

**PART 1 - GENERAL**

Project: HVAC Repair & Replacement,  
Bay Minette Campus  
[B.C. #2019180  
Owner: Coastal Alabama Community College  
Architect: Aho Architects, LLC  
Date Issued: 1/20/2020  
Bid Date: 1/23/2020 (unchanged)



**This Addendum is directed to all prime Contract Bidders, and all others to whom Drawings and Specifications have been issued by the Architect.**

**This Addendum forms a part of the Contract Documents. The following conditions take precedence over any conflicting conditions in the Drawings and Specifications. The Drawings and Specifications are hereby amended in the following particulars:**

**1.1 CLARIFICATIONS**

A. None.

**1.2 REVISIONS (SPECIFICATIONS)**

A. See attached addendum from mechanical engineer.

**1.3 REVISIONS (DRAWINGS)**

A. None

**1.4 ATTACHMENTS**

Pre-Bid Minutes & Sign-In Sheet  
Engineer's Addendum (1/17/2020)

**END OF ADDENDUM 1**

# Coastal Alabama Community College

## HVAC Repair and Replacement Science Building – Bay Minette Campus

BC# 2019180; Aho Architects Project Number: 19010

### PRE-BID CONFERENCE MINUTES

January 16, 2020 at 11:00 AM

- 1) Welcoming remarks. Reminder to sign-in on sheet at front of room or being circulated.
- 2) Introductions and names and relationship to job of personnel (Owner and Architect).
- 3) Project Directory: Names of Architect and personnel involved. Project Principal: Tim Aho. Project Managers: Edmond Miller. Administrative Assistant: Stephanie Vaughn.
- 4) Client representatives involved: Dewey Blansett. Do not contact the Owner directly.
- 5) Bid Documents available for General Contractors and subs/suppliers through Alabama Graphics Digital Plan Room (this is how addenda will be issued also). Also posted/listed with plan room services such as iSqFt, Reed, etc. See legal advertisement for more info.
- 6) Every General Contractor and every Subcontractor should read and be familiar with all of the “front-end” documents and all of Division 1 of the Project Manual, in addition to the work they are bidding and other work they have to coordinate with.
- 7) Bid date per legal advertisements: Thursday, 1/23/2020. Bid opening is at 11:00am (local time), in the location indicated in the advertisement. Bid date will not change.
- 8) Note that Instructions to Bidders should be read by each bidder.
- 9) Special Instructions to Bidders shall be reviewed. Among other requirements, note sales tax avoidance, bids are to be held open 60 days.
- 10) Proposal Form included in Project Manual. Loose/electronic (PDF) copies available from Architect. Note new sales tax requirement Form C-3A “Accounting of Sales Tax” attachment to Proposal Form must be submitted with bid.
- 11) Note requirements for submittal of subcontractor list, major suppliers, etc. within 24 hours after receipt of bids.
- 12) If you have questions regarding the documents, please submit them in writing by noon on 01/21/2020.
- 13) No Addenda have been issued to date. Addendum will be issued with minutes/sign-in from this pre-bid conference. All Addenda will be issued via Alabama Graphics.

- 14) Insurance requirements should be read by each bidder and should be provided to each General Contractor's and Subcontractor's insurance carrier for review. Insurance requirements are indicated in General Conditions.
- 15) Note requirements: Section 00016 - Supplementary Conditions, pertaining to Compliance with H.B. 56 - Alabama Immigration Law (E-Verify MOU and Contract language).
- 16) Construction schedule requirements: Contract Time for this project is 88 consecutive calendar days from the Notice to Proceed, must be substantially complete. See Proposal Form.
- 17) See Specs 011000 for coordination and further related information.
- 18) Contingency Allowance (Section 012100). Make sure you include this in your bids.
- 19) Verify existing conditions at the site.
- 20) The Owner is a tax-exempt entity, sales and use tax avoidance procedures will be utilized on this project, per the Owner. See Section 012910 – Sales and Use Tax Savings for more info. There is a new way of handling sales tax avoidance, so please read this section carefully. Bids shall no longer include sales tax. Form C-3A attachment to the Proposal Form (C-3) is required for estimated tax accounting. A final report of sales taxes avoided is required by ADOR and is a condition prior to final payment.
- 21) Contractor shall have access to available existing utilities (water, electric power, etc.) on-site, for reasonable use (paid by the Owner). Restroom facilities by Contractor.
- 22) Liquidated damages amounts - as indicated in Article 49 of the General Conditions of the Contract.
- 23) Site restrictions - as indicated in Section 011000 and other locations on the Drawings and in the Project Manual.
- 24) Pre-Construction Conference required for this project. Other mandatory inspections involving the Building Commission will include a final inspection. The Permit Fee must be paid to the Building Commission by the GC, along with signed contracts prior to scheduling the Pre-Construction Conference.
- 25) Contractor's schedule must coordinate the overall construction schedule of the project. Watch for long lead-time items; established Contract Time allows for this.
- 26) Contractor's job meetings - coordination of the Work with all subcontractors and suppliers is required.
- 27) Safety and Protection - Contractor's responsibility.
- 28) Work limits protection - the public, Owner's staff, workers, etc.
- 29) No Subcontractor signs.

- 30) Requirements for quality control, testing, and inspections are located throughout the project manual, and should be reviewed so that they are understood prior to bidding the project.
- 31) Location of on-site Contractor's office shall be coordinated with the Owner and Architect.
- 32) Superintendents' and construction personnel experience requirements - as indicated.
- 33) 013300 – Submittal Procedures: Submittals requirements indicated. Contractor is required to check, mark, stamp, and approve and/or reject submittals, prior to submittal to Architect. Refer to General Conditions for additional information and related requirements. Electronic submittals preferred except where physical samples, color charts, etc. are required.
- 34) Site maintenance requirements indicated. Daily attention required.
- 35) Contractor Programs and Conduct of Personnel (behavior, tobacco, firearms, etc.).
- 36) Section 017700 - "Closeout Procedures" and General Conditions should be reviewed by each bidder.
- 37) Final payment will not be made until the requirements of these sections and General Conditions are completed Sales tax final accounting report also required.
- 38) Project Record Documents have to be kept up-to-date on the project and will be checked periodically during the Work of the project.
- 39) Section 024119 – "Selective Demolition": note requirements for scheduling and coordination with other Work of the project, as well as schedule for completing the Work of the Project, which are generally indicated in this Section and in detail on the Drawings and other parts of the Project Manual.
- 40) GC is responsible for accepting all existing field dimensions prior to starting work.
- 41) Site tour and brief overview of project and scope by Aho Architects.
- 42) Building will be occupied during construction.
- 43) Owner will hire a certified company to remove hazardous flue.
- 44) Additional site visits – availability, contact persons, etc. Please be respectful and minimize disruption of the Owner's ongoing operations. Additional visits will be coordinate upon request.
- 45) Closing remarks.

# COASTAL ALABAMA COMMUNITY COLLEGE

HVAC Repair and Replacement  
 Bay Minette, Alabama  
 DCM# 2019180 / AHO #19010

## PRE-BID CONFERENCE SIGN-IN SHEET

16 January 2020 at 11am

	YOUR NAME	COMPANY NAME	PHONE NUMBER
1.	Edmond Miller	AHO ARCH	205 983-6000
2.	Zach Vallee	Donaghey Mechanical	251 599-9383
3.	Dewey Blensett	Coastal	251-250-8409
4.	Teresa Suthukud	Coastal	251-295-6227
5.	JEFF SMITH	JLS	251-947-5688
6.	Kenneth Babin	Contact Systems	205-506-7062
7.	Joe Sykes	walters Controls Inc.	251-661-4416
8.	Justin L. Meral	justin@airmastersmechanical.com	205   997-6462 (850) 377-2595
9.	Mike Stanton Mike Stanton	Air Specialist	251-649-0701
10.	SKIPPER WALTERS	WALTERS Controls	251-661-4416
11.			
12.			
13.			
14.			
15.			
16.			

# Addendum



Date January 17, 2020  
Project CACC Bay Minette HVAC Repairs  
Project No. 18125

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Attention Edmond Miller  
Firm Name Aho  
From  
Copies to File F:\Projects\18\18125 - CACC - Bay Minette - Science Building\addendum01.doc

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## Supplemental Items

**The drawings and specifications for the above reference project are amended as follows:**

### Spec Section

**23 0923 – DDC Controls:** Part 3 shall be revised to the following:

#### PART 3 - INSTALLATION AND EXECUTION

##### I. GENERAL:

- A. All building controls shall fully communicate and be integrated to the Owner's existing Schneider Electric Eco Structure. All graphics shall be made for each mechanical system and access at the facility operator's PC. A building floor plan graphic shall depict all major mechanical systems with hot buttons depicting the control points of each system. The new DDC shall be interfaced with the existing control system interlocks in order to perform the functions listed in the I/O point schedule and/or as outlined in the specified, all new control sequences. Unless indicated otherwise, all new control strategies shall be accomplished by means of DDC.
- B. The Building Management System contractor shall have a full-service facility within 60 miles of the project that is staffed with engineers trained and certified by the manufacturer in the configuration, programming and service of the automation system. The contractor's technicians shall be fully capable of providing instructions and routine emergency maintenance service on all system components.

#### **23 2115 – Hydronic Specialties**

- Suction Diffuser – Grundfos shall be approved equal.
- Air Separator – American Wheatley Model BDT shall be approved equal.
- Expansion Tank – American Wheatley Model TAS

#### **23 2123 – Centrifugal Pumps**

- End Suction and In Line Pumps – Grundfos shall be approved equal.

- Air Separator – American Wheatley Model BDT shall be approved equal.

**23 6429 – Air Cooler Chiller:**

Johnson Controls shall be approved supplier for Air Cooled Chiller.

**END ADDENDUM**

