

Date: 20 April 2022

To: Major Jeff Farmer

Subject: ADDENDUM NO. 1

Project: A NEW SECURITY & SERVICES TRAINING FACILITY

Job #: ANG# BRKR009063 / SSL# 12072

From: David Donovan

The plans and Specifications for the New Security & Services Training Facility, dated March 2022 are amended as follows. (Where there are conflicts between the plans and specifications and the addendum, this addendum shall govern).

Item No. 1: Refer to drawings. Delete drawing sheet C2.1 “Site Demolition Plan (BASE BID) and drawing sheet C2.1A “Site Demolition Plan (BID OPTION) and replace them with the attached drawing sheets C2.1 and C2.1A with a revised date of 4/20/222. Note that revisions are included within clouded areas on plan.

Clarification: Demolition of Buildings 204, 205, and 214 shall be included within the base bid. Demolition of Building 202 shall be included within the scope of Bid Option #3.

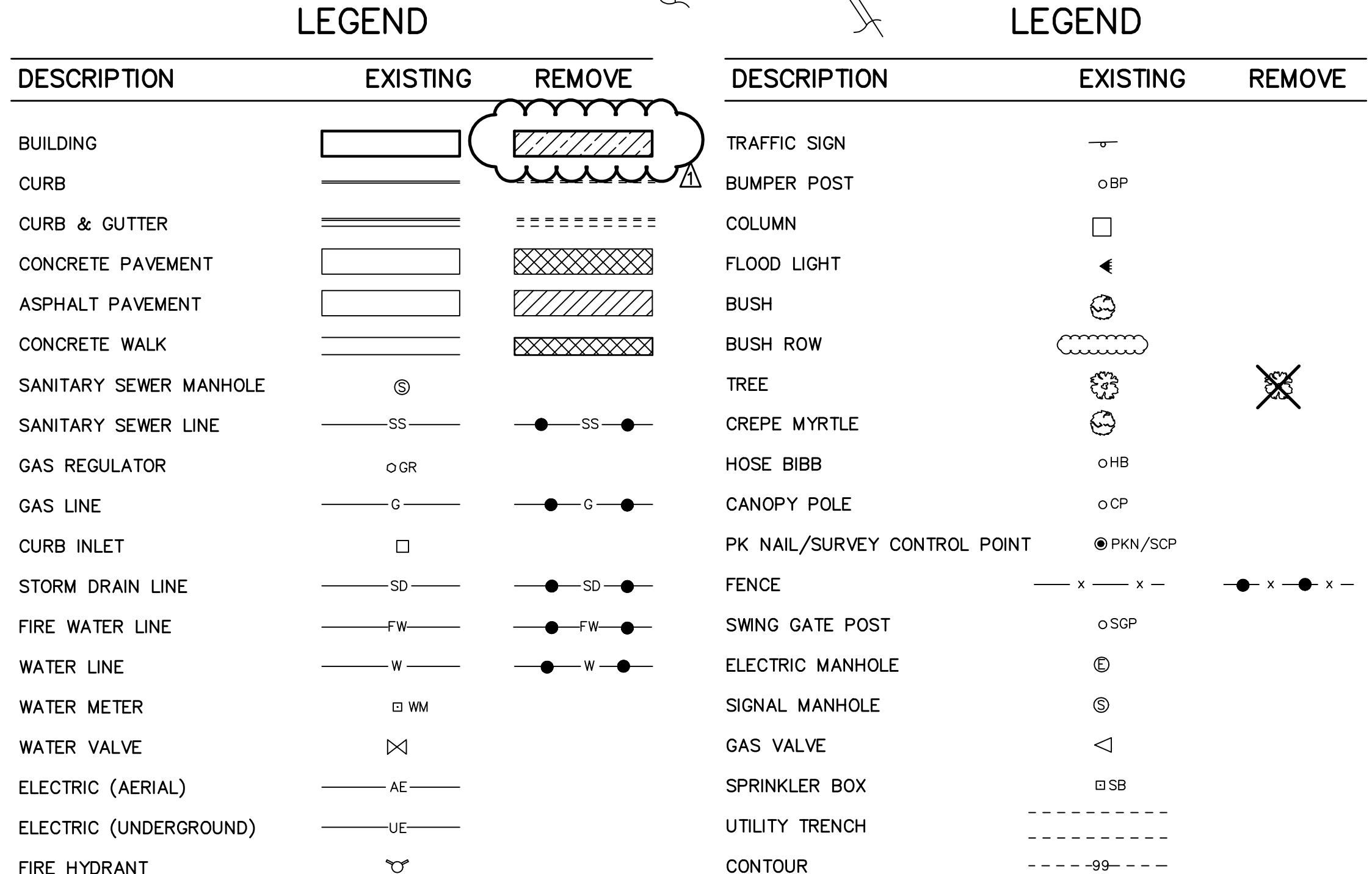
Item No. 2: Refer to specifications. Delete specification section 01 2300 “Bid Options” and replace it with the attached specification section 01 2300 with a revised date of 20 April 2022. Note that revisions are included in bold, italicized text.

Item No. 3: Refer to specifications. Add the attached specification section 02 4100 Demolition.

End of Addendum #1

CONTRACTOR SHALL FIELD DETERMINE LOCATION AND ELEVATION OF EXISTING AVIATION FUEL LINES PRIOR TO PERFORMING ANY WORK IN THE AREA OF THE LINES. THESE LINES SHALL NOT BE DISTURBED UNDER ANY CONDITIONS.

3. OMITTED.
4. REMOVE AND REPLACE ASPHALT IN THIS AREA AS REQUIRED TO INSTALL NEW RETAINING WALL FOOTING/WATER LINE.



NEW BUILDING LINES SHOWN ON CIVIL PLANS ARE FOR VISUAL PURPOSE ONLY AND SHOULD NOT BE USED IN ANYWAY TO LAYOUT NEW BUILDING. FOR THIS YOU SHOULD REFER TO THE FOUNDATION PLAN AND OTHER ARCHITECTURAL PLANS.

PEC

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SECTION 012300 - BID OPTIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Description of Bid Options.
- B. Procedures for pricing Bid Options

1.02 ACCEPTANCE OF BID OPTIONS

- A. Bid Options quoted on Bid Forms will be reviewed and accepted or rejected at the Government's option in accordance with the requirements of the Government's Solicitation and applicable requirements of the Federal Acquisitions Register. Accepted Bid Options will be identified in the Construction Contract.
- B. Coordinate related work and modify surrounding work to integrate the Work of each Bid Option.

1.03 SUMMARY

- A. Definition: A Bid Option is an amount proposed by Bidders and stated on the Bid Form for certain construction activities defined in the Bidding Requirements that may be added to the Base Bid amount if the the Government decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems or installation methods described in Contract Documents. The Base Bid is all items shown on the the Contract Documents except items to be added back by below schedule of Bid Options.
- B. Coordination: Coordinate related Work and modify or adjust adjacent Work as necessary to ensure that Work affected by each accepted Bid Option is complete and fully integrated into the project.
- C. Schedule: A "Schedule of Bid Options" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials and methods necessary to achieve the Work described under each Alternate Bid Item.
- D. Include as part of each Bid Option, miscellaneous devices, accessory objects and similar items incidental to or required for a complete installation whether or not mentioned as part of the Bid Option.

1.04 SCHEDULE OF BID OPTIONS

A. Bid Option #1: Construct MultiPurpose Room Shell & Revised Structural Systems:

1. Bid option shall include all plant, labor, and materials for the following:
 - a. Construction of the exterior building envelope and partial fit out of rooms 108, 108b, 109a, 109b
 - b. Alternate roof configuration, roof bearing conditions, and alternate exterior elevations at rooms 103, 129, 133a, 137, 143, and 147.
 - c. Alternate structural roof framing of rooms 103, 104a, 104b , 105, and 106
2. Construction of the exterior building envelope at rooms 108, 108b, 109a, 109b, and 109C shall be as indicated in the drawings noted as "Bid Option". Work included in this portion of bid option #1 shall include, but is not limited to, the following:
 - a. Construction of concrete foundations and floor slab in these areas as indicated on the bid option drawings (approximately 2,966 additional square feet).
 - b. Construction of new load bearing CMU wall assemblies with brick veneer cladding and cast stone accents in these areas as indicated on the bid option drawings.
 - 1) The metal furring indicated for wall types A and B on drawing 2 & 5 on sheet A2.4 is not included in this bid option. If this option is awarded, the load bearing CMU walls will be exposed in these rooms. Painting of exposed CMU surfaces in these rooms is also not required as part of this bid option.
 - 2) Additionally, carpet tile flooring, acoustical ceiling systems, wood trim, and acoustical wall treatments are also not included within this bid option.
 - 3) If this bid option is awarded and bid option #2 is not awarded, the finished interior of rooms 108/109 will consist of exposed concrete floors, unpainted CMU walls, unpainted structural steel trusses and roof purlins, and exposed roof decking materials (both metal and tongue and groove wood decking).

- c. Installation of UFC 4-010-01 compliant curtain wall systems within these areas as indicated on the bid option drawings and as specified in sections 08 4113 and 08 4413.
 - d. Construction of roof assemblies in these areas consisting of custom fabricated steel trusses, HSS section roof purlins, roof decking (both metal and tongue & groove wood), rigid insulation, self adhered roof underlayment, and standing seam metal roof systems as indicated on the bid option drawings.
 - 1) The "HHS 8x8x1/4 Low" structural steel members in these rooms is not included in the scope of this bid option. These members are included within bid option #2.
 - 2) Refer also to drawing sheet A8.1A.
 - e. Installation of HVAC equipment and systems to service these areas as indicated on the base bid mechanical drawings.
 - f. Installation of lighting and fire alarm systems in these areas as indicated on the base bid electrical drawings.
 - g. Installation of site grading, drainage, utilities, and paving indicated the bid option civil drawings to accomodate the enlarged facility footprint.
3. Also included in the scope of this bid option is all plant, labor, and materials required to raise the roof bearing conditions and install alternate framing and roof configuration in rooms 103, 129, 133a, 137, 143, and 147.
- a. If this option is awarded, the Contractor shall provide the roof plan configuration indicated on drawing sheet A2.3A and the structural framing indicated on the bid option roof framing plan in order to provide the exterior elevations indicated on drawing sheet A4.1A. Included in this bid option will be additional roof flashings, additional CMU wall assemblies, additional brick veneer, larger curtain wall assemblies, and alterations to the reflected ceiling plan as indicated on the bid option drawings.
 - b. If the bid option is not awarded, the base bid shall consist of a consistent 12'-0" high CMU bearing height with roof configuration indicated on drawing sheet A2.3 and structural roof framing indicated on base bid roof framing plan.

- 1) Note that the roof bearing condition will be consistent at 12'-0" in all areas except rooms 101, 102, and 107. As part of the base bid, the Contractor shall provide the varying bearing heights indicated as required to provide the exterior elevations indicated on drawing 3/A4.1.
4. Also included within the scope of this bid option is the bid option roof framing in rooms 103, 104a, 104b, 105, and 106 as indicated on the bid option structural drawings.
 - a. If awarded, this bid option shall include the custom fabricated steel trusses, HSS section roof purlins, and metal decking indicated on the bid option roof framing plan.
 - b. All exposed structural systems (trusses, purlins, and decking) and other exposed building systems (plumbing, fire protection, HVAC, electrical, etc...) in room 103 shall remain exposed and be painted in accordance with specification section 09 9123 within both the base bid and bid option #1.
5. If the bid option is not awarded, the Base bid shall include the following:
 - a. Construction of the approximately 19,150 square foot facility as associated site work indicated on the base bid drawings.
 - b. Standard exterior CMU bearing height of 12'-0" with cold formed metal truss roof framing system as indicated on the base bid drawings.
 - 1) Note the one custom fabricated steel truss and HSS roof purlins in room 111 will be included in the base bid to facilitate the potential construction of rooms 108/109 at a later date under a separate construction contract. Contractor to also install tongue and groove wood decking extending approximately 10'-3" to the North and South sides of the roof ridge line in room 111. Tongue and groove wood decking shall be continuous from the CMU wall separating room 111 from rooms 115 and 116 to the edge of the base bid roof overhang depicted on A2.3. Structural steel members and tongue and groove wood decking will be concealed above the acoustical tile ceiling in room 111 as part of the base bid.
 - 2) The 12'-0" bearing height will be consistent in all areas except for rooms 101, 102, and 107. As part of the base bid, the Contractor shall provide the varying bearing heights indicated as required to provide the exterior elevations indicated on drawing 3/A4.1.

- c. Room 103, 104a, 104b, 105, and 106 will be framed using cold formed metal trusses as indicated on the base bid roof framing plans. Metal trusses will be exposed in room 103. All exposed structural systems (trusses and decking) and other exposed building systems (plumbing, fire protection, HVAC, electrical, etc...) in room 103 shall be painted in accordance with specification section 09 9123

B. Bid Option No. 2: Fit Out MultiPurpose Room:

1. This Bid Option shall include all plant, labor, and material for the interior fit out of rooms 108, 108b, 109a, 109b, and 109c. The work of this bid options shall include all work indicated bid option drawings that is not covered by bid option #1 or bid option #7. Work of this bid option shall include, but is not limited to, the following scope of work:
 - a. Installation of metal stud furring and gypsum wall assemblies at wall type A and B indicated on drawing 2/A2.4 within rooms 108, 108b, 109a, 109b, and 109c.
 - b. Installation of acoustical tile ceiling assemblies, metal stud framing/gypsum board ceiling treatment, and decorative wood ceiling panels and trim indicated on drawing sheet A8.1B.
 - c. Installation of decorative wood trim and acoustical wall paneling systems as indicated on drawing sheets A7.1 and A7.2.
 - d. Painting of all exposed gypsum wall assemblies, gypsum ceiling assemblies, and decorative wood wall/ceiling elements in accordance with project specifications.
 - e. Installation of glass in-fill panels between web members of the structural steel truss systems as indicated on drawing 5/A7.2.
 - f. Installation of full mechanical and electrical fit out of rooms 108, 108b, 109a, 109b, and 109c indicated on the bid option mechanical and electrical drawings.
 - g. Installation of "HHS 8x8x1/4 Low" structural steel members indicated on the bid option structural drawings. These HSS members are required to support the moveable wall systems (see bid option #7 below). However the HSS members shall be included within the scope of bid option #2 to facilitate easy installation of moveable wall panels by the Government at a later date if bid option #7 is not awarded.

2. Also included in the scope of this bid option is the installation of decorative wood trim and acoustical wall panels within rooms 102 and 107 as depicted on drawings 9, 10, 11, 12, 13, and 14 on sheet A7.2
3. If this bid option is not awarded, the base bid shall included the Multipurpose Room Shell of rooms 108, 108b , 109a, 109b, and 109c described within bid option #1, above. If this bid option is not awarded, the base bid in rooms 102 and 107 shall consist of painted sheetrock walls.

C. Bid Option No. 3: South Parking Lot:

1. This Bid Option shall include all plant, labor, and material for the construction of the asphalt paved parking area to the South and West of the facility as indicated to be part of bid option #3 on the drawings. This bid option shall include, but is not limited to, the following scope of work :
 - a. *Demolition of building 202 as indicated on drawing sheet C2.1A. Added by Addendum No. 1.*
 - b. Installation of new asphalt pavement areas as indicated to be part of bid option #3 on the civil drawings.
 - c. Milling and overlay of existing asphalt pavements as indicated to be part of bid option #3 on the civil drawings
 - d. Additional cement concrete sidewalks as indicated to be part of bid option #3 on the civil drawings.
 - e. Associated site grading and subgrade preparation in accordance with applicable project specifications and as indicated on the bid option site grading plan.
 - f. Installation of parking lot lighting as indicated on the bid option electrical drawings.
2. If this bid option is not awarded, the base bid shall consist of milling and overlay of existing asphalt paved areas and installation of cement concrete sidewalks as depicted on the base bid civil drawings. Also included in the base bid will be a concrete retaining wall (reference 6/L.1. and civil drawings) and minor site grading along the North and East ends of the parking area as indicated on the base bid civil drawings.

D. Bid Option No. 4: Security Forces Parking Lot:

1. This Bid Option shall include all plant, labor, and material for the construction of a new asphalt paved parking area along the South side of "B" street as indicated to be part of bid option #4 on the civil drawings. This bid option shall include, but is not limited to, the following scope of work :
 - a. Installation of new asphalt pavement areas as indicated to be part of bid option #4 on the civil drawings.
 - b. New concrete curb and gutter at new parking area as indicated to be part of bid option #4 on the civil drawings.
 - c. Additional cement concrete sidewalks as indicated to be part of bid option #4 on the civil drawings.
 - d. Associated site grading and subgrade preparation in accordance with applicable project specifications and as indicated on the bid option site grading plan.
2. If this bid option is not awarded, the existing curb and gutter along the South side of "B" street will remain without change and no parking areas will be provided in this area of the site.

E. Bid Option No. 5: Mechanical Screen Wall:

1. This Bid Option shall include all plant, labor, and material to install a landscape screen wall to conceal mechanical and electrical equipment near the Northwestern corner of the facility. This bid option shall include, but is not limited to, the following scope of work :
 - a. Installation of a CMU wall with brick cladding and cast stone coping on all sides of the mechanical courtyard as indicated on drawings 1 and 2 on sheet L1.1. Refer to landscaping and civil drawings for height of wall.
 - b. Installation of chain link fencing covering the top of mechanical courtyard as indicated on drawings 1 and 2 on sheet L1.1.
 - c. Installation of decorative metal gate as indicated on drawings 2, 3, and 4 on sheet L1.1.
2. If this bid option is not awarded, the base bid shall consist of the lower height CMU/Brick veneer retaining wall with painted steel guardrail depicted on drawing 5/L1.1. Gate depicted on sheet L1.1 will not be required as part of the base bid.

F. Bid Option No. 6: Upgrade Finish Package:

1. This Bid Option shall include all plant, labor, and material to provide the upgrade interior finish package indicated on the drawings. This bid option shall include, but is not limited to, the following scope of work :
 - a. Installation of carpet tile in lieu of luxury vinyl tile in various areas of the building as indicated on the finish schedule on drawing sheet A3.1.
 - b. Installation of hard tile floor finishes in lieu of sealed concrete in various areas of the building as indicated on the finish schedule on drawing sheet A3.1.
 - c. Increased extents of hard tile wall applications in restrooms as indicated on drawing sheets A3.1, A6.2, A6.4, A6.6, and A6.7.
2. Base bid and Bid Option finishes shall be installed in strict accordance with manufacturer's recommendations and all project specification requirements.
3. If this bid option is not awarded, the base bid shall consist of installation of floor finishes indicated in the "Base Bid Floor Finish" column of the finish schedule and extents of hard tile wall applications in restrooms as indicated on A6.1, A6.3, A6.5, and A6.7.

G. Bid Option No. 7 (Additive): Movable Wall Systems:

1. This Bid Option shall include all plant, labor, and material for the following:
 - a. Installation of movable wall systems as shown on the drawings and specified in specification section 10 2223 "Moveable Wall Systems" in Multipurpose Room 109.
 - b. If this bid option is not awarded, moveable wall systems will not be installed. The "HSS 8x8x1/4 Low" structural steel members indicated on the bid option structural drawings are intended to support the moveable wall systems included within bid option #7. If bid option #2 is awarded, the Contractor shall furnish, install, and paint all "HSS 8x8x1/4 Low" structural steel members indicated on the bid option structural drawings. If bid option #2 is not awarded, the HSS 8x8x1/4 Low structural steel member will be omitted.
 - c. If bid option #2 is awarded, the Contractor coordinate with Contracting Officer on site to ensure interior trim and finishes are coordinated to allow for future installation of moveable wall systems.

**A New Security & Services Training Facility
117th Air Refueling Wing, Birmingham, AL**

BRKR009063/12072 100% Submittal

March 2022

REVISED 20 APRIL 2022

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

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SECTION 024100 - DEMOLITION

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Building demolition .
- B. Selective demolition of built site elements.
- C. Abandonment and removal of existing utilities and utility structures.

1.02 RELATED REQUIREMENTS

- A. Section 01 0102 Project Information & Summary
- B. Section 01 2300 - Bid Options
- C. Section 015000 - Temporary Facilities and Controls: Site fences, security, protective barriers, and waste removal.
- D. Section 016000 - Product Requirements: Handling and storage of items removed for salvage and relocation.
- E. Section 017000 - Execution and Closeout Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products; temporary bracing and shoring.
- F. Section 017419 - Construction Waste Management and Disposal: Limitations on disposal of removed materials; requirements for recycling.
- G. Section 311000 - Site Clearing: Vegetation and existing debris removal.
- H. Section 31 0200 - Temporary Erosion and Sediment Control

1.03 REFERENCE STANDARDS

- A. 29 CFR 1926 - Safety and Health Regulations for Construction Current Edition.
- B. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations 2019.

1.04 SUBMITTALS

- A. Site Plan: Showing:
 - 1. Vegetation to be protected.

2. Areas for temporary construction and field offices.
- B. Demolition Plan: Submit demolition plan as specified by OSHA and local authorities.
 1. Indicate extent of demolition, removal sequence, bracing and shoring, and location and construction of barricades and fences.
 2. Identify demolition firm and submit qualifications.
 3. Include a summary of safety procedures.
- C. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

1.05 QUALITY ASSURANCE

- A. Demolition Firm Qualifications: Company specializing in the type of work required.
 1. Minimum of 5 years of documented experience.

PART 2 PRODUCTS -- NOT USED

PART 3 EXECUTION

3.01 SCOPE

- A. Demolition of Buildings 202, 204, 205, and 214 in their entirety.
 1. The buildings to be demolished will not be empty. The Government will remove all existing fixtures, furniture, and equipment required to be salvaged prior to the start of demolition. All items remaining within the building at the start of demolition will be the responsibility of the Contractor to remove from the site.
The Contractor may, at their discretion, salvage, re-use, recycle, or dispose of all fixtures, furniture, and equipment not removed from the facility prior to the start of demolition.
 2. Demolition of buildings 204, 205, and 214 shall be included in the base bid proposal.
 3. Demolition of building 214 to be included within Bid Option #3. See drawing sheet C2.1A and specification section 01 2300.
- B. Remove paving and curbs as required to accomplish new work.
- C. Removal and relocation of existing utilities within the project site as indicated on the drawings.

- D. Visit site prior to bid and verify all existing conditions, existing structures, finishes, and location of work area.
- E. Remove other items indicated, for salvage, relocation, and recycling.

3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS

- A. Comply with other requirements specified in Section 017000.
- B. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
 - 1. Obtain required permits.
 - 2. Use of explosives is not permitted.
 - 3. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
 - 4. Provide, erect, and maintain temporary barriers and security devices.
 - 5. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
 - 6. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
 - 7. Do not close or obstruct roadways or sidewalks without permit.
 - 8. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
 - 9. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.
- C. Do not begin removal until receipt of notification to proceed from the Government.
- D. Do not begin removal until built elements to be salvaged or relocated have been removed.
- E. Protect existing structures and other elements that are not to be removed (including adjacent buildings).
 - 1. Provide bracing and shoring.

2. Prevent movement or settlement of adjacent structures.
 3. Stop work immediately if adjacent structures appear to be in danger.
- F. Minimize production of dust due to demolition operations; do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.
- G. If hazardous materials are discovered during removal operations, stop work and notify The Contracting Officer; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.
- H. Perform demolition in a manner that maximizes salvage and recycling of materials.
1. Comply with requirements of Section 017419 - Waste Management.
 2. Dismantle existing construction and separate materials.
 3. Set aside reusable, recyclable, and salvageable materials; store and deliver to collection point or point of reuse.
- I. Partial Removal of Paving and Curbs: Neatly saw cut at right angle to surface
- J. All adjacent base structures will continue to be occupied during demolition and construction. Contractor shall be required to maintain all dust control measures including, but not limited to, construction of fence mesh and temporary sprinkler throughout construction. During on site storage, all demolished materials shall remain moist to prevent air borne dust accumulation. All debris shall be removed from the project site daily. After daily removal of demolished materials, contractor shall clean storage area and haul rout to prevent dust accumulation.
- K. Contractor shall be responsible for and make reparations to any and all damage to existing base components located along the haul route / construction site caused by construction activities. All reparations shall be made prior to Beneficial Occupancy.

3.03 EXISTING UTILITIES

- A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
- B. Protect existing utilities to remain from damage.
- C. Do not disrupt public utilities without permit from authority having jurisdiction.

- D. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to the Government.
- E. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner.
- F. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.
- G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.

3.04 DEBRIS AND WASTE REMOVAL

- A. Remove debris, junk, and trash from site.
- B. Remove from site all materials not to be reused on site; comply with requirements of Section 017419 - Waste Management.
- C. Leave site in clean condition, ready for subsequent work.
- D. Clean up spillage and wind-blown debris from public and private lands.
- E. All demolished materials shall become the property of the Contractor and shall be removed from the site by the Contractor unless noted otherwise in Contract Documents.
- F. The Contractor shall select haul routes, obtain required approval of local authorities, and conduct its operations in such manner as to insure minimum interference with roads, street, sidewalks, and neighboring buildings and facilities and so that there is no interference with the normal operations of the building.
- G. The Contractor shall obtain all necessary permits and comply with all statutes, ordinances, codes and regulations applicable to the work to be performed.
- H. The Contractor shall take all precautions necessary to assure that the work will be performed in a manner that will not endanger the public, any workman, or any property in the vicinity of the work.
- I. The Contractor shall take such actions as shall be necessary to assure that members of the public will have safe passage on the public streets around the area of demolition, and construct such fencing, barricades and obstacles as will prevent unauthorized entry to the work site.

- J. Comply with all applicable requirements of the expected LEED Credits to be achieved.

END OF SECTION