

Addendum Number 4, September 15, 2023

RE: Mobile Civic Center Parking Facility
Mobile, Alabama
C-085-22

FROM: Evan Terry Associates, LLC
One Perimeter Park South, Suite 200S
Birmingham, Alabama 35243

TO: All Planholders

This Addendum forms a part of and modifies the Construction Documents for the above project. Receipt of this Addendum shall be acknowledged in the submission of a proposal to the Owner. The Addendum will be issued to Registered Bidders.

This Addendum consists of additions to the existing contract documents dated June 30, 2022, as follows:

This Addendum consists of five (5) pages with attachments.

GENERAL

NA

CHANGES TO THE DRAWINGS

NA

CHANGES TO THE SPECIFICATIONS

NA

RESPONSE TO RFI's

ITEM 01 As noted in the pre-bid, the ADEM permit has been submitted for and will be in the Owner's name. Please confirm that the cost of ADEM required monthly and rain event erosion control inspections and reports will be provided by the owner as well.

RESPONSE The cost of ADEM required monthly and rain event erosion control inspections and reports will be provided by the owner. The contractor is responsible for maintaining the site in compliance with the ADEM permit and any and all repairs necessary as a result of rain events and inspections.

ITEM 02 It was noted in the pre-bid that the Minority Participation plan and listing of subcontractors was due as part of the bid. Since in many cases the final subs are not determined until minutes before the bid due time would it be possible to turn in these documents within 24 hours of the bid opening. On

other state projects where a listing of subs is required turning this in 24 hours after bid time is common practice.

RESPONSE **The bidder shall submit their anticipated DBE plan with their bid as required by the RFP. The selected bidder will have the opportunity to update the plan at contract signature.**

ITEM 03 See attached sketch. Please clarify if the extent of thin brick in the precast at window jambs is to only return as it appears to show on the attached clouded areas.

RESPONSE **Brick return at openings at precast to extend the full depth of the recess.**

ITEM 04 Reference specification section 03-30-00 Cast-in-Place Concrete, Part 3 – Execution, 3.01 Formwork Item C. Is it the intent that the entire parking deck concrete structure be Class A finish? This is an unusual requirement for a parking deck and difficult to attain without substantial added cost.

RESPONSE **Class “B” is acceptable for all parking deck concrete.**

ITEM 05 In order to expedite procurement of materials and fabrication of test piles, would the City of Mobile be open to issuing a limited notice to proceed with submittals and shop drawings and fabrication of the test pile prior to approval by the City Council?

RESPONSE **The city cannot issue any type of NTP without having an executed contract. The contract cannot be executed until approved by the City Council.**

ITEM 06 This section calls for a professional photographer for photos. Please confirm that it is acceptable for requirements under this specification section to be performed by the contractor’s project management staff.

RESPONSE **Professional Photos are not required.**

ITEM 07 This section is fairly vague on security requirements for this project. Please specify minimum security requirements for the project.

RESPONSE **The temporary chain link perimeter fencing detailed in the drawings and specifications shall include a lockable gate(s) to prevent unauthorized pedestrian or vehicular access to the construction site. This will satisfy the requirements of Section 01 35 53 Security Procedures.**

ITEM 08 Paragraph A references “allowances specified in Section 01 21 00”, however there is not a section 01 21 00 in the project manual.

RESPONSE **Testing cost will be the responsibility of the Owner. Allowance section added in Addenda 3 for thin brick set in precast.**

ITEM 09 Paragraph C indicates “Existing System: Key locks to existing key system as directed by the Owner. Schlage SC keyway : Schlage key: SC4Q”. Since this is a new parking deck, please clarify that the keying system does

not need lock to the existing key system. If not, please advise on that this refers to.

RESPONSE Locks are not required to be keyed to the existing system.

ITEM 10 Details needed on the attachment system for the metal panels on the canopies.

RESPONSE Metal Panel system is based on a 2" metal panel assembly to include finish panel and clip attachment. Install over 5/8" Exterior sheathing on Metal Studs.

ITEM 11 Based on our preliminary schedule we feel that the overall allowable duration of 435 calendar days does not sufficiently cover the requirements for the production and curing of the specified concrete piles and the production of test piles and the test pile program. Since this project is in a parking lot with very little preparatory sitework prior to piles needing to start immediately we recommend that the overall construction duration be increased by a minimum of 45 calendar days to take this into account, or provide alternate deep foundation methods (h pile, pipe pile, augercast, etc) that may not require the same set up time.

RESPONSE The Contract Period of Performance remains 435 calendar days. Bidders shall bid to the RFP documents provided. The selected bidder may propose alternate construction methods for consideration by the City of Mobile following Contract award.

ITEM 12 Please clarify the size and reinforcing for the grade beam detailed on Section 5/ S5.01.

RESPONSE There is no grade beam in section 5/S5.01.

ITEM 13 The elevators list as all units being 2500lb cabs in the spec (div 14). Can you verify that no STRETCHER Compliant cab is required for 6 landings? Generally, the building code requires that anything over 4 landings has a stretcher compliant elevator, which would be a 3500lb car for most elevator companies.

RESPONSE Change elevator to 3,500 lbs.

ITEM 14 Regarding the timing of the transformer and the answer given in Addendum 3, that the contractor is to assume the transformer will be available for installation when required. Please offer some further clarification. Shall we expect it to make it in time for substantial completion (in other words, expect it at the end of the job), or shall we expect that a transformer (whether it be the permanent one or a temporary one) will be provided in a time frame that works with the contractor's required schedule of installation, regardless of when that occurs during the course of construction?

RESPONSE If the permanent transformer is not available by the date that would impact the project completion date based on the Contractor's CPM baseline schedule as approved by the City of Mobile, the City of Mobile will be responsible for coordinating with Alabama Power Company to supply power for start-up, commissioning, and operation of the facility until such time as the permanent transformer is installed by

Alabama Power Company. The Contractor will remain responsible for temporary power during construction as required by the contract documents and specifications.

ITEM 14 To confirm, a response to question 43 stating no piping requires painting, please confirm this is true of the fire protection system (dry stand pipes and dry sprinkler system).

RESPONSE Confirmed

ITEM 15 Based on some of the paint related RFIs and responses in Addendum 3, please confirm that the back side of the precast is indeed required to be painted per note 2 on A6.31.

RESPONSE All exposed surfaces of the precast to receive Elastomeric coating call out in specification section 09 91 13 Exterior Painting 2.03 A.

ITEM 16 As 099113 Exterior Painting lists in 1.01.C.1 "exposed surfaces of steel lintels and ledge angles", is this to be interpreted to include the 11,000+ linear feet of 5 x 5 embedded edge angle at the edge of deck/beam where all the precast hangs at every floor shown in 7/S5.01 & similar?

RESPONSE Galvanized embed edge angle for precast does not require paint finish.

ITEM 17 Addendum 3 says to refer to 099113 Exterior Painting 1.01.C items 1-4, please confirm cane detection railings (all railings in the stair area) are required to be painted. There are railings on the slab at every floor protecting the stair opening, but not attached the stair rails.

RESPONSE Yes – paint these railings.

ITEM 18 Regarding the electrical demo shown on C2.0, pointing to what appears to be a pull box, and says to coordinate with Alabama Power. Alabama Power doesn't know what it is and cannot offer comment at this time. The answer was given in Addendum 3 that a \$300,000 allowance is included on the bid form for possible unforeseen conditions. This electrical item is a known unknown and not an unforeseen. Will this item of scope be allowed to be provided for out of the unforeseen allowance, if there is a cost associated with it since it is undeterminable at this time? If not, please provide scope guidance or an allowance for this item of work.

RESPONSE The underground electrical service shown for demolition will be de-energized prior to Contractor mobilization.

ITEM 19 On drawing A3.00 CMU Wall Head Detail it calls for angle 4" x 3" x 1/4" x 0'-8" (continuous) with (2) 1/2" x 3-1/2" expansion bolts @ 6" O.C. .
Is it a continuous angle? or an 8" long angle at some not mentioned spacing?

RESPONSE Refer to drawings S1.02 for typical top of masonry details. Delete CMU Wall Head Detail on Drawings A3.00.

ITEM 20 Section 07 91 00 Performed Joint Seals:

- Precast panels reference a different sealants on drawings but say Watson

Bowman on specs- Pre- compressed Joint Panels or Foam Seal

- Expansion Joints no width size listed for Watson Bowman or sealant.

RESPONSE **The Watson Bowman product is the expansion joint and cover which is in the concrete slabs at each joint – traffic joint. Sealant and backer rod are for all other joints. The joint is detailed, noted and dimensioned as 2” on structural and architectural drawings.**

ITEM 21 On Print A 2.10 Layout Plan Level 1-Very center bottom at JK and black line same size as 2” joint - is that an expansion joint?

RESPONSE **This is an expansion joint.**

ITEM 22 Addendum 3, F0.01 Sprinkler Note 2. was modified to call for all schedule 40 black steel pipe, however, it called for threaded, which is no longer utilized. Please confirm grooved piping allowed.

RESPONSE **Grooved pipe is allowed.**

ITEM 23 The wet valves were removed at each floor per the addendum on F2.01 as well as on all of the fire protection floor plans; however, they were not swapped for dry valves. The design should allow for dry valves (like 2/F2.01) at the former wet valve locations for the system to be functional.

RESPONSE **Dry valves are to be provided at the former wet valve locations. These are shown on the fire protection floor plans.**

ITEM 24 We are being told that the garage qualifies as an open design and the full coverage dry sprinkler system is not necessary. Only the dry standpipe system would be required. The cost difference is very large. Please reconsider the requirement for a full coverage dry sprinkler system.

RESPONSE **The 2021 IFC requires the deck to be sprinkled.**

ITEM 25 Per the instructions to bidders, section 4.2.3, it states that the surety bond shall be submitted on AIA A310 unless otherwise provided in the bidding documents. I wanted to verify that AIA A310 is the correct bid security and that you all will not be issuing a different form for the bond.

RESPONSE **AIA A310 is the correct form for the bid bond.**

End Of Addenda 4