

TO

PLANS AND SPECIFICATIONS

FOR CONSTRUCTION OF

ARCHER HIGH SCHOOL

SOUTH ADDITION

FOR

GWINNETT COUNTY BOARD OF EDUCATION
GWINNETT COUNTY, GA

DATED: MARCH 31, 2023

SHL-D03-23

CUNNINGHAM FOREHAND MATTHEWS & MOORE, ARCHITECTS, INC.
2011 MANCHESTER STREET, N. E.
ATLANTA, GEORGIA 30324
(404) 873-2152

The following items shall take precedence over the plans and specifications (Project Manual) for the above named project and shall become a part of the Contract Documents.

Where any items called for in the specifications or indicated on the drawings are supplemented hereby, the original shall remain in effect.

Where any original item is amended, voided, or superseded hereby, the provisions of such item not specifically amended voided, or superseded shall remain in effect.

The following items shall be incorporated in the Plans and Project Manual.

A. PROJECT MANUAL:

ITEM NO. 1: SECTION BDA, ADVERTISEMENT FOR BIDS:

At the second paragraph, change the bid date from December 5, 2023 to December 12, 2023. The time bids are due has not changed.

ITEM NO. 2: SECTION BDI, INSTRUCTIONS TO BIDDERS:

PRE-BID CONFERENCE:

As required in the Instructions to Bidders, a Mandatory Pre-Bid Conference was held this date, November 21, 2023 at 10:00 a.m.

See photo copy of original "Sign-in" sheet attached for additional contact information of attendees.

ATTENDING:

<u>Name:</u>	<u>Company:</u>
Jeffrey Robinson	CFMM
Alfredo Pequeno	CFMM
Hannah Glass	NOVA
Ben Price	Kevin Price Construction
Andy Ricks	Bowen & Watson
Troy Banta	GCPS
Richard Murrah	Diversified Construction
Zack Amacher	Amacher Bros.
Lance Knight	GCPS
Carey Bell	GCPS

Architect described general scope of work.

This project consists of grading, storm drainage, curb and gutter, concrete paving, concrete walks, steel frame structure, CMU exterior/interior walls, brick veneer, concrete slabs on grade and elevated, singly ply roofing, hollow metal doors and frames, finish hardware, aluminum storefront and glazing, drywall and framing, carpet, VCT, porcelain and ceramic tile, acoustical ceilings, painting, casework, toilet partitions, tack and marker boards, plumbing, fire protection, HVAC, fire alarm replacement, and electrical.

Site preparation and rerouting of existing utilities connected to the existing buildings shall begin as soon as possible and as outlined in Phase IA SITE and IB SITE Phases in the Phasing Specification. Both Phases of Site preparation and utility relocation shall be complete by May 31, 2024. Pay careful attention to Phasing Specification and Drawing notes. Phasing of the project will include:

- Receiving the contract after the January board approval.
- Submitting critical approvals as quickly as possible for work scope to be completed during Phases I, II, and long lead time materials that may impact the overall schedule.
- Mobilizing as soon as possible after board approval.
- Complete installation of temporary fencing to maintain emergency egress from the building around the construction areas before work begins.

The project is broken into 4 primary phases, first completion of temporary fencing to maintain emergency from the building to isolate the Addition construction area before proceeding with any other work. Also in Phase I, the Site Work & Utility Relocation shall be complete by May 31, 2024.

Contractor shall commence beginning construction of the New Agricultural Lab Building (Phase II) promptly after board approval. Construction of the New Agricultural Lab building shall be substantially complete by September 30, 2024.

The Main Building Addition (Phase III) shall commence after Phase IA & IB site preparation and utility relocation phases and be substantially completed by May 1, 2025.

The renovations of the existing building (Phase IV) shall commence at the end of the school term in May of 2025 and be substantially completed by July 15, 2025.

Please note, existing utilities have been shown for the contractors convenience only. There may be other utilities not shown on these plans. It shall be the contractor's responsibility to verify the locations of utilities within the limits of work. The contractor is responsible to secure the services of a private utility locator firm during the entire course of construction. The contractor shall pay for said services and the contractor shall repair all utilities damaged by construction activities at no cost to the owner.

Contractor shall calculate available soils for backfill areas based on soils reports and if necessary provide from offsite at no additional cost to Owner. Based the existing survey, the design team anticipates that this will NOT be a balance site and will require haul in. Any required soils from off site to complete the project shall be included in the base bid. Unit cost allowances shown on the bid form and in the specifications shall be included in the base bid and are NOT to be assumed to cover the soils to be hauled in to complete the project. Allowances are to be utilized to address unforeseen conditions that arise during construction and will not be allowed to be used without approval by the design team and owner.

Contractors desiring soils report: Contact Michael Kemp (mkemp@unitedconsulting.com) at United Consulting by email and request report. There are two reports available for the project. One for the main building addition site area and one for the New Agriculture Lab Building site area. He will reply with reports attached.

Temporary Facilities does allow use of Owner power and water so long as it is not abused.

Contractors be aware of Bid Protocols, i.e., including proper bid bond, Contractor Affidavits, Sub-Contractor Affidavits, Employee Affidavits, Immigration Affidavits and Non-Collusion Affidavits, etc. in the RFP.

Owner will make building/site available to all attending Contractors. Any visits shall be scheduled through Carey Bell and Architect that require contractors to get inside the building.

Please generate all questions by November 27, 2023 so we can respond by addendum.

All A305 Pre-Qualification Statements must be submitted and approved for bidders to officially be added to the bidder's list.

Project is anticipated to go to January Board for approval. Contract will be ready the next day.

ITEM NO. 3: SECTION BDP, PROPOSAL:

Replace section with revised section attached herein.

ITEM NO. 4: Add new SECTION 010300, ALTERNATES:, attached herein.

B. DRAWINGS:

ITEM NO. 1: The construction of the Agricultural Lab Building including all sitework, utility relocation, building utilities and systems as shown on Sheets S90.1, S90.2, S90.3, S90.4, S90.5, S91.1, S91.5, S93.1, S93.2, S93.3, S94.1, S95.1, S95.2, S95.3, A9.1, A9.2, A9.3, A9.4, A9.5, A9.6, P9.1, P9.2, P9.3, M9.1, M9.2, E9.1, E9.2, E9.3, and site work shown on the civil drawings related to the Agricultural Lab Building.

C. PRODUCT AND/OR MANUFACTURER APPROVAL:

ITEM NO. 1: The following manufacturers/products, complying with specifications, are acceptable for this project.

<u>SPECIFICATIONS</u>	<u>PRODUCT</u>	<u>MANUFACTURER</u>
Section 055000	Expansion Joint Covers	Erie Metal Specialties
Section 071100	Waterproofing	The Henry Company
Section 071600	Dampproofing	The Henry Company
Section 071700	Air & Moisture Barrier	The Henry Company
Section 072000	Building Insulation	Atlas Roof & Wall Insulation

End of Addendum No. 3

SECTION BDP - PROPOSAL

Date: _____

Gwinnett County Board of Education
53 Gwinnett Drive
Lawrenceville, Georgia 30046

Gentlemen:

Having carefully examined the Invitation for Bids; the Instructions to Bidders; the Proposal; the Contract Forms; the General Conditions; the Supplementary Conditions; the Drawings as listed in the INDEX on Cover Sheet (CS), and the Project Manual all entitled:

CONSTRUCTION OF ARCHER HIGH SCHOOL SOUTH ADDITION FOR GWINNETT COUNTY BOARD OF EDUCATION, GWINNETT COUNTY, GEORGIA

and dated MARCH 31, 2023, and

Addendum No. / Clarification No.

_____ , dated _____	_____ , dated _____
_____ , dated _____	_____ , dated _____
_____ , dated _____	_____ , dated _____
_____ , dated _____	_____ , dated _____

as well as the site, premises, and conditions affecting the work, the undersigned proposes to furnish all services, labor, and materials necessary to complete the work as described in the above named documents for the sum of:

A. BASE PROPOSAL: _____
_____ Dollars (\$ _____).

B. ALLOWANCES: _____
_____ Dollars (\$ _____).

C. TOTAL BASE BID (A + B = C): _____
_____ Dollars (\$ _____).

which is hereinafter called the BASE BID.

The above Base Bid does not include any plan or building permit fees.

BID ITEMS:

The above Base Bid is broken down into the following bid items for the Owner’s pricing and record keeping information. ~~WHERE BID ITEMS REQUIRE BREAKDOWNS THEY SHALL BE COMPLETED BY THE SUCCESSFUL BIDDER AND TURNED OVER TO THE OWNER WITHIN 24 HOURS OF BID DATE AND TIME.~~

~~BID ITEM NO. 1 (The Main Building Addition & Renovations, including all sitework, utility relocation, building utilities and systems associated with the main building addition and renovations):~~

Total Bid Item No. 1 _____ Dollars(\$ _____)

~~BID ITEM NO. 2 (The Agricultural Lab Addition, including all sitework, utility relocation, building utilities and systems associated with the lab building addition):~~

Total Bid Item No. 2 _____ Dollars(\$ _____)

ALTERNATES:

The undersigned further proposes that should any of the following Alternates as described in detail in Section 010300, ALTERNATES, of the Specifications, be accepted and be incorporated in the Contract, the Base Bid will be altered in each case as follows:

ALTERNATE NO. 1 (Agricultural Lab Building):

ADD to the BASE BID the sum of:

_____ Dollars(\$ _____)

UNIT PRICES/ALLOWANCES:

The following unit prices are amounts to be used for work that will be added to or deleted from the Contract by Change Order in the event such additional work may be required.

Unit prices are complete for labor, equipment, material, the hauling in of needed material and the hauling off and disposal of excess and unsuitable material, installation, acceptable taxes, overhead and profit and all other incidental costs.

OWNER reserves the right to accept or reject these unit prices or require the Work to be performed on a time and material basis with complete daily breakdowns and logs submitted.

DESCRIPTION:EARTHWORK MATERIALS UNIT
PRICE / ALLOWANCE SCHEDULE:UNIT PRICEAMOUNT OF
ALLOWANCE**The following quantities shall be included
in the Base Bid as Allowances:**

A.	Mass Rock excavation, and disposed of off site (500c.y.):	\$ _____ per cubic yard	\$ _____
B.	Trench Rock excavation, and disposed of off site (2,750 c.y.):	\$ _____ per cubic yard	\$ _____
C.	Excavate and haul offsite unsuitable soils (1,000cy):	\$ _____ per cubic yard	\$ _____
D.	Provide suitable soil from offsite and compact in-place to replace excavated rock or unsuitable soil (1,000 c.y.):	\$ _____ per cubic yard	\$ _____

EARTHWORK-RELATED MATERIALS
UNIT PRICE SCHEDULE:**The following quantities shall be included in
the Base Bid as Allowances:**

E.	Haul in and placement of #3 stone or #34 stone (100 tons):	\$ _____ per ton	\$ _____
F.	Haul in and placement (including compaction) of crushed stone (G.A.B.) (500 tons):	\$ _____ per ton	\$ _____
G.	Haul in and placement of #57 stone (500 tons):	\$ _____ per ton	\$ _____
H.	Material and placement of geotechnical fabric (Tensar BX 1100 or equal) (1,500 s.y.):	\$ _____ per s. y.	\$ _____

MISCELLANEOUS ALLOWANCES:

- A. Contractor shall include in the Base Bid an Allowance of Twenty Thousand Dollars (\$20,000.00) to cover possible asphalt cost escalation that may occur between the project Bid date and the originally scheduled date of installation for binder and for topping.

Contractor shall include in the Base Bid the total quantity and cost of asphalt paving on Bid day. The Asphalt Cement Index as listed by Georgia D.O.T. will be recorded on the Project Bid Date as the basis for the estimated cost of the asphalt on Bid day. Cost escalation applies only to topping and binder raw cost for asphalt types specified, not for base. For purpose of record keeping, Contractor shall separate Bid Date Quantities and costs for base, binder and topping in the initial Schedule of Values.

Compensation for asphalt material cost escalation shall be determined at the time of asphalt installation based on the then current Asphalt Cement Index and the Contract adjusted accordingly up or down.

- B. Contractor shall include in the Base Bid an Allowance of Thirty Thousand Dollars (\$30,000.00) to cover possible requests by the Fire Marshal or Building Inspector for modifications they may require during the course of the work. The Architect and Owner must approve the use of these funds.

The above allowances are to be used at the discretion of the Owner representatives and the Architect and are not intended for use by the Contractor without joint agreement by the Owner representative and the Architect.

Allowances shall be shown in the Schedule of Values as a single line item.

A Schedule of Allowances shall be provided as separate backup.

The above unit prices will also be used to determine any credit due the Owner on any changes in the work.

In submitting this bid it is to be understood that the Owner reserves the right to waive any formality or to reject any and all bids.

NOTE: The General Contractor shall provide the subcontractor information requested below on the Bid Proposal at Bid time. The Subcontractor information requested below is for the confidential use of the Owner and Architect and will not be read at the bid opening. These major Subcontractors are hereby submitted for approval with this Proposal and will be acted upon prior to execution of the Contract. All other principal Subcontractors shall be submitted for approval by the Architect and the Owner within 48 hours following the Award or Notice of Intent to Award a Contract.

	<u>SUBCONTRACT</u>	<u>NAME OF SUBCONTRACTOR</u>
1.	Plumbing	_____
2.	H.V.A.C.	_____
3.	Electrical	_____

For and in consideration of the sum of \$1.00, the receipt of which is hereby acknowledged, the undersigned agrees that this Proposal may not be revoked or withdrawn after the time set for the opening of bids but shall remain open for acceptance for a period of sixty (60) days following such time.

In case he be notified in writing by mail, telegraph, or delivery of the acceptance of this Proposal within sixty (60) days after the time set for the opening of bids, the undersigned agrees to execute a contract (Form of Agreement Between Owner and Contractor, Gwinnett County Board of Education Standard Contract, Revision VIII, dated 09/23/15 for the work for the above stated compensation and to furnish and to deliver to the Owner a Performance and a Payment Bond each in an amount equal to 100% of the Contract Sum and in accordance with the conditions specified under other sections including required subcontractor bonds.

The undersigned agrees to commence actual physical work on the site with an adequate force and equipment as follows:

Commence work within ten (10) days of the Proceed Order and substantially complete all work as stated in Section 010200, PHASING.

Time is the essence of the contract. The complete facility is needed by the Owner no later than stated above; however, an earlier completion date is desirable.

Delays as stated under Article 8.4 of the General Conditions are included in the completion time. Substantial completion is defined in the General Conditions.

Enclosed is a Bid Bond (Certified Checks not acceptable) in the amount of _____

Dollars (\$ _____)
(being not less than 5% of the Base Bid, payable to the Owner.

CORPORATE SEAL

Respectfully submitted,

Name: _____

Address: _____

By: _____

Title: _____

The legal name of the Bidder is: _____

State of Georgia General Contractor's License Number _____.

End of Section BDP

SECTION 010300 - ALTERNATESPART 1 - GENERALRELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

DESCRIPTION OF REQUIREMENTS:

Definition: An alternate is an amount proposed by Bidders and stated on the Bid Form that will be added to or deducted from Base Bid amount if the Owner decides to accept a corresponding change in either scope of work or in products, materials, equipment, systems or installation methods describe in Contract Documents.

Coordination: Coordinate related work and modify or adjust adjacent work as required to ensure that work affected by each accepted alternate is complete and fully integrated into the project.

Notification: Immediately following award of Contract, prepare and distribute to each party involved, notification of the status of each alternate. Indicate whether alternates have been accepted, rejected or deferred for consideration at a later date. Include a complete description of negotiated modifications to alternates, if any.

Schedule: A "Schedule of Alternates" 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.

Include as part of each alternate, miscellaneous devices, appurtenances and similar items incidental to or required for a complete installation whether or not mentioned as part of the alternate.

PART 2 - PRODUCTS: (Not Applicable)PART 3 - EXECUTIONSCHEDULE OF ALTERNATES:ALTERNATE NO. 1 (AGRICULTURAL LAB BUILDING):

The construction of the Agricultural Lab Building including all sitework, utility relocation, building utilities and systems shown on the contract documents associated with the Agricultural Lab Building

End of Section 010300