



City of Fayetteville, Arkansas

C. 5
Baldwin & Shell Construcion
Company Amendment No. 2
113 West Mountain Street
Fayetteville, AR 72701
Page 1 of 34
479-575-83 TDD -
479-521-1316

Text File

File Number: 2014-0419

Agenda Date: 10/7/2014

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In Control: City Council

File Type: Resolution

Agenda Number: C. 6

A RESOLUTION TO AUTHORIZE AMENDMENT NO. 2 TO THE CONTRACT WITH BALDWIN & SHELL CONSTRUCTION COMPANY FOR CONSTRUCTION PHASE SERVICES FOR THE SPRING STREET PARKING DECK PROJECT, AND TO APPROVE A BUDGET ADJUSTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby authorizes Amendment No. 2 to the contract with Baldwin & Shell Construction Company for construction phase services for the Spring Street Parking Deck Project.

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2014-0419

Legistar File ID

10/7/2014

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jeremy Pate

9/23/2014

Development Services /
 Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of Contract Amendment No. 2 with Baldwin & Shell Construction Company for full construction phase services of the Spring Street Municipal Parking Deck, and approval of a budget adjustment.

Budget Impact:

4560.9560.5804.00

Parking Deck Project Expenses

Account Number

Fund

11028.1203

Entertainment District Parking

Project Number

Project Title

Budgeted Item? Yes

Current Budget

\$ -

Funds Obligated

\$ -

Current Balance

\$ -

Does item have a cost? Yes

Item Cost

Budget Adjustment Attached? Yes

Budget Adjustment

Remaining Budget

\$ -

V20140710

Previous Ordinance or Resolution # 135-14

Original Contract Number: _____

Approval Date: _____

Comments:

MEETING OF OCTOBER 07, 2014

TO: Mayor and City Council
THRU: Don Marr, Chief of Staff
FROM: Jeremy Pate, Development Services Director
DATE: September 23, 2014
SUBJECT: **Spring Street Parking Deck-Amendment No. 2 to the Contract with Baldwin and Shell**

RECOMMENDATION:

Staff recommends approval of a resolution to approve contract amendment No. 2 with Baldwin & Shell Constructon Company in an amount not to exceed \$10,402,583 for construction phase services related to construction of the Spring Street Municipal Parking Deck and Walton Arts Center Administration offices/backstage expansion area. When added to Bid Package No. 1, the Total GMP is \$10,850,531. Included with this approval is a budget adjustment to facilitate the funding of this project.

BACKGROUND:

The City of Fayetteville is constructing a parking deck in the downtown area/entertainment district on the northwest corner of School Avenue and Spring Street, adjacent to and southeast of the Walton Arts Center (WAC) facility. The objective is to relieve current parking shortfalls and to create supply in an area anticipated to see increased parking demand.

Garver, LLC has led the design team for engineering and architectural services thus far on the project, coordinating with the City's team and in collaboration with the WAC and Boora Architects. Baldwin and Shell Construction Company was selected in April of 2013 to provided professional construction management services for this project. Services under the selection cover both preconstruction and construction phases of the work for the parking deck. A preconstruction phase service contract in the amount of \$40,000 was awarded at that time, with the objective of providing the design team with detailed contractor perspective input, including cost estimating at various points of in the design process. It has been through this estimating service that the design team has been able to make informed design decisions to reduce cost in the overall project from initial estimates. Under the construction management process, bids are publicly advertised and opened, and the Construction Manager establishes a Guaranteed Maximum Price based upon these bids.

The initial phase of construction (mobilization, demolition and excavation) was advertised for public bids and awarded in July in the amount of \$447,948. Work was initially set to begin in earnest in August, but based upon much higher than expected bids received at the bid opening on August 22 for the remainder of the project, the Mayor delayed the commencement of

construction until staff could work with our design and construction management team to find a more viable way to proceed. On August 26, I reported to the Council that the construction costs as bid were at \$12.2 million, or \$2.4 million above the previous estimate. Combined with additional estimated costs such as utility relocation, testing services, construction administration, fees, etc. staff was estimating the project was at a deficit of \$5.3 million from the original budget established in 2012. It was with this in mind that we went back to Garver and Baldwin & Shell to establish a better path forward, estimated a month's delay to finalize a recommendation.

DISCUSSION:

In the past month, the City and design teams have been working on several options to present to the Council. This contract amendment represents, in our opinion, the best path forward to construct this important infrastructure investment within the heart of our downtown cultural arts and entertainment district. Following are important points to consider with this proposal:

- 1) Baldwin & Shell has prepared a competitive proposal to manage the concrete work themselves, rather than pay for a "turn-key" contractor to do the work. This particular bid on the market was extremely high, and Baldwin & Shell have managed to reduce this cost by approximately \$1.1 million by self-performing the work. ***These savings are factored into the GMP.***
- 2) Negotiations with sub-contractors, changes in specifications and identifying negotiated changes within the project have thus far resulted in a net savings of approximately \$350,000. Staff for both the City and WAC continues to work on a few remaining items to further reduce the cost. Any additional changes agreed upon prior to the City Council meeting on October 07 will be incorporated into a revised Guaranteed Maximum Price (GMP); changes that reduce the overall cost after the GMP has been established and approved can be approved by Change Order. ***Savings of \$350,000 have been factored into the GMP; additional savings are being considered that have not been factored into the GMP.***
- 3) Staff has identified a couple items within the project that the City can self-perform that results in savings. Specifically, the City Transportation Dept. can trench and install conduit for underground utilities along Spring Street. We are also evaluating the cost difference for the City to install sidewalks, street trees, etc., but have not yet made a final decision. ***These savings have not yet been factored into the GMP.***
- 4) We are receiving new bids on 4 trade packages that either came in well over budget, had no bids or a single bid: Miscellaneous Steel (\$640,000), Weathered Steel Panels and Green Screen System (\$92,000), Metal Wall Soffit Panels (\$326,268), and Fiber Cement Wall Panels (\$107,397). The amounts here represent allowances that Baldwin & Shell has estimated and included in the GMP. It is our hope that with re-bidding these particular packages, these costs will be reduced and included in a new GMP by the October 07 meeting. Bids will not be received until October 02, so staff will send out a revised packet and GMP to all Council members as soon as we are able in advance of the meeting. ***These potential savings have not yet been factored into the GMP.***
- 5) Staff has negotiated the outside contracts necessary for the project, with an approximate savings of \$150,000. ***These savings are factored into separate agreements for Council consideration.***
- 6) The bids originally opened on August 22 are valid for 60 days. This places the Council's consideration of this proposal on a timeframe of either October 07 or October 21. October 21 would represent the 60th day, therefore at the risk of changing the GMP after initial submittal, staff has asked the Council to consider this item on the October 07

meeting. This would also reduce the delay in getting contractors mobilized on the site to begin work.

The current GMP proposal for Bid Package No. 2 is \$10,402,483. Together with Bid Package No. 1, the design contract, testing services contract, Construction Administration contract, WAC expenses, utility relocation agreements, and a contingency amount, the total expenditures for this project are \$12,684,119. Compared to the funds available for the project through the Bond Issue, Parking Revenue, Drainage Funds, and the Walton Arts Center's estimated contribution to the project for the areas of their responsibility, the funding gap is currently at \$3,872,067. Staff proposes the following:

- 1) Appropriate \$1,500,000 received from the Walton Arts Center Governance amendments back to the Walton Arts Center campus and the parking deck that will serve the entire area.
- 2) Appropriate \$2,372,067 out of General Fund Reserves to cover the balance, with the intent to repay this amount over time from additional revenue received from the parking deck utilization.

Staff will revise the use of General Fund Reserves as additional negotiated changes are accepted above and beyond those that already have been, and with the bids received on October 02.

As staff has updated the Council on several occasions, cost estimates have consistently been higher than our initial budget established with the parking revenue bonds. There has been much time and effort put into cost estimating, design changes and overall systems evaluation to provide a project that meets the expectations of all involved, including multiple public input sessions before design was started. Staff has taken the input given from the Council and the public to design the deck structure to incorporate liner buildings at the south and east corners, in addition to the liner building along the north side of the deck that will house the Walton Arts Center Administrative Headquarters and back-of-house space, which is absolutely necessary for the Walton Arts Center to expand at their current location. We were able to accomplish most, but not all, requests of the Council. The exterior elements that create the architectural interest of the façade have remained, and our value engineering and design changes have focused on structural and interior systems, specifications and elements.

This completes the procurement process for construction phase services. It must be noted that the City has not allocated a great deal of contingency with this contract. Attached to this memo is the Guaranteed Maximum Price Amendment, serving as Exhibit A to the already approved contract with Baldwin & Shell. The contract agreement is between the City of Fayetteville and Baldwin & Shell as our construction manager, and includes the construction services identified and described in the subsequent attachments, along with specified negotiated changes, qualifications and modifications to construction specifications, drawings, etc.

BUDGET/STAFF IMPACT:

Funding for this contract is coming from parking revenue bond proceeds, parking funds budgeted for the project, drainage funds allocated for improvements along Spring Street and the balance from General Fund Reserve. At the current time, the impact to the General Fund Reserve is \$2,372,067.

Attachments:

Parking Deck Funding/Cost Summary

Contract Amendment No. 2
Guaranteed Maximum Price for Bid Package No. 2 (Incl. Attachments)

City of Fayetteville, Arkansas - Budget Adjustment Form (Legistar)

Budget Year	Division: Parking & Telecommunications	Adjustment Number
2014	Dept.: Utilities	
	Requestor: Peggy Bell	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:



<p>_____</p> <p>RESOLUTION/ORDINANCE</p>	<p>COUNCIL DATE: 10/7/2014</p> <p>LEGISTAR FILE ID#: 2014-0419</p> <p>_____</p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 60%;">Budget Director</td> <td style="text-align: center; width: 40%;">Date</td> </tr> </table> <p>TYPE: _____</p> <p>DESCRIPTION: _____</p> <p>GLDATE: _____</p> <p>POSTED: _____ / _____</p>	Budget Director	Date
Budget Director	Date		

TOTAL	-	-			
Account Number	Increase / (Decrease)		Project.Sub#		Account Name
	Expense	Revenue	Project	Sub	AT
	-	-			
	-	-			
	-	-			
	-	-			
	-	-			
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	-	-			
	-	-			

Spring Street Municipal Parking Deck Cost Summary

24-Sep-14

Funds	Expenditures
Bond Issue	\$5,857,832
Parking Revenue	\$970,458
Drainage Funds	\$75,000
WAC Contribution (Est)	\$1,908,762
\$8,812,052	
	Site Selection/Design
	\$980,725
	Pre-Construction Services
	\$40,000
	WAC Relocation
	\$6,000
	WAC Temporary Offices
	\$108,000
	SourceGas Line Relocation
	\$31,844
	AEP Power Line Relocation
	\$66,834
	Construction Admin. Services
	\$168,600
	Testing Services
	\$120,000
	Parking Pay Equipment
	\$100,000
	Impact and Permit Fees
	\$11,585
	Contingency
	\$200,000
	Negotiated GMP
	\$10,850,531
	\$12,684,119
	Funding Gap
	(\$3,872,067)
Governance Fund Appropriation	\$1,500,000
General Fund Reserves Appropriation	\$2,372,067
	\$0

September 19, 2014

Mr. Jeremy Pate, Director Development Services
City of Fayetteville
113 West Mountain
Fayetteville, AR 72701

Re: Spring Street Parking Deck
Proposal - Bid Package No. 2

Dear Jeremy,

We are pleased to present this proposal for Bid Package No. 2 for the Spring Street Parking Deck and North Liner Building. This proposal is resultant of the public bid opening we conducted on August 22, 2014, subsequent negotiations with our low subcontractors, and multiple meetings with both the design team and city staff.

Proposed Guaranteed Maximum Price (GMP) for Bid Package No. 2: (Including currently accepted Negotiated Changes, refer to Attachments "B" & "C".)	\$10,402,583
Current Contract (Bid Package No. 1)	<u>447,948</u>
Total Proposed GMP	\$10,850,531

Refer to Attachment "A" for itemized breakdown of this proposal.

We have estimated construction duration of 365 calendar days to achieve Substantial Completion.

We are pleased to present the following **Deductive Alternates** for your consideration:

1. Delete installation of buried conduits for undergrounding of overhead utilities along Spring Street.
(City to self-perform.)
Deduct \$ 99,858
2. Delete sidewalks, street trees, grates, structural soil, street lights, irrigation along Spring and School Streets. (City to self-perform.)
Deduct \$ 109,300

Due to insufficient coverage on some bid packages on bid day we have established the following **Allowances** which are included in the Proposed GMP. For the packages noted "to re-bid" we have solicited bidders and established a bid date of October 2, 2014.

- \$640,000 Miscellaneous Steel
- \$ 92,000 Weathered Steel Panels and Green Screen System
- \$326,268 Metal Wall & Soffit Panels
- \$107,397 Fiber Cement Wall Panels

Please note the following **Qualifications** to this proposal:

- Pricing is based on Specifications, Drawings, and Addenda as listed in Attachments "F", "G", & "H".
- Building concrete work will be performed under multiple packages in lieu of a single turnkey package.
- Refer to Attachment "D" for list of Qualifications and Modifications associated with the concrete work and specifications.
- Our Agreement with the Owner (AIA Document A133-2009) will be amended to include Boora Architects Inc. as Architect of Record for the North Liner Building.
- Monthly payment applications will be sent directly to the City of Fayetteville.
- Contingency is for the sole use of the Construction Manager/General Contractor.
- Additional time will be granted for adverse weather conditions.

Please note the following **Exclusions**:

- Building Permit Fees
- Impact fees / utility connection fees
- Utility company charges
- Rock excavation
- Undercut of unsuitable soils beyond allowance (18" below bottom of garage slab on grade)

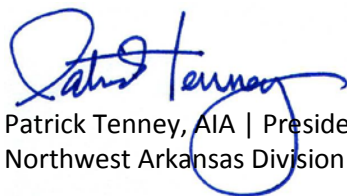
Please note the following **Unit Prices**:

1. Trench rock excavation. \$215 / C.Y.
2. Drilled pier unit prices, please refer to Attachment "E"

The prices represented in this proposal are valid through October 10, 2014.

Please do not hesitate to contact me if you have any questions whatsoever. We are ready to be of service.

Sincerely,
BALDWIN & SHELL CONSTRUCTION COMPANY



Patrick Tenney, AIA | President
Northwest Arkansas Division

Cc: Mr. Ron Petrie, P.E.

Enclosures

PROJECT NAME : Spring Street Parking Garage / North Liner							
Breakdown & Cost Allocation							
DATE : 9/19/14							
GMP AMOUNT : \$10,850,531							
BUILDING AREA : 102,551							
			1	2	3	4	
NO.	ITEM NAME	COST	DECK	BSM'T SHELL	BSM'T F.O.	GROUND & 2nd	TOTAL
600	Performance Bond	71,558	46,401	3,165	5,526	16,466	71,558
601	Builders' Risk / Lia. Insurance	74,069	54,833	3,002	4,551	11,683	74,069
602	Earthquake Insurance & Deductibles	0	0	0	0	0	0
605	Fringe Benefits	25,000	14,000	2,750	2,750	5,500	25,000
990	Fee	560,522	355,666	25,771	44,996	134,089	560,522
1000	General Conditions	531,986	410,860	94	7,693	113,339	531,986
1011	Contingency	164,933	164,933	0	0	0	164,933
1060	Permits	1,200	1,200	0	0	0	1,200
1400	Quality Control Testing	0	0	0	0	0	0
1700	Project Clean Up	70,683	55,853	0	3,412	11,418	70,683
2220	Power Co. Underground Conduits	93,000	93,000	0	0	0	93,000
2475	Drilled Piers	255,460	186,400	69,060	0	0	255,460
2630	Storm Drainage, Rain Havest, Backfill	430,000	305,000	125,000	0	0	430,000
2700	Paving & Surfacing	7,500	5,000	0	2,500	0	7,500
2710	Pavement Striping & Speed Bump	4,200	4,200	0	0	0	4,200
2766	Site Concrete Work	131,840	131,840	0	0	0	131,840
2810	Irrigation Sleeves	6,450	6,450	0	0	0	6,450
2900	Landscaping, Irrigation, Tree Grates	90,974	90,974	0	0	0	90,974
3303	Building Concrete Work	3,451,569	3,158,728	207,213	21,833	63,795	3,451,569
3540	Insulating Cementitious Decks	27,100	0	0	0	27,100	27,100
4200	Masonry & Pavers	33,530	33,530	0	0	0	33,530
5100	Structural Steel	395,539	16,799	19,776	0	358,964	395,539
5120	Steel Erection	112,500	10,000	2500	0	100,000	112,500
5130	Miscellaneous Steel	491,240	506,801	0	0	0	506,801
5140	Bollard Covers & Halfen Anchors	15,561					
5700	Weathered Steel Panels & Greenscreens	77,720	77,720	0	0	0	77,720
5810	Expansion Joint Covers	26,544	26,544	0	0	0	26,544
6100	Rough Carpentry	25,998	3,049	0	7,156	15,793	25,998
6200	Finish Carpentry	50,000	0	0	0	50,000	50,000
6220	Millwork Cabinets	26,562	0	0	5,000	21,562	26,562
7100	Dampproofing & Waterproofing	191,867	166,867	25,000	0	0	191,867
7210	Building Insulation	0	0	0	0	0	0
7300	Fluid Applied Air Barrier	5,000	5,000	0	0	0	5,000
7400	Preformed Roofing / Siding & Rigid Ins.	326,268	41,111	0	0	285,157	326,268
7450	Fiber Cementitious Panel Siding, Trim & Rigid Ins.	107,397	48,859	0	0	58,538	107,397
7500	Membrane Roofing	158,192	52,831	0	0	105,361	158,192
7600	Aluminum Cap Flashing & Sheetmetal	4,341	4,341	0	0	0	4,341
7840	Firestopping.	2,000	400	0	800	800	2,000
7860	Sprayed Fireproofing	22,000	0	0	7,334	14,666	22,000
7900	Caulking & Sealants	0	0	0	0	0	0
8110	Doors / Frames / Hardware	120,482	27,617	0	25,111	67,754	120,482
8220	Misc. Installation	10,055	600	0	5,455	4,000	10,055
8400	Entrances & Storefronts	389,780	127,578	0	1,050	261,152	389,780
9250	Gypsum Board	279,270	13,930	0	80,350	184,990	279,270

9400	Seamless Epoxy Floors	8,340	0	0	8,340	0	8,340
9665	All Floor Coverings	108,557	0	0	24,520	84,037	108,557
9900	Painting	78,000	11,500	0	26,550	39,950	78,000
10150	Toilet Partitions	1,602	0	0	0	1,602	1,602
10400	ID Devices & Graphic Allowance	22,000	0	0	0	22,000	22,000
10410	Garage Signage	44,043	44,043	0	0	0	44,043
10520	Fire Extinguishers	5,458	3,939	0	380	1,139	5,458
10800	Toilet Accessories	6,530	0	0	3,819	2,711	6,530
12490	Window Treatment	29,722	0	0	0	29,722	29,722
14200	Elevators	86,000	64,500	0	21,500	0	86,000
14300	Emergency Power	0	0	0	0	0	0
15000	Mechanical	864,639	212,410	1,500	397,338	253,391	864,639
15300	Fire Protection	56,792	22,318	9,500	5,424	19,550	56,792
16000	Electrical	570,263	214,716	0	149,711	205,836	570,263
	Negotiated Changes accepted as of 9/19/14	(349,253)	(222,851)	0	0	(126,402)	(349,253)
	TOTAL PACKAGE 2	10,402,583	6,599,490	494,331	863,099	2,445,663	10,402,583
	TOTAL PACKAGE 1	447,948	407,721	40,227	0	0	447,948
	TOTAL PROJECT	10,850,531	7,007,211	534,558	863,099	2,445,663	10,850,531

**Spring Street Parking Deck and North Liner Building
Bid Package No. 2**

Qualifications to Concrete Work

1. Costs for concrete materials are included as follows:
(Prices are from Mid Continent Concrete, and secure through March 2015.)
 - a. Costs for 4000 PSI mix with Fly Ash (25%) for Drilled Piers Applications are \$94.75 per Cubic yard plus taxes.
 - b. Costs for 3000 PSI mix with Fly Ash (15%) for Non-Structural Exterior Applications such as Sidewalks, Paving and Curb & Gutter \$90.75 per cubic yard plus taxes.
 - c. Costs for 5000 PSI mix with Fly Ash (30%) for Parking deck Superstructure Applications are \$93.75 per cubic yard plus taxes.
 - d. Costs for 4000 PSI mix with Fly Ash (20%) for Structural Applications other than those listed above for \$90.50 plus taxes.
 - e. Costs for AHTD Class S Mix for Retaining Wall Applications are \$92.50.
2. Costs for admixtures used for contractor's means and methods, climate control, workability and early strength are included where applicable and are as follows:
 - a. Heated Water
 - b. Non-Calcium Accelerator 1% included
 - c. Superplasticizer
 - d. All Cement Mix
3. Costs for Chlorine Ion Testing and Shrinkage testing are included at an allowance of \$5,000.00. Turn-around time for these tests is approximately 8 weeks.
4. Costs for addition of a concrete shrinkage reducer of any kind are excluded.
5. Costs for addition of a corrosion inhibitor of any kind are excluded.
6. Costs to tape, caulk or any other treatment at form joints are excluded. Form joints will be tightly butted.
7. An allowance for costs of Mockups in the amount of \$2,500.00 is included.
8. The Proposal is based on a pour size of approximately 14,000 +/- square feet per pour with 2 pours per typical floors.
9. Largest form liner panel size will be 4x8.
10. Swirl float finish is excluded. Method of placement and finish will be to strike the concrete, float with a channel float followed by a broom finish with amplitude of approximately 1/8".

11. Form liner for Class “C” work will be MDO plywood for suspended decks and metal forms for walls.

Modifications to Specifications

1. Refer to Section 03 10 00 (Parking Deck Superstructure):
 - a. Paragraph 2.2 – Delete Item C.
 - b. Paragraph 3.2 – Delete Item B.
 - c. Paragraph 3.3 – Delete Item B. Form joints will be tightly butted.
 - d. Paragraph 3.4 – Offset for Class C will be ½”.

2. Refer to Section 03 11 00:
 - a. Paragraph 1.2 – Delete Item B. No requirement for watertight joint. Form joints will be tightly butted.
 - b. Paragraph 1.2 – Delete Item C. No requirement for watertight joint. Form joints will be tightly butted.
 - c. Paragraph 1.3 (A) – Delete Item 1.
 - d. Paragraph 2.1 – Delete Item B.
 - e. Paragraph 2.1(E) – Allow use of wood as chamfer material and delete the requirement of “fully sealed at all edges”.
 - f. Paragraph 2.1 (F) – Clarify that requirement for Water Stop Ties applies only to basement walls of occupied and conditioned spaces.
 - g. Paragraph 2.1 (F) – Clarify that requirement for Elastic Vinyl Plug applies only to basement walls of occupied and conditioned spaces.
 - h. Paragraph 3.2 (C) – Replace with: “Locate form joints in a uniform pattern with joints aligned as closely as practical.”
 - i. Paragraph 3.2 (E) – Delete Item 1. Wall Tolerances will be in accordance with ACI Class A, B, or C as applicable with approved negotiated changes.
 - j. Paragraph 3.2 (E) – Delete Item 3. Form Offset will be in accordance with ACI Class A, B, or C as applicable with approved negotiated changes.
 - k. Paragraph 3.3 (K) – Delete Item 3.
 - l. Paragraph 3.3 (J)1 – Delete Item b.
 - m. Paragraph 3.3 (L) – Refer to Item 1 (a), Change 100% to 70%.
 - n. Paragraph 3.3 (L) – Refer to Item 1 (b), Change 48 hours to 24 hours.

3. Refer to Section 03 30 00 (Parking Deck Superstructure):
 - a. Paragraph 1.7 – Delete Item A. Wall in-place will serve as mock-up sample.
 - b. Paragraph 3.4 (B) – Delete Item 3 (b). Follow ACI requirements for Hot Weather Concreting.
 - c. Paragraph 3.6 (C) – Delete requirement for Final Light Swirl Float Finish. Finish will be light broom. Use of machine/power trowel/float will be allowed.
 - d. Paragraph 3.6 (D) – Delete requirement for Final Medium Swirl Finish. Finish will be light broom. Use of machine/power trowel/float will be allowed.
 - e. Paragraph 3.8 – Refer to Item A, Add to end of sentence “as closely as practical”.
 - f. Paragraph 3.8 – Delete Item I.

4. Refer to Section 03 30 00:
 - a. Paragraph 2.4 (A) – Refer to Item 3, change 15% to 35%.
 - b. Paragraph 3.12 (B) – Refer to Item 2, Add to end of sentence “as closely as practical”.

Attachment "F"
Bid Package No. 2 - Spring Street Parking Deck
Specifications

All Specifications are dated July 11, 2014

<u>Specifications</u> <u>Section Number</u>	<u>Title</u>	<u>Pages</u>
GARVER - VOLUME 1 of 2		
CONTRACT DOCUMENTS AND GENERAL REQUIREMENTS		
<u>DIVISION 00 - BIDDING AND CONTRACTING REQUIREMENTS</u>		
00 00 01	Certifications	1-4
00 01 00	Table of Contents	1-4
00 70 00	AIA 201 - General Conditions of the Contract for Construction	1-50
00 73 00	Wage Rate Requirements	1-5
<u>DIVISION 01 - GENERAL REQUIREMENTS</u>		
01 11 00	Summary of Work	1
01 12 00	Project Meetings	1-2
01 26 00	Contract Modification Procedures	1-3
01 31 00	Project Management and Coordination	1-6
01 32 00	Construction Progress Documentation	1-5
01 33 00	Submittal Procedures	1-5
01 42 00	References	1-3
01 45 29	Testing Laboratory	1-10
01 50 00	Temporary Facilities and Controls	1-8
01 77 00	Closeout Procedures	1-3
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<u>DIVISION 02 - EXISTING CONDITIONS - NOT USED</u>		
<u>DIVISION 03 - CONCRETE</u>		
03 01 00	Concrete Surface Repair	1-6
03 10 00	Concrete Formwork - Parking Deck Superstructure	1-6
03 11 00	Concrete Formwork	1-5
03 20 00	Concrete Reinforcement - Parking Deck Superstructure	1-5
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**CITY OF FAYETTEVILLE
 SPRING STREET PARKING DECK
 NORTH LINER BUILDING T.I.
 BOORA-SPECIFICATIONS**

All Specifications are dated July 3, 2014

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Attachment "G"
Bid Package No. 2 - Spring Street Parking Deck
List of Drawings

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C101	Site Layout and Erosion Control Plan	July 2014
C102	Grading and Drainage Plan 1	July 2014
C103	Grading and Drainage Plan 2	July 2014
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C105	Utility Plan	July 2014
C106	South Retaining Wall Plan and Profile	July 2014
C501	Site Details 1	July 2014
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L102	Landscaping Plan1	July 2014
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A016	Window Schedule	July 21, 2014
A017	Door Schedule, Glazing Schedule	July 21, 2014
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A022	Level B1 Life Safety Plan	July 2014
A023	Level 1 Life Safety Plan	July 2014
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A101	Building Plans	July 2014
A102	Building Plans	July 2014
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A110	NLB Basement Plan	July 2014
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A112	Enlarged Liner Building Plans	July 2014
A200	Exterior Elevations	July 2014
A201	Exterior Elevations	July 2014
A210	Building Sections	July 2014
A211	Building Sections	July 2014
A400	Enlarges Stair Plans and Elevations	July 2014
A401	Enlarged Core Stair Plans	July 2014
A402	South and East Liner Buildings Enlarged Plans	July 2014
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A501	Wall Sections	July 21, 2014
A502	Wall Sections	July 21, 2014
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A700	Details	July 21, 2014
A701	Details	July 21, 2014
A702	Details	July 21, 2014
A703	Details	July 21, 2014
A704	Details	July 21, 2014
A710	Details	July 21, 2014
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S002	General Notes	July 2014
S003	General Notes	July 2014
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S102	Foundation Plan - North Liner Building	July 2014
S103	Framing Plan & Mezzanine Framing Plan - North Liner Building - L1	July 2014

S104	Framing Plan - North Liner Building - Level 2	July 2014
S105	Framing Plan - North Liner Building - Roof	July 2014
S201	Bracing Elevations, Sections, & Details	July 2014
S301	Foundation Sections I	July 2014
S302	Foundation Sections II	July 2014
S303	Foundation Sections III	July 2014
S304	Foundation Sections IV	July 2014
S305	Foundation Sections V	July 2014
S306	Foundation Sections VI	July 2014
S307	Foundation Sections VII	July 2014
S308	Foundation Sections VIII	July 2014
S309	Framing Sections I	July 2014
S310	Framing Sections II	July 2014
S311	Framing Sections III	July 2014
S312	Framing Sections IV	July 2014
S313	Framing Sections V	July 2014
S401	Enlarged Plans	July 2014
S501	Standard Foundation Details I	July 2014
S502	Standard Foundation Details II	July 2014
S503	Standard Framing Details I	July 2014

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M103	Parking Deck Level 1 HVAC Plan	July 2014
M104	Parking Deck Level 2 HVAC Plan	July 2014
M105	Parking Deck Level 3 HVAC Plan	July 2014
M501	Details	July 2014
M601	HVAC Schedules	July 2014

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E102	Level B1 Electrical Plan	July 2014
E103	Level 1 Electrical Plan	July 2014
E104	Level 2 Electrical Plan	July 2014
E105	Level 3 Electrical Plan	July 2014
E501	Electrical One-Line Diagram	July 2014
E502	Electrical Schedules I	July 2014
ES101	Site Electrical Plan	July 2014
ES501	Site Electrical Details	July 2014

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P105	Parking Deck Level 3 Piping Plan	July 2014
P106	Enlarged Plans	July 2014
P107	Parking Deck Underslab and Foundation Drain Layout	July 2014
P501	Details I	July 2014
P502	Details II	July 2014
P503	Details III	July 2014
P601	Plumbing Schedules	July 2014

PARKING DECK

AP101	Level B1 Plan	July 2014
AP102	Level 1 Plan	July 2014
AP103	Level 2 Plan	July 2014
AP104	Level 3 Plan	July 2014
AP501	Pavement Marking Details	July 2014
AP511	Signage Details	July 2014
AP512	Signage Details	July 2014
AP521	Sign Mounting Details	July 2014
AP601	Sign Schedules & Graphic Components	July 2014
SF000	General Notes	July 2014
SF001	General Notes	July 2014
SF002	Statement of Special Inspections	July 2014
SF101	Level B1 Plan	July 2014
SF102	Level 1 Plan	July 2014
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SF301	Building Section	July 2014
SF302	East Elevation	July 2014
SF401	Enlarged Stair No. 2 Plans	July 2014
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SF411	Enlarged Stair/Elevator No. 1 Plans	July 2014
SF412	Enlarged Stair/Elevator No. 1 Plans	July 2014
SF421	Enlarged Plan Details	July 2014
SF501	Slab on Grade Details	July 2014
SF502	Slab on Grade Details	July 2014
SF511	CIP Column Details	July 2014
SF521	PT Framing Details	July 2014
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SF523	PT Framing Details	July 2014
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SF531	PT Slab Details	July 2014
SF541	Waterproofing Details	July 2014
SF542	Waterproofing Details	July 2014

SF543	Waterproofing Details	July 2014
SF551	Standard & Miscellaneous Details	July 2014
SF561	Enlarged Plan Details	July 2014
SF562	Enlarged Plan Details	July 2014
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SF564	Enlarged Plan Details	July 2014
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SF611	CIP Column Details	July 2014
SF621	PT Beam & Girder Schedule	July 2014
SF622	PT Beam & Girder Details	July 2014
SF631	RC Beam Schedule & Details	July 2014

BOORA DRAWINGS

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ARCHITECTURAL

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A102	Second Floor Plan	July 11, 2014
A150	Basement Reflected Ceiling Plan	7.31.2014
A151	First Floor Reflected Ceiling Plan	7.31.2014
A152	Second Floor Reflected Ceiling Plan	7.31.2014
A200	Interior Elevations	July 11, 2014
A301	Building Sections	July 11, 2014
A401	Stair Plan and Sections	July 11, 2014
A402	Railing Elevations and Details	July 11, 2014
A450	Enlarged Toilet Plans	July 11, 2014
A451	Enlarged Toilet Plans	July 11, 2014
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A591	Millwork	July 11, 2014
A601	Door and Room Finish Schedule	July 11, 2014

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FP301	Fire Protection Details	7.11.2014
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P103	Second Floor Waste & Vent Plan	7.11.2014
P111	Basement Water & Gas Plan	7.31.2014
P112	First Floor Water & Gas Plan	7.11.2014
P113	Second Floor Water & Gas Plan	7.11.2014
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P401	Plumbing Schedules	7.31.2014
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MP103	Roof Mechanical Plumbing Plan	7.11.2014
M110	Basement Piping Plan	7.31.2014
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M402	Mechanical Schedules	7.31.2014
M501	Mechanical Details	7.11.2014
M502	Mechanical Details	7.31.2014
M601	Mechanical Controls	7.11.2014
M602	Mechanical Controls	7.11.2014
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E121	Basement Special Systems Plan	7.31.2014
E122	First Floor Special Systems Plan	7.11.2014
E123	Second Floor Special Systems Plan	7.11.2014
E201	Electrical One-Line Diagrams	7.11.2014
E301	Electrical Schedules	7.11.2014
E302	Electrical Schedules	7.11.2014

Attachment "H"
Bid Package No. 2 - Spring Street Parking Deck

ADDENDA

ADDENDUM No. 1

GARVER
Issued July 22, 2014

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08 51 13	Aluminum Windows	1-8
08 80 00	Glazing	1-8
08 91 10	Glazed Aluminum Curtain Walls	1-9
09 91 23	Interior Paint	1-7
10 44 00	Fire Protection Specialties	1-4
33 41 19	Pipe Laying	1-1

<u>No</u>	<u>Drawings</u> <u>Title</u>	<u>Date</u>
G002	Index Sheet	7/21/2014
C105	Utility Plan	7/21/2014
V102	Easement Dedication Plat	7/21/2014
A000	General Notes	7/21/2014
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A016	Window Schedule	7/21/2014
A017	Door Schedule, Glazing Schedule	7/21/2014
A500	Wall Sections	7/21/2014
A501	Wall Sections	7/21/2014
A502	Wall Sections	7/21/2014
A503	Wall Sections	7/21/2014
A504	Wall Sections	7/21/2014
A505	Wall Sections	7/21/2014
A506	Wall Sections	7/21/2014
A507	Wall Sections	7/21/2014
A700	Details	7/21/2014
A701	Details	7/21/2014
A702	Details	7/21/2014
A703	Details	7/21/2014

A704	Details	7/21/2014
A710	Details	7/21/2014
A711	Details	7/21/2014
A712	Details	7/21/2014
A713	Details	7/21/2014
S103	Structural Framing Plan & Mezzanine Framing Plan-North Liner Building	7/21/2014
S309	Framing Sections I	7/21/2014
S310	Framing Sections II	7/21/2014
S313	Framing Sections V	7/21/2014

ADDENDUM No. 2

**CITY OF FAYETTEVILLE
 SPRING STREET PARKING DECK
 NORTH LINER BUILDING T.I.
 Issued July 31, 2014**

<u>No</u>	<u>Drawings Title</u>	<u>Date</u>
A100	Basement Floor Plan	7/31/2014
A150	Basement Reflected Ceiling Plan	7/31/2014
A151	First Floor Reflected Ceiling Plan	7/31/2014
A152	Second Floor Reflected Ceiling Plan	7/31/2014
M100	First Floor Ductwork Plan	7/31/2014
M110	Basement Piping Plan	7/31/2014
M402	Mechanical Schedules	7/31/2014
M502	Mechanical Details	7/31/2014
E100	Basement Lighting Plan	7/31/2014
E111	Basement Lighting Plan	7/31/2014
E112	First Floor Lighting Plan	7/31/2014
E113	Second Floor Lighting Plan	7/31/2014
E121	Basement Lighting Plan	7/31/2014
P101	Basement Waste and Vent Plan	7/31/2014
P111	Basement Water and Gas Plan	7/31/2014
P301	Plumbing Riser Diagrams	7/31/2014
P401	Plumbing Schedules	7/31/2014

ADDENDUM No. 3

**GARVER
 Issued August 8, 2014**

<u>No</u>	<u>Drawings Title</u>	<u>Date</u>
G002	Index of Sheet	8/08/2014
C101	Site Layout and Erosion Control	8/08/2014
C102	Grading and Drainage Plan 1	8/08/2014
C103	Grading and Drainage Plan 2	8/08/2014
C104	Grading and Drainage Plan 3	8/08/2014
C105	Utility Plan	8/08/2014
C106	South Retaining Wall Plan and Profile	8/08/2014

L101	Tree Preservation Plan	8/08/2014
L102	Landscaping Plan 1	8/08/2014
L103	Landscaping Plan 2	8/08/2014
L104	Landscaping Plan 3	8/08/2014
L501	Landscaping Details	8/08/2014

ADDENDUM No. 4

**CITY OF FAYETTEVILLE
 SPRING STREET PARKING DECK
 NORTH LINER BUILDING T.I.
 Issued August 13, 2014**

<u>No</u>	<u>Drawings Title</u>	<u>Date</u>
A601	Door and Room Finish Schedule	8/13/2014

ADDENDUM No. 5

**GARVER
 Issued August 8, 2014**

<u>No</u>	<u>Drawings Title</u>	<u>Date</u>
G002	Index Sheet	8/19/2014
A015	Window Schedule	8/19/2014
A018	Window Schedule	8/19/2014
A502	Wall Sections	8/19/2014
A703	Details	8/19/2014
A704	Details	8/19/2014
A710	Details	8/19/2014
A711	Details	8/19/2014
SF000	General Notes	8/19/2014

ADDENDUM No. 6

**CITY OF FAYETTEVILLE
 SPRING STREET PARKING DECK
 NORTH LINER BUILDING T.I.
 Issued August 19, 2014**

<u>No</u>	<u>Drawings Title</u>	<u>Date</u>
A401	Stair Plan and Sections	8/19/2014
A402	Railing Elevations and Details	8/19/2014

ADDENDUM No. 7

**GARVER
 Issued August 20, 2014**

<u>Section Number</u>	<u>Specifications Title</u>	<u>Pages</u>
10 14 00	Signage - Parking Garage	1-7

<u>No</u>	Drawings	<u>Date</u>
	<u>Title</u>	
G002	Index of Sheets	8/20/2014
AP101	Level B1 Plan	8/20/2014
AP102	Level 1 Plan	8/20/2014
AP511	Signage Details	8/20/2014
AP601	Sign Schedules & Graphic Components	8/20/2014

