



2400 5th Avenue S, Suite 200 | Birmingham, Alabama 35233
Tel 205.879.4462 | GMCNETWORK.COM

TRANSMITTAL COVER SHEET

DATE: 07 June, 2024
TO: ALL PLAN HOLDERS OF RECORD
FROM: HUNTER SWATEK, AIA, PROJECT MANAGER
PROJECT: RAINBOW CITY RECREATION CENTER
GMC PROJECT NO. ABHM230021
RE: ADDENDUM NO. 1 AND
ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM NO. 1

ACKNOWLEDGEMENT OF RECEIPT:

PLEASE PRINT RECIPIENT'S NAME, FIRM, AND DATE RECEIVED.

THEN E-MAIL BACK TO alyssa.martin@gmcnetwork.com FOR OUR RECORDS AND
TO ACKNOWLEDGE YOUR RECEIPT OF THIS ADDENDUM.

NAME (PLEASE PRINT)

FIRM (PLEASE PRINT)

DATE RECEIVED (PLEASE PRINT)

If there are any problems with this transmittal, please contact sender, at the number listed above.

ADDENDUM NUMBER 01

June 07, 2024

**PROJECT: RAINBOW CITY RECREATION CENTER
GM&C PROJECT NO. ABHM230021**

AD1-1 GENERAL:

- A. The following revisions and/or additions to the Drawings and Project Manual are hereby made a part of same, and shall be incorporated in the Work of the Contract the same as if originally included in the Bid and Construction Documents.
- B. Bidders shall acknowledge receipt of this Addendum in writing, as provided on the Proposal Form.
- C. When a revision and/or addition is called for to the Drawings or Project Manual, they shall be fully coordinated with and carried through all applicable Drawings and portions of the Project Manual, including in part, all related Civil, Landscaping, Architectural, Structural, Plumbing, Mechanical, Electrical, and other Documents.

AD1-2 PROJECT MANUAL AND SPECIFICATIONS:

- A. 00 0500 – Advertisement for Prequalification and Bids; Revised Location to Receive Proposals

AD1-3 DRAWINGS:

- A. N/A

AD1-4 MISCELLANEOUS:

- A. N/A

AD1-5 ATTACHMENTS:

- A. 00 0500 – Advertisement for Prequalification and Bids
- B. Noted Pre-Bid Meeting Agenda
- C. Addendum 01 RFI Log
- D. Pre-Bid Sign In Sheet

END OF ADDENDUM NUMBER 01

PREPARED BY



2400 5th Avenue S, Suite 200 | Birmingham, Alabama 35233
Tel 205.879.4462 | GMCNETWORK.COM
Goodwyn Mills Cawood, LLC.

ADVERTISEMENT FOR PREQUALIFICATION AND BIDS

PREQUALIFICATION PROPOSALS will be received via email, or other electronic transmission, on behalf of the Owner by Goodwyn Mills Cawood, LLC., at 2400 5th Avenue South, Ste. 200, Birmingham, AL 35233, for the below referenced project, until **2:00 PM Local Time, May 17, 2024**. The prequalification procedure is intended to identify responsible and competent bidders relative to the requirements of the Project. Prequalification proposal requirements may be obtained from the Architect, by request either by phone (205.879.4462) or e-mail alyssa.martin@gmcnetwork.com, to Alyssa Martin. Additional qualifications and requirements for General Contractor Bidders and separate Subcontractors are indicated in the Bid and Contract Documents.

SEALED PROPOSALS will be received only from previously **PRE-QUALIFIED General Contractors by The City of Rainbow City, at the Rainbow City Community Center, located at 3702 Rainbow Drive, Rainbow City, Alabama 35906 until 2:00 PM Local Time, June 27, 2024 for this project:**

**RAINBOW CITY RECREATION CENTER
Rainbow City, ALABAMA for
The City of Rainbow City, Alabama
(LOCALLY FUNDED)**

at which time and place they will be publicly opened and read.

A cashiers check or bid bond payable to The City of Rainbow City, Alabama in an amount not less than five (5) percent of the amount of the bid, but in no event more than \$10,000, must accompany the bidder's proposal. Performance and statutory Labor and Material Payment Bonds, and insurance in compliance with requirements, will be required at the signing of the Contract.

Drawings and Specifications may be examined at the Office of the Architect; Dodge Data & Analytics; Data Fax; and ConstructConnect.

Bid documents (Plans, Specifications, and Addenda) will be sent to prequalified General Contractors only from the Architect electronically with no deposit. Subcontractors should contact a General Contractor or plan room for documents.

Only General Contractors who have completed the prequalification process within the stated time limits, and which are properly licensed in accordance with criteria established by the State Licensing Board for General Contractors under the Provision of Title 34, Chapter 8, Code of Alabama, 1975, as amended, will be considered for prequalification for the Work of this project.

A **MANDATORY PRE-BID CONFERENCE** will be held at the same location as bids are to be opened, at **10:00 AM local time May 31, 2024** for the purpose of reviewing the project and answering Bidder's questions. **Attendance at the Pre-Bid Conference IS REQUIRED for all General Contractor Bidders** intending to submit a Proposal, and is highly recommended for Subcontractors. Bids from General Contractors not attending the Pre-Bid Conference will be rejected.

Per the Owner and the Alabama Department of Revenue (ADOR), Act 2013-205, the project will be bid **EXCLUDING TAXES** and will require the Contractor to complete DCM Form C-3A Accounting of Sales Tax Attachment to DCM Form C-3 Proposal Form (August 2020) which will be submitted with the Contractors Proposal at the time of the Bid. If awarded the bid, both tax exempt entity and

contractor shall apply for certificates of exemption. ADOR shall issue certificates of exemption from sales and use tax for each tax exempt project. Certificates shall only be issued to contractors licensed by the State Licensing Board for General Contractors or any subcontractor working under the same contract. Items eligible for exemption are building materials, construction materials and supplies and other tangibles that become part of the structure. ADOR will handle the administration of the certificates and the accounting of exempt purchases.

The Owner reserves the right to reject any or all proposals, to waive technical errors and/or abandon the prequalification and bid process if, in their judgment, the best interests of the Owner will thereby be promoted.

The City of Rainbow City
2700 Rainbow Drive
Rainbow City, Alabama, 35906

GOODWYN MILLS CAWOOD, LLC.
MEMBERS, AMERICAN INSTITUTE OF ARCHITECTS
2400 5th Avenue South, Suite 200
Birmingham, Alabama 35233
Phone: (205) 879-4462
Fax: (205) 879-4493

END OF ADVERTISEMENT

NOTE: For projects exceeding \$50,000, this notice must be run once a week for three successive weeks in a newspaper of general circulation in the county or counties in which the project, or any part of the project, is to be performed. If the project involves an estimated amount exceeding \$500,000, this notice must also be run at least once in three newspapers of general circulation throughout the state. Proof of publication is required.

DCM Form C-1; August 2020.
REVISED (GM&C): February 2021.



RAINBOW CITY RECREATION CENTER

PRE-BID CONFERENCE – 10:00AM, 2024.05.31

Goodwyn Mills Cawood

2400 5th Avenue South
Suite 200
Birmingham, AL 35233

T (205) 879-4462

www.gmcnetwork.com

AGENDA - Noted

Introductions:

Rainbow City

- Owner: Mayor Joe Taylor
- Building Official: Joel Garmon

Goodwyn Mills Cawood

- Project Manager: Jeff Miller
- Project Architect: Hunter Swatek
- Project Administrator: Daniel Mejia

Bidding:

1. All of the bidders were emailed a link to download the bid documents on 2024.05.30.
2. This project will use an AIA form of contract.
3. Requests for Information and Substitution Requests shall be emailed to Alyssa Martin alyssa.martin@gmcnetwork.com and Daniel Mejia daniel.mejia@gmcnetwork.com.
 - a. Refer to the bid documents for the proper forms and deadlines.
4. This is a tax exempt project.
5. Bids are scheduled to be received at 2:00pm on Thursday, June 27, 2024.
 - a. Location: Rainbow City Community Center, 3702 Rainbow Drive, Rainbow City, AL 35906.

Project Description:

1. The building is a 2-story structure of approximately 40,620sf.
2. The project includes: Basketball and Volleyball courts, Elevated track, Fitness room, Multi-Purpose room, Concessions, Office space, Locker rooms, Exterior pool and pool building, Parking for approximately 200, Landscape, and Hardscape.
3. Alternates: There are 3 Alternates including: An Amphitheater, An Interactive Water Play Feature, and a Playground.
4. The project includes associated earthwork and utilities.
 - a. Regarding fill material; Notice that the documents indicate that the Owner will provide all required fill material delivered to the project site.
5. The Contractor will have control of and be responsible for the entire project site.
6. Construction duration is 425 days.
7. Special Inspections are required as defined in the documents.

Questions:

1. Will the tax exemption be by Material Invoice Transfer (MIT) or by issuance of a Tax Exemption No?
Response: The project will be assigned a Tax Exemption No.
2. Who is responsible for obtaining the Building Permit?
Response: The General Contractor is responsible to obtain the required Building Permits.
3. Will the plan review and building permit fees be waived by the City?
Response: Yes.



4. Who is responsible for the cost of the Water and Sewer impact and tap fees?
Response: Sheet C-001 – General Note 15, Section Sheet L6.01 – Irrigation Note 3, Section 33 1000 Paragraph 1.2, and Section 33 3000 Paragraph 1.2 indicate that all utility costs shall be paid by the Contractor and included in the bid.
NOTE: The Owner/Utility will waive the impact and tap fees ONLY. All other work and materials associated with the sewer and water services shall be provided by the Contractor in the base bid. The Contractor shall coordinate with the Utility regarding an acceptable meter and any required installation details.
5. Who is providing Construction Material Testing (CMT)?
Response: GMC is contracted with the Owner to provide CMT.
6. How are the fill quantities defined?
Response: The required quantities of undercut and backfill are to be determined as required by the Geotechnical Report recommendations, and as indicated by the Civil drawings and Earth Moving specifications, and shall all be included in the Contractor's base bid. The Unit Prices and Allowances Nos. 10 and 11 shall only be used to address unforeseen conditions.
7. Are there any limitations to work hours?
Response: No, there are no restrictions on the Contractor's work hours. However, the Contractor shall coordinate any disturbance to road traffic or school access with the Rainbow City Police Department.
8. When will the successful bidder receive the Notice To Proceed?
Response: The Contractor can anticipate a Letter of Intent or Notice to Proceed approximately 1 week after bids are received.
9. Who is responsible for costs associated with the electrical utility?
Response: The contract documents will include an Aid to Construct Allowance specifically for the electrical service.
10. NOTE: The General Contractor and all Subcontractors on the project shall be required to have a Rainbow City Business License.
11. NOTE: The General Contractor and all Subcontractors on the project shall be required to pay the Rainbow City Occupational Tax.

| NO. Question | | ADD # | Response |
|---|---|-------|---|
| <i>Questions received during the week of 3 June</i> | | | |
| 1 | Per the prebid, clarify the city will furnish and deliver dirt to the job site | 1 | Yes, city will furnish and deliver select fill to the project site |
| 2 | Provide civil CAD file | 1 | We will not provide CAD file |
| 3 | Per the prebid, clarify who is responsible for tap, meter, impact fees | 1 | <p>Sheet C-001 - General Note 15, Section Sheet L6.01 – Irrigation Note 3, Section 33 1000 Paragraph 1.2, and Section 33 3000 Paragraph 1.2 indicate that all utility costs shall be paid by the Contractor and included in the bid.</p> <p>NOTE: The Owner/Utility will waive the impact and tap fees ONLY. All other work and materials associated with the sewer and water services shall be provided by the Contractor in the base bid. The Contractor shall coordinate with the Utility regarding an acceptable meter and any required installation details.</p> |
| 4 | Per the prebid, clarify if the city will waive the building permit/plan review fees | 1 | Yes, city will waive building permit / plan review fees |
| 5 | Per the prebid, clarify that although the project is tax exempt, bidders are to include an occupational tax of 2% | 1 | Yes |
| 6 | Please provide the total R value of the roof insulation | 1 | Provide minimum R-25 c.i |