

Addendum No. 1

INVITING SEALED BIDS ITB No. B21/10039

Project: West Campus Laboratories Bldg. F Renovation

Issue Date: February 12, 2021

This addendum is issued to address questions and issues raised by prospective respondents before and during the Pre-Bid Conference held February 5, 2021 at 10:00 A.M. (MST). Additional Questions and Answers will follow this Addendum.

Addendum – Material changes to the solicitation.

Item One #1: Solicitation Date Changes

DUE IN AND OPENS: March 5, 2021 at 3:00 PM (MST)

QUESTIONS and Requests for Approval of Equal Items of Equipment and/or Materials must be received by: February 17, 2021 3:00 PM.

ANSWERS to Questions submitted in writing and during the Pre-Bid Conference will be posted to Pima Community College Website by **5:00 P.M. (Tucson Time)** on February 24, 2021.

NOTE: Bid Packets and Questions must be electronically submitted by the above deadlines via: EMAIL: do-bids-proposals@pima.edu **ELECTRONIC SUBMITTALS to this email address REQUIRED**

Item Two #2: Required Submittal Forms

List of Alternate Subcontractors may be submitted by the selected Contractor. The List of Alternate Contractors is not required as part of the original Bid Packet submittal.

Item Three #3: Corrections to Project Manual

Project Manual, pages 5-Contents and 6-Contents have been revised. The amended pages are attached to this Addendum.

Acknowledgment of this Addendum must be noted on the Bid Form.

Questions and Answers

Question #1: The Contract Time schedule dates indicated in the Project Manual, page 5-Contents conflicts with the dates of the solicitation schedule. What are the anticipated dates for the Contract Schedule?

Answer #1: The Contract Time schedule is as indicated below. Project Manual, page 5-Contents, section. C. Contract Time has been replaced with the attached amended Page 5-Contents.

C. Contract Time:

Anticipated Notice of Intent to Award Contract: April 14, 2021

Anticipated Date of Notice to Proceed: April 19, 2021

Start Construction: April 26, 2021

Substantial Completion: December 10, 2021

Final Completion: December 20, 2021

- Question #2:** Is the Early Completion bonus up to a maximum of \$10.00 or \$10,000 dollars?
Answer #2: The maximum early completion bonus amount is \$10,000.00. Project Manual page 6-Contents, paragraph 2. Early Completion Bonus has been revised to correct the maximum amount payable for early completion. Attached is the amended page 6-Contents of the Project Manual.
- Question #3:** What is the engineer estimate for this project?
Answer #3: Between \$4.5 to \$5.5 Million dollars.
- Question #4:** Will PCC consider allowing the List of Alternate Subcontractors form to be submitted by the winning bidder within 24-48 hours after Notice of Award is issued?
Answer #4: Yes.
- Question #5:** Referencing Construction Document A2.1, is the Contractor responsible for bringing the fire riser into the Microbiology lab or new electrical required in both Alternate 1 and 2 Classrooms?
Answer #5: The fire riser room and fire riser shown on a 2.1 are part of the base bid. The electrical rooms on a 2.1 are part of the alternate bids. For the riser see drawing p2.1.3 and p3.2 detail 4.
- Question #5a:** Can As Built drawings of risers and electrical be provided to Contractors? This is needed to confirm utility lines.
Answer #5b: Location of electrical poc are shown in the construction documents. Ref: e10.
- Question #6:** What fire protection systems, including alarms are installed? What company currently maintains the systems?
Answer #6: Fire alarm system is Edwards and approved installers are Firetrol and Climatec.
- Question #7:** Is the Contractor to treat this project as an occupied campus during construction?
Answer #7: During construction, this building F will be unoccupied and not in use.
- Question #8:** What year was the building built?
Answer #8: 1969.
- Question #9:** Has Phase One (1) inspection been completed? If, yes what company completed the work and can a copy of the report be provided to the successful bidder?
Answer #9: Yes, the asbestos inspection and abatement work have been completed. A report will be made available to the successful bidder.
- Question #10:** Are you considering revising the Bid Form to require a Schedule of Values itemizing major system components?
Answer #10: Selected contractor will be required to submit line items for labor and materials related to fume hood, fire sprinkler and fire alarm.
- Question #11:** What components are to be priced in Alternate one (1) and Alternate two (2)?
Answer #11: Refer to Project Manual, page 9-Contents, section 4.6 Schedule of Alternates. This section lists the rooms and tasks to be priced for the Base Bid, Alternate #01 and Alternate #02.

Question #12: Please clarify where the lighting controls shown on E3.3 are located on the floor plans? The floor plans do not depict the locations of the devices.

Answer #12: Lighting controls are shown on the construction documents. REF: E3.1 AND E3.2

Question #13: There are (19) panels on the one line drawings but there are only (7) panel schedules. Will there be an additional panel schedule drawing provided? Please advise?

Answer #13: Additional required panel schedules will be issued in a later Addendum.

Question #14: Can you provide a list of companies that attended the Mandatory Site Visit?

Answer #14: The list is attached to this Addendum.

Attachments:

Project Manual page 5 Contents

Project Manual page 6 Contents

Mandatory Site-Visit Attendance Log

010000 DIVISION I - GENERAL REQUIREMENTS

SECTION

011100 SUMMARY OF THE WORK

011100.01 GENERAL:

- A. Requirements of "Instructions to Bidders" become a part of this work.
- B. The scope of this contract consists of all supervision, labor, materials, equipment, appliances, transportation, tools, permits, fees, taxes and incidentals necessary to perform all operations required to install, alter, construct and complete, all in accordance with these specifications and the applicable drawings and documents, and work reasonably inferable from the specifications and drawings, and subject to the terms and conditions of the contract.

PROJECT SCOPE: Renovation of West Campus Building F first floor and second floor for the demolition and new construction of Science Labs. The scope of work includes; new metal stud partitions, electrical, HVAC, ceiling and the science lab casework and fume hoods, per the Construction Documents.

C. Contract Time:

Anticipated Notice of Intent to Award Contract:	April 14, 2021
Anticipated Date of Notice to Proceed:	April 19, 2021
Start Construction:	April 26, 2021
Substantial Completion:	December 10, 2021
Final Completion:	December 20, 2021

If the Contractor is delayed at any time in the progress of the Work by an act or neglect of the Owner or Architect/Engineer, or of an employee of either, which the Architect/Engineer determines justifies relief, then Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine.

- 1. An extension of time shall be the Contractor's sole remedy for delay. The Contractor expressly agrees not to make, and hereby waives any claim for damages against the Owner on account of any delay, obstruction, or hindrance for any cause whatsoever, and agrees that the Contractor's sole right and remedy in the case of delay shall be an extension of the time fixed for completion of the contract.
 - 2. Contract Time shall not be adjusted unless a change affects the critical path of the Work.
- D. Warranty: If, within two years after the date of Substantial completion of the work, any of the work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner. See also Section 01 78 36.
 - E. Liquidated Damages: See also Contract Article VI, Paragraph 8 "Special Conditions of the Contract".

1. If the Contractor neglects, fails or refuses to substantially complete the Work within the Contract Time, or any extension granted by Change Order, then the Contractor shall, as part consideration for the award of this contract, pay to the Owner a sum of not less than one thousand dollars (\$1000.00) per calendar day, not as a penalty, but as liquidated damages for such breach of contract, for each and every calendar day that the Contractor fails to substantially complete the work.
2. Early Completion Bonus: If the Contractor completes the work prior to the expiration of the Contract Time, the Contractor shall be paid an Early Completion Bonus at the rate of one thousand dollars (\$1000.00) for each calendar day the work is Substantially Complete in advance of the expiration of the Contract Time up to a maximum of ten thousand dollars (\$10,000.00). For purposes of the Early Completion Bonus, the Contract Time shall not be extended or changed for any reason.

F. COVID SAFETY PROTOCOLS: See Section 015000 – Temporary Facilities and Controls.

011100.02 DEFINITIONS:

- A. The term "Contractor" means the person or organization awarded the contract to complete work specified herein, and shall be a General Contractor registered and licensed by the State of Arizona, who has successfully completed a minimum of three comparable projects and can provide references for those projects.
- B. The term "Owner" as used herein means Pima County Community College District of the State of Arizona. The Owner's Representative is the Director of Facilities Operations & Construction, or his designee, and shall act on behalf of the Owner. Communication is not received unless directed to the attention of the Owner's Representative.
- C. The term "Architect/Engineer" as used herein means Architect/Engineer of Record – BWS Architects.

011100.03 INTENT OF DOCUMENTS:

- A. Drawings and Specifications are cooperative and supplementary. Portions of the work which can be best illustrated by drawings may not be included in specifications, and portions best described by specifications may not be depicted on the drawings. The Intent of the Bid Documents is to include labor, materials and services necessary for proper completion of this project.
- B. Completeness and correctness of Bid Documents shall be verified before execution by Contractor who shall notify the Architect of any errors, inconsistencies or omissions within ten (10) days. The Contractor shall be liable to the Owner or the Architect for any damages resulting from any errors, inconsistencies or omissions and knowingly failed to report it to the Architect. If the Contractor performs any construction activity knowing it involves a recognized error, inconsistency or omission in the Contract Documents without such notice to the Architect, the Contractor shall assume appropriate responsibility for such performance and shall bear an appropriate amount of the attributable costs for correction.
- C. Where drawings and specifications appear to conflict, specifications shall govern. Detail drawings have priority over other drawings and large scale plans have priority over small scale plans. Discrepancy in figures, drawings or specifications shall be promptly submitted to the Architect, who shall promptly make a determination in writing.

011100.04 DETAIL DRAWING INTERPRETATION:

Before doing any work or ordering any materials, Contractor shall verify measurements of existing and new work and be responsible for their correctness. Differences which may be found shall be submitted to the Architect for consideration before proceeding with the work. No extra compensation will be allowed because of differences between actual dimensions and those indicated on working drawings. The Contractor will be responsible for the locations and elevations of all the construction indicated by the construction documents.

Mandatory Site-Visit Attendance Log

INVITING SEALED BIDS ITB No. 21/10039

Project: West Campus Laboratories Bldg. F Renovation

Tuesday, February 9, 2021	
1	Lloyd Construction Co
2	ADT
3	Marsh Development Inc.
4	A5 Design & Construction
5	Kittle Construction
6	Adolfson & Peterson Construction
7	W.E. O'Neil Construction
Wednesday, February 10, 2021	
1	Concord General Contracting
2	Barker Contracting, Inc.
3	Caliente Construction, Inc
4	Division II Construction Co
5	Hayden Building Corp
6	Johnson Carlier, LLC
7	Starkweather Roofing