




Purchasing Department

209 Water Street
Johnson City, TN 37601
(423) 975-2716

ADDENDUM

TO: All Prospective Vendors

FROM: Debbie Dillon, 
Director of Purchasing

SUBJECT: Addendum No. 1 –ITB #6247
Police Training Facility Building

DATE: September 24, 2018

Consider this addendum an integral part of the above referenced Invitation to Bid:

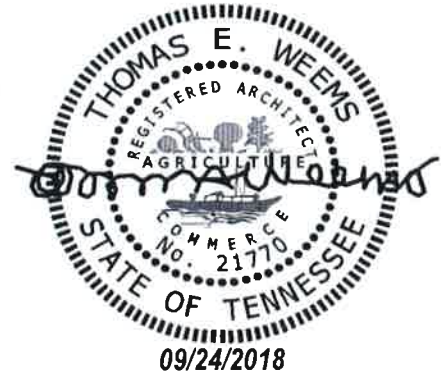
See attached 21 page addendum as submitted by Thomas Weems Architect.

All other specifications/requirements remain the same. **Vendor to acknowledge receipt of this addendum by initialing and returning the addendum notice with the return solicitation package or via e-mail if it has already been submitted.** Failure to acknowledge this addendum could be cause for rejection of your submittal. Your unopened response envelope can be returned to you for re-submittal upon request. Any questions regarding addendum submittal please contact this office.

/dd

ADDENDUM #01

PROPOSED NEW BUILDING FOR:
JOHNSON CITY POLICE TRAINING CENTER
899 RIVERVIEW DRIVE | JOHNSON CITY, TN 37604
TWA Project #: 018-001
ITB #: 6247



September 24, 2018

This Addendum forms a part of the Contract Documents and modifies the original Procurement Documents dated August 17, 2018. Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This [21] page Addendum is issued VIA Email to each known Bidder and approved Plan Rooms on September 24, 2018. All Addendum #01 drawing modifications are noted with a **Revision 1** mark.

CHANGES TO PROJECT MANUAL:

1. **Insert revised Specification Section 00 0000 Spec Book Cover:**
 - a. Revised to include corrected project address.
2. **Insert revised Specification Section 00 0100 Seals Page:**
 - a. Revised to include corrected project address.
3. **Insert revised Specification Section 00 0115 List of Drawings:**
 - a. Revised to include corrected project address.
4. **Insert revised Specification Section 00 1113 Advertisement for Bids:**
 - a. Revised to include corrected project address.
5. **Insert revised Specification Section 00 4100 Bid Form:**
 - a. Revised to include corrected project address.
6. **Insert revised Specification Section 00 4300 Bid Form Supplements:**
 - a. Revised to include corrected project address.
7. **Insert revised Specification Section 01 1100 Summary of Work:**
 - a. Revised to include corrected project address.
 - b. Removed Paragraph 1.5.D.
 - c. Added Paragraph 1.7 Special Considerations.



CHANGES TO CONSTRUCTION DRAWINGS:

1. Reference **ALL** construction documents title block.
 - a. Note corrected project address is as follows:
 - i. Johnson City Police Training Center
899 Riverview Drive
Johnson City, Tennessee 37601

GENERAL ITEMS:

1. None.

CLARIFICATIONS AND ADDITIONAL INFORMATION:

1. None.

ATTACHMENTS:

1. Revised Specifications (7 Sections, 19 pages – 8.5" x 11")

END OF ADDENDUM NO. 1

Cc: Debbie Dillon, Randy Trivette – City of Johnson City
All Known Plan Holders of Record
All Known Plan Rooms



PROJECT MANUAL

A PROPOSED NEW BUILDING FOR JOHNSON CITY POLICE TRAINING CENTER

899 RIVERVIEW DRIVE

JOHNSON CITY, TENNESSEE 37601

TWA PROJECT NO. 017-007

ITB #6247

AUGUST 17, 2018

OWNER:

The City of Johnson City
Municipal and Safety Building
601 East Main Street
Johnson City, TN 37601

ARCHITECT:

THOMAS WEEMS ARCHITECT
3203 HANOVER ROAD
JOHNSON CITY, TN 37604
p: (423) 952-2700 / f: (423) 952-2702
www.thomasweemsarchitect.com

CONSULTANTS:

Civil Engineering: THP, INC.
Structural Engineering: SPODEN AND WILSON CONSULTING ENGINEERS
Electrical Engineering: VREELAND ENGINEERS, INC.
Mechanical Engineering: FACILITY SYSTEMS CONSULTANTS, LLC

PROJECT MANUAL

A PROPOSED NEW BUILDING FOR JOHNSON CITY POLICE TRAINING CENTER

899 RIVERVIEW DRIVE

JOHNSON CITY, TENNESSEE 37601

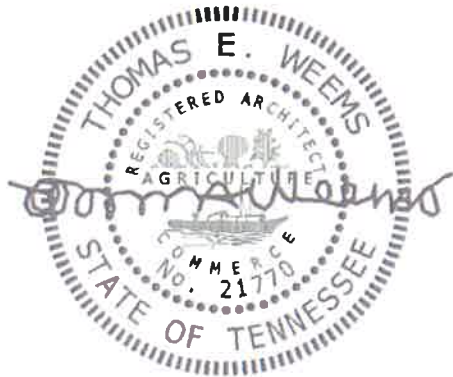
TWA PROJECT NO. 017-007

ITB #6247

OWNER:

THE CITY OF JOHNSON CITY
MUNICIPAL AND SAFETY BUILDING
601 EAST MAIN STREET
JOHNSON CITY, TENNESSEE 37601

AUGUST 17, 2018



08-17-18

THOMAS WEEMS ARCHITECT

3203 HANOVER ROAD

JOHNSON CITY, TN 37604

p: (423) 952-2700 / f: (423) 952-2702

www.thomasweemsarchitect.com



CIVIL:

Tysinger, Hampton & Partners, Inc.
3428 Bristol Highway
Johnson City, Tennessee 37601
(423) 282-2687

Contact: Tom Patton



STRUCTURAL:

Spoden & Wilson Consulting Engineers
430 Clay Street
Kingsport, Tennessee 37660
(423) 245-1181

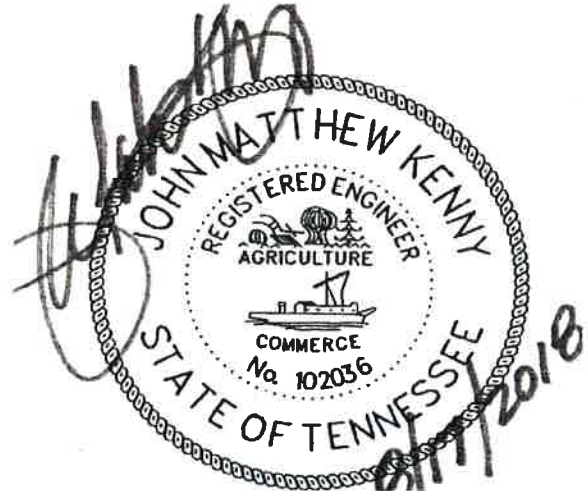
Contact: Steve Wilson



ELECTRICAL:

Vreeland Engineers Inc.
P.O. Box 10648
Knoxville, Tennessee 37939
(865) 637-4451

Contact: Harold Damron



MECHANICAL/PLUMBING/FIRE PROTECTION:

Facility Systems Consultants, LLC
713 South Central Street, Suite 101
Knoxville, Tennessee 37902
(865) 246-0164

Contact: John Kenny

SECTION 00 0115

LIST OF DRAWINGS

**A PROPOSED NEW BUILDING FOR
JOHNSON CITY POLICE TRAINING CENTER
899 RIVERVIEW DRIVE
JOHNSON CITY, TENNESSEE 37601
TWA PROJECT #017-007
ITB #6247**

CONSTRUCTION DOCUMENTS

TITLE SHEET

TS-1.1 TITLE SHEET

GENERAL

G-0.1 SYMBOL LEGEND, GENERAL INFORMATION

CIVIL DRAWINGS

C-1.1 EXISTING CONDITIONS AND DEMOLITION PLAN
C-2.1 LAYOUT AND UTILITY PLAN – BASE BID
C-2.1A LAYOUT AND UTILITY PLAN – ALTERNATE BID #1
C-3.1 GRADING PLAN – BASE BID
C-3.1A GRADING PLAN – ALTERNATE BID #1
C-4.1 EROSION & SEDIMENT CONTROL PLAN PHASE I AND II – BASE BID
C-4.1A EROSION & SEDIMENT CONTROL PLAN PHASE I AND II – ALTERNATE BID #1
C-5.1 DETAILS

LIFE SAFETY DRAWINGS

LS-1.1 LIFE SAFETY PLANS, CODE DATA, WALL TYPES
LS-1.2 U.L. RATED WALL AND CEILING ASSEMBLIES

ARCHITECTURAL DRAWINGS

A-1.1 CLERESTORY AND FLOOR PLAN – BASE BID
A-1.1A CLERESTORY AND FLOOR PLAN – ALTERNATE BID #1
A-1.2 PLAN DETAILS
A-2.1 REFLECTED CEILING PLAN – BASE BID
A-2.1A REFLECTED CEILING PLAN – ALTERNATE BID #1
A-3.1 ROOF PLAN – BASE BID
A-3.1A ROOF PLAN – ALTERNATE BID #1
A-4.1 DOOR AND WINDOW SCHEDULE
A-4.2 JAMB AND HEAD DETAILS
A-4.3 JAMB, HEAD, AND SILL DETAILS
A-4.4 HEAD AND SILL DETAILS
A-5.1 TOILET ELEVATIONS
A-5.2 INTERIOR ELEVATIONS
A-5.3 CASEWORK DETAILS
A-6.1 BUILDING ELEVATIONS – BASE BID
A-6.1A BUILDING ELEVATIONS – ALTERNATE BID #1
A-6.2 BUILDING ELEVATIONS – BASE BID
A-6.2A BUILDING ELEVATIONS – ALTERNATE BID #1
A-7.1 BUILDING SECTIONS
A-7.2 BUILDING SECTIONS

A-7.3 BUILDING SECTIONS – BASE BID
A-7.3A BUILDING SECTIONS – ALTERNATE BID #1
A-7.4 BUILDING SECTIONS – BASE BID
A-7.4A BUILDING SECTIONS – ALTERNATE BID #1
A-7.5 STAIR SECTIONS
A-7.6 RETAINING WALL PLANS AND DETAILS – BASE BID
A-7.6A RETAINING WALL PLANS AND DETAILS – ALTERNATE BID #1
A-8.1 WALL SECTIONS
A-8.2 WALL SECTIONS
A-8.3 WALL SECTIONS

F-1.0 FINISH SCHEDULE
F-1.1 FINISH FLOOR PLAN – BASE BID
F-1.1A FINISH FLOOR PLAN – ALTERNATE BID #1

STRUCTURAL DRAWINGS

S-1 FOUNDATION AND FOOTING PLAN – BASE BID
S-1A FOUNDATION AND FOOTING PLAN – ALTERNATE BID #1
S-2 TYPICAL DETAILS AND GENERAL NOTES – BASE BID
S-2A TYPICAL DETAILS AND GENERAL NOTES – ALTERNATE BID #1
S-3 ROOF FRAMING PLAN – BASE BID
S-3A ROOF FRAMING PLAN – ALTERNATE BID #1
S-4 BUILDING SECTIONS – BASE BID
S-4A BUILDING SECTIONS – ALTERNATE BID #1
S-4.1A BUILDING SECTIONS – ALTERNATE BID #1

MECHANICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS

P-0.1 PLUMBING NOTES – BASE BID
P-0.1A PLUMBING NOTES – ALTERNATE BID #1
P-1.1 SANITARY SEWER PLAN – BASE BID
P-1.1A SANITARY SEWER PLAN – ALTERNATE BID #1
P-1.2 DOMESTIC WATER PLAN – BASE BID
P-1.2A DOMESTIC WATER PLAN – ALTERNATE BID #1

M-0.1 MECHANICAL NOTES, LEGEND AND SCHEDULES – BASE BID
M-0.1A MECHANICAL NOTES, LEGEND AND SCHEDULES – ALTERNATE BID #1
M-0.2 MECHANICAL DETAILS – BASE BID
M-0.2A MECHANICAL DETAILS – ALTERNATE BID #1
M-1.1 HVAC PLAN – BASE BID
M-1.1A HVAC PLAN -ALTERNATE BID #1
M-1.2 HVAC ROOF PLAN – BASE BID
M-1.2A HVAC ROOF PLAN – ALTERNATE BID #1

ELECTRICAL DRAWINGS

E-1.1 FLOOR PLAN – BASE BID – LIGHTING
E-1.1A FLOOR PLAN – ALTERNATE BID #1 – LIGHTING
E-1.2 FLOOR PLAN – BASE BID – POWER
E-1.2A FLOOR PLAN – ALTERNATE BID #1 – POWER
E-1.3 FLOOR PLAN – BASE BID – COMMUNICATIONS/HVAC WIRING
E-1.3A FLOOR PLAN – ALTERNATE BID #1 – COMMUNICATIONS/HVAC WIRING
E-2.1 LIGHTING FIXTURE SCHEDULE, LEGEND, DETAILS – BASE BID
E-2.1A LIGHTING FIXTURE SCHEDULE, LEGEND, DETAILS – ALTERNATE BID #1
E-2.2 FEEDER DIAGRAM & PANELBOARD SCHEDULES – BASE BID
E-2.2A FEEDER DIAGRAM & PANELBOARD SCHEDULES – ALTERNATE BID #1

END OF DOCUMENT

DOCUMENT 00 1113

ADVERTISEMENT FOR BIDS

PART 1 - GENERAL

1.1 ADVERTISEMENT FOR BIDS

- A. ITB #6247: Proposed New Building for Johnson City Police Training Center will be received by the City of Johnson City, Purchasing Director at 209 Water Street, Johnson City, Tennessee 37601 until 3:00 p.m. local time, on Tuesday, October 9, 2018, at which time they will be publicly opened and read aloud. Bids received after that time will not be considered. A MANDATORY Pre-Bid Conference is scheduled for 10:00 a.m., local time, Tuesday, September 25, 2018 at project site, 899 Riverview Drive, Johnson City, Tennessee 37601.
- B. Bids will be accepted from Bidder's of Record only (those who have obtained documents (paper or electronic) from issuing office).
- C. All bidders must be licensed contractors as required by Contractor's Licensing Act 1994 (TCA Title 62, Chapter 6) and all requirements therein. The project requires a [5]% Bid Bond, specific insurance and [100]% Payment and Performance Bond. Contractors must comply with all Drug Free Requirements.

1.2 PROJECT DESCRIPTION

- A. Base Bid:
 - 1. Demolition, civil, general construction, mechanical and electrical work required to construct a new building for Johnson City Police Training Center.
- B. Alternate #1- Storage Room:
 - 1. Base Bid: Johnson City Police Training Center depicted in Base Bid Construction Drawings and Specifications.
 - 2. Additive Alternate #1 Bid: Demolition, civil, general construction, mechanical and electrical work required to construct a new [20] foot wide X [50] foot deep storage room to west side of the Base Bid building.
- B. Alternate #2- Tile Carpeting:
 - 1. Base Bid: Resilient Tile Flooring in Rooms 1-03, 1-04 and 1-05 as depicted in Base Bid Construction Drawings and Specifications.
 - 2. Additive Alternate #2 Bid: Provide Tile Carpeting in Rooms 1-03, 1-04 and 1-05.

1.3 AVAILABILITY OF DOCUMENTS

- A. Bidding Documents may be examined at:
 - 1. Thomas Weems Architect
3203 Hanover Road
Johnson City, Tennessee 37604
Telephone: 423-952-2700
Email: tom@thomasweemsarchitect.com
 - 2. Johnson City Purchasing Department
209 Water Street
(P O Box 2150)
Johnson City, Tennessee 37601 (37605)
Telephone: 423-975-2715
Email: ddillon@johnsoncitytn.org

1.4 SUMMARY AND KEY DATES

- A. Mandatory Pre-Bid Conference: [10:00 AM] local time, Tuesday, September 25, 2018.
 - 1. Location: Project site, 899 Riverview Drive, Johnson City, Tennessee 37601.
 - 2. Questions about the Pre-Bid Conference shall be directed to the Office of the Architect, attention Thomas Weems, AIA, Thomas Weems Architect.
 - 3. General Contractors bidding this project are required to attend. The General Contractor's company name must be listed on the pre-bid conference sign in sheet.
- B. Cut Off Date for Questions and Addenda: Tuesday, October 2, 2018.
- C. Substantial Completion: One Hundred Eighty [180] calendar days following receipt of the owner's written notice to proceed.

1.5 EXAMINATION OF SITE

- A. Bidders and sub-bidders shall contact the following individual to arrange for examination of the site:
 - 1. Randy Trivette, Facilities Director
City of Johnson City Tennessee
209 Water Street
(P O Box 2150)
Johnson City, Tennessee 37601 (37605)
Telephone: 423-434-5178
Email: rtrivette@johnsoncitytn.org

1.6 PROJECT INFORMATION

- A. The Owner of this Project is:
 - 1. The City of Johnson City
Municipal and Safety Building
601 East Main Street
Johnson City, TN 37601
- B. The Project is:
 - 1. A Proposed New Building For
Johnson City Police Training Center
899 Riverview Drive
Johnson City, Tennessee 37601
- C. The Architect for this Project is:
 - 1. Thomas Weems Architect
3203 Hanover Road
Johnson City, TN 37604

1.7 BIDDING DOCUMENTS AND DEPOSIT

- A. Up to [2] sets of Bidding Documents available to each Contractor on deposit basis.
- B. Deposit: [\$250.00] each set:
 - 1. Deposit will be refunded to Bidders who submit a bona fide Bid.
 - 2. Deposit refundable upon return of documents, in good condition, within [10] days after bid date. The cost of replacement of missing or damaged documents will be deducted from the deposit.
 - 3. Bidder receiving a Contract award may retain the Bidding Documents and the Bidder's deposit will be refunded.
 - 4. Failure to return documents, will forfeit deposit.
 - 5. Bidders shall use complete, full sized, sets of bidding Documents in preparing Bids. Neither Owner nor Architect assumes responsibility for errors or misinterpretations resulting from use of incomplete or reduced scale sets of Bidding Documents.

6. In making copies of Bidding Documents available on the above terms, Owner and/or Architect do so solely for the purpose of obtaining Bids on the Work and do not confer a license or grant permission for any other use of Bidding Documents.
- C. Additional printed copies of the bidding documents, if required, may be purchased for a fee from:
 1. Knoxville Blueprint and Supply Company, Inc.
622 Leroy Ave NW
P O Box 3293
Knoxville Tennessee 37921
Telephone: 865-525-0463
- D. Bidders may obtain electronic copies of the bidding documents [pdf files] may be obtained at no cost from the Office of the Architect.

1.8 BID SECURITY

- A. Submit Bid Security in form and amount indicated in Instructions to Bidders with Bid Form.

1.9 WITHDRAWAL

- A. Bids may not be withdrawn prior to [30] calendar days after actual date of opening Bids.

1.10 REJECTION

- A. The City reserves the right to reject any and all bids, to waive informalities, and to accept the bid or bids that are judged to be in the best interest of the City. The City of Johnson City is an Equal Opportunity Employer.

1.11 PROCEDURE FOR SUBMITTING BIDS

- A. Refer to Section 00 2113 – Instructions to Bidders for detailed requirements regarding how to complete Bid Forms and submit. Bids shall not be submitted via email to the bid opening location (Johnson City Purchasing Department).
- B. Bids shall be made on the Bid Forms provided under Section 00 4100.
- C. Bidders are required to submit Bid Form Supplements within [24] hours after the time set for receipt of Bids. Refer to Document 00 4300.
- D. Bidding Documents may be examined at the following locations:
 1. Associated General Contractors Plan Room
209 Neal Drive
Blountville, Tennessee 37617
Telephone: 423-323-7121
Email: planroom@tricitystnagc.org
 2. Knoxville Builders Exchange
300 Clark Street
Knoxville, Tennessee 37921
Telephone: 865-525-0443
Email: reporter@bxtn.org
 3. Fw Dodge McGraw Hill
622 Leroy Avenue
Knoxville, Tennessee 37921
Telephone: 865-673-9042
Email: Dodge.Docs@construction.com

- E. Successful bidders will be required to comply with applicable Equal Employment Opportunity laws and regulations. Successful bidders will be required to furnish Performance bond and Labor and Material Payment Bond prior to beginning this work. Successful bidders must comply with applicable federal, state and local codes, including the Americans with Disabilities Act (ADA) Federal Register.

PART 1- PRODUCTS

Not used

PART 2- EXECUTION

Not used

END OF DOCUMENT

DOCUMENT 00 4100

BID FORM

DATE _____, 20_____

PROJECT A Proposed New Building For
Johnson City Police Training Center
899 Riverview Drive
Johnson City, Tennessee 37601
ITB #6247

PROPOSAL OF _____

(Hereinafter called "Bidder", a (corporation) (partnership) (sole proprietorship)
(Bidder strike out inapplicable terms)

TO Johnson City Purchasing Department
209 Water Street / P O box 2150
Johnson City, Tennessee 37604
(hereinafter called "Owner")

1.1 REPRESENTATIONS

- A. The undersigned, in compliance with your Advertisement for Bids, submits the following Bid.
- B. Bidder will accept the provisions of the Bidding Documents.
- C. Bidder will enter into and execute a contract with the Owner within ten [10] calendar days after notification of the acceptance of this Bid.
- D. Bidder will accomplish the Work in accordance with the Bidding Documents prepared by Thomas Weems Architect, TWA Project #017-007.

1.2 TIME OF COMPLETION

- A. Bidder will achieve Substantial Completion of the Work within One Hundred Eighty [180] calendar days following receipt of the owner's written notice to proceed.

1.3 BID AMOUNTS

- A. **Base Bid Amount (Include \$50,000.00 Owner's Contingency and \$31,500.00 Allowances):**
Bidder proposes to construct this project for the stipulated sum of:

_____ Dollars [\$_____].

- B. **Alternate Bids:** If the Alternates listed below and further described in Section 01 2300 - Alternates are accepted, the Base Bid Amount stated above shall be modified by the following amounts:

1. **Alternate #1 – Base Building Plus Storage Room (Include \$50,000.00 Owner's Contingency and \$31,500.00 Allowances):** (Add) (Deduct) (Bidder strike one):

_____ Dollars [\$_____].

2. **Alternate #2 – Tile Carpeting:** (Add) (Deduct) (Bidder strike one):

_____ Dollars [\$_____].

- C. **Unit Prices:** The unit prices listed below and described in Section 01 2200 - Unit Prices, will apply throughout the project for changing work upon written instructions of the Architect:

<u>Description</u>	<u>Unit of Measure</u>	<u>Add per Unit</u>	<u>Deduct per Unit</u>
<u>31 2200 Grading</u> Unsuitable Mass below subgrade elevation	Cubic Yard	\$ _____	\$ _____
<u>31 2200 Grading</u> Rock Mass below subgrade elevation	Cubic Yard	\$ _____	\$ _____
<u>31 2300 Excavation & Fill</u> Unsuitable Foundation/Trench below subgrade elevation	Cubic Yard	\$ _____	\$ _____
<u>31 2300 Excavation & Fill</u> Rock Trench below subgrade elevation	Cubic Yard	\$ _____	\$ _____

1.4 ADDENDA

- A. Bidder acknowledges receipt of the following Addenda:

No. _____ Dated _____, 20____

No. _____ Dated _____, 20____

No. _____ Dated _____, 20____

No. _____ Dated _____, 20____

No. _____ Dated _____, 20____

Respectfully Submitted,

Firm Name

By

Street Address

Signature

City, State and Zip Code

Title

Telephone

Corporations: Affix Corporate Seal.

State in which incorporated

Bid Form 00 4100 must be signed by authorized representative of 'Bidder' to be considered valid.

END OF DOCUMENT

DOCUMENT 00 4300

BID FORM SUPPLEMENTS

DATE _____, 20____

PROJECT A Proposed New Building For
Johnson City Police Training Center
889 Riverview Drive
Johnson City, Tennessee 37601
ITB #6247

SUPPLEMENT TO PROPOSAL OF _____

(Hereinafter called "Bidder", a (corporation) (partnership) (sole proprietorship)
(Bidder strike out inapplicable terms)

TO Johnson City Purchasing Department
209 Water Street
(P O Box 2150)
Johnson City, Tennessee 37601 (37605)
(Hereinafter called "Owner")

The undersigned, in compliance with your Advertisement for Bids, submits the Supplements to the Bid Form listed below. The information provided shall be considered as an integral part of the Bid Form previously submitted.

These Appendices are as follows:

Proposed Subcontractors: Includes the names of Subcontractors and the portions of the Work they will perform.

Respectfully submitted,

Firm Name

Name of Officer

Signature of Officer

PROPOSED SUBCONTRACTORS

Bidder proposes to use the following Subcontractors for the portions of the Work indicated.

SPECIFICATION SECTION	SUBCONTRACTOR
<u>Section 03 3000:</u>	_____
<u>Section 04 2000:</u>	_____
<u>Section 06 1753:</u>	_____
<u>Section 07 3113:</u>	_____
<u>Section 07 6213</u>	_____
<u>Section 08 4113:</u>	_____
<u>Section 08 5113:</u>	_____
<u>Section 08 7100:</u>	_____
<u>Section 09 2900:</u>	_____
<u>Section 09 5100:</u>	_____
<u>Section 09 6519:</u>	_____
<u>Section 90 6813:</u>	_____
<u>Section 09 9100:</u>	_____
<u>Section 12 2413:</u>	_____
<u>Division 22:</u>	_____
<u>Division 23:</u>	_____
<u>Division 26:</u>	_____
<u>Division 27:</u>	_____
<u>Division 28:</u>	_____
<u>Division 31:</u>	_____
<u>Division 32:</u>	_____
<u>Division 33:</u>	_____

END OF DOCUMENT

SECTION 01 1100
SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:
1. Project information.
 2. Work covered by Contract Documents.
 3. Phased construction.
 4. Work by Owner.
 5. Access to site.
 6. Coordination with occupants.
 7. Work restrictions.
 8. Specification and drawing conventions.
 9. Miscellaneous provisions.
- B. Related Requirements:
1. Section 01 5000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 PROJECT INFORMATION

- A. The Project is:
1. A Proposed New Building For
Johnson City Police Training Center
899 Riverview Drive
Johnson City, Tennessee 37601
ITB #6247
TWA Project #018-001
- B. The Owner of this Project is:
1. City of Johnson City
Municipal and Safety Building
601 East Main Street
Johnson City, TN 37601
- C. The Architect for this Project is:
1. Thomas Weems Architect
3203 Hanover Road
Johnson City, TN 37604

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of this project is defined by the Contract Documents and consists of the following:
- Base Bid:
1. Demolition, civil, general construction, mechanical and electrical work required to construct a new building for Johnson City Police Training Center.
- Alternate #1- Storage Room:
1. Base Bid: Johnson City Police Training Center depicted in Base Bid Construction Drawings and Specifications.

2. Additive Alternate #1 Bid: Demolition, civil, general construction, mechanical and electrical work required to construct a new [20] foot wide X [50] foot deep storage room to west side of the Base Bid building.

Alternate #2- Tile Carpeting:

1. Base Bid: Resilient Tile Flooring in Rooms 1-03, 1-04 and 1-05 as depicted in Base Bid Construction Drawings and Specifications.
2. Additive Alternate #2 Bid: Provide Tile Carpeting in Rooms 1-03, 1-04 and 1-05.

B. Type of Contract:

1. The Project will be constructed under a single Stipulated Sum prime contract.
2. AIA A101-1997 Owner Contractor Agreement Form.

1.5 WORK BY OTHERS

A. Demolition:

1. Owner will perform demolition of building and associated items within the limits of the undercut.
2. Contractor shall perform ancillary demolition of remaining items that require removal.

B. Undercut and Backfill:

1. Owner will undercut and backfill beneath the building and ten feet [10] feet beyond, including geogrid installation.
2. Backfill to extend to within approximately [6] inches of the finished floor elevation of the building.

C. Relocation of Existing Overhead Electrical Lines:

1. Owner will relocate existing overhead electrical line.
2. Contractor will provide electric service to the building as depicted on the electrical plans.

D. This Paragraph To Be Deleted:

1. Contractor will relocate the existing sanitary sewer line and provide tap.
2. Contractor will extend sanitary sewer service and associated items to the building and provide all associated trenching and backfill.

E. Installation of New Asphalt pavement:

1. Owner will install all new asphalt pavement as depicted on the construction drawings; includes asphalt binder course, tack coat and asphalt wearing course.
2. Contractor will install base stone.

F. Erosion and Sediment Control Measures:

1. Owner will install erosion and sediment control measures for demolition, undercut and backfill and sanitary sewer relocation.
2. Contractor shall verify the condition and extent of erosion and sediment control measures and provide additional measures if needed, as shown on the Erosion and Sediment Control plans.

1.6 PHASED CONSTRUCTION

A. Work included in this contract to be constructed in one phase.

1. Construction schedule to be coordinated with the Owner.

1.7 SPECIAL CONSIDERATIONS

A. Project is located outside the corporate limits of Johnson City, Tennessee.

1. Contractor to obtain building permit from Washington County Tennessee Development Services [423-753-1735].
2. Contractor to obtain building inspection from Johnson City Building Department, Codes Division [423-434-6047].

1.8 ACCESS TO THE SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
 - 1. Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
 - c. Move any stored products under Contractor's control that interfere with the operations of the Owner or separate contractors.

1.9 COORDINATION WITH OCCUPANTS

- A. Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits unless otherwise indicated.
 - 1. Confine operations to construction area unless otherwise approved by Owner.
 - 2. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
 - 3. Contractor shall provide weathertight enclosure at all times.
 - 4. Provide not less than [72] hours' notice to Owner of activities that will affect Owner's operations.
- B. Coordinate use of site and premises with the Owner:
 - 1. Employee parking: In designated areas.
 - 2. Access to site and premises: In designated areas.
 - 3. Storage and staging areas: In designated areas.
 - 4. Transport materials and equipment to and from construction area along routes approved by Owner.
 - 5. Do not close or obstruct adjacent public streets and sidewalks.
- C. If access to adjacent common or occupied spaces is required:
 - 1. Schedule operations with Owner in advance.
 - 2. Perform work after normal business hours or on weekends when directed by Owner.

1.10 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7:00 a.m. to [5:00] p.m., Monday through Friday, unless otherwise indicated.
 - 1. Weekend Hours: [8:00] a.m. to [4:00] p.m.
 - 2. Early Morning Hours: Coordinate in advance with the Owner.
- C. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 - 1. Notify Owner not less than two days in advance of proposed disruptive operations.
 - 2. Obtain Owner's written permission before proceeding with disruptive operations.
- D. Non-Smoking Building: Smoking is not permitted within the building or on Project site.
- E. Controlled Substances: Use of tobacco products and other controlled substances within the existing building or on Project site is not permitted. Use of tobacco products and other controlled substances within the existing building or on Project site is not permitted.

- F. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.
 1. Maintain list of approved screened personnel with Owner's representative.
- G. The Contractor, Sub-contractors, suppliers and vendors are to have NO contact with staff or the general public.
 1. Work conduct, etiquette and behavior will be discussed at the Pre-Bid Meeting.
 2. NO deviations from this policy will be tolerated.
- H. Construction Materials Storage: Assume full responsibility for protection and safekeeping of products under this Contract stored on site.
 1. Obtain and pay for use of any additional storage or work areas needed for operations.
- I. Fire Protection and Life Safety Systems: Do not interrupt existing fire or life safety systems.
- J. Hazardous and Flammable Materials: Do not use or store hazardous or flammable materials on premises without Owner's approval;
 1. Follow requirements of governing authorities having jurisdiction over the work.
- K. Existing Utilities: Do not interrupt utilities serving facilities occupied by the Owner or others unless permitted under the following conditions and only then after arranging to provide temporary utility services according to the requirements indicated.
 1. Notify the Architect and the Owner not less than [72] hours in advance of any proposed utility interruptions:
 2. Architect Contact: Thomas Weems Architect; Telephone: 423-952-2700
 3. Owner Contact: Randy Trivette, Facilities Director; Telephone: 423-434-5178.
 4. Do not proceed with utility interruptions without the Owner's written permission.

1.11 SPECIFICATION FORMATS AND CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard.
 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS

Not used

PART 3 - EXECUTION

Not used

END OF SECTION