

DOCUMENT 009113 – ADDENDUM No. 1

1.1 PROJECT INFORMATION

- A. Project Name: Lowell West Complex
- B. Owner: Albuquerque Public Schools
- C. Owner Project Number: RFP # 19-026 DD – Lowell West Complex
- D. Architect: RMKM Architecture P.C.
- E. Architect Project Number: 01604
- F. Date of Addendum: October 26th, 2018

1.2 NOTICE TO BIDDERS

- A. This Addendum is issued to all registered plan holders pursuant to the Request For Proposal documents and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. The date for receipt of bids is **unchanged** by this Addendum at same time and location.
Bid Dates:
Submission of Price Proposal – Volume I
11/27/2018 3:00 PM
APS Procurement
6400 Uptown Blvd. NE
Suite 500E
Albuquerque, NM 87110

Submission of Technical Proposal – Volume II
11/28/2018 3:00 PM
APS Procurement
6400 Uptown Blvd. NE
Suite 500E
Albuquerque, NM 87110
- D. The estimated Construction permit fee has been determined by the New Mexico Construction Industries, the Agency with jurisdiction for this project, to be \$15,080.40. The construction permit fee will be finalized once the project is awarded and the contract construction cost is finalized.

- E. Osceola Energy has been selected as the “On -Call” successful bidder for the Photovoltaic scope of work. The Photovoltaic scope of work is not part the general Contractor’s Bid.

1.3 ATTACHMENTS

- A. This Addendum includes the following attached Documents and Specification Sections:
 - 1. Document: APPENDIX D; BID PROPOSAL FOR LUMP SUM CONTRACT , dated 10/26/18 (**reissued**).
 - 2. Section 01 3124 – Building Information Model, dated 10/26/18, (**new**).
- B. This Addendum includes the following attached Sheets:
 - 1. Structural Sheet – S101B, dated 10/26/2018 (reissued), S102-B, dated 10/26/2018 (reissued), S302, dated 10/26/2018 (reissued).
 - 2. Architectural Sheets - AS-101, October 26, 2018 (reissued); A-602, dated October 26, 2018 (reissued).
- C. This Addendum includes the attached Addendum Drawings:
 - 1. Architectural Addendum Drawing AAD-1 and AAD-2, dated October 26th, 2018 revising Sheet AS-102, AAD-3, dated October 26, 2018, revising Sheet A-414.

1.4 REQUIREMENTS AND CONTRACTING REQUIREMENTS

- A. Document: APPENDIX D; BID PROPOSAL FOR LUMP SUM CONTRACT (reissued).
 - 1. This document is revised to add Bid Lot No.2, Building Information Model. The Specification Section 01 3124 – Building Information Model is attached to this addendum as indicated above.
- B. Document: 00 8200 – Index To Technical Specifications, Page 1, is revised to add Specification Section 01 3124 – Building Information Model, which is attached to this addendum, as indicated above.

1.5 REVISIONS TO DIVISION 01 GENERAL REQUIREMENTS

- A. Specification Section 01 2301 – BID LOTS, (not reissued).
 - 1. Page 01 2301-1. Add Article.1.4, as follows:

“1.4 BID LOT N0.2 – BUILDING INFORMATION MODEL

- A. Bid lot requires Contractor to perform the work as specified in Section 01 3124 – Building Information Model. (attached to this Addendum).
- B. Contractor includes quote for this work on the attached revised Appendix D; Bid Proposal For Lump Sum Contract.” (Attached to this addendum).

1.6 REVISIONS TO DIVISIONS 02 - 33 SPECIFICATION SECTIONS

- A. Specification Section 08 7100 – Door Hardware, (not reissued).
1. Hardware Schedule: At the following doors, add Pemko Seal S1773 and Pemko Automatic Door Bottom 4131 (surface mounted): Doors 102A, 102B, 107, 120A, 120A1, 202A, 202B and 206.
- B. Specification Section 10 2800 – Toilet and Miscellaneous Accessories, (not reissued).
1. Page 10 2800-4. Add paragraph 2.5, D, as follows:

“D. Metal Shelving:

 1. Tri-Boxer Open Shelving as supplied by Global Industrial; Model WGB847041; 48 inches wide x 15 inches deep x 73 inches high, with 5-20 gauge shelves.
 2. Dark gray powdercoat finish.”

1.7 REVISIONS TO DRAWING SHEETS

- A. A101-A – LEVEL 01 FLOOR PLAN- WEST (not reissued).
1. Drawing A101A- Fire extinguisher designation FEC3 should be FEC3K at rooms 101 Life Skills and Pre School Lunch RM 120A.
 2. SPECIFICATION KEYED NOTES – The following Keyed notes should be inserted as part of the list as follows:

03 3000.6 CONCRETE BENCH – ARCHITECTURAL CONCRETE
07 4213.12 LINE OF WALL/SOFFIT ABOVE
 3. Add Keyed Note 096813.3 at Door 115E threshold.
 4. Keyed note 03 3000.6 at grid lines E / 4: Replace keyed note with 07 4213.1
 5. Clarification to Building Elevations symbols 3/A-201 and 4/A-201:
 - a. Building Elevation 3/A-201 references the SES West Courts Exterior Walls.
 - b. Building Elevation 4/A-201 references the West Building Elevation cut through the SES Courts)
- B. Sheet A-101B LEVEL 01 FLOOR PLAN – EAST (not reissued).
1. SPECIFICATION KEYED NOTES – The following Keyed notes should be inserted as part of the list as follows:

05 5000.6 EXTRUDED ALUMINUM AWNING
07 7200.1 ROOF HATCH
07 4213.12 LINE OF WALL/SOFFIT ABOVE
08 6200.1 4’-0” x 4’-0” SKYLIGHT UNIT

2. Keyed Note 07 5130.1 should be replaced with Keyed Note 09 9123.3
 3. At TITLE I SUPPLIES WAREHOUSE 140A: Reference between items H and G should read as “D” (pallet jack).
 4. At Receiving 135, replace Keyed Note 12 3661.4 with Keyed Note 12 3661.3.
 5. At laundry 130C: Reference labeled as “1” should read “1A” (Owner Furnished Items)
- C. Sheet A-101E LEVEL 01 DIMENSION PLAN (not reissued)
1. At CLOTHING BANK WAREHOUSE 130: Dimension 33’-7” should read 33’-3” (from inside face of masonry wall at Grid line J to outer face of Laundry 130C north wall stud.
 2. At RECEIVING 135- Add glazed frame type reference “Y” to masonry wall opening above detail B7/A-500. Reference Sheet A-602 (reissued with this Addendum).
- D. Sheet A-102 LEVEL 02 FLOOR PLAN (not reissued).
- E. 1. At Multi Purpose Room 202- Add corner guard, keyed note 10 2600.1B at corner of stud partition south of solid surface countertop (along grid line B, north of door 202B).
- F. Sheet A-201 BUILDING ELEVATIONS (not reissued).
1. Drawing 3/A-201 Building Elevation: Rename elevation as BUILDING ELEVATION WEST COURT EXTERIOR WALLS.
 2. Drawing 4-A-201 Building Elevation: Clarification to glazed panels between grid lines 1.7 and 2:
Panels shown as solid (no gray infill) are glazed panels, as scheduled. Reference Sheet A-602 (reissued with this Addendum).
- G. Sheet ET-101A (not reissued): Delete card readers indicated at the following doors:
1. Door at South Vestibule V100B to Room 115; door at South Vestibule V100B to Room 120; and at door to Room 107.

END OF DOCUMENT 00 9113

**ATTACHMENT NO.1 -
ADDENDUM NO.1**

Date of Proposal: _____

New Mexico State Contractor's License No. _____

License Classifications: _____

Resident Contractor's Preference Certificate No. _____

Veteran Resident Contractor Preference Certificate No. _____

Percent of preference qualified for: _____ (10%).

NOTE: Attach a copy of the valid certificate and documentation to validate percent preference.

NM DOL (Workforce Solutions) Certificate No. _____

Contractor's New Mexico Gross Receipts Tax No. _____

Contractor's Federal Employee Identification No. _____

FD+C Project No. 396.

Project Name: LOWELL WEST COMPLEX

Proposal of (company name): _____

(Hereinafter called the "Offeror") organized and existing under the laws of the State of New Mexico, doing business as a Corporation, Partnership or Individual. (Circle correct one).

To: Board of Education
Albuquerque Municipal School District Number 12
Bernalillo and Sandoval Counties, New Mexico (hereinafter called "APS") for:

The construction of LOWELL WEST COMPLEX.

The undersigned, as an authorized representative for the Offeror named above, in compliance with the Request for Proposals for the construction of LOWELL WEST COMPLEX, FD+C Project No. 396, having examined the drawings and specifications, with related documents, and having examined the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project, including the availability of labor, materials and supplies, hereby proposes to furnish all labor, materials and supplies, and to construct the project in accordance with the contract documents at the bids stated below. These bids are to cover all expenses incurred in performing the work required under the contract documents, of which this proposal is a part.

The undersigned Offeror's representative also acknowledges receipt of the following Addenda:

Addendum No: ____, dated _____, Addendum No: ____, dated _____

Addendum No: ____, dated _____, Addendum No: ____, dated _____

The following information is required for state reporting purposes only, and will not be used in evaluating or awarding the contract. Is project material offered grown, produced or wholly manufactured in New Mexico? _____ (Yes/No) (Percentage; reference V-B-5 of the RFP)

BASE BID: The Offeror agrees to perform all work for the construction of the LOWELL WEST COMPLEX, as described in the Project Manual and as shown on the Drawings for the following Base Bid. Also provide Bid Lot amounts.

(Amounts to be shown in both words and figures. In case of a discrepancy, the amount shown in words will govern, **please print.**) **All sums will exclude NM Gross Receipts Tax.**

The Work to be performed under this Contract shall be commenced not later than ten (10) consecutive days after the date of written Notice to Proceed, and that Substantial Completion shall be achieved not later than 420 calendar days after the date of written Notice to Proceed, except as hereafter extended by valid written Change Order by the Owner, for Base Bid and Bid Lots.

Should the Contractor neglect, refuse, or otherwise fail to complete the Work within the time specified, the Contractor agrees to pay to the Owner in partial consideration for the award of this Contract the amount of Fifteen Hundred Dollars (\$1,500.00) per consecutive day, not as a penalty, but as liquidated damages for such breach of the Contract.

The price basis for this RFP is the bid proposed for the Base Bid, subject to the availability of funds. APS may award the Bid Lot at the sole discretion of APS, subject to availability of funds.

ALLOWANCES:

- (1) Allowance No. 1 – Pre-Selected HVAC Equipment; include the lump sum of \$159,379.00 in the Base Bid.
- (2) Allowance No. 2 – Metal Storage Shelving and Materials Handling Equipment; include the sum of \$40,000.00 in the Base Bid.

BASE BID:

- (1) Base Bid:

Total Base Bid Lump Sum: _____
_____ Dollars, (\$ _____)

BID LOTS

- (2) Bid Lot No. 1 – HVAC Post-Warranty Service and 3 Year Maintenance Agreement

Total Bid Lot No. 1 Lump Sum: _____
_____ Dollars, (\$ _____)

- (3) Bid Lot No. 2 – Building Information Model

Total Bid Lot No. 2 Lump Sum: _____
_____ Dollars, (\$ _____)

The Offeror understands that the contract will be awarded in accordance with the provisions of the Request for Proposals and that the Owner reserves the right to reject any or all proposals and to waive any technical irregularities.

The Offeror agrees that this bid will be good and may not be withdrawn for a period of forty- five (45) calendar days after the scheduled closing time for receiving bid proposals.

Upon receipt of written notice of acceptance of this Bid, Offeror will execute the final contract and deliver surety bonds as required by the Request for Proposals within seven calendar days.

The PROPOSAL SECURITY attached in the sum of 5% of the amount proposed is: _____

_____ Dollars, (\$ _____)

And will become the property of the Owner in the event the contract and bonds are not executed within the time set forth herein, as liquidated damages for the delay and additional expenses to the Owner caused thereby.

Respectfully Submitted,

By :(Authorized Signature) _____ Date: _____

By :(Same Name, Printed or Typed) _____

Title: _____

Company: _____

Address: _____ Phone: _____

_____ Zip: _____

Fax: _____ Email: _____

(Affix Corporate Seal if proposal is by Corporation)

ATTACHMENT NO.2-
ADDENDUM NO.1

SECTION 01 3124

BUILDING INFORMATION MODEL

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes: Requirements for creating a written and graphic Building Information Model (BIM) detailing major building systems and components and their interrelationships in order to discover potential conflicts and to coordinate solutions that will resolve obstacles and other problems in completing a final, functional Project installation.
- B. Related Sections:
1. Section 01 2301 – Bid Lots.
 2. Section 01 3100 - Project Management and Coordination. Development of Coordination Drawings based on BIM specified in this section.
 3. Section 01 3115 – Project Management Communications. Procedures for transmitting submittals and other documents electronically.
 4. Section 01 3300 – Submittal procedures:
 - a. Preparation of submittals for each Specification section, including product data, installation Instructions and shop drawings showing dimensions, interrelations with other components and fabrications and installation details.
 - b. Requirement that submittals be submitted electronically.

1.2 SUBMITTALS

- A. Provide in accordance with Section 01 3300 – Submittal Procedures and in conjunction with Section 01 3100 – Project Management and Coordination.
1. BIM.
 2. Coordination drawings based on BIM.
 3. Transmit in both hard copy and electronically.

1.3 BIM REVIEW MEETINGS

- A. Contractor shall arrange, schedule, and preside at a minimum of four (4) BIM Review Meetings.
- B. Attendance: Contractor, owner's representative, Architect, Architect's Consultants, project Superintendent and major subcontractors and suppliers as related to BIM scope.
- C. Time and location of review meetings shall be designated by Contractor. Meetings shall be held at the site or location convenient to all parties.
- D. BIM in it's current ststus shell be distributed to attendees prior to the meeting in time for advance review.
- E. Agenda:
1. Distribution of current BIM.

2. Review of previous meeting decisions.
 3. Discussion of BIM and identification of potential conflicts and construction issues.
 4. Development of solutions to eliminate conflicts and installation issues.
 5. Determining required revisions for BIM and related coordination drawings.
- F. Additional BIM meetings shall be held to ensure timely, conflict and error free execution of the Project at no additional cost to Owner.

PART 2 – PRODUCTS

Not used.

PART 3 - EXECUTION

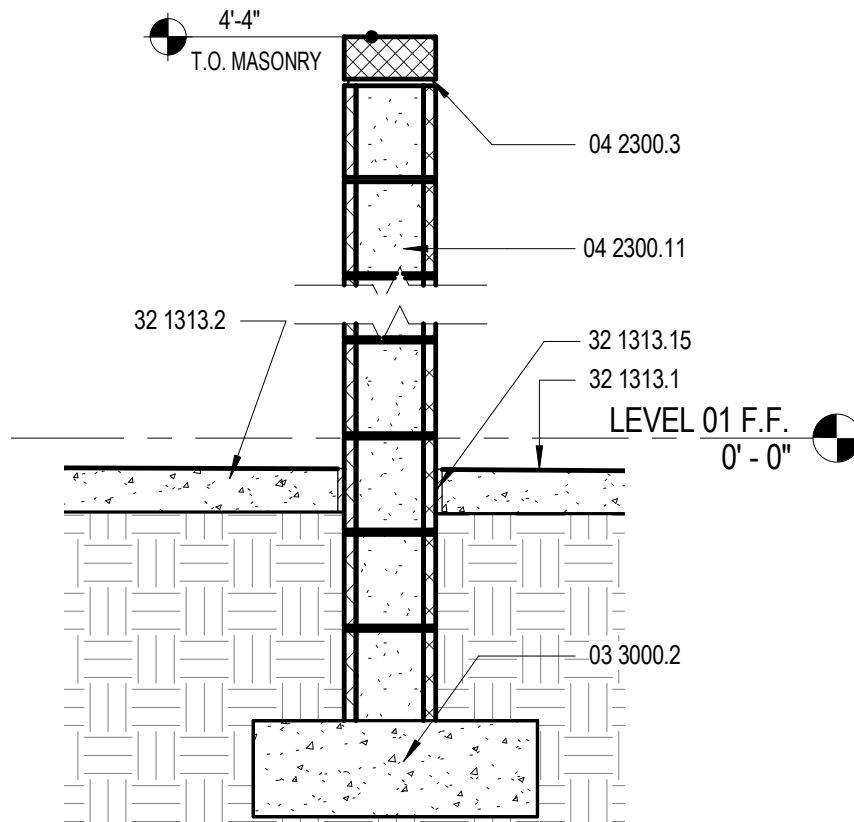
3.1 BUILDING INFORMATION MODEL

- A. Building information model requirement: Contractor shall develop a database of building information using an integrated object-based model that describes parameters and attributes of building objects and relationships of these objects to each other. Descriptive and two and three dimensional software shall be used in creating the BIM. Contractor shall be solely responsible for generation of BIM elements. Architect may or may not provide digital information as required to fully execute the work.
- B. Building Systems and components to be included in BIM are as follows:
1. Architectural Systems: Floors, walls ceilings, door and window openings, roof system and exterior building envelope.
 2. Structural systems and elements, including joists, decking, beams, columns, bearing walls, concrete slabs, footings and stem walls.
 3. Complete plumbing system.
 4. Complete HVAC system.
 5. All electrical equipment, devices and major conduits of 2 inch or greater diameter.
 6. Fire suppression system.
 7. Alarm and other special systems, devices, cable trays and major conduit.
- C. BIM uses:
1. Building data shall be retrievable from BIM during construction and facility management for visualization, analysis and record keeping.
 2. To analyze interrelationships of building components and systems in order to determine potential conflicts and systems to coordinate solutions that will resolve obstacles and other issues in completing a final, functional Project installation.
 3. Coordinate access, space, and installation requirements for architectural, structural, plumbing, mechanical, fire suppression, electrical and other work for efficiency and to eliminate conflicts.
 4. To use in developing coordination drawings specified in Section 01 3115 – Project Management and Coordination.
 5. To provide a useful building database for the future facility management of the completed project.

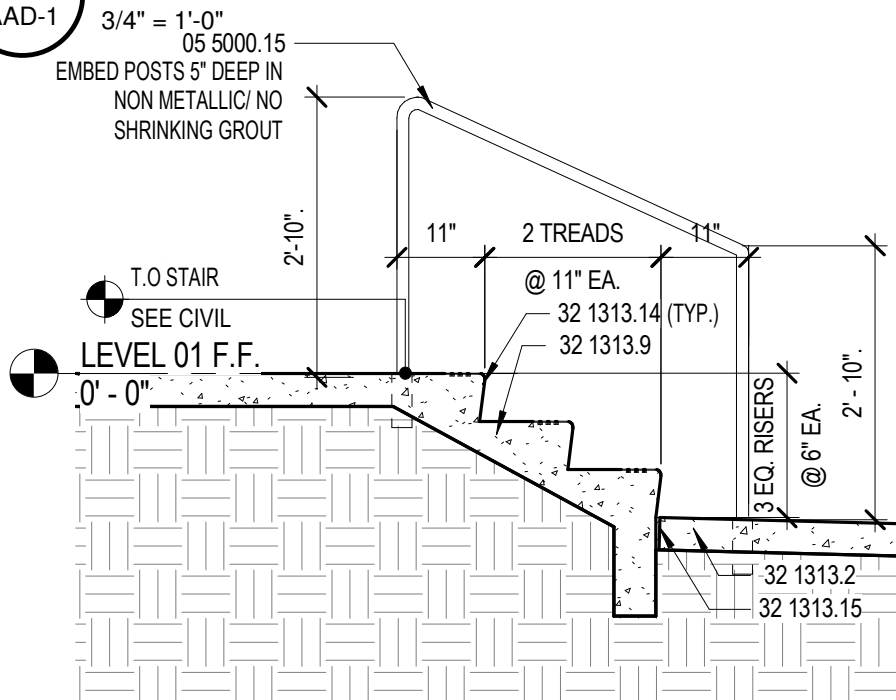
3.2 BIM APPLICATION

- A. Contractor shall provide access to the BIM and coordination drawings generated from the BIM for construction reviews, coordination and installation.
- B. Once BIM and coordination drawings are reviewed and approved by Architect and Owner, they shall be strictly adhered to for installation and construction. No additional compensation will be made to Contractor or subcontractors for field adjustments to building systems that do not follow the coordination drawings.
- C. Requirements stated in reviewed shop drawings, coordination drawings, installation instructions and other submittals of individual specification sections shall be strictly followed. Product information and installation that occur prior to review and approval of these submittals shall be subject to removal and replacement at no additional cost to Owner.

END OF SECTION



2 WALL SECTION AT STAFF COURT
 AAD-1 3/4" = 1'-0"
 REVISING DETAIL 14/AS-102



1 STAIR SECTION
 AAD-1 1/2" = 1'-0"
 REVISING DETAIL 12/AS-102

RMKM
 ARCHITECTURE, PC

PROJECT
 ALBUQUERQUE PUBLIC SCHOOLS
 LOWELL WEST COMPLEX

SCALE
 As indicated

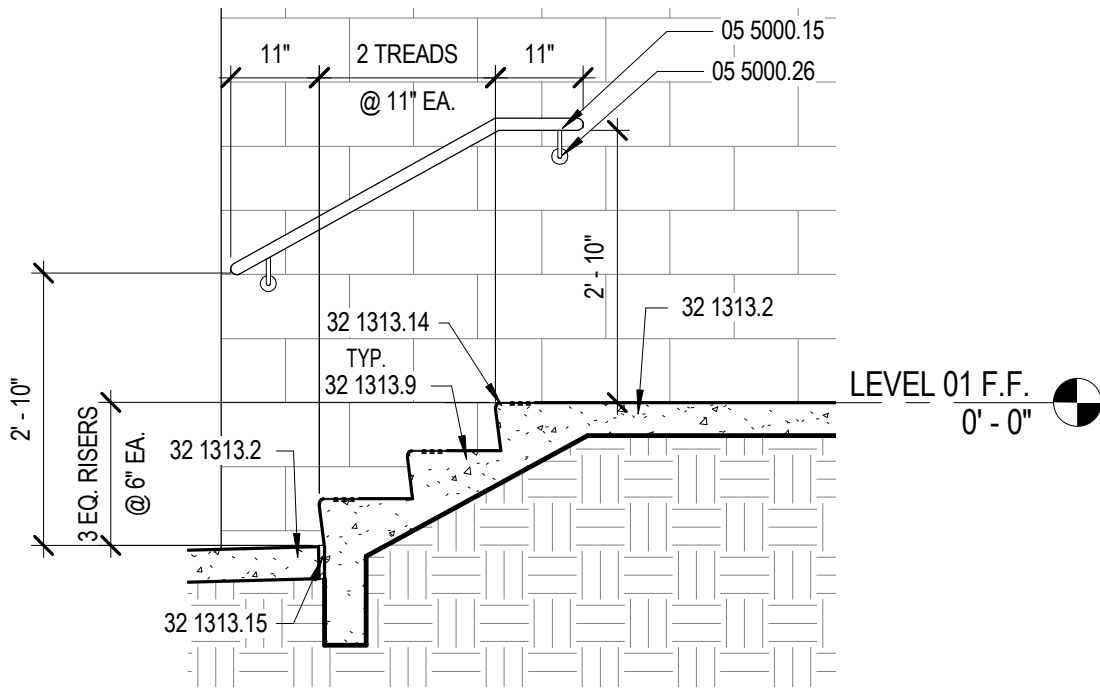
ADDENDUM
 ADDENDUM NO.1
 REVISING SHEET AS-101

400 Gold Ave SW Studio 1100 Albuquerque, NM 87102 505.243.5454 www.rmkmarch.com

PROJECT NO.
 1604

DATE
 10/26/18

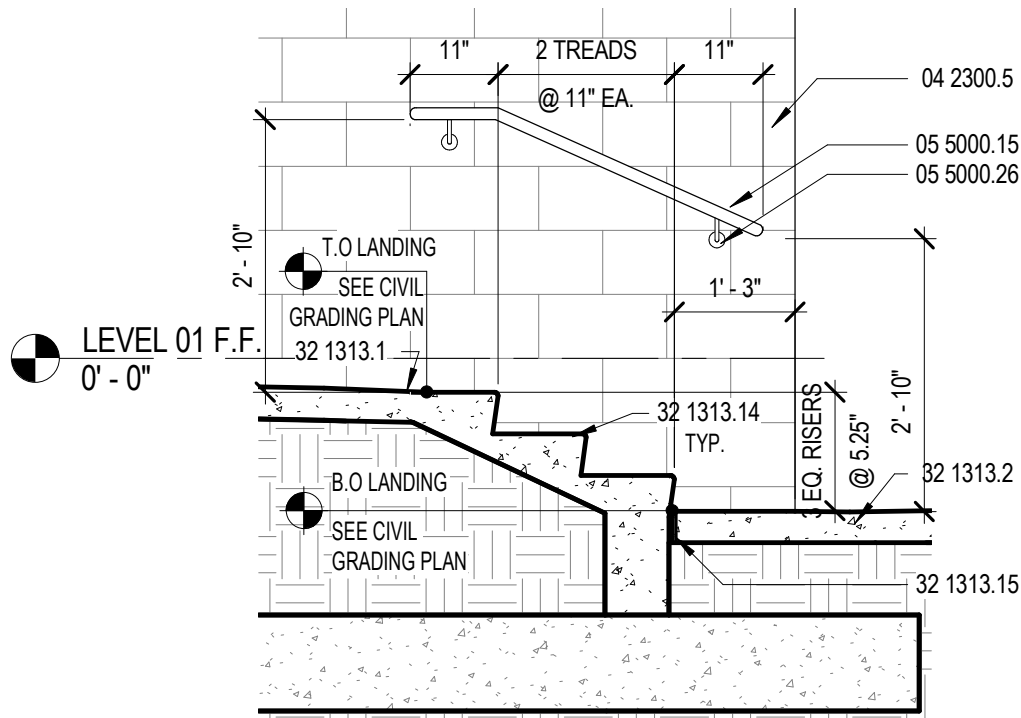
SHEET NUMBER
AAD-1



2 STAIR SECTION

AAD-2 1/2" = 1'-0"

REVISING DETAIL 8/AS-102



1 WEST COURT STAIR SECTION

AAD-2 1/2" = 1'-0"

NEW SECTION

RMKM

PROJECT
ALBUQUERQUE PUBLIC SCHOOLS
LOWELL WEST COMPLEX

SCALE
1/2" = 1'-0"

ADDENDUM
ADDENDUM NO.1
REVISING SHEET AS-101

ARCHITECTURE, PC

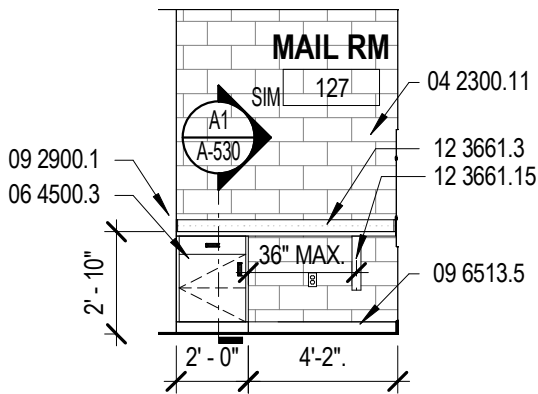
PROJECT NO.
1604

DATE
10/26/18

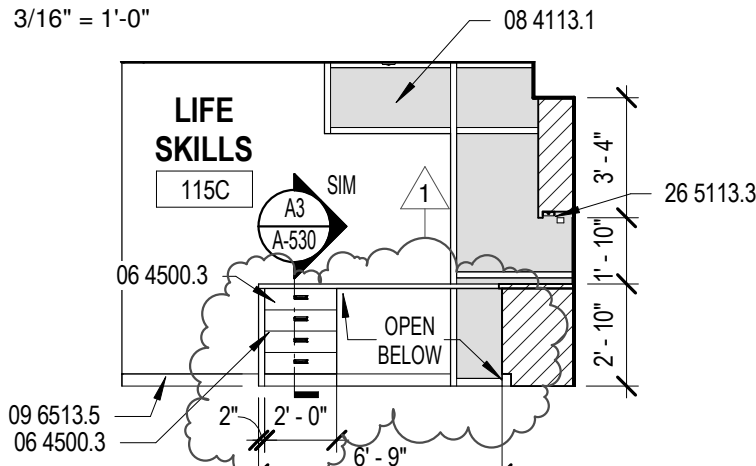
SHEET NUMBER
AAD-2

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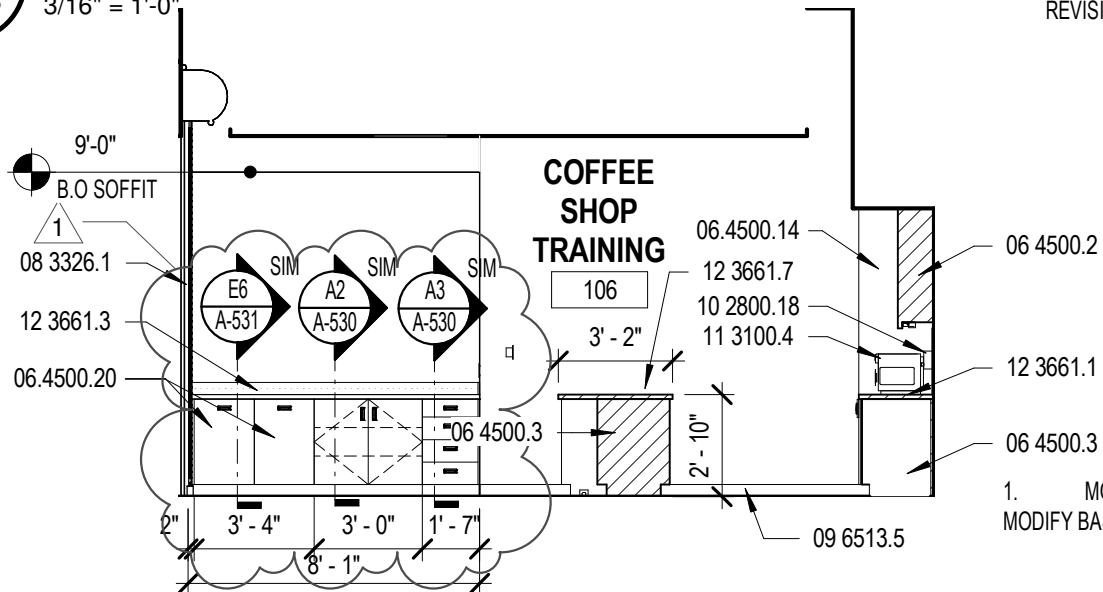


1 MAIL ROOM EAST ELEVATION
 AAD-3 3/16" = 1'-0" NEW ELEVATION



2 LIFE SKILLS INT. ELEV.
 AAD-3 3/16" = 1'-0" REVISING ELEVATION F3/A-414

1. MODIFICATIONS TO CASEWORK: REMOVE BASE CABINET AND REPLACE IT WITH AN AREA OPEN BELOW AS SHOWN.



3 NORTH COFFEE SHOP INT. ELEVATION
 AAD-3 3/16" = 1'-0" REVISING ELEVATION B5 A-414

1. MODIFICATIONS TO CASEWORK: MODIFY BASE CABINET UNITS AS SHOWN.