

ADDENDUM NO. 1 (ONE)

Addendum No. 1 (ONE) to the Contract Documents for:

BJCC

Theater Reroof

Birmingham, Alabama

HHA Project #: 15051.00

Addendum Date: February 26, 2018

A1-1 GENERAL:

A1-1.1 The following changes and/or additions to the Contract Documents are hereby made part of same and are incorporated in full force as part of the Contract. This Addendum forms a part of the Contract Documents and modifies the **original Construction Documents dated February 02, 2018.**

A1-1.2 Bidder shall acknowledge receipt of this Addendum when submitting bid.

A1-1.3 This Addendum shall supersede all contrary and/or conflicting information contained in the Contract Documents, which are hereby amended as follows:

A1-2 SPECIFICATIONS:

A1-2.1 None

A1-3 CONSTRUCTION DOCUMENTS:

A1-3.1 None

A1-4 CLARIFICATIONS:

A1-4.1 Meeting Minutes and sign-in sheet from Mandatory Pre-Bid Conference, attached.

END OF ADDENDUM NO. 1 (ONE)



Birmingham Jefferson Convention Complex

office 205-458-8414 **mobile** 205-223-5714 **fax** 205-458-8810

address 2100 Richard Arrington Jr Blvd N, Birmingham, AL 35203

website www.bjcc.org

BJCC Theater Re-roofing Project Pre-bid Meeting Minutes

Held: February 22, 2018 at 2:00pm

Attendees: See sign in sheet attached

- ① Project Manual available on website; plans can be accessed from Shelia Montgomery-Mills
- ① Plans and specs are revised from those issued last fall – make sure to work from the plan set & specifications dated 2/2/18.
- ① Bid opening is March 13, 2018 at 10:00am in Forum M
- ① Last day for questions, must be in writing to Shelia, is 5:00pm on March 5th
- ① No addenda issued to date.
- ① BJCC Rules
 - No smoking, dipping, chewing allowed
 - No guns, alcohol or drugs on property
 - No offensive language
 - Dress appropriately – no shorts, tank tops, etc
 - Contractor employees should be identifiable with badge or shirt with company name
 - Notify BJCC security of any issues with pan handlers
- ① OSHA offices are located on the 10th floor of the Forum building
- ① The BJCC must approve location of temporary sanitary facilities.
- ① No signs are allowed unless approved by the BJCC.
- ① Particular attention to:
 - Information to bidders section of the project specifications
 - ① Bidders GC number on outside of envelope
 - ① Change orders are not automatic. Need to provide change order promptly with full back up and wait for written approval before proceeding with any work.
 - ① Tax exempt is the same process as that for schools
 - Lump sum contingency and unit prices are to be included in bid.
 - Contractor is responsible for submitting for and purchasing permit from the City of Birmingham.
 - LD's are set at \$2,000.00/day
 - Project duration is set for 150 calendar days – inclusive of time required for shop drawings, submittals and material manufacture/delivery.
- ① The assumed timeline for the Theater Re-roofing project is as follows, based on critical event dates at the BJCC which can impact construction:
 - Be sure to review specifications for time line and events that will limit construction activities.
 - This schedule is subject to revision based on Events that may be added, or as agreed to through coordination with the BJCC.
- ① No heavy equipment will be allowed inside the Piazza (southside of the Theater). Only rubber tire equipment has been allowed in that area in the past.
- ① All-Weathercrete is on the roof and has to be removed to the concrete decking. It is part of the built up slope and therefore can be thick.
- ① Photos of sampled areas are attached.
- ① It is not a requirement to have 3 stair locations. It is up to the contractor to select the best location for the work being performed.
- ① The required R-value is listed in the plans.
- ① If subcontractors need access to the roof, email Shelia Montgomery-Mills at Shelia.montgomery-mills@bjcc.org in advance. Please limit request to access roof by scheduling multiple subcontractors at the same time.
- ① Roofs are original to the construction of the buildings with foam added later.
- ① Make sure MSDS sheets are on site.
- ① It is absolutely critical that the contractor keep the interior space dry during all operations. Critical machinery and equipment is located below and it is the contractor's responsibility to protect.



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- ① We do not furnish parking areas.
- ① There are no areas to stage materials, so all material needs to be placed on the roof. It is possible with the roof structure but loads must be spread out and not all in one place.
- ① If we are informed ahead of time we can ask security to block off parking spaces the evening before, as needed.
- ① Always check all documents first before asking for clarifications.
- ① All RFI's are to be in writing even following a phone call conversation.
- ① The entire roof system must be provided by one vendor.
- ① Plan crane days in advance.
- ① No substitutions on roofing material will be allowed.
- ① Any other substitution requests must be made on the form provided and must be submitted by **5:00pm** **March 5th**.
- ① A letter of intent will be the day of the Board approval. At that time the contract should be prepared and submitted.
- ① The contractor should anticipate offsite storage of materials or storage on the roof
- ① All dimensional wood must be pressure treated.
- ① The Theater is primarily utilized for children's events. Buses load and unload from 11th Avenue and that is why a protected walkway is required. In addition protection is required under the skylight area.
- ① Note that the LPS and roof drains are required to be pretested before work begins.
- ① Work can occur at night and weekends as long as it is around the event schedule.
- ① Pay particular attention to the lead time for the powder coated items and the skylight.
- ① During the walk through the question was asked about certifying the LPS. Review the specifications for the new LPS for all details but the system does not require certification.
- ① See attached pictures of work performed on a similar roof system at the Concert Hall.



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Pictures of core samples taken by SWA.





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Photos of work process at Concert Hall.



Tear off pile.



Deck primed.



Temporary roof installation



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phone 205-458-8400

PRE-BID OPENING ATTENDEE LIST

DATE: February 22, 2018

TIME: 7:00 AM

PROJECT: BIDDING ROOM - 17th Floor

NAME	COMPANY	EMAIL
Sharon Pender	BJCC	Sharon.Pender@bjcc.org
Shelita Miller	BJCC	Shelita.Miller@bjcc.org
Michael B. Mitchell	SWA	michaelb@swa.com
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Don Franklin	Public Works	donfranklin@public-works.com
JERRY WELLMAN	BJCC	
Jo Anney	EKL	joanne@ekl.com
John Masely	Edco America	masely@edcoamerica.com
Gregory Gagnier	Edco America	ggagnier@edcoamerica.com
Eric Lindsted	Stewart Roofing	eric@stewartroofing.com
Tracy Lacey	SWA	tracy@swa.com
Chad Egan	Edco	cegan@edco.com
Sharon Jones	Personnel Services	sjones@personnel-services.com
Christopher	Quality Roofing	chrisc@qualityroofing.com
Pam Gorman	EKL	pam@gorman.com
Robert Stewart	HTA	rob@hta.com