

# Addendum

No. NINE Date: 9.18.20

**REPLACEMENT FACILITIES AT TALLASSEE HIGH SCHOOL FOR  
THE TALLASSE CITY BOARD OF EDUCATION  
TALLASSEE, ALABAMA**

**MCKEE PROJECT NO. 18.140  
ALABAMA DEPARTMENT OF CONSTRUCTION MANAGEMENT NO. 2018550**

The following changes and/or substitutions to the plans and specifications are hereby made a part of same and are incorporated in full force as part of the contract.

Bidders shall acknowledge receipt of this Addendum in writing on his Proposal Form.

**A9.1 GENERAL MODIFICATIONS:**

- A. Refer to the Advertisement for Bids, Change as follows:

The sealed proposal shall be received by Dr. Brock Nolin, Superintendent, at the Tallassee HS Auditorium, 502 Barnett Blvd. Tallassee, AL, **until 2:00 PM, Thursday, October 1, 2020.**

- B. **Refer to the attached Pre-Bid Sign-In Sheet dated 9.14.20, herein.**

- C. The following General Contractors have pre-qualified to bid this Project based on the criteria set forth by the Tallassee City Board of Education.

1. **Rabren General Contractors**  
Auburn, AL  
334.826.6143

**A9.2 SPECIFICATION MODIFICATIONS:**

- A. Refer to **Section 01000, Alternates (Revised 9.18.20)**, herein.

- B. Refer to **Section 01010, Scope of Work – Project Phasing and Completion Times; Item #2. ADD the following.** *“Contractor Option: Contractor may use this Parking Lot at East Side of Agriculture Shop as construction staging area. If contractor chooses to use this area for construction staging, contractor must provide and install temporary construction fencing and gates. Parking Lot shall be completed no later than Summer 2022.”*

- C. Refer to the attached **Plumbing Addendum Letter from Zgouvas, Eiring & Associates Consulting Engineers, Inc., dated September 15, 2020**, herein.

**A9.3 DRAWING MODIFICATIONS:**

- A. NONE

**A9.4 CLARIFICATIONS & RESPONSES:**

- A. For Contractor Information – Cahaba Stone Co. (Contact: Josh at 205.383.0103) is a Stone Contractor who did NOT bid on this project originally, however, states that he thinks he can re-use some of the existing stone. **END OF ADDENDUM**

## **SECTION 01000 – ALTERNATES (Revised 9.18.20)**

### **PART 1 - GENERAL**

#### **RELATED DOCUMENTS**

Drawings and general provisions of the 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 Proposal 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 described 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 section 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.

#### **SCHEDULE OF ALTERNATES**

**DEDUCTIVE Bid Alternate #1** Cost for Deleting canopies only as indicated as Alternate on drawings. Sidewalks and asphalt paving shall remain in base bid.

**DEDUCTIVE Bid Alternate #2** Cost for Eliminating LVT Flooring under Auditorium Seating. Contractor to seal concrete.

**DEDUCTIVE Bid Alternate #3** Cost for using all Peerless G series Fixed windows including 2605 Kynar paint finish, 1” Cardinal Grey 366 Lo-E insulating glass, exterior applied trapezoid muntins, exterior panning, and integral snap trim, all in lieu of windows specified.

**DEDUCTIVE Bid Alternate #4.** Cost for Eliminating gypsum drywall at walls in corridors of Academic Building. CMU walls to receive base and paint per specifications.

**DEDUCTIVE Bid Alternate #5** Cost for Deleting all Porcelain Tile walls in all restrooms. Base to remain. Contractor to provide and install paint finish on these walls as specified for restroom walls.

**DEDUCTIVE Bid Alternate #6** Cost for Deleting Plastic Laminate Wall Panels in Auditorium as indicated on drawings and specifications. Gypsum wall boards to remain and painted per specifications.

END OF SECTION

# McKee and Associates

Architecture and Interior Design

Pre-Bid Meeting

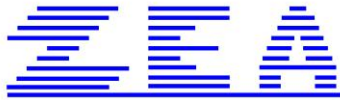
Sign In Sheet

Date: 9-14-2020 Report #  
 Architectural # 18-140 B.C. # 20189550  
 Project: RE-BIDDING REPLACEMENT FACILITIES AT TALLASSEE HIGH SCHOOL  
 Owner: TALLASSEE CITY BOARD OF EDUCATION  
 Location: TALLASSEE, AL

People present are listed below.

Name	Company	Phone	Email
Walter T. McKee, Jr.	McKee & Assoc.	334-834-9933 334-546-3557	mckee@mckeeassoc.com
Bruce Nolin	TC S	334-283-6864	bruce.nolin@tcschools.com
Manlynn Speake	CD-TC S	321-8266	manlynn.speake@tcschools.com
Craig Vaught	Abern Rentals	334-591-0986	Craig.Vaught@abern.com
Clay Stagg	Volkert	318 294 8700	clay.stagg@volkert.com
GARY NIXE	Anso Building Co LLC	205-786-0336	GARYNIXE@ANSOBUILDING.COM
David Hawkins	Freeman & Assoc	706 289 1240	dhawkins@freemanh.com
Daniel Turner	Turner Fence LLC	334-744-4761	turnerfencellc@gmail.com
Steve Taylor	Garnier Electric	334-285-0161	steve@garnierelectric.com
Jon Licker	<del>BAE</del> <del>BAE</del>	<del>334 240 2021</del>	<del>ESTIMATE@BAEASSOC.COM</del>
Justin Drummond	Stone Building	205-615-4226	jdrummond@stonebuilding.com
Brandon Belcher	First Team Construction	334-502-7400	brandonbelcher@firstteamconstruction.com
Steven Prescott	Rabren General Contractors	334-826-6143	stevenprescott@rabren.com
Ben Mathison	Patercraft	334-462-9547	Ben.Mathison@patercraft.com
NICK SPAGALE	RABREN GENERAL CONTRACTORS	334-826-6143	estimating@rabren.com
TOSH NOBNEY	NEARON CONSTRUCTION	334-591-5627	tnobney@nearon.com
Wes Harrison	Metro Power	229-886-2724	Wes.Harrison@metropower.com
LISA BOURN	MCKEE ASSOCIATES	334-834-9933	BOURN@MCKEEASSOC.COM

McKee and Associates



ZGOUVAS, EIRING & ASSOCIATES  
CONSULTING ENGINEERS, INC.

## Plumbing Addendum Tallassee High School

September 15, 2020

1. Refer to the specifications Section 15400-22, Part 17, Laboratory Emergency Gas Shutoff Control Panel. Delete the requirement of Part 17 and add the following requirement.

### PART 17. LABORATORY SAFETY DEVICE SYSTEM

- 17.1. **General:** The Plumbing Contractor shall furnish and install recessed, utility control panels and all required accessories for a complete and functional system. Plumbing Contractor shall be responsible for the furnishing and installation of all controls, and control and interlock wiring, as specified or required to properly complete the installation. Provide to Electrical Contractor for installation all devices not requiring connections to utility piping systems. Control conduit is specified in Electrical Division of the specifications and/or shown on electrical drawings. Minimum control conduit size shall be 1". All control conduit, power wiring, control wiring, relays, contactors, etc. for this system, which are not shown on the electrical drawings or specified in the Electrical Division of the specifications, shall be provided under this Plumbing Section. Plumbing Contractor shall install and make final connections to all piping systems. All wall mounted devices shall be mounted 46" A.F.F. to the center of the box (ADA height) unless shown otherwise. Electrical work performed under this Section shall conform to requirements set forth in the Electrical Division of the specifications.

The system shall be as Manufactured by Isimet Utility Safety Controls or approved equivalent by American Gas Safety Corporation or ASCO. **Isimet is the basis of design.**

- 17.2. **Conduit:** Provide separate conduit for each device that is controlled and integrated with controller. Conduits for monitoring panels, arrays, all wall or ceiling mounted devices, above ceiling panels and panic assemblies shall be separate from line voltage, control wiring and integrated system wiring. Where system components are mounted along side the controller within a common wall, install conduit for low voltage control wiring between the devices.
- 17.3. **Power Wiring:** Provide a dedicated electrical service to each Utility Controller. Verify wiring requirements with Manufacturer's requirements. Minimum 15-amp circuit.
- 17.4. **Low Voltage Control Wiring:** Provide 24 VAC control wiring from Utility Controller to each controlled utility or device. Make connections at controlled device and terminate at output terminal on controller's control panel. Minimum wiring, 18 AWG, plenum rated cable. Provide cable with required conductors plus two spares.

- 17.5. **Integrated Systems:** Provide low voltage wiring for integration to other systems as required. Verify voltage and wire sizes to comply with requirements of each system and the National Electrical Code.
- 17.6. **Remote Panic Assembly:** Provide 24 VAC-DC control wiring from Utility Controller to each Remote Panic Assembly Panel within the classroom. Make connections at panel and terminate at controller's PC Board. Minimum wiring, 18 AWG, plenum rated cable. Provide cable with required conductors plus two spares. Where drawings indicate two or more remote panels, connect each panel in parallel.
- 17.7. **Utility Controller:** Utility Controller shall be model UTC-12X-GWEF with door panel mounted switches to activate remote solenoids and relays to control the natural gas, domestic water, student's electrical convenience outlets and exhaust fan or other indicated services or devices. Utility Controller shall comply with Underwriter's Laboratory UL916 Standards. Controller shall have integral printed circuit board with Microprocessor with built-in programming features. Unit shall provide low voltage signals for output circuits. Unit shall control utility outlets at student workstations or other locations as required. The controller shall be equipped with an enabling key switch that restricts activation of output circuits. Deactivation of output circuits shall not require engagement of enabling key. Controller shall be provided with a door panel mounted momentary panic button assembly.
- 17.8. **LAv2 Series Control Panel:** Panel shall control all utilities in the as shown on the plans. The controller shall have integral printed circuit board with Microprocessor and built-in programming features. The panels shall be mounted flush where shown on the plans and have stainless steel cover plate. Panels shall be equipped with an enabling key switch that restricts operation of the utilities in the respective spaces. The panel shall be equipped with a control switch for utilities, a momentary panic button assembly and gas leak detected red LED indicator.
- 17.9. **E - Series Enclosures:** Provide an E-Series Enclosure model E-31-12-S-L-EX or E-31-08-S-L-EX with mechanically held contacts for each circuit as required. The enclosure shall be integrated with Utility Controller and or LAV2 Controller. Number of contacts shall be as noted on the Electrical Plans. Locate enclosure above ceiling. Enclosure shall be gray powder coat box with screw cover panel and shall be mounted as required by the Electrical Plans and Specifications. The enclosure shall be furnished by plumbing contractor and provided to the Electrical Contractor for installation. Coordinate all requirements with the Electrical Contractor prior to bid and provide all as required.
- 17.10. **Remote Panic Assembly:** Where shown on drawings and where classroom size and configuration restrict maximum fifty-foot clear path range from work areas to Utility Controller and or LAV2 Controller, provide a wall mounted Remote Panic Assembly model IP-O. Integrate assembly with Utility controller.
- 17.11. **S - Series Rack Assembly:** Provide an S-Series Rack Assembly model SR-116-HW3CW4G4-F2-F8-U or SR-116-HW2CW3G3-F2-F8-U. Provide with integral unions, manual shut-off valve, in-line filters for each domestic water service assembly and gas assembly. Rack Assembly shall be integrated with Utility Controller and or LAV2 Controller. Provide each solenoid with a fuse.
- 17.12. **Fuel Gas Sensor:** Furnish and install a Fuel Gas Sensor model FGS-1212 or FGS-2212 in order to detect raw fuel gas within the space. Make connection at the Utility Controller and LAV2 Controller. Mounting location in each space shall be as required by the Manufacturer's literature.

- 17.13. **Energy Management Control System:** Provide first time keying, field programmable timer integrated into Utility Controller and LAV2 Controller. Utility Controller and LAV2 Controller programmable timer will be preprogrammed at the factory for 10 hours of deactivation. Timing program can be field changed if a different setting is requested by Owner. Controller output circuits shall only re-activate by engaging enabling key service switch.
- 17.14. **Building Alarm System:** Provide low voltage integration wiring from each Utility Controller to connection point of Building Fire Alarm System relay normally open contact. Configure controller to comply with Alarm System monitoring requirements. From Building Fire Alarm System provide low voltage wiring to receive output signal from that system for shutdown of controller in case of fire alarm. Building Fire Alarm System shall monitor the controller for panic. Controller shall accept fire alarm input signal from building alarm system for automatic shutdown. Integration with the Building Fire Alarm System shall be configured so that any fan activated by the Panic State will deactivate upon a Fire-Alarm signal.
- 17.15. **System Configuration:** Utility Controllers shall be factory configured to the specified configurations and shall be capable of field adjustments to meet specific project modification requirements. Configurations shall be limited to built-in program on the circuit board and specific program position changes made via selector buttons and digital display at PC Board without requirement for additional modifications to equipment.
- 17.16. **Panic Reset:** The Utility Controller shall be configured so that reset of panic state may occur at service enabling key switch on door panel.
- 17.17. **Fire Alarm Reset:** The Utility Controller shall be configured so that continued fire alarm signal to the Utility Controller enclosure shall prevent reset. Reset of the Utility Controller may occur only by withdrawn of the Fire-Alarm signal.
- 17.18. **Fuel Gas Sensor:** Unit shall integrate with controller and turn OFF designated outputs. Gas Sensors for Natural Gas shall be wall mounted approximately 12" below the ceiling. Fuel gas sensors shall be mounted where specified by the system Manufacturer.
- 17.19. **Start-Up:** Prior to placing the Utility Controller System into service, contractor shall perform preliminary Start-up procedures and Checklists as stated in Manufacturer's Operations and Maintenance Procedure literature. After contractor has performed all preliminary start-up procedures and check list then contractor shall contact local representative for final inspection and testing. A complete test of the system shall be provided by the system Manufacturer. Upon completion of the System testing and installation, the factory authorized representative shall provide the Architect a written report stating the system is installed and operates as designed and specified.
- 17.20. **Contractor Verification Requirements:** Contractor shall verify that all components and control devices comply with manufacturer's requirements and recommendations and that all devices and installations conform to drawings and specification requirements. Verify that all controlled piping systems have been thoroughly cleaned. Verify that all controlled devices and circuits are ON. Verify that connections to all integrated systems are complete. Verify that all monitoring systems respond to Panic, including the emergency purge cycle. Verify that remote panic assemblies activate the Panic State. Verify that service to emergency showers and eyewashes are not affected by operation of system.

Upon completion of ALL final start-up tests and compliant with manufacturers installation recommendation the local representative will place the system into service. The local representative will complete all warranty registration documents. Submit originals with any other project related closeout and O & M documentation. Review all operating procedures with a representative of the Owner. Provide all system keys to the Owner's representative.

17.21. **Warranty:** Shall be five (5) years.

END OF ADDENDUM

