICATIONS: The undersigned certifies that he or she is authorized to execute contracts on behalf of the Bidder as legally named, that this proposal is submitted in good faith without fraud or collusion with any other bidder, that the information indicated in this document is true and complete, and that the bid is made in full accord with State law. Notice of acceptance may be sent to the undersigned at the address set forth below.

The Bidder also declares that a list of all proposed major subcontractors and suppliers will be submitted at a time subsequent to the receipt of bids as established by the Architect in the Bid Documents but in no event shall this time exceed twenty-four (24) hours after receipt of bids.

Legal Name of Bidder _____

Mailing Address _____

*** By (Legal Signature)** _____

* Name (type or print) _____ (*Seal*)

* Title _____

Telephone Number _____

* If other than the individual proprietor, or an above-named member of the Partnership, or the above named president, vice-president, or secretary of the Corporation, attach written authority to bind the Bidder. Any modification to a bid shall be over the initials of the person signing the bid, or of an authorized representative.

- END OF PROPOSAL FORM -

SECTION 01 2700 - UNIT PRICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for unit prices.

1.3 DEFINITIONS

- A. Unit price is price per unit of measurement for materials or services added to or deducted from the Contract Sum by Change Order, if estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, and all overhead and profit for general contractor and subcontractor(s).
- B. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- C. List of Unit Prices: A list of unit prices is included at the end of this Section. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 LIST OF UNIT PRICES

A. Unit Price No. 1: Removal and Replacement of Unsuitable Soils.

1. Description: After Contractor has stripped and cleared the site, the Contractor's geotechnical engineer shall check and probe the subgrade to identify unsuitable soil material. Unsuitable soils shall be removed, disposed of off-site, and replaced with suitable, inorganic structural fill which shall be placed and compacted in accordance with Section 02300-EARTHWORK.
2. Unit of Measurement: Cubic yard of soil excavated and replaced. Quantity shall be determined through verification of actual quantity of backfill placed and compacted in the overexcavated areas from which the unsuitable material was removed.
3. Base Bid Quantity: Base Bid shall include the removal and replacement of 1000 cubic yards of unsuitable soils.
4. Adjustment to Contract Sum: If the actual amount of work is either more or less than the Base Bid Quantity, the Contract Sum will be adjusted by a Change Order using the unit price in the Contract.

END OF SECTION 01 2700

Hardware Sets

SET #01 - Cont Hinge Panic x Closer

Doors: 101A

| | | | | |
|---|-------------------------|----------------------------------|-----|----|
| 2 | Continuous Hinge | 661HD UL 83" | AL | ST |
| 1 | Removable Mullion | HCKR822 | 689 | PR |
| 2 | Exit Device | HC 2103 X 4903A CD SNB (2) | 630 | PR |
| 3 | Brass Construction Core | 7190224 (7P) | | BE |
| 2 | Mortise Cylinder | 1E-74 STD | 626 | BE |
| 3 | Rim Cylinder | 12E-72 STD | 626 | BE |
| 2 | Door Closer | CLD-4550 HS SN | 689 | SD |
| 2 | Kick Plate | K0050 10" x 34" B4E-HEAVY-KP CSK | 630 | TR |
| 1 | Head Cap Spacer | MCS822 | 689 | PR |
| 1 | Gasketing | 135 N 1 x 72" 2 x 84" | | NA |
| 2 | Door Sweep | 101 VA 36" | | NA |
| 1 | Handicap Threshold | 513 72" | AL | NA |

SET #02 - Cont Hinge Panic x Closer

Doors: 101B

| | | | | |
|---|-------------------------|----------------------------------|-----|----|
| 1 | Continuous Hinge | 661HD UL 83" | AL | ST |
| 1 | Exit Device | HC 2103 X 4903A CD SNB (2) | 630 | PR |
| 2 | Brass Construction Core | 7190224 (7P) | | BE |
| 1 | Mortise Cylinder | 1E-74 STD | 626 | BE |
| 1 | Rim Cylinder | 12E-72 STD | 626 | BE |
| 1 | Door Closer | CLD-4550 HS SN | 689 | SD |
| 1 | Kick Plate | K0050 10" x 34" B4E-HEAVY-KP CSK | 630 | TR |
| 1 | Floor Stop | 1291 | 603 | TR |
| 1 | Gasketing | 135 N 1 x 36" 2 x 84" | | NA |
| 1 | Door Sweep | 101 VA 36" | | NA |
| 1 | Handicap Threshold | 513 36" | AL | NA |

SET #03 - Push/Pull x Closer

Doors: 104, 105

| | | | | |
|---|-------------|----------------------------------|-------|----|
| 3 | Hinges | FBB168 4 1/2 X 4 1/2 | US26D | ST |
| 1 | Pull Plate | 1010-3 | 630 | TR |
| 1 | Door Closer | CLD-4550 STD W/PA BRKT | 689 | SD |
| 1 | Kick Plate | K0050 10" x 34" B4E-HEAVY-KP CSK | 630 | TR |
| 1 | Push Plate | 1001-3 | 630 | TR |
| 1 | Kick Plate | K0050 6" x 35" B4E-HEAVY-KP CSK | 630 | TR |
| 1 | Wall Bumper | 1270WX | 630 | TR |

SET #04 - Storeroom x Closer

Doors: 102

| | | | | |
|---|-------------------------|----------------------------------|-------|----|
| 3 | Hinges | FBB168 4 1/2 X 4 1/2 | US26D | ST |
| 1 | Lockset | 9K3-7D15D STD | 626 | BE |
| 1 | Brass Construction Core | 7190224 (7P) | | BE |
| 1 | Kick Plate | K0050 10" x 34" B4E-HEAVY-KP CSK | 630 | TR |

BIDDER QUESTION LOG

Project Name: Orange Beach High School Field House
Project: 20-09

| No. | Scope | Date | Sheet or Spec | Question | Source | Architect/Engineer or Owner Response | Response Date |
|-----|-------|------------|---------------|---|---|---|--------------------------|
| 1. | All | 2021.01.08 | Spec | There is no locker spec, but finish schedule says see spec for locker details. Find out if city is providing these or if we need to add a spec. | Republic Storage | Architect: We will add this in Addendum No. 1. | 2021.01.08 |
| 2. | All | 2021.01.11 | Spec | Part of the project includes toilet partition/compartments and lockers. There is no Spec Section for these items included in the Spec Book. Please advise | Green Simmons David Smith Davin@green-simmons.com | Architect: We will add toilet partition spec in Addendum No. 1. | 2021.01.11 |
| 3. | All | 2021.01.13 | - | <p>1.Can you confirm if Orange Beach Water Authority is responsible for making the water taps/connection at the road?</p> <p>2.The drawings indicate material supplied by them but was not sure if they made the taps, made the run across the street, etc.</p> | John Ott M.W. Rogers john@mwrogers.net | <p>Civil/Engineer: 1-OBWA will make the actual tap to the existing line along William Silvers Pkwy, however, the contractor will have to excavate around the existing line for OBWA to make the tap.</p> <p>2. OBWA will make the tap to the existing line on William Silvers Pkwy and provide all of the materials for the 8" line extension to the site, however, the contractor will have to do all of the asphalt and curb removal, excavation, installation of the 8" line, installation of the 8" valve and plug, backfilling of the line, grassing of excavated area, and patching of concrete curb and asphalt.</p> | 2021.01.14 Prebid Mtg |

| No. | Scope | Date | Sheet or Spec | Question | Source | Architect/Engineer or Owner Response | Response Date |
|-----|-------|------------|---------------|--|--|--|--------------------------|
| | | | | 3.Can you please clarify where their work starts, and plumbing work begins? | | 3. The only work that OBWA will be doing is the actual tap to the existing line. OBWA will provide the materials for the 8" waterline extension, but all work will be done by the contractor for this line (minus the actual tap). The contractor's price for the 2-inch service line shall include labor AND materials for all items shown. | 2021.01.14 Prebid Mtg |
| 4. | All | 2021.01.13 | - | Are there any impact/tap fees associated with the utility tie ins? | John Ott M.W. Rogers john@mwrogers.net | Civil/Engineer: OBWA has waived fees for school related projects in the past. We have submitted plans to OBWA for review and approval to wave fees for this project. | 2021.01.14 Prebid Mtg |
| 5. | All | 2021.01.13 | - | Building permit from Orange Beach required? | John Ott M.W. Rogers john@mwrogers.net | Owner: State Permit is required, but you must go through normal permitting process for Building Dept. review. | 2021.01.14 Prebid Mtg |
| 6. | All | 2021.01.13 | - | Is material testing cost by GC? (soil, concrete, masonry grout)? | John Ott M.W. Rogers john@mwrogers.net | Owner: The City will cover material testing. | 2021.01.14 Prebid Mtg |
| 7. | All | 2021.01.13 | Spec | Do shower walls get tile? if so, please provide specification | John Ott M.W. Rogers john@mwrogers.net | Architect: No, there is an epoxy coating. | 2021.01.14 Prebid Mtg |
| 8. | All | 2021.01.13 | Spec | Do you have a door hardware specification or allowance amount for door hardware? | John Ott M.W. Rogers john@mwrogers.net | Architect: Spec to be added in Addendum 1. | 2021.01.14 Prebid Mtg |

| No. | Scope | Date | Sheet or Spec | Question | Source | Architect/Engineer or Owner Response | Response Date |
|-----|-------|------------|---------------|---|---|--|--------------------------|
| 9. | All | 2021.01.13 | Spec | Drawing A4.1 and 1/A2.1 show R-30 insulation on the ceiling. The specifications indicate that it is to be at the roof line. Which is correct? | John Ott M.W. Rogers john@mwrogers.net | Architect: The drawing is correct. Attic insulation shall be on gyp ceiling (bottom of chord of trusses). | 2021.01.14 Prebid Mtg |
| 10. | All | 2021.01.13 | - | Non-Load bearing CMU walls. What is the finished height above finished floor for these walls? | John Ott M.W. Rogers john@mwrogers.net | Architect: 8" above wall | 2021.01.14 Prebid Mtg |
| 11. | All | 2021.01.13 | Spec | There are lockers shown on floor plan. Do we include these in our price? If so, please provide specification. | John Ott M.W. Rogers john@mwrogers.net | Architect: Spec to be added in Addendum 1. | 2021.01.14 Prebid Mtg |
| 12. | All | 2021.01.14 | - | What is existing floor? | Brandi Robinson Highland Wake b.robinson@highlandwake.com | Architect: Concrete | 2021.01.14 Prebid Mtg |
| 13. | All | 2021.01.14 | - | Clarify existing bubbles on E sheets around lights. | David Smith, Green Simmons davin@green-simmons.com | MEP: Bubbles are from comments made by the Building Commission. These will be removed in the construction set. | 2021.01.14 Prebid Mtg |
| 14. | All | 2021.01.14 | - | Is there telecommunication to tie into? | Brandi Robinson Highland Wake b.robinson@highlandwake.com | Architect: No | 2021.01.14 Prebid Mtg |
| 15. | All | 2021.01.14 | - | Please clarify that the showers do not receive any type of tile (as shown in detail 7 of A 5.1) only the epoxy on cmu per the finish schedule. | Brandi Robinson Highland Wake b.robinson@highlandwake.com | Architect: No | 2021.01.14 Prebid Mtg |
| 16. | All | 2021.01.14 | - | Please confirm that the HVAC Controls do not have to integrate into the existing BMS, only be capable of integrating if required at a later date. | Brandi Robinson Highland Wake b.robinson@highlandwake.com | Architect: No | 2021.01.14 Prebid Mtg |
| 17. | All | 2021.01.14 | - | Please verify the fire alarm system provider that is to be integrated into is Hunter Security. | Brandi Robinson Highland Wake b.robinson@highlandwake.com | Architect: No | 2021.01.14 Prebid Mtg |

| No. | Scope | Date | Sheet or Spec | Question | Source | Architect/Engineer or Owner Response | Response Date |
|-----|-------|------------|---------------|--|---|--|--------------------------|
| 18. | All | 2021.01.14 | - | What is the existing roof pitch? | Brandi Robinson Highland Wake b.robinson@highlan dwake.com | Architect: It looks to be 6/12 but you will need to verify this with your sub. | 2021.01.14 Prebid Mtg |
| 19. | All | 2021.01.14 | - | Are there 6 draft stops? | David Smith, Green Simmons davin@green- simmons.com | Architect: No, only 1. | 2021.01.14 Prebid Mtg |
| 20. | All | 2021.01.14 | - | Can you clarify the draft stop condition? | David Smith, Green Simmons davin@green- simmons.com | Architect: Draft stop will need to be integrated into truss. | 2021.01.14 Prebid Mtg |
| 21. | All | 2021.01.14 | - | Is that a loadbearing wall? | David Smith, Green Simmons davin@green- simmons.com | Architect: No. | 2021.01.14 Prebid Mtg |
| 22. | All | 2021.01.14 | - | Are we doing drywall from the roof deck? | David Smith, Green Simmons davin@green- simmons.com | Architect: Draft stop will need to be integrated into truss. | 2021.01.14 Prebid Mtg |
| 23. | All | 2021.01.14 | - | The civil drawings do not show new exterior grades at the back of the new building. The existing grade change is about 3-foot front to back. So, does that mean that we need to step the footings to maintain a minimum coverage on the outside of the building so that we keep the existing exterior grades? If so, what is that coverage required? Or will the footings stay the same elevation and the exterior grade slope to meet existing grade? The latter option would be cheaper in my opinion. | Jerry Gordon, Gordon & Zakary, jerry@gordonzakary .com | Civil: The building shall tie into existing grades. Therefore, the footings will be stepped. | 2021.01.15 Prebid Mtg |

| No | Scope | Date | Sheet or Spec | Question | Source | Architect/Engineer or Owner Response | Response Date |
|-----|-------|------------|---------------|---|--|---|------------------------------|
| 24. | All | 2021.01.14 | - | Do you have a budget? | Jerry Gordon, Gordon & Zakary, jerry@gordonzakary.com | Owner: \$550,000.00 | 2021.01.15 Prebid Mtg |
| 25. | All | 2021.01.14 | - | When is Notice to Proceed anticipated and what is absolute latest for completion? | Jerry Gordon, Gordon & Zakary, jerry@gordonzakary.com | Owner: Anticipated is NTP Feb. 9 and SC is July. | 2021.01.15 Prebid Mtg |
| 26. | All | 2021.01.14 | - | Will the building be occupied during construction? | Russell Smith, Harris Construction Russell@harrisconstruction.com | Owner: No | 2021.01.15 Prebid Mtg |
| 27. | All | 2021.01.14 | - | Who is responsible for permitting? | Brandi Robinson Highland Wake b.robinson@highlandwake.com | Architect: General Contractor. | 2021.01.14 Prebid Mtg |
| 28. | All | 2021.01.14 | Spec | In the next addendum for Orange Beach field house, can you indicate that spec section 167300 – Clock system has been deleted? We don't show any central clocks on the plans and the school board prefers to use a stand-alone battery-operated clock in the gym area. | Arun Varghese, Electrical Engineer, H.M. Yonge & Associates, 850.434.2661 | Architect: This will be deleted and addressed in Addendum No. 1. | 2021.01.14 |
| 29. | All | 2021.01.14 | - | Do you think the construction timeline is unreasonable? | Architect to Bidders | Undercutting might cause a delay – Russell from Harris Construction | 2021.01.15 Prebid Mtg |
| 30. | All | 2021.01.18 | Spec | See page 2 of the attached spec-(09 5110) this is a bad spec concerning ACT-1 there is no Armstrong tile #670, normally in this environment I would see vinyl clad gypsum tile? | John Ott M.W. Rogers john@mwrogers.net | Architect: See Addendum No. 2 | 2021.01.18 Addendum No. 2 |

| No. | Scope | Date | Sheet or Spec | Question | Source | Architect/Engineer or Owner Response | Response Date |
|-----|-------|------------|---------------|---|---|--|---------------------------------|
| 31. | All | 2021.01.18 | - | The sheetrock on the bottom of the trusses, is that need to be taped and finished. | Jerry Gordon, Gordon & Zakary, jerry@gordonzakary.com | Taped Only. | 2021.01.18 Addendum No. 2 |
| 32. | All | 2021.01.18 | - | <p>1.Reference sheet S0.1 Structural Notes. Under the sitework & soil note 12 it says “ Refer to Geotechnical report issued by GEOCON Engineering & Materials Testing... for all subsurface preparation”. The Geo Report offers three options for subsurface preparation – Timber Piles, helical piers and undercut and replace unsuitable soils. Please confirm that the Contractor has the option of using any of the three options recommended by the Geo Report in their estimate.</p> <p>2.At the pre-bid conference it was stated that all materials testing costs is covered by the city of Orange Beach. For note 12 it also states that “The Geotechnical Engineer of Record shall be retained during construction by the contractor... and compaction as required.” Please confirm that the owner, not the contractor, is covering this costs along with the other materials testing.</p> | Russell Smith, Harris Construction Russell@harrisconstruction.com | <p>1. Structural Engineer: The foundation design is based on the option to undercut and replace. Please bid this option.</p> <p>2. Geotech: It is my understanding that we will be working directly with the City on this project.</p> | 2021.01.18 Addendum No. 2 |