EAST ROSWELL LIBRARY
ADDENDUM NO. 1.3-3
February 25, 2014

This Addendum No. 1.3-3 dated, February 25, 2014, issued by Ajax Building Corporation of Georgia is hereby made part of Bid Package 1.3 – FINAL CLEAN for the East Roswell Library. The changes and/or clarifications included in this Addendum shall be considered as part of the Bidding Documents and shall supersede, amend, add to, or subtract from those conditions included in the original Bidding Documents, including the Project Bid Package, Drawings, Specifications, previous Addenda, etc. This Addendum must be acknowledged in the space provided on the Proposal Form (included in Section II of the Bid Package). Failure to acknowledge this Addendum may subject Bidder to disqualification.

1. PRE-BID CONFERENCE

   A. Incorporate Pre-Bid Conference Meeting Minutes, Sign-In Sheet, and ASI 011. (total of 8 pages).

.

END OF ADDENDUM NO. 1.3-3

ATTACHMENTS: Pre-Bid Conference Meeting Minutes (4 pages) Pre-Bid Conference Sign-In Sheets (1 page)
ASI 011 Building Equipment Clarifications (2 Pages)

XC: All BP 01.3 Bidders
FTP Site – Bid Documents

PRE-BID CONFERENCE MEETING MINUTES

1. Date of Pre-Bid Conference: February 18, 2014 / 2:00 PM

2. Location of Pre-Bid Conference: East Roswell Park Community Room

3. Bid Packages included: Bid Packages
   1.3 Final Cleaning
   10.1 Library Specialties
   10.2 Signage Graphics and Wayfinding
   10.4 Bath Room Accessories
   32.1 Site Fencing

4. Bid Date for Bid Groups: March 4, 2014 / 2:00 PM Local Time

5. Bid Delivery Options:

   Mailed or Hand Delivered Bids
   Fulton County Department of Purchasing and Contract Compliance
   c/o Ajax Building Corporation – East Roswell Library, Fulton County Public Safety Building
   130 Peachtree Street, S.W., Suite 1168, Atlanta GA 30303

   E-mailed or Faxed Bids
   Attn: Linda Walton
   Email: Linda.Walton@fultoncountyga.gov (copy to: mhahn@ajaxbuilding.com)
   Fax #: 404-335-5029

6. Pre-Bid Conference Attendees: Sign-In Sheet was passed around the room.

7. The Pre-Bid Conference was NOT mandatory.

8. Introduction of Project Team
   A. Fulton County- Atlanta – Fulton Public Library System — Owner
   B. Ajax Building Corporation of Georgia — Construction Manager
   C. HBM — Library Design Architect
   D. KHAFRA — Architect of Record
   E. KHAFRA — Structural/Electrical/Mechanical Engineer

9. Project Description and Scope
   A. Site Plan
   B. East Roswell Library will be located in the City of Roswell (Fulton County) on a 2.9 acre wooded corner of East Roswell Park at the intersection of Holcomb Bridge Road and Fouts Road. The new library is an approximately 17,000 SF primarily single-story building with a construction budget of 4.9 million. Project is anticipated to be LEED "Silver" and one of the main focuses of the design is a connection with the wooded surroundings to create a functional library space within a canopy of trees. Sitework is started in September 2013 with completion expected in November 2014.

10. The agreement will only be entered into with responsible subcontractors found to be satisfactory to the Owner and the Construction Manager, qualified by experience and in a financial position to do the work specified. The bidder must, upon request, be able to prove his financial ability to carry on the work until such time as he

received his first payment, and to finance the work between payments until the contract is completed and accepted.

A. Ajax's standard Bidder Qualifications Questionnaire is available on Ajax's FTP Site for this project.

11. Bidding Documents
    A. Are currently available
    B. Documents Include:
        1. Bid Package – Posted on Fulton County's Bid Board & Ajax FTP Site
        2. Drawings and Specifications – Posted on Ajax's FTP Site
        3. Addenda issued during the Bidding Phase- Will be posted on Fulton County's Bid Board and Ajax FTP Site.
    C. All changes and/or clarifications to the Bidding Documents will be issued by Ajax Building Corporation in the form of Addenda.
        1. All Addenda issued by the Architect, Engineers and/or Owner will be incorporated into Addenda issued by Ajax Building Corporation.
        2. The Ajax Addenda numbering convention will be specific to each bid package. For example, the first Ajax Addendum for BP 3.1 Concrete will be "Addendum No. 03.1-1".
    D. Electronic Document Distribution.
       The drawings and specifications are available on the Ajax FTP site at the address listed below.

FTP Site Address:	ftp://ftp.ajaxbuilding.com/
Web Access:	http://ftp.ajaxbuilding.com/
Username:	eastroswellsub
Password:	201209sub

    E. Documents can also be reviewed at, Fulton County plan room, Ajax's Office, or a CD with plans/specs picked up.
        1. Please call ahead to schedule.
    F. Review Pre-Bid RFI Requirements
        1. Forms and Procedures
        2. Goal to have all RFI's submitted by 02/21/2014
        3. Goal to issue final Addenda by 02/25/2014 (i.e. 1 week before bids are due)
        4. All questions and all answers will be provided to all bidders by Addenda.
        5. All Pre-Bid RFI's are to be sent to Ajax Building Corporation via email to: MHahn@ajaxbuilding.com
    G. Substitutions – Only if approved in writing by Addenda.
        1. (Alternatively, these may be listed in the Voluntary Alternates section of the Proposal Form.)

12. Bid Package Review
    A. General Review of Bid Package Contents
    B. Detailed Review of Proposal Form
        1. Proposal Form Review
            a. Base Bid
            b. Breakdown of Base Bid as required on Bid Proposal Form
            c. Bid Package Alternates
                i. Refer to Bid Package, Schedule "A", Item B.5
                ii. Shall be held good for the period indicated
                iii. May be used as a basis of selection by the Owner and Construction Manager.
            d. Voluntary Alternates
                i. Examples include:
                i. Bid Adjustments for Value Engineering Options.
                ii. Bid Adjustments for Alternative Materials and/or Equipment.

ii. Shall be held good for a minimum of 120 days.
iii. Will be considered and may be used as a basis of selection by the Owner and Construction Manager.

e. List cost of Payment and Performance Bonds
i. Bidder shall provide Lump Sum amount for bond cost related to their Base Bid.
ii. Bidder shall provide percentage (%) for alternates (add or deduct).

f. Bid Security section can be marked as N/A, Item 4.

g. List Addenda on Proposal Form – Include issuing firm (example: "Ajax Building Corporation Addendum # X dated XX/XX/XX").

h. Bidder information.

i. "Live" Officers signature.

j. Seal only applicable for Corporations.

2. Bid Security Requirements
a. None. Bid Security is not required.

3. Bid Submittal Requirements
a. Bids shall be on the form provided by Ajax and may be Mailed, Hand Delivered, Emailed, or Faxed. Location information is listed on the first page of these minutes. See Bid Package for specific requirements.
b. Exceptions to the Bid Proposal Forms are not allowed. If a bidder has an exception to any portion of the Contract Documents, it must be submitted in writing for approval prior to the Bid date. Acceptance will be issued via addendum.

4. Opening of Bids
a. Ajax Building Corporation will meet with the Owner to open all bids.
b. Bid opening will NOT be public.
c. Final bid tabulations will be provided to Fulton County.

5. All Bids shall be held good for 120 days

C. Review Subcontract Agreement

D. Review Schedule "A" – Scope of Work
1. Particularly note section B.3 – Additional Project Specific Requirements. An example discussed was BIM (Building Information Modeling) shop drawing requirements for the following trades: Structural, Mechanical, Electrical, Plumbing, and Fire Protection.

13. Questions from the attendees:

1. Q: How will OCIP (Owner Controlled Insurance Program) affect my bid?
A1: For the purpose of bidding, there is no effect. Include the cost for all typical and required insurance in your bid price.
A2: If awarded a subcontract, there will be an enrollment process for the OCIP program. This affects post-award General Liability Insurance only, and only while on the project site.

2. Q: What is the anticipated schedule for the building pad Surcharge?
A: The surcharging process is expected to take approximately two months. Specific surcharge activities are shown on the responsibility-sort schedule in Bid Package 2.1 Sitework & Utilities. The surcharge is an additive alternate for Bid Package 2.1 Sitework & Utilities.

3. Q: What is the threshold for bonding being required?
A: Payment/Performance Bonds may be required for subcontracts $40,000 and greater.

4. Q: For contracts above the bonding threshold, are there any other options available?

A: Ajax has used a "Subguard" insurance program in lieu of bonding in the past. Participation in this program is not guaranteed, and would be determined on a case-by-case basis.

5. Q: When would shop drawings and submittals be due?
   A: Submittal preparation would be expected to start within 10 days of subcontract award. It is understood that more time may be needed for preparation of detailed shop drawings compared to basic product data. The site surcharging period should help give ample time for this process.

6. Q: Is this a Davis-Bacon project?
   A: No.

7. Q: Is it required that full packages be bid?
   A: No, Miscellaneous Specialties will be accepted as individual items, this is shown on the proposal for. All other packages will only be accepted as complete packages.

8. Q: Is there any additional bidding information expected.
   A: Yes. The minutes of this meeting will be issued via addenda. Any subsequent addenda would be solely to answer questions from bidders.

9. Q: Is there a minimum number of bids required for subcontract award.
   A: Yes, three bids for each package are required by Fulton County.

10. Q: Can a subcontractor bid on multiple packages?
    A: Yes, separate proposals must be submitted for each package

Print Name	Company Name	Phone No.	Email Address	BP 1.3	BP 10.1	BP 10.2	BP 10.4	BP 32.1
1. EDUARDO SERNA	AFS	678 482 7715	eserna@cmfacility.com					
2. Harold Angel	AFS	470-318-9786	HaroldAngel@cmfcorp.com					
3. Linda Walton	Fulton County	404-612-5808	linda.walton@fultoncounty.ga.gov					
4. MARIO AVERY	" "	404-612 6304	Mario.Avery@fultoncounty.ga					
5. MATT HAHN	AJAX BUILDING CORP	678-525-3132	MHahn@ajaxbuilding.com					
6. Jon Kennedy	SwiftNEasy	678-558-2497	SwiftNEasy@Comcast.net					
7. ED HILL	AJAX							
8. Dennis Butler	Optionsigns	770-654-4006	dbutler@optionsigns.com					
9. Lisa Wheeler	Advantage Graphics & Signs	404-325-5302	bids@ags4u.com					
10. Yvonne Williams	Clean All LLC		cleanallinc01@yahoo.com					
11. Rosa Shaw	Everson-Shaw Construction	404-399-3667	Rosa.shaw@everson-shawconstruction.com					
12 Scott Wheeler	ASI Signage	404-915-0566 x107	scott.wheeler@asisignage.com					
13.								
14.								
15.								
16.								

Architect's Supplemental Instruction

Project [L002] - East Roswell Branch Library

View Date 2/24/2014

KHAFRA Engineering Consultants, Inc.
Central Library, One Margaret Mitchell Sq.
6th floor
Atlanta, GA 30303

ASI No. 011

Date	2/24/2014	**Reason for Instruction**	N/A
From	John Ray KHAFRA Engineering Consultants, Inc.	**Action Requested**	N/A
To	Matthew Hahn (Ajax Building Corporation of Georgia) Ed Hill (Ajax Building Corporation of Georgia) Glen Jager (Ajax Building Corporation of Georgia) Gerhardt Gerard (Fulton County Government) Roy Kenski (Heery/Russell a joint Venture) Jeffrey Pettit (Heery/Russell a joint Venture) Charles Raine (KHAFRA Engineering Consultants, Inc.) John Ray (KHAFRA Engineering Consultants, Inc.)	**Probable Cost Effect**	None
		Initial Estimate Cost (USD)	-
		Probable Time Effect	None
		Initial Estimate Time	
CC			

Subject	Modifications to Specification Sections 102800 & 113100	**Spec Section**	
Drawing No.		**CSI Code**	10 06 20.13 - Toilet, Bath, and Laundry Accessory Schedule
Detail No.		**Other Ref**	
Status	Open	**RFI**	

Instruction Details

Specification Section 102800 - 2.2 Toilet Accessories shall be modified as follows:
Item E - Grab Bars are to have concealed fasteners
Item H - provide 18" x 36" mirror mounted 40" AFF to reflective surface; provide 1 per lavatory.
Item I - Delete this item
Item L - In Rooms 104 & 105, center between lavatories and 8" from wall.
Item N - Item to be horizontal mount; Room 121 locate on West wall; Rooms 104 & 105 locate where shown

Specification Section 113100 - 2.4 Automatic External Defibrillator shall be modified as follows:
Add 9. Provide fully recessed stainless steel cabinet with glass front, key lockable, and with strobe light & audible alarm. Provide wall mounted sign 80" AFF directly above AED cabinet.

Remarks

Distribution

Recipient	Company	Method	Date
Charles Raine	KHAFRA Engineering Consultants, Inc.	Message	2/24/2014
Ed Hill	Ajax Building Corporation of Georgia	Message	2/24/2014
Gerhardt Gerard	Fulton County Government	Message	2/24/2014
Glen Jager	Ajax Building Corporation of Georgia	Email: glen@ajaxbuilding.com	2/24/2014
Jeffrey Pettit	Heery/Russell a joint Venture	Message	2/24/2014
John Ray	KHAFRA Engineering Consultants, Inc.	Message	2/24/2014
Matthew Hahn	Ajax Building Corporation of Georgia	Message	2/24/2014
Roy Kenski	Heery/Russell a joint Venture	Message	2/24/2014