



Addendum No. 2

October 16, 2023

ART Job # 22025

Catholic Charities Westside Head Start

Tolleson – Classroom Building and Site Improvements

2504 S 91st Ave

Tolleson, AZ 85353



Expires 09/30/2025

NOTICE TO BIDDERS:

- A. This Addendum shall be considered part of the Contract Documents for the above mentioned project as though it had been issued at the same time and incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents, this Addendum shall govern and take precedence.
- B. Bidders are hereby notified that they shall make any necessary adjustments in their estimates on account of this Addendum. It will be construed that each Bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.
- C. Bidders shall acknowledge receipt of this Addendum as called for in Instructions to Bidders. Failure to acknowledge may subject bidder to disqualification.

THIS ADDENDUM CONSISTS OF THE FOLLOWING:

- PART I: Items Pertaining to the Mandatory Pre Bid Meeting **See attached meeting minutes**
- PART II: Items Pertaining to RFI's
- PART III: Attachments

PART I: Mandatory Pre Bid Meeting (See Attached Agenda and Attendance Record)



1. Welcomes and Introductions
2. Overview of Catholic Charities Westside Head Start and existing Facilities
3. Project scope-
 - a. Discussion on Project scope Building with Sprinklers/Fire protection Systems, Permitting and installation, on and off site improvements.
 - b. Preparation and improvements of the Site.
 - c. Food Service Kitchen Design, Permitting and Inspection process.
 - d. Off-site utilities scope.
 - e. The project will require permits and inspections to be obtained and paid for by the contractor. (Building, Fire, Maricopa County Service Kitchen Permit, off site utilities)
 - f. Site will need service transformer by SRP. ART electrical engineering consultant will coordinate with SRP for this service based on building electrical requirements.
 - g. Site Approval by the City of Phoenix to be submitted by architect upon receipt of the Sprinkler/Fire Protection package from the contractor, if not sooner.
 - h. Project will require the addition parking light. This should be included in the bid and permitting of this requirement by the Contractor.
 - i. Work By Owner – Security and Intercom system, playground equipment and turf.
 - j. The contractor will coordinate work with PLC Charter School.
4. Schedule –
 - a. The Notice to proceed will be dependent on required documentation being provided by the successful bidder and execution of the contract. Schedule is critical on this project and Bidders to provide a schedule in their bid package based on their proposed timeline.
5. Discussion of Federal Bid Requirements - Federally funded by the Office of Head Start and subject to Davis Bacon wages and other federal requirements. Bidders should carefully review the requirements to ensure that they are not debarred from participating in Federally funded projects.
6. Brief site walk. Access to the site will be through the demolition of the existing site wall. As part of the scope of work two sections of the wall will be removed to allow for the new vehicle drive and pedestrian access.



PART II: Items Pertaining to RFI's

The following are asked questions regarding this bid.

- 1.) The Invitation for Bid states that we are to submit a construction schedule with our bid submission. Attachment I Proposal Form states that all work must be completed in 243 days. Does our submitted construction schedule need to show 243 days or less? If we show more than 243 days will our bid be rejected? **Ideally we would like to have the project C of O in time for 2024 school year, mid August however we do understand this may not be attainable. Your bid schedule must reflect your best educated completion date.**
- 2.) In the submission of the sealed bid, item vii requests manufacturers and materials to be used including; Mechanical, Electrical equipment and Plumbing cut sheets. This information is typically provided by the successful General Contractor after award during the submittal process. If the information request for vii is not submitted correctly will our bid be rejected? **These are equipment items that have been selected and used by the owner in previous projects. Select equipment such as the combo hot boxes are specified to be with consistent with their other facilities. All materials will need to reviewed through the submittal process. Substitutions can be made with like makes and models are the owners discretion. Your bid will not be rejected if you are suggesting a substitution. In the end the bid proposal amount is an important factor in the selection of the contractor.**
- 3.) The Invitation for Bid states that we must maintain our pricing for (90) days, which would be +/- January 27, 2024. Under the section, Project Schedule, it states an award date of November 30, 2023. Can you confirm that bids only need to remain valid until November 30, 2023? There will be added costs if the project is not awarded prior to the beginning of 2024. **We understand that these estimates expire and will do everything in our capacity to expedite the bid award and contract process. These considerations should be reflected in your contingency. This is a fixed cost project so we don't expect any cost changes or additions be accommodated in the contingency.**
- 4.) The Invitation for Bid Post Bid Information section states that the Contractor is responsible to have Professional Liability Insurance. This is a policy for Architects and Engineers not typically Contractors unless the Contractor is responsible for the design. If we are responsible for the design please let us know. If not, can you confirm that the Contractor is not required to provide Professional Liability Insurance for this project. **Contractors are not required to have professional liability insurance. Requirement to be deleted.**
- 5.) Attachment I Bid Proposal form states there is no Owner Contingency included in the proposal. Attachment II Schedule of Values page 2 requests bidders to include a 10% Contingency. Please confirm which is correct. **Please include a contingency in the schedule of values and this will be corrected on Attachment I.**
- 6.) Attachment I Bid Proposal form Contract Time, paragraph B.1 states that the daily rate for liquidated damages is \$6,425.00. Is that amount correct? Typically a project of this size would include a liquidated damages clause with an amount in the \$1,000.00 per day



- range. The liquidated damages is an actual calculated penalty for missed days of students assessed by the state.
- 7.) Attachment II Schedule of Values asks us to include a cost for all of the permits for the project. Has the project been submitted to the City for permitting? Is it known what the costs will be for all permits? The contingency is an actual calculated amount of loss attendance of student by the state. The know building permit fee is 8,301.00 however I do not know what the civil permit fee (this was permitted separately) sprinkler, fireline or any other of the permits fees will be. Please consider this in your contingency fee if need be.
 - 8.) Attachment II Schedule of Values – line item #37 “Bonds” and line item #39 “Bonds”, can you clarify the difference between these bonds? The Bonds required is the performance bond and a bid bond, Attachment IV.
 - 9.) In the Invitation to Bid – Project Schedule section #8 (Contract Negotiations Begin). Can you please explain what this is? What negotiations will take place after the contract is awarded? At the owners request this is time needed to execute all the necessary contracts.
 - 10.) The Civil drawings (6 “C” sheets) are all stamped “For Reference Only”. Is all of the Civil work being performed by others? If so can you please which items on the Attachment II Schedule of Values we are to leave blank? The Civil drawings were submitted to the City of Phoenix under a separate submission. When the permits are pulled there will be separate fees.
 - 11.) This project includes a new Service Entrance Section. The lead time for a new SES is anywhere from 50 – 90 weeks. The project has to be done in less than 35 weeks. Has the new SES already been ordered by the Owner? This is a well-known dilemma and we will have addressed it on other projects. Unfortunately, the SES cannot be ordered by anyone except the contractor so we will do the best we can.
 - 12.) Is our bid to include the low voltage and the access control for this project? I see a note for a maglock at the entrance but no notes other than that. Do you have some more information? Will this be the only door with a reader? The Maglocks are installed at the top of each pedestrian gate for child safety. They are a manual operation and made by several manufacturers. They should include a key lock option. The only low voltage access control will be to the key pad access in the vestibule just inside the entry. This key pad will be programmable accommodating multiple code access for the parents. There is also an option for a combination two way speaker that will connect to the director's office for assistance. This two-way speaker can also be a separate system. We will need both.
 - 13.) The drawings appear to all be 8.5”x11”. Would you be able to issue full size drawings for the project? Full size help everyone bid the proper quantities. The drawings are uploaded as 24x36 as they were printed. Print you can select Arch D and scale as default.
 - 14.) See attached file - General Structural Notes per Sheet S0.11 (as Clouded & Hi-lighted). Is this a mandatory requirement for Steel Fabricators? This requirement will limit the number of structural steel companies who can bid this project. With it being a small steel project can this be waived? This was a City of Phoenix review comment so unfortunately not.
 - 15.) Is there a Civil set of drawings? The wet utilities contractors need this to bid the new fire hydrant, etc. See attached.



- 16.) Is the roof TPO or Foam. I see call outs for both, foam on A5.11 and TPO on A5.12 (I only see TPO in the spec book so I would assume TPO). **It should be TPO.**
- 17.) Is this a Stucco system? I only see stucco in the specs, but again there is a call out on A5.11 detail 8 that points out an EIFS wall. **It should be a Stucco system.**
- 18.) "The RCP calls for ACT throughout the project, but the detail drawings all show a GWB ceiling. Can we get some clarification please." **2x2 ACT is to be used in all areas. The Food Prep Room will required to be washable.**
- 19.) There does not appear to be a room number for the corridor between the Classrooms and Office. Does this corridor area receive any floor finishes? **The corridor should be the LVT as in the classrooms.**
- 20.) I do not see the decorative iron Fence called out anywhere.
 - a. Are there any details on this? **5' Wrought Iron fence with Magnet pool type top latch. New details provided on the site detail sheet.**
- 21.) It also appears there are several bollards along the front and side of the preschool.
 - a. Are there any details on this? **New details provided on the site detail sheet.**
- 22.) On the existing decorative iron around the church the plans call for privacy slats on a small section near the new playground.
 - a. Are there any details on this? **New details provided on the site detail sheet.**

PART III: Attachments

1. Mandatory Pre-Bid Agenda notes
2. Mandatory Pre Bid Attendance Record – 2 pages
3. Fire Line drawings. 3 pages
 - a. GD-06-16-2023
 - b. ONSITE OFFSITE FIRE LINE PLAN
 - c. ONSITE UTILITY PLAN – 04-21-2023
4. ATTACHMENT I: PROPOSAL FORM
5. PAGE 7 OF 55 SEC F POST BID INFO – revised