



Addendum No. 1

To: Pre-Bid Meeting Attendees and Registered Plan holders

From: Elizabeth Miller
City of Mobile Architectural Engineering Department

Re: Hillsdale Senior Center Roof Replacement
Project # PR-049a-25

Date: September 12, 2025

This Addendum forms a part of, and modifies, the Request for Bids for the above referenced project, dated September 10, 2025. Acknowledge the receipt of this Addendum No. 1, if any, in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

General:

Clarifications:

- Item 1. The Pre-Bid Conference Agenda with modifications, the Pre-Bid Conference Attendance Roster, dated September 10, 2025, as part of Addendum No. 1.
- Item 2. A vapor barrier is not required for the Pavilion roofs.
- Item 3. Fasteners should not be visible from the interior of the building.
- Item 4. The TPO roof installation is changing from a mechanically fastened to a Hybrid TPO roof assembly. Revised plans and specifications will be issued with Addendum #2.
- Item 5. Approved roof assembly manufacturer, all others must be pre-approved:

GAF
Preston Gerrish
Commercial Territory Manager AL,
FL Panhandle
251-481-9038
preston.gerrish@gaf.com

- Item 6. The length of the Labor and Material Warranty needs does not match between Supplemental Instructions to Bidders (Section 00300, 24.B) and the Summary of the Work (Section 01010, 1.37.B). They both should require five (5) years.
- Item 7. Specification Section 074113 Formed Metal Roof Panel - Alternate Bid Items #1 & #2, 1.4.A Quality Assurance – Contractor must meet the Installer Qualifications. If documented experience is less than 10 years, Contractor may provide 5 projects where metal roof was installed, including contact information,
- Item 8. Specification Section 075423 Thermoplastic-Polyolefin Roofing (TPO), 3.05 Quality Assurance – Contractor must meet the qualifications as specified by approved manufacturer.

Forms and Specifications:

- Item 1. Replace Index to Documents with Index to Documents, Addendum #1, dated September 12, 2025.
- Item 2. Added Alternate #3 and removed Unit Price #2 on Bid Form in Section 00400 Bid Form, Addendum #1, dated September 12, 2025.
- Item 3. Removed Unit Price #2 in Section 01220 Unit Prices, Addendum #1, dated September 12, 2025.
- Item 4. Added Alternate #3 to Description of Alternates (1.4.C) to Section 01230 Alternative Bid Items, Addendum #1, dated September 12, 2025.
- Item 5. Added Section 01310 Project Management & Co-ordination, Addendum #1, dated September 12, 2025

Drawings: N/A

RFI's:

- Item 1. The TPO roof substitution (Carlisle Syntec Systems) is no longer an approved substitution due to the requirement of no visible fasteners (from inside the building) and the specification change to a Hybrid roof assembly.

END OF ADDENDUM NO. 1

PRE-BID CONFERENCE AGENDA
W/ MODIFICATIONS

FOR

CITY OF MOBILE PARK IMPROVEMENTS
HILLSDALE SENIOR CENTER
ROOF REPLACEMENT
6024 Lorma Road, Mobile, Alabama 36608
CITY OF MOBILE PROJECT #PR-049a-25
September 10, 2025, at 9:00 am

Note: This Agenda is complimentary, for general use as an outline and for discussion during this meeting. Any errors, omissions, or clarifications shall be communicated to the Engineer for distribution. This Agenda does not attempt to be, nor represent, any recapitulation of Project requirements, and does not change or alter same in any respect; Changes, if any, will only be made by written Addendum.

1. Welcoming remarks. Reminder to sign in on sheet being circulated. Include a contact person and an e-mail address where any Addenda should be sent. Please write legibly. Addenda will be posted on the City of Mobile Bid Website under the Project.
<https://www.cityofmobile.org/bids/> Please check this website for all Addenda prior to submitting your bid form.
2. Name of Owner – City of Mobile
Project Manager – Elizabeth Miller
Design Consultant – Karrie Maurin
3. Every General Contractor and every Subcontractor should read and be familiar with all of the “front-end” documents and all of Division 1 of the Project Manual, in addition to the work they are bidding and have to coordinate with.
4. Bid time, date, place – are indicated in the Advertisement for Bids; Sealed bids will be received and clocked in until 2:15 pm, Wednesday, the 17th day of September, 2025 ; bidders shall insert sealed Bids into a receptacle, marked “City of Mobile Bids”, located in the elevator lobby outside the office of the City Clerk Office, 9th Floor South Tower, Government Plaza, 205 Government Street, Mobile, Alabama 36602. Bid will be publicly opened and read at 2:30 PM local time, in the Atrium Lobby of Government Plaza. It is the Contractors responsibility to make sure Bid is received prior to bid time or they will not be accepted.
5. Note that Advertisement and Instructions to Bidders should be read by each bidder. For insurance requirements refer to Invitation & Instructions to Bidders in the Project Manual. A Certificate of Insurance evidencing all the minimum requirements must be provided to and accepted by the City of Mobile prior to commencing on the contract.
6. Contractors shall use the Bid Form included in Project Manual, copies of which are furnished to each bidder with Bid Documents.

7. Before submitting a bid for the Work, the bidders shall carefully examine the Bid Documents, visit the site, and satisfy themselves as to the nature and location of the Work, and the general and local conditions, including weather, the general character of the site, the character and extent of existing work within or adjacent to the site and any other work being performed thereon at the time of submission of their bids.
8. Addenda - Minutes of Mandatory Pre-Bid Conference, and any pertinent items discussed shall be issued as Addendum following the Mandatory Pre-Bid Conference.
9. Clarification will be made only by written Addenda posted on the City of Mobile website. Questions and Clarifications must be submitted in writing five (5) days prior to bid.
10. When the Bid Documents identify three or more sources and the list of sources is not followed by "or approved equal" or similar wording, the bidder's proposal shall be based upon one of the identified sources, unless the bidder obtains "Pre-bid Approval" of another source. Approval of substitutions, if granted, shall not be effective until published by the Engineer in an addendum to the Bid Documents. Requests for substitutions will only be considered five (5) days prior to bid.
11. If there is a conflict, discrepancy, or confusion between the existing conditions, plans and specifications for work, materials or equipment and the Contractor does not receive written clarification from the Engineer prior to the opening of bids the Contractor shall include the better quality or greater quantity of work in his/her bid.
12. Bids must be submitted on the Bid Form as contained in the Bid Documents; only one copy is required to be submitted.
13. All information requested of the bidder on the Bid Form must be filled in. The form must be completed by typewriter or hand-printed in ink.
14. Bids shall be accompanied by a Bid Security equal to 5% (percent) of the total bid price, including the allowance if any, but in no event not more than \$10,000.00. Bid Security shall be on the form of a Bid Bond or cashier's check payable to the City of Mobile. No Bid Security is required on Bids less than \$10,000.00.
15. Bid, with Bid Security, Sales Tax Form C-3A, City of Mobile Subcontracting and Major Supplier Plan and other supporting data specified, shall be contained in a sealed, opaque envelope, approximately 9x12 inches or larger and be marked on the outside with the words "SEALED BID FOR HILLSDALE SENIOR CENTER ROOF REPLACEMENT PROJECT NUMBER: (PR-049a-25)".
16. Performance Assurance and Insurance: The bidder to whom award is made shall provide a Performance Bond equal to 100% of the total Contract Amount (including the allowance) and a Labor and Material Bond equal to 100% of the total contract amount (including the allowance). The accepted Bidder shall also provide insurance as required in section 1.20
NO WORK IS TO BE PERFORMED UNTIL PROOF OF COMPLIANCE WITH THE INSURANCE REQUIREMENTS HAS BEEN RECEIVED BY THE CITY OF MOBILE.

17. A valid City of Mobile business license for the duration of the contract period. E-verify Documentation: The Beason-Hammond Taxpayer Protection Act applies to this project. Contractor shall comply with the requirements of this Act and show proof of enrollment in the E-verify program by submitting the electronically generated Federal E-verify document prior to signing of the construction contract. (see Project Manual)
18. Bids may be delivered in person or by mail if ample time is allowed for delivery.
19. Bids will be opened and read publicly at the time and place indicated in the Advertisement for Bids.
20. Alternates, if any, are listed in the Bid Form in the order in which they shall cumulatively add to from the base bid for determining the lowest bidder.
21. Bid Forms may be rejected if they contain any omissions, alterations of forms, additions not called for, conditional bids, alternate bids unless called for, incomplete bids, erasures, or irregularities of any kind.
22. Discussion of Scope of Work (discussion:
 - a. Base Bid: The work includes tear off and replacement of the built-up roof membrane across the entire roof as specified in the consultant drawings attached to this project manual.
 - b. Add Alternate 1 (Pavilion #1, ± 1,000 SF): The Work includes replacement of the existing asphalt roof across the entire Pavilion #1 roof.
 - c. Add Alternate 2 (Pavilion #2, ± 800 SF): The Work includes replacement of the existing asphalt roof across the entire Pavilion #2 roof.
 - d. Unit prices: Remove and replace any wet or otherwise unsuitable deck. Carefully document the total square footage of roof deck to be replaced in order to determine the final quantities required, for reconciliation of Unit Prices upon completion of the project (see SECTION 01220: UNIT PRICES).
 - e. ~~**TPO substitution request already approved, see attachment at end of the Pre-Bid Agenda.**~~ ***The TPO substitution request is no longer approved, due to the changes requiring no fasteners to be visible from inside the building and installation of a Hybrid roof assembly.***
23. There is a separate interior renovation project for the Senior Center. The roof replacement was planned to be done before the interior renovation project; however, the interior renovation project could be completed simultaneously with the construction of this project. In this case, the construction schedules will need to be coordinated.
24. Completion Time for Project: Base Bid Completion Time: The Project shall be completed within ninety (90) calendar days from the date indicated by the Notice to Proceed. Time begins from date of Official Notice to Proceed.

25. There is a \$7,000.00 Contingency Allowance. Allowances shall be utilized only after advanced written approval by the Owner. At the end of the project, remaining contingency will be returned to the City via Change Order.
26. At the time the Contractor duly awarded the Bid receives the signed Contract and the Notice to Proceed, he shall submit a Schedule of Work Progress to the Architect which reasonably reflects the amount of time required for each Phase of Work and the deadline by which it can be expected that such phase of the Work shall be completed. This Schedule should accurately reflect the date for Substantial Completion, and take into consideration any reasonable contingencies.
27. The Contractor shall be responsible for all project safety. Neither the Architect nor the Owner will be responsible for the Contractor's safety precautions, means, methods, techniques, sequences, or procedures. Contractor's personnel responsible for safety shall be OSHA certified. Safety barricades (as described in the contract documents) for project, including equipment and storage areas, part of contractors means, methods, techniques, sequences, procedures; cost of any type fencing, barricades, etc. necessary shall be incidental to project.
28. Protect all existing non-moveable items through the course of construction. Verify with Project Manager if non-moveable item is in conflict with work areas.
29. Contractor shall have access to the site five days a week, 7:00 am until 5:00 pm unless approved differently by Project Manager.
30. Contractor shall keep an exceptionally clean site. The Community Center will continue to operate during normal business hours. All Construction and lay down areas must be protected from public and Community Center staff.
- ~~31. ***The Contractor is responsible for protecting the floor in the gymnasium during the project. Any damage to the floor shall be repaired to match the existing floor.***~~
32. Contractor may utilize, without cost: power, electricity, toilet, and handwashing facilities, etc. if available in moderation.
33. Protect all concrete sidewalks, pads and paving. Contractor shall be responsible for re-pouring any concrete cracked or damaged throughout the course of the work. It is advised that the Contractor document the area before beginning Construction.
34. Remove waste, spoils, surplus materials, rubbish, and construction facilities from the site. On-Site Dumpster location to be coordinated with Owner Contact. Do not use facilities waste bins or dumpsters. Site must be kept clean.
 - a. Storm and Wastewater:
 - i. Comply with City of Mobile and Alabama Department of Environmental Management requirements. Pay attention to Water Regulations and Allowable Discharges.

- ii. See City of Mobile Code, Chapter 17, Storm Water Management and Flood Control.

35. Contractor must obtain permits and arrange for all permit inspections required by the City of Mobile. There is no charge for the Permit. Subcontractors will need to obtain their own permits.

36. Parking for Contractors and their Subs and workers: Shall be coordinated with the Owner.

37. Traffic Control:

- Coordinate all construction activities with parties having jurisdiction.
- Particular attention shall also be paid to vehicular and pedestrian traffic and routing of such during project.

38. Meetings: Owner / Architect / Contractor (OAC) Progress Meeting to be held per project requirements. Pre-Construction Conference will be held once a Contractor has been awarded the project and contract signed.

39. Liquidated Damages: Per Item II Invitation & Instructions to Bidders, 1.24 LIQUIDATED DAMAGES: for non-completion of the work within the time limited agreed upon will be accessed in the amount of actual damages to the Owner but in no event not more than \$250.00 per day.

40. Retainage withheld at 5% of the first 50% of Construction Completed until the amount equals 2.5% of the full contract amount. The final 2.5% of the full contract amount is withheld as retainage until all close out requirements are met, proof of advertisement, warranties, Consent of Surety and release of liens, etc. By State of Alabama Law, notice of final completion of the contract shall be published in a local newspaper of general circulation.

41. Closing remarks / questions. Any observed ambiguities, discrepancies, omissions or errors in any part of the contract documents shall be submitted as written RFIs to Elizabeth Miller at elizabeth.miller@cityofmobile.org.

ATTENDANCE ROSTER

MEETING	PROJECT	LOCATION			DATE
Pre-Bid	Hillsdale Senior Center PR-049a-25	6024 Lorma Road, Mobile, Alabama 36608			Wednesday, September 10, 2025
NAME	ORGANIZATION	PHONE	FAX	CELL PHONE	E-MAIL
Elizabeth Miller	COM	251-208-7627		251-406-2678	elizabeth.miller@cityofmobile.org
Chuck Babin	COM	251-208-6035		251-489-4888	chuck.babin@cityofmobile.org
Jason Kelley	COM				jason.kelley@cityofmobile.com
Terry Reed	COM				terry.reed@cityofmobile.org
Karrie Maurin	Maurin Architects	251-690-7460		850-221-0670	karrie@maurinarch.com
Collin Welch	COM	251-489-3835			collin.welch@cityofmobile.org
Donny Cook	Standard	(34) 265-1262		(334) 391-0440	dcook@standardexteriorsolutions.com
Zyron Reed	CFR	251-225-1480		251-225-1480	zreed@cfrvscs.com
Travis Byrd	E. Cornell Malone Corp	601-550-1147			travis@ecmalone.com
Chad Rich	Duro-Last	251-472-5734			chadrich@rosalsgraph.net
Brian Schaffer	MWR	251-895-2670			bschaffer@midwesternroofers.com
Daniel Schingle	MWR	601-987-7804			dschingle@midwesternroofers.com
Maurice Square	Amerson Roofing	(850) 393-3255			sandra@amersonroofing.com
Matias Rodriguez	Roofing Solutions	225-571-2696			matias.121205@outlook.com
Cody Priest	Porter Roofing	850-220-9249			

INDEX TO DOCUMENTS
ADDENDUM #1, DATED SEPTEMBER 12, 2025

SECTION	DOCUMENT NAME
DIVISION 0	BIDDING AND CONTRACT REQUIREMENTS
Section 00100	Invitation to Bid
Section 00200	Instructions to Bidders AIA Documents A701
Section 00300	Supplementary Instructions to Bidders
Section 00400	Bid Form Sales Tax Form C-3A Office of Supplier Diversity Subcontracting and Major Supplier Plan
Section 00500	Master Agreement between City of Mobile and Contractor for a Stipulated Sum (with Owner's modifications)
Section 00600	Bonds, Certificates and Affidavits Performance Bond (Owner's modified form) Labor and Material Payment Bond (Owner's modified form) Application and Certificate for Payment AIA Document G702 and AIA Document G703 with DBE Utilization Report
	Certificate of Substantial Completion AIA Document G704
	Contractor's Affidavit of Payment of Debts and Claims AIA Document G706
	Contractor's Affidavit of Release of Liens AIA document G706A
	Consent of Surety to Final Payment AIA Document G707
	E-Verify Documentation (Sample)
	Request for Taxpayer Identification Number and Certification, W-9 Form, and City of Mobile Vendor Information Form
Section 00700	General Conditions of the Contract for Construction – AIA Documents A201 (with Owner's modifications)
DIVISION 1	GENERAL REQUIREMENTS
Section 01010	Summary of Work
Section 01210	Allowances
Section 01220	Unit Prices
Section 01230	Alternative Bid Items
Section 01310	Project Management & Co-ordination
Section 01320	Construction Progress Documentation
Section 01330	Submittal Procedures
Section 01635	Substitution Procedures
Section 01700	Execution Requirements
Section 01710	Closeout Procedures
Section 01731	Cutting and Patching
Section 017823	Operation and Maintenance Data
Section 017839	Project Record Documents
DIVISION 2	SITEWORK
Section 024126	Selective Roof Demolition
DIVISION 3	CONCRETE
DIVISION 4	MASONRY

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DIVISION 5 METALS

DIVISION 6 WOOD AND PLASTIC

Section 061013 Rough Carpentry– Architectural

DIVISION 7 THERMAL AND MOISTURE PROTECTION

Section 074113 Formed Metal Roof Panel - Alternate Bid Items #1 & #2

Section 075423 Thermoplastic-Polyolefin Roofing (TPO)

Section 076200 Sheet Metal Flash and Trim

DIVISION 8 DOORS AND WINDOWS

DIVISION 9 FINISHES

Section 099000 Paints and Coatings

DIVISION 10 SPECIALTIES

DIVISION 11 EQUIPMENT

DIVISION 12 FURNISHINGS

DIVISION 13 SPECIAL CONSTRUCTION

DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

DIVISION 24 ELECTRICAL

DRAWINGS:

T1.1 Title Sheet

BCS1 Building Scope Summary

AS1 Architectural Site Plan – Scope of work

D1.1 Senior Center – Demolition Roof Plan & Details

D2.1 Alternates #1 & #2: Demolition of Roof Plans

A1.1 Senior Center – New Roof Plan & Details

A2.1 Alternates #1 & #2: New Roof Plans

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SECTION 00400

BID FORM
ADDENDUM #1, DATED SEPTEMBER 12, 2025

Copies of the following Bid Forms shall be used. Bids submitted on alternate forms may be rejected. Fill in all blank spaces with an appropriate entry. Bid Form must be signed by an officer of the company and notarized.

TO: City of Mobile, 205 Government St., P.O. Box 1827, Mobile, AL, 36633

REF: PROJECT NO.: PR-049a-25
PROJECT NAME: Hillsdale Senior Center Roof Replacement
PROJECT LOCATION: 6024 Lorma Road
Mobile, Alabama, 36608

In compliance with the Bid Documents and having carefully and thoroughly examined said documents for the subject Work prepared by the City of Mobile, Architectural Engineering Department and Maurin Architecture, P.C., dated September 17, 2025; and all Addendum (a) Number(s) _____, dated _____, 2025 (CAUTION: before submitting any bid it is the Bidder's responsibility to check with the Architectural Engineering Department for all Addenda or special instructions that may impact the Bid) thereto, receipt of which is hereby acknowledged, the premises and all conditions affecting the Work prior to making this Proposal, the Undersigned Bidder, hereby

COMPANY NAME: _____

ADDRESS: _____ **PHONE:** _____

ALABAMA GENERAL CONTRACTOR LICENSE NO. _____

CITY OF MOBILE BUSINESS LICENSE NO. _____

SECRETARY OF STATE OF ALABAMA BUSINESS IDENTITY NO. _____

SECRETARY OF STATE OF ALABAMA ACCOUNT NO. _____

(Note: Secretary of State Account Number shall be filled in only by non-resident bidders)

(Check one) A Corporation A Partnership An Individual Doing Business

hereby proposes to furnish all labor, materials, tools, equipment, and supplies and to sustain all the expenses incurred in performing the Work on the above captioned Project in accordance with the terms of the Contract Documents, and all applicable laws and regulations for the sum listed below. The initial term of the Contract shall extend for approximately ninety (90) calendar days from the date of the Notice to Proceed.

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Base Bid: \$.00

Contingency Allowance: + \$ 7,000.00

Total Base Bid: \$.00
(Fill in here and in Total Bid below)

TOTAL BASE BID: _____

_____ Dollars, (\$.00)
(Amount in Words) (Amount in Figures)

Additive Alternate #1: Remove existing roof and provide metal roof for Pavilion #1 (\pm 1,000 SF) per plans and specifications.

_____ Dollars & No Cents \$.00
Amount in Words Amount in #'s

Additive Alternate #2: Remove existing roof and provide metal roof for Pavilion #2 (\pm 700 SF) per plans and specifications.

_____ Dollars & No Cents \$.00
Amount in Words Amount in #'s

Additive Alternate #3: Cost difference in total amount to install a fully adhered roof assembly instead of installing a hybrid roof assembly.

_____ Dollars & No Cents \$.00
Amount in Words Amount in #'s

Unit Price #1: Remove and replace (1) square foot of rotten or otherwise unsuitable treated wood deck boards to match adjacent (Base Bid – Senior Center, Alternate Bid #1 - Pavilion #1 & Alternate Bid #2 - Pavilion #2).

\$ _____ SF

Unit Price #2: Remove, replace and paint to match one (1) linear foot of treated 6" (verify board size in field to match existing fascia board) soffit fascia board (Alternate Bid #1 - Pavilion #1 & Alternate Bid #2 - Pavilion #2):

\$ _____ LF

(Note: Show amount in both words and figures. In case of discrepancy, the amount in words shall govern). **Bids shall be provided in whole dollar amount with no cents.**

CONTINGENCY ALLOWANCE: \$7,000.00 lump sum Contingency Allowance shall be included in the Total Bid for work related to unforeseen conditions as approved by the Owner.

BID SECURITY: The undersigned Bidder agrees that the attached Bid Security, as a Cashier's Check drawn on a bank registered to do business in the State of Alabama and which is a member of the Federal Deposit Insurance Corporation, or a Bid Bond, made payable to the City of Mobile, in the amount of 5% of the bid amount, but in no event more than \$10,000.00, as the proper measure of liquidated damages which the City will sustain by the failure of the undersigned to execute the Contract. Said Bid Security shall become the property of the City of Mobile as liquidated damages as specified in the Contract Documents.

AMERICANS WITH DISABILITIES ACT (ADA): The undersigned Bidder agrees to fully comply with all requirements of the Americans with Disabilities Act of 1990 and the Amendment Act.

NONDISCRIMINATION: Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities.

SIGNATURE: If the undersigned Bidder is incorporated, the entire legal title of the company followed by "a corporation" should be used. If Bidder is an individual, then that individual's full legal name followed by doing business as (d/b/a) and name of firm, if any, should be used. If Bidder is a partnership, then full name of each partner should be listed followed by "d/b/a" and name of firm, if any.

Ensure that name and exact arrangement thereof is the same on all forms submitted with this Bid. If a word is abbreviated in the official company name, such as "Co.", then use that abbreviation. If not abbreviated in the official name, spell out.

Bidder agrees not to revoke or withdraw this Bid until sixty (60) calendar days following the time and date for receipt of bids. If notified in writing of the acceptance of this Bid within this time period, Bidder agrees to execute a Contract based on this Bid on the proscribed form within ten (10) calendar days of said notification and to furnish Performance Bond and Materials and Payment Bond as specified.

COMPANY NAME: _____
(Printed or Typed)

BY: _____
(Signature of Company Officer)

COMPANY OFFICER: _____
(Printed or Typed)

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TITLE _____ **DATE** _____, 2025
(Printed or Typed)

Sworn to and subscribed before me this _____ day of _____ 2025

Notary Public

Attachments: 1. Bid Security, with Power of Attorney
2. Secretary of State Authorization (Out of state bidders only)
3. Sales Tax Form C-3A
4. Supplier Diversity Subcontracting & Major Supplier Plan

END OF BID FORM

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SECTION 01220
UNIT PRICES
ADDENDUM #1, DATED SEPTEMBER 12, 2025

PART 1 GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of the Contract, including General Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Measurement.
2. Payment.

1.3 UNIT PRICES

- A. Provide unit prices for items listed, for inclusion in Contract, guaranteed to apply for duration of Project as basis for additions to or deductions from Contract Sum.
- B. Actual quantities and measurements supplied or placed in the Work will determine payment. Contractor must document quantities involved with photographs and measurements, or **in some other manner satisfactory to the Owner**.
- C. Payment includes full compensation for all required labor, Products, tools, equipment, services, and incidentals, and for erection, application, or installation of an item of the Work.

PART 2 PRODUCTS Not used

PART 3 EXECUTION

3.1 UNIT PRICE SCHEDULE

- A. Remove and replace (1) square foot of rotten or otherwise unsuitable treated wood deck boards to match adjacent (Base Bid – Senior Center, Alternate Bid #1 - Pavilion #1 & Alternate Bid #2 - Pavilion #2).
 1. Unit of measure: Per Square Foot.
 2. Basis of payment:
 - a. Contract Sum to be based on quantities material provided and installed.
 - b. Adjustments to Contract Sum will be made based on actual quantity of items provided to owner.

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B. ~~Remove, replace and paint to match one (1) linear foot of treated 6" (verify board size in field to match existing fascia board) soffit fascia board (Alternate Bid #1 – Pavilion #1 & Alternate Bid #2 – Pavilion #2):~~

1. ~~Unit of measure: Per linear foot or portion thereof.~~
2. ~~Basis of payment:~~
 - a. ~~Contract Sum to be based on quantities of material provided and installed.~~
 - b. ~~Adjustments to Contract Sum will be made based on actual quantity of items provided to owner.~~

END OF SECTION

SECTION 01230

ALTERNATIVE BID ITEMS
ADDENDUM #1, DATED SEPTEMBER 12, 2025

PART 1 GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of the Contract, including General Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes

1. Documentation of changes to Contract Sum and/or Contract Time.

B. Contract Documents contain pertinent requirements for materials and methods to accomplish work described herein.

C. Provide alternate costs for inclusion in Contract Sum if accepted by Owner.

1.3 RELATED REQUIREMENTS

A. Owner/Contractor Agreement: Alternates accepted by Owner for incorporation into the Work.

B. Individual specification sections identified.

PROCEDURES

C. Alternates will be exercised at the option of Owner.

D. Coordinate related work and modify surrounding work as required to complete the work, including changes under each Alternate, when acceptance is designated in Owner/Contractor Agreement.

1.4 DESCRIPTION OF ALTERNATES

A. Alternate #1 (Pavilion #1, $\pm 1,000$ SF): The Work includes replacement of the existing asphalt roof across the entire Pavilion roof. This work will include the following activities:

1) Remove and dispose of the existing asphalt shingle roof assembly, and inspect the existing deck. Remove and replace any wet or otherwise unsuitable deck or fascia board. Carefully document the total square footage of roof deck or fascia board to be replaced in order to determine the final quantities required, for reconciliation of Unit Prices upon completion of the project (see SECTION 01220: UNIT PRICES).

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- 2) Provide and install new PBR 24-gauge Kynar-coated metal roof panels, counterflashings and sealants at required locations. Kynar color shall match the color of the existing metal roof pavilion adjacent to the tennis courts and as selected by Architect from manufacturer's full range. Install metal panels according to manufacturer's instructions in orientation, sizes, and locations indicated. Use the specified fasteners according to manufacturer's instructions in material & spacing
- 3) Install all necessary terminations at perimeters, penetrations; curbs, etc., as required by the roofing manufacturer. Cover all exposed termination bars with new 24-gauge Kynar-coated counterflashings and sealants at required locations. Kynar color shall match the color of the existing metal roof pavilion adjacent to the tennis courts and as selected by Architect from manufacturer's full range.

B. Alternate #2 (Pavilion #2, ± 800 SF): The Work includes replacement of the existing asphalt roof across the entire Pavilion roof. This work will include the following activities:

- 1) Remove and dispose of the existing asphalt shingle roof assembly, and inspect the existing deck. Remove and replace any wet or otherwise unsuitable deck or fascia board. Carefully document the total square footage of roof deck or fascia board to be replaced in order to determine the final quantities required, for reconciliation of Unit Prices upon completion of the project (see SECTION 01220: UNIT PRICES).
- 2) Provide and install new PBR 24-gauge Kynar-coated metal roof panels, counterflashings and sealants at required locations. Kynar color shall match the color of the existing metal roof pavilion adjacent to the tennis courts and as selected by Architect from manufacturer's full range. Install metal panels according to manufacturer's instructions in orientation, sizes, and locations indicated. Use the specified fasteners according to manufacturer's instructions in material & spacing.
- 3) Install all necessary terminations at perimeters, penetrations; curbs, etc., as required by the roofing manufacturer. Cover all exposed termination bars with new 24-gauge Kynar-coated counterflashings and sealants at required locations. Kynar color shall match the color of the existing metal roof pavilion adjacent to the tennis courts and as selected by Architect from manufacturer's full range.

C. ***Alternate #3 (Senior Center): Install a fully adhered roof assembly instead of a hybrid roof assembly (base bid) per the construction documents. The difference in cost to install the fully adhered systems instead of a hybrid roof assembly is to be shown on the bid form.***

PART 2 PRODUCTS Not used

PART 3 EXECUTION Not used

END OF SECTION

SECTION 01320
CONSTRUCTION PROGRESS DOCUMENTATION
ADDENDUM #1, DATED SEPTEMBER 12, 2025

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:

1. Start-up construction schedule.
2. Contractor's construction schedule.
3. Field condition reports.
4. Special reports.

1.3 INFORMATIONAL SUBMITTALS

A. Format for Submittals: Submit required submittals in the following format:

1. PDF electronic file.

B. Start-up construction schedule.

C. Contractor's Construction Schedule: Initial schedule, of size required to display entire schedule for entire construction period.

D. Field Condition Reports: Submit at time of discovery of differing conditions.

E. Special Reports: Submit at time of unusual event.

F. Existing Condition Photos: Submit prior to onsite mobilization to record existing conditions. If, during construction, damage occurs by others, notify Project Manager right away.

PART 2 - PRODUCTS

2.1 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

- A. Time Frame: Extend schedule from date established for the Notice to Proceed to date of final completion.
- B. Activities: Treat each story or separate area as a separate numbered activity for each principal element of the Work. Show the following:
 1. Activity Duration
 2. Procurement Activities: Include procurement process activities for long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
 3. Submittal Review Time: Include review and resubmittal times indicated in Division 1 Section "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's construction schedule with submittal schedule.
 4. Startup and Testing Time: Include not less than 15 days for startup, testing and training.
 5. Substantial Completion: Indicate completion in advance of date established for Substantial Completion, and allow time for Architect's administrative procedures necessary for certification of Substantial Completion.
- C. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule, and show how the sequence of the Work is affected.
 1. Phasing: Arrange list of activities on schedule by phase.
 2. Work Restrictions: Show the effect of the following items on the schedule:
 - a. Coordination with existing construction.
 - b. Limitations of continued occupancies.
 - c. Uninterruptible services.
 - d. Partial occupancy before Substantial Completion.
 - e. Use of premises restrictions.
 - f. Provisions for future construction.
 - g. Seasonal variations.
 - h. Environmental control.
- D. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and final completion.
- E. Upcoming Work Summary: Prepare summary report indicating activities scheduled to occur or commence prior to submittal of next schedule update. Summarize the following issues:

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1. Unresolved issues.
2. Unanswered RFIs.
3. Rejected or unreturned submittals.
4. Notations on returned submittals.

2.2 START-UP CONSTRUCTION SCHEDULE

- A. Bar-Chart Schedule: Submit start-up horizontal bar-chart-type construction schedule within seven days of date established for the Notice to Proceed .
- B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line. Outline significant construction activities for first 90 days of construction.

2.3 CONTRACTOR'S CONSTRUCTION SCHEDULE (CPM SCHEDULE)

- A. CPM Schedule Preparation: Prepare a list of all activities required to complete the Work. Using the start-up network diagram, prepare a skeleton network to identify probable critical paths.
 1. Activities: Indicate the estimated time duration, sequence requirements, and relationship of each activity in relation to other activities. Include estimated time frames for the following activities:
 - a. Preparation and processing of submittals.
 - b. Mobilization and demobilization.
 - c. Purchase of materials.
 - d. Delivery.
 - e. Fabrication.
 - f. Utility interruptions.
 - g. Installation.
 - h. Work by Owner that may affect or be affected by Contractor's activities.
 - i. Testing and commissioning.
 - j. Punch list and final completion.
 - k. Activities occurring following final completion.
 2. Critical Path Activities: Identify critical path activities, including those for interim completion dates. Scheduled start and completion dates shall be consistent with Contract milestone dates.
 3. Format: Mark the critical path. Locate the critical path near center of network; locate paths with most float near the edges.
- B. Contract Modifications: For each proposed contract modification and concurrent with its submission, prepare a time-impact analysis using a network fragment to demonstrate the effect of the proposed change on the overall project schedule.

- C. Initial Issue of Schedule: Identify critical activities. Prepare tabulated reports showing the following:
 - 1. Contractor or subcontractor and the Work or activity.
 - 2. Description of activity.
 - 3. Principal events of activity.
 - 4. Immediate preceding and succeeding activities.
 - 5. Early and late start dates.
 - 6. Early and late finish dates.
 - 7. Activity duration in workdays.
- D. Schedule Updating: Submit at each weekly coordination meeting.
 - 1. Identification of activities that have changed.
 - 2. Changes in early and late start dates.
 - 3. Changes in early and late finish dates.
 - 4. Changes in activity durations in workdays.
 - 5. Changes in the critical path.
 - 6. Changes in total float or slack time.
 - 7. Changes in the Contract Time.

Note: The Contractor may be allowed additional construction days due to inclement conditions ("rain days") only as such are appropriately documented and are in excess of the NOAA/National Weather Service average (previous 5 years) for the given month. A "rain day" is defined as more than a "trace" (0.10") of rain falling within a given 24 hour period. The Contractor shall provide documentation and formally request any "rain days" they feel are legitimately due. Documentation shall be submitted to the Project Manager, in writing, within ten (10) calendar days of the rain event. Documentation shall include trades and activities that were adversely impacted by the weather.

2.4 REPORTS

- A. Field Condition Reports: Immediately on discovery of a difference between field conditions and the Contract Documents, prepare and submit a detailed report. Submit with a Request for Information. Include a detailed description of the differing conditions, together with recommendations for changing the Contract Documents.

2.5 SPECIAL REPORTS

- A. General: Submit special reports directly to Owner within one day of an occurrence. Distribute copies of report to parties affected by the occurrence.
- B. Reporting Unusual Events: When an event of an unusual and significant nature occurs at Project site, whether or not related directly to the Work, prepare and submit a special report. List chain of events, persons participating, response by Contractor's personnel,

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evaluation of results or effects, and similar pertinent information. Advise Owner in advance when these events are known or predictable.

PART 3 - EXECUTION

Not Used

END OF SECTION