



ADDENDUM NO. 01

GENERAL CONTRACT

For

Okoboji Middle School
1800 6th Street
Milford, IA 51351

ARCHITECTS PROJECT 2018208.01

FEH DESIGN
604 East Grand Avenue
PHONE (515) 288-2000
FAX (515) 288-1999

DATE ISSUED: February 25, 2019

BID DATE: March 21, 2019 @ 2:00 p.m. local time.

TO ALL BIDDING DOCUMENT HOLDERS OF RECORD:

Acknowledge receipt of this Addendum in the space provided on the Bid Form. **Failure to do so may subject Bidder to disqualification.** This Addendum forms a part of the Bidding Documents and modifies them as follows:

GENERAL and ADMINISTRATIVE ITEMS

1. Current Plan Holders lists are available on-line at www.beelineandblue.com.
 - a) This list is not all inclusive as some contractors use other online plan rooms. Other plan rooms are listed in the Notice of Bid Letting.
2. REMINDER: This project is TAX EXEMPT. The school district will issue forms to the contractors at the beginning of the project so that materials can be purchased tax-free.



REFER TO PROJECT MANUAL

A ARCHITECTURAL SECTIONS

1. Table of Contents:
 - a. Add Section 01 12 16 Work Sequence and Milestone Schedule
 - b. Add Section 08 38 00 Traffic Doors.
2. Add Section 01 12 16 Work Sequence and Milestone Schedule; attached to this addendum.
3. Section 00 11 13 - Notice of Bid Letting
 - a. Subparagraph 1.03 Bid Due: Change day noted from Tuesday to Thursday.
 - b. Prime Contractors can obtain three (3) sets of printed bidding documents.
4. Section 00 41 00 - Bid Form
 - a. Subparagraph 2.13 Bid Form Signature(s): Cross out 2016 in line E and write in 2019.
5. Section 07 53 00 Elastomeric Membrane Roofing: Add subparagraph 3.05.F.1.d: Roof replacement locations at the High School and Elementary School.
6. Section 07 54 00 Thermoplastic Membrane Roofing: Add subparagraph 3.06.F.1.d: Roof replacement locations at the High School and Elementary School.
7. Section 07 62 00 Sheet Metal Flashing and Trim: Add subparagraph 2.01.A.5.e: Color #5: Located at Roof Replacement areas at the High School and Elementary School.
8. Add Section 08 38 00 Traffic Doors; attached to this addendum. This applies to doors 209.4 & 209.5. Frames provided per Section 08 11 13.

REFER TO DRAWINGS

A ARCHITECTURAL DRAWINGS

1. Sheet A3.1:
 - a. Door 300.4: Change sill detail reference to #70.
 - b. Details #11 & #12: Eliminate grouting door frames solid.
2. Sheet A3.6:
 - a. Detail #70: Change note "Reese S4790 cut around door frame" to read "Threshold, set in full bed of butyl sealant."
 - b. Detail #70: Change note "Reese BAP 18x4" cut around door frame" to read "Threshold".
 - c. Detail #70: Change floor slab dimension to 5". Eliminate F.V. dimension.

ATTACHMENTS (Not included in page count in footer)

- | | |
|--|-----------|
| 1. Section 01 12 16 Work Sequence and Milestone Schedule | (2 Pages) |
| 2. Section 08 38 00 Traffic Doors | (3 Pages) |
| 3. Substitution Form - Architectural | (1 Page) |
| 4. Substitution Form - Mechanical | (1 Page) |
| 5. Substitution Form - Electrical | (1 Page) |

SECTION 00 43 25 - SUBSTITUTION REQUEST FORM

ARCHITECTURAL

IDENTIFICATION:

Owner: Okoboji Community School District
Design Professional: FEH DESIGN - Tyler Riley
Professional's Email: tylerr@fehdesign.com
Project Name: Okoboji Middle School
Project Number: 2018208.01
Date: _____

REFERENCE:

Specification Title: _____
Specification No.: _____
Article/ Paragraph: _____ Page: _____
DESCRIPTION:
Manufacturer's Name: _____
Model Number: _____
Trade Name: _____
Proposed Substitutions General Description:

CERTIFICATION:

The Undersigned certifies:
1. Proposed substitution has been investigated and determined that it meets or exceeds the quality level of the specified product.
2. Same warranty will be furnished for proposed substitution as for specified product.
3. Same maintenance service and source of replacement parts, as applicable, is available.
4. Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
5. Proposed substitution does not affect dimensions and functional clearances.
6. Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.

Submitted and Signed by: _____
Firm: _____
Address: _____
Telephone: _____

ATTACHED SUPPORTING DATA:

Drawings Product Data Samples Tests Reports _____

A/E's REVIEW AND ACTION:

Substitution approved - Make submittals in accordance with Specification Section 01 30 00.
 Substitution approved as noted - Make submittals in accordance with Specification Section 01 30 00.
 Substitution rejected - Use specified materials.
 Substitution Request received too late - Use specified materials.

Signed by: _____ Date: _____

SUBSTITUTION REQUEST FORM - MECHANICAL

IDENTIFICATION:

Owner: Okoboji Community School District
Design Professional: KCL Engineers - Matt Faber
Professional's Email: mfaber@kclengineering.com
Project Name: Okoboji Middle School
Project Number: 2018208.01
Date: _____

REFERENCE:

Specification Title: _____
Specification No.: _____
Article/ Paragraph: _____ Page: _____

DESCRIPTION:

Manufacturer's Name: _____
Model Number: _____
Trade Name: _____
Proposed Substitutions General Description: _____

CERTIFICATION:

The Undersigned certifies:

1. Proposed substitution has been investigated and determined that it meets or exceeds the quality level of the specified product.
2. Same warranty will be furnished for proposed substitution as for specified product.
3. Same maintenance service and source of replacement parts, as applicable, is available.
4. Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
5. Proposed substitution does not affect dimensions and functional clearances.
6. Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.

Submitted and Signed by: _____
Firm: _____
Address: _____
Telephone: _____

ATTACHED SUPPORTING DATA:

Drawings Product Data Samples Tests Reports _____

A/E's REVIEW AND ACTION:

- Substitution approved - Make submittals in accordance with Specification Section 01 30 00.
 Substitution approved as noted - Make submittals in accordance with Specification Section 01 30 00.
 Substitution rejected - Use specified materials.
 Substitution Request received too late - Use specified materials.

Signed by: _____ Date: _____

SUBSTITUTION REQUEST FORM - ELECTRICAL

IDENTIFICATION:

Owner: Okoboji Community School District
Design Professional: KCL Engineers - Eric Heynen
Professional's Email: eheyne@kclengineering.com
Project Name: Okoboji Middle School
Project Number: 2018208.01
Date: _____

REFERENCE:

Specification Title: _____
Specification No.: _____
Article/ Paragraph: _____ Page: _____

DESCRIPTION:

Manufacturer's Name: _____
Model Number: _____
Trade Name: _____
Proposed Substitutions General Description: _____

CERTIFICATION:

The Undersigned certifies:

- 1. Proposed substitution has been investigated and determined that it meets or exceeds the quality level of the specified product.
- 2. Same warranty will be furnished for proposed substitution as for specified product.
- 3. Same maintenance service and source of replacement parts, as applicable, is available.
- 4. Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- 5. Proposed substitution does not affect dimensions and functional clearances.
- 6. Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.

Submitted and Signed by: _____
Firm: _____
Address: _____
Telephone: _____

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- Substitution rejected - Use specified materials.
- Substitution Request received too late - Use specified materials.

Signed by: _____ Date: _____

END OF SECTION 00 43 25

SECTION 01 12 16 - WORK SEQUENCE AND MILESTONES SCHEDULE

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Work sequence and project milestones.

1.02 RELATED REQUIREMENTS

- A. Section 00 43 25 - Substitution Request Form - During Procurement: Substitution Request Form during bidding process.
- B. Section 01 10 00 - Summary: Contract descriptions, description of alterations work, work by others, future work, occupancy conditions, use of site and premises, work sequence.
- C. Section 01 30 00 - ADMINISTRATIVE REQUIREMENTS: Submittal procedures, project meetings, progress schedules and documentation, reports, coordination.
- D. Section 01 50 00 - Temporary Facilities and Controls.
- E. Section 01 78 00 - Closeout Submittals: Project record documents, operation and maintenance (O&M) data, warranties and bonds.

1.03 SITE WORK CONSTRUCTION – GENERAL SEQUENCE

- A. The Okoboji Middle School project is a stand alone new building for the Okoboji Community School District. This project does contain additional work at the High School and Elementary School that must be coordinated with the School District.
- B. The Contractor shall cooperate with the Owner to make arrangements for Ground Breaking activities, if the Owner so determines.
- C. Site work shall begin immediately after the Notice to Proceed with the installation of safety barriers, and temporary signs. The site requires a perimeter fencing system in place for the construction limits. Soil erosion control barriers and measures shall be installed.
- D. The Contractor shall confine operations to the areas within the Construction Limits as shown on the Drawings for construction and Contractor storage, staging, and operations. The Contractor shall notify the Architect and the Owner's Representative in advance if it becomes necessary to exceed these limits for other reasons.
- E. Portions of the existing site adjacent to the Construction Limits shall remain available for use by the Owner as identified for Owner requirements and shall not be disturbed or affected by Contractor operations. Also see "Work By Owner" Article, Section 01 1000 - Summary, for additional information.
- F. The Contractor shall stake the perimeters of all exterior Construction Limit lines if different than proposed installed fencing, and obtain site inspection and approval of same from the Architect and the Owner's Representative prior to the start of any Work.

1.04 MILESTONE SCHEDULE NARRATIVE

- A. The following Milestone Schedule dates are provided herein as part of the Contract Documents. The Prime Contractor shall prepare a detailed Construction Schedule after Contract Award (see Specification Section 01 32 16). It is intended the Milestone Schedule dates described herein shall remain in effect; all Bidders shall be required to accept the dates as a condition of their Contract.

1.05 MILESTONE SCHEDULE

- A. There are key milestones that shall be maintained for the project:

| <u>CALENDAR DATE OR DAY</u> | | <u>MILESTONE DATE DESCRIPTION</u> |
|---|--|---|
| February 20, 2019 | | Plans available to Contractors |
| February 25, 2019 | | Addendum #1 issued |
| March 7, 2019 | | Pre-Bid meeting |
| March 8, 2019 | | Addendum #2 issued |
| March 12, 2019 | | Last day for Substitutions Request |
| March 15, 2019 | | Addendum #3 issued |
| March 21, 2019 | | Bid Date |
| March 25, 2019 | | School Board to take action |
| March 26, 2019 | | Written Notice to Proceed is issued |
| After Notice to Proceed | | - Contractor start of Construction and Administrative Procedures - Roof replacement at the High School can begin |
| End of April / Beginning of May | | HVAC Improvements at the High School can begin upon school heat shutdown |
| May 28, 2019 | | Tentative end of school year for students** |
| - After Last School Day | | - HVAC Improvements at the Elementary can begin - Roof Replacement at the Elementary can begin |
| August 1, 2020 | | Substantial Completion |
| September 1, 2020 | | Project Final Completion - All punchlists done and all contract closeout submittals delivered. |
| ** - NOTE: The last day is tentatively scheduled for May 28, 2019 but may change if additional snow days are used by the District. | | |

END OF SECTION 01 12 16

SECTION 08 38 00 - TRAFFIC DOORS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Double-acting self-closing swinging traffic doors.

1.02 RELATED REQUIREMENTS

- A. Section 08 12 13 - Hollow Metal Frames: Flat-faced frame.

1.03 SUBMITTALS

- A. See Section 01 30 00 - ADMINISTRATIVE REQUIREMENTS, for submittal procedures.
- B. Product Data: Manufacturer's technical information for each type of door specified, including details about materials, components, profiles, and finishes; include:
 - 1. Preparation and installation instructions and methods.
 - 2. Storage and handling requirements and recommendations.
 - 3. Operation and maintenance data.
- C. Shop Drawings: Show installation details of doors and frames, including elevations and attachment.
- D. Selection Samples: For each finish requiring color selection, submit color samples indicating full line of available colors and finishes.
- E. Warranty: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.04 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products of the type specified in this section, with not less than five years of documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Deliver product in manufacturer's original unopened packages with label legible and intact.
- B. Store doors at project site on edge or in upright position, under cover and elevated above grade, following manufacturer's instructions.

1.06 WARRANTY

- A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.

PART 2 PRODUCTS

2.01 RIGID AND SEMI-RIGID TRAFFIC DOORS

- A. Wood Core Double-Acting Traffic Doors : Wood core laminated with finish faces both sides, edges sealed or trimmed.
 - 1. Core: Solid oriented strand board; 3/4 inches thick.
 - 2. Finish: Same finish both sides.
 - 3. Faces: High pressure laminate, 0.032 inch thick; suede or matte finish.
 - 4. Edge Trim: Type 304 stainless steel wrap-around channel trim applied over finish faces.
 - 5. Color: As selected by Architect from manufacturer's standard selection.
 - 6. Bumpers: Provide spring bumpers on both sides of doors.
 - 7. Impact Plates: Provide stainless steel base plates on both sides of doors.
 - 8. Push Plates: Provide stainless steel push plates on both sides of doors.
 - 9. Manufacturers:
 - a. Carlson Doors; www.carlsontrafficdoors.com
 - b. Chase Doors: www.chasedoors.com/#sle.

- c. Eliason Corporation: www.eliasoncorp.com/#sle.
 - d. TMI - A Senneca Company; www.tmi-pvc.com.
 - e. Or approved equal.
- B. Door Assemblies: Provide double-acting, self-closing pairs of doors for installation in frame provided by others; factory fabricated and finished, complete with hinges and specified accessories.
- 1. Door Swing: Minimum of 90 degrees each direction.
 - 2. Hinges: V-cam gravity hinges at top and pivots at bottom; mounted on bottom of header and on top of floor; maximum rise 1-1/2 inches; vertical and horizontal adjustment in the field; manufacturer's standard lower hinge guards.
 - 3. Hinge Guards: Manufacturer's standard material and configuration, to protect lower hinges from damage.
 - 4. View Windows: Provide view window in each door panel unless otherwise indicated, centered in door width, and 48 inches, maximum, from finish floor to bottom of viewing area.
 - 5. Dimensional Tolerances: Plus or minus 1/4 inch in width and height of each panel.
- C. View Windows: Factory installed glazing in molded or extruded black thermoplastic or rubber gasket; use single glazing unless otherwise indicated.
- 1. Rectangular-Shaped Window Size: 9 inches by 14 inches. Minimum.
 - 2. Single Glazing: Acrylic glazing sheet, 1/4 inch thick, clear.
- D. Impact Plates: Surface applied; factory installed.
- 1. Base Plates: 18 inches high by full width of door panel, mounted at bottom of door.
 - 2. Push Plates: 18 inches high by 6 inches wide, mounted at leading edge of door with centerline at 48 inches above floor.
 - 3. Stainless Steel: Type 304, with No.4 brushed satin finish; 18 gage, 0.0500 inch minimum base metal thickness.
- E. Spring Bumpers: Teardrop style, polyethylene; projecting 3 inches from door panel.
- 1. Height: 6 inches.
 - 2. Color: As selected by Architect from manufacturer's standard selection.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that jambs and frames are square and plumb.
- B. Verify that opening is ready to receive work and opening dimensions and clearances are as indicated on drawings.
- C. If substrate preparation is responsibility of another installer, notify Architect of unsatisfactory conditions before proceeding.
- D. Commencement of work by installer is acceptance of opening conditions.

3.02 INSTALLATION

- A. Install doors with clearances, anchors, hardware, and accessories according to the manufacturer's instructions and as specified.
- B. Install doors plumb, level, and properly aligned.

3.03 ADJUSTING

- A. Clean and lubricate operating parts.
- B. Adjust doors to open and close smoothly and freely without binding and for proper fit of seals.

3.04 CLEANING

- A. Clean surfaces using methods as recommended by manufacturer.

3.05 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION 08 38 00