

## **ADDENDUM NUMBER ONE**

to the Contract Documents for the construction of  
**UNA Bank Independent Stadium – Package A – Baseball Stadium & Mass Grading**  
University of North Alabama  
DCM #20240195

**Bid Date / Time: May 9, 2024 at 2:00 pm local time**

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated April 9, 2024. Bidders shall acknowledge receipt of this addendum in writing as provided on the Bid Proposal Form.

This Addendum consists of **1** page(s) with **2** general items.

### **GENERAL**

#### **ITEM 1**      **Pre-Bid Meeting**

- A. The prebid meeting was held at 2 PM on Thursday, April 11, 2024. The **sign-in sheet, meeting agenda, and meeting minutes** and are included in this addendum.

#### **ITEM 2**      **Approved Bidders**

- A. Based on attendance at the pre-bid meeting, the prequalified General Constructors are as follows:
1. Carbine Construction
  2. Cooper Construction
  3. FITE Building Co.
  4. MJ Harris
  5. Reeves Young
  6. Roberts Construction
  7. Roy Anderson Corporation
  8. Turner Construction

- END OF ADDENDUM -





# **PREBID MEETING**

PROJECT NAME: Bank Independent Stadium - Package A - Baseball Stadium & Mass Excavation

DATE & TIME: Thursday, April 11<sup>th</sup> at 2 PM local time

LOCATION: UNA Facilities Department Training Room

DCM PROJECT NUMBER: 20240195 / DAVIS #4019

## **SIGN-IN SHEET**

NAME	COMPANY	DBE	PHONE	EMAIL
Jimmy Hren	Cooper Construction		205-871-0304	Jimmy.H@CooperConstruction.com
Justin Lanfair	Turner		256-759-9217	jlanfair@tcco.com
John Grasty	FITE		256-214-6243	jgrasty@fitebuilding.com
CHRIS GRAM	RAC		228-861-6102	chris@rac.com
Zeth Tays	MLMD, LLC		256-443-8980	ZethTays@mlmdllc.com
MITCH MITCHELL	MLMD, LLC		256-710-5809	MITCH@MLMDLLC.COM
JOHN AND BOOLEBY	CARBINE		615-447-0619	JoBooleyby@CARBINECONSTRUCTION.com
Russ Lambert	Reeves Young Co		256-710-1709	rlambert@reevesyoung.com
Jacob Jeffreys	Rogers Group, Inc.		256-324-7002	jacob.jeffreys@rogersgroupinc.com
Casey Roberts	Roberts Builders, Inc		662-837-7835	casey@robertsbuildersinc.com
Michelle McGeorge	Grayson Carter and Son		931-581-2021	mmcgeorge@graysoncarterandson.com
Colby Yadaeus	Grayson Carter, Son		256-412-4902	cyadaeus@graysoncarterandson.com
Neil Zisk	MJ Harris		205-440-5279	neil@MJHarris.com

# The 1830 Foundation

## Bank Independent Stadium – Package A – Baseball Stadium & Mass Excavation

DCM #20240195 / DAVIS #4019

### PRE-BID CONFERENCE AGENDA

April 11, 2024 @ 2 PM local time

#### GENERAL INFORMATION

1. Introduction of Attendees
  - a. The 1830 Foundation – Owner
  - b. HPM – Program Manager
  - c. Consultant's Team and Responsibility
    - Davis Architects – Architect of Record / Interior Design
    - Mammoth Sports Construction – Sports Consultant
    - WLC – Civil Engineer
    - Johnson & Company – Landscape Architect
    - Walter P. Moore – Structural Engineer
    - ME Engineers – Mechanical / Plumbing / Fire Suppression / Electrical / AV / Technology Consultant
  - d. Others
2. Bid Date / Time / Location / Delivery

Date: May 9, 2024  
Time: 2:00 PM local time  
Location: North Alabama Facilities Department Training Room  
1660 Tune Avenue  
Florence, AL
3. Eligibility
  - a. As per Contract documents
  - b. Licensed General Contractor in the State of Alabama
  - c. Prequalification was required for General Contractors and Prime Sitework Contractors
  - d. Prequalified Contractors
    - Carbine Construction
    - Cooper Construction
    - FITE Building Co.
    - MJ Harris
    - Reeves Young
    - Roberts Construction
    - Roy Anderson Corporation
    - Turner Construction
4. Bids
  - a. Preparation/Delivery
    - It is the Contractor's responsibility to make sure bid is complete per the Contract documents (e.g. bid form, bid bond, etc.)
    - It is the Contractor's responsibility to make sure bids are delivered and received at the designated location on the date and time stated in advertisement for bid or subsequent addenda.
  - b. Proposal Form
    - No alterations shall be made to Bid Proposal Form
    - Be sure to use latest bid proposal form provided during bid process
  - c. Guaranty
    - Bid Guaranty in the form of Bid Bond or Cashier's Check is required
    - 5% of bid amount, not to exceed \$10,000

- Bid Bond must be executed by a Surety Company duly authorized and qualified to make such bonds in the State of Alabama, payable to The 1830 Foundation
- Cashier's check, if used, must be drawn on an Alabama bank
- d. Sales and Use Tax Savings
  - Bidder is not to add or include Sales and Use taxes in their bids
  - Sales tax estimates should be listed on the space designated on the bid form
  - Contractor will need to apply for a tax exempt certificate with the Department of Revenue to purchase materials tax free. Any delay in obtaining the tax exempt certificate due in whole or in part to the Contractor will not be cause for an extension of time for completion of the Project nor an increase in price.
- e. Subcontractors and Suppliers Submittal
  - The low bidder shall submit a complete list of major subcontractors and suppliers within 48 hours of the bid opening. This list should include the license number for all subcontractors and should be on the bidder's letterhead.
  - No substitutions of any subcontractor or supplier identified with the bid or in the subsequent listing will be allowed without written request and approval by the Owner, whose decision shall be final.
- 5. Post-Award / Miscellaneous
  - a. Contract Bonds as per Article 38 of General Conditions
  - b. Bidder awarded the job must show evidence of being registered in the US Government's E-Verify Program
  - c. Pay Application requirements as per Article 29 of General Conditions
  - d. Smoking, including the use of electronic cigarettes or similar devices, is prohibited anywhere on campus
  - e. CAD and PDF as-builts are required to be uploaded to the project site.
- 6. Insurance -
  - a. Contractor's insurance requirements as per Article 37 of General Conditions

## PROJECT INFORMATION

### 7. Basic Project Information

Complete mass grading for the proposed baseball and football stadiums on the site of the existing baseball and football practice fields. Construction baseball stadium, including field and specified equipment, bleacher seating, press box, and restrooms.

### 8. Anticipated Schedule, Progress and Completion

- a. Anticipated Letter of Intent from The 1830 Foundation by May 22, 2024
- b. Anticipated NTP / Mobilization – Reference Phased Start Plan
  - June 3, 2024 – All areas within proposed site limits **except** within existing practice field fencing
  - August 5, 2024 – Area within existing practice field fencing
  - No work shall begin on project until insurance certificates are approved by UNA / HPM
- c. Time for Completion – Reference Phased Completion Plan
  - Area 1 - Mass Excavation Completion Date December 1, 2024
  - Area 2 – New Baseball Field and Dugouts December 13, 2024
  - Area 3 – Remaining Scope January 31, 2025
  - Alternate #1 Completion Date: January 31, 2024
  - Alternate #2 Completion Date: January 31, 2025
  - Alternate #3 Completion Date: December 13, 2024
  - Alternate #4 Completion Date: December 13, 2024
- d. Liquidated Damages - \$500 per calendar day for completion dates as specified above, plus additional costs associated with resident observation. No additional cost associated with resident observation for work on weekends or holidays prior to specified completion dates.
- e. Contractor to submit a schedule of values with detailed breakdowns of material and labor within 10 days of the Notice to Proceed for progress tracking and management
- f. Contractor to generate and submit detailed construction progress schedule compliant with Specification Section 013200 ten (10) days after NTP, unless otherwise indicated in the LOI. No claims for time extensions will be granted prior to the submission and approval of a progress schedule compliant with these sections.
- g. Owner/Consultant/Contractor (OAC) progress meetings to be held per project requirements
- h. Warranty dates shall start at Date of Substantial Completion
- i. The Superintendent(s) should be on site at all times when work is being performed and should be solely dedicated to the supervision and oversight of the work. Contractor's Superintendents(s) shall not be the primary operator of equipment or perform other tasks apart from or in addition to project supervision.

### 9. Construction Staking

- a. Shall be the Contractor's responsibility and shall be performed under the supervision of a Licensed Professional Land Surveyor in the State of Alabama

### 10. Project Observation / Material Testing

- a. Materials testing and geotechnical recommendations paid by Owner
- b. Contractor's responsibility to coordinate all testing
- c. The Contractor shall submit a QA/QC program in compliance with Specification Section 014000

### 11. Inspections

- a. All inspections of the work will be conducted by DCM
- b. The Contractor should only schedule inspections when the work to be inspected is complete. UNA reserves the right to deduct costs for additional inspections due to incomplete material or workmanship at the time the Contractor scheduled the initial inspection.

### 12. Safety

- a. The Contractor shall be responsible for all project safety. Neither the Consultant nor the Owner will be responsible for the Contractor's safety precautions, means, methods, techniques, sequences, or procedures.
- b. Contractor's personnel responsible for safety shall be OSHA certified

- c. Fencing along the limits of construction, including equipment and storage areas, is the Contractor's responsibility unless otherwise directed by the Owner. The cost of any type fencing, barricades, etc. necessary shall be incidental to project. Fencing, barricades, etc., must be maintained according to the project specifications throughout the duration of the project.

13. Storm Water and Erosion Control

- a. As per Project Specifications Section 312500 and Drawings
- b. The Contractor shall be responsible for obtaining the Alabama Department of Environmental Management (ADEM) NPDES Permit and will submit the permit application prior to beginning onsite work
- c. Contractor will arrange for a qualified individual to provide all monthly inspections and reports for the project.
- d. Contractor responsible for implementing all BMP's, installation of all erosion and sedimentation control items, adhering to permit requirements and monthly inspection reports, etc.

14. Existing Conditions / Constraints

- a. Adjacent church property
- b. Existing Practice Field
- c. UNA Athletics Operations – Self Field House, Weight Facility and Flowers Hall

15. Parking for Contractors, Subcontractors and all workers

- a. Parking for superintendent/foreman, all others parking within site limits

16. Traffic Control

- a. Coordinate all activities which may impede automobile, bus, pedestrian, or bicycle traffic with the HPM Field Coordinator
- b. Flag man required during all construction traffic in and out of Pine St.

17. Working on campus/interaction with UNA faculty, staff, and students

- a. The safety of pedestrians around the project site will be emphasized throughout the project. Safe pedestrian routing will be established in conjunction with the HPM Field Coordinator at the outset of the project. Contractor will maintain such routing throughout the duration of the project.
- b. Notification to Emergency Vehicles (Police, Fire, Rescue, Ambulance, etc.) shall be Contractor's responsibility
- c. Harassing communications or behavior toward students, faculty or staff will not be tolerated and offending individuals will be removed from the project immediately.
- d. Unless otherwise indicated, Contractor shall provide temporary toilet facilities for its employees as well as other workers on the jobsite. Workers on the jobsite shall not use restrooms, break areas, or vending machines within the building or adjacent buildings unless approved by UNA.

18. Existing Utilities and Crane Requirements

- a. Contractor shall verify the location of underground utilities prior to construction or demolition of a structure or the excavation of ground. Verification of utility locations is also required prior to operating or placing heavy equipment, vehicles, cranes, storage containers or other similar items above underground utilities in order to prevent damage to the same.
- b. In addition to the requirements of the above section, Contractor must have an approved Crane Work Permit from UNA prior to placing a crane on the job site.

19. Water Distribution

- a. If the project requires the installation of new or additional water meter(s) from the City of Florence the contractor shall pay all water/sewer fees and meter set purchase cost. Contractors should verify any associated costs with the city prior to bidding.

## **ADDENDA, ALLOWANCES, ALTERNATES & UNIT PRICES**

### **20. Addenda**

- a. Minutes of Pre-Bid and any other pertinent items discussed shall be issued as Addendum 1
- b. Additional addenda will be issued throughout bid process as warranted
- c. All questions prior to bid should be directed to CJ Brennan at [jbrennan@dadot.com](mailto:jbrennan@dadot.com)
- d. Deadline for questions from bidders: **May 6th at 5 PM**
- e. Deadline for substitution requests: **April 29<sup>th</sup> at 5 PM**
- f. All questions should be directed to A/E in writing. Responses will be sent to all bidders. Any pertinent questions that may be asked during site walk-through or site visits should be followed up in writing. Any verbal answers provided should be considered nonbinding.

### **21. Allowances (see 012100 for details)**

- a. Allowance #1: Unsatisfactory soils / disposal – 5,000 cu yds
- b. Allowance #2: Satisfactory soils (offsite) / placement / compaction – 5,000 cu yds
- c. Allowance #3: Mass rock removal / disposal – 100 cu yds
- d. Allowance #4: Trench rock removal / disposal – 50 cu yds
- e. Allowance #5: Unsatisfactory soils / disposal / flowable fill – 50 cu yds
- f. Allowance #6: #57 Crushed stone – 120 tons
- g. Allowance #7: Graphics / signage – design, fabrication, installation - \$50,000

### **22. Unit Prices (see 012200 for details)**

- a. Unit Price #1: Unsatisfactory soils / disposal – Cubic Yard
- b. Unit Price #2: Satisfactory soils (offsite) / placement / compaction – Cubic Yard
- c. Unit Price #3: Mass rock removal / disposal – Cubic Yard
- d. Unit Price #4: Trench rock removal / disposal – Cubic Yard
- e. Unit Price #5: Unsatisfactory soils / disposal / flowable fill – Cubic Yard
- f. Unit Price #6: #57 Crushed stone – Ton

### **23. Alternates (see 012300 and G104 for details)**

- a. Alternate #1: Videoboard Upgrade
- b. Alternate #2: Stadium Seating
- c. Alternate #3: Coaches Office / Team Meeting Room
- d. Alternate #4: Left Field Netting System at Purple Monster

### **24. Other / Miscellaneous**

- a. Owner Furnished Materials
  - Toilet Accessories as noted in Drawings

## **OWNER COMMENTS**

## **QUESTIONS / COMMENTS**

## **PROJECT TOUR (OPTIONAL)**

## Meeting Minutes

### **Bank Independent Stadium – Package A - Baseball Stadium & Mass Excavation University of North Alabama**

Davis Architects Project #4019

DCM # 20240195

April 15, 2024

#### **Participants:**

See sign-in sheet.

Participants met at the UNA Facilities Department Training Room at 2 PM on Thursday, April 11 for a mandatory pre-bid meeting for the above referenced project. In addition to the items on the agenda, the following items were discussed:

1. Project Owner is The 1830 Foundation for the University of North Alabama.
2. Bid documents will be issued via email. Send request for digital bid documents to CJ Brennan [jbrennan@dadot.com](mailto:jbrennan@dadot.com). There is no deposit required for digital bid documents.
3. Further borings have been made at the future baseball stadium and further information will be issued via addendum at a later date.
4. Owner will provide and install Toilet Accessories as noted in the Drawings.
5. The following questions were asked during the pre-bid and will be added to the RFI log and issued with responses in a future addendum:
  - a. Can the design team clarify the city/utility aid(s) to construction?
  - b. Double check that this project is tax free since we are going through the 1830 Foundation. Also, make sure there are no other taxes not accounted for.
  - c. Are there any noise restrictions?
  - d. State working hours if not already specified. Work weekends?
  - e. Is there a specific location that needs to be noted for the contractor trailer?
  - f. Cannot find the LED sports lighting fixtures on a schedule. No layout on shown for the fixtures. Is this the intent or will they be shown in a future addendum?

Please notify our office immediately in the event of any errors or omissions in the above meeting minutes. Thank you.

Prepared by:

**DAVIS ARCHITECTS, INC.**



John 'CJ' Brennan, AIA, LEED AP

cc: All Participants, via email  
Design team, via email