



Oak Ridge Schools

Business Office

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October 4, 2024

Addendum 2 to RFP 25-002.1

Please find attached the updated specifications for RFP 25-002.1 from MHM.



ADDENDUM 02

PROJECT: MHM_24023 | Oak Ridge High School Softball Complex
RFP_25-002.1 ORHS Softball Complex

DATE: October 4, 2024

TO: Prospective Bidders

OWNER: Oak Ridge Schools (on behalf of the City of Oak Ridge)
304 New York Avenue
Oak Ridge, TN 37830

ARCHITECT: McCarty Holsaple McCarty, Inc.
550 West Main Street, Suite 300
Knoxville, TN 37902

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated August 5, 2024, as noted below. The items listed below shall supersede the previous information in the previously issued Bidding Documents and shall be incorporated into the entire Work described therein. The Bidder shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of two (2) page(s) and the attached documents as listed below.

ATTACHMENTS:

1. Specifications: 00 01 10, 00 41 13, 01 23 00
2. Drawings Sheets: None.
3. Other Attachments: None.

CHANGES TO PRIOR ADDENDA:

4. None.

CHANGES TO BIDDING REQUIREMENTS:

5. None.

CHANGES TO AGREEMENT:

6. None.

CHANGES TO CONDITIONS OF THE CONTRACT:

7. None.

CHANGES TO SPECIFICATIONS:

8. Section **00 01 10** – Table of Contents: Updated issue date on revised Sections. Refer to attached revised Section.
9. Section **00 41 13** – Bid Form: Added Alternate No. 09. Refer to attached revised Section.
 - a. USE THIS REVISED BID FORM TO SUBMIT YOUR BID.
10. Section **01 23 00** – Alternates: Added Alternate No. 09. Refer to attached revised Section.

CHANGES TO DRAWINGS:

11. None.

QUESTIONS & ANSWERS / CLARIFICATIONS:

12. None.

END OF ADDENDUM

SECTION 00 01 10 – TABLE OF CONTENTS

DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS

Section #	Section Name	Issued	Pages
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00 01 01	Project Title Page	08/05/24	1
00 01 07	Seals Page	08/05/24	1
00 01 10	Table of Contents	10/04/24	3
00 01 15	List of Drawing Sheets	08/05/24	1
00 31 19	Existing Condition Information	08/05/24	1
00 41 13	Bid Form	10/04/24	5
00 41 14	Bid Envelope	08/12/24	1
00 41 15	Bid Envelope Cover	08/05/24	1
RFP	Refer to Owner's Request for Proposal (RFP) document for additional requirements	09/23/24	

DIVISION 01 GENERAL REQUIREMENTS

Section #	Section Name	Issued	Pages
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01 26 00	Contract Modification Procedures	08/05/24	2
01 26 10	Weather Delays	08/05/24	3
01 26 20	Weather Delay Report	08/05/24	1
01 29 00	Payment Procedures	08/05/24	4
01 31 00	Project Management and Coordination	08/05/24	6
01 32 00	Construction Progress Documentation	08/05/24	4
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01 41 00	Regulatory Requirements	08/12/24	1
01 42 00	References	08/05/24	2
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01 45 33	Code-Required Special Inspections and Procedures	08/05/24	7
01 50 00	Temporary Facilities and Controls	08/05/24	4
01 57 23	Temporary Stormwater Pollution Control	08/05/24	1
01 60 00	Product Requirements	08/05/24	5
01 61 16	Volatile Organic Compound (VOC) Content Restrictions	08/05/24	2
01 71 23	Field Engineering	08/05/24	4
01 73 00	Execution	08/05/24	7
01 74 19	Construction Waste Management and Disposal	08/05/24	4
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01 78 23	Operation and Maintenance Data	08/05/24	6
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DIVISION 02 EXISTING CONDITIONS

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	Not used		

DIVISION 03 CONCRETE

Section #	Section Name	Issued	Pages
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DIVISION 04 MASONRY

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04 26 13	Masonry Veneer	08/05/24	8

DIVISION 05 METALS

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05 00 00	Refer to Structural Drawings		

DIVISION 06 WOOD, PLASTICS, AND COMPOSITES

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07 25 00	Weather Barriers	08/05/24	2
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07 41 13.16	Standing-Seam Metal Roof Panels	08/05/24	7
07 46 46	Fiber-Cement Siding	08/05/24	5
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07 92 00	Joint Sealants	08/05/24	6

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08 33 13	Coiling Counter Doors	08/05/24	4
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DIVISION 09 FINISHES

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DIVISION 10 SPECIALTIES

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DIVISION 12 FURNISHINGS

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	Not Used		

DIVISION 13 SPECIAL CONSTRUCTION

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22 05 15	Identification for Plumbing Piping and Equipment	08/05/24	2
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22 05 25	Domestic Water Piping and Appurtenances	08/05/24	7
22 05 30	Drainage, Waste, Vent Piping, and Appurtenances	08/05/24	7
22 05 40	Electric Domestic Water Heaters	08/05/24	5
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23 05 10	Basic Materials and Methods	08/05/24	3
23 05 93	Testing, Adjusting, and Balancing for HVAC	08/05/24	3
23 07 00	HVAC Insulation	08/05/24	2
23 23 00	Refrigerant Piping	08/05/24	1
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26 05 33	Raceways and Boxes for Electrical Systems	08/05/24	11
26 05 43	Underground Ducts and Raceways for Electrical Systems	08/05/24	15
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27 05 28	Pathways for Communication Systems	08/05/24	8

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31 20 00	Earth Moving	08/05/24	8
31 23 33	Trenching and Backfilling	08/05/24	7
31 25 00	Erosion and Sedimentation Controls	08/05/24	6
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32 18 13	Synthetic Grass Surfacing	08/12/24	4
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END OF SECTION 00 01 10

SECTION 00 41 13 – BID FORM

PROJECT: Oak Ridge High School Softball Complex

This BID is submitted on behalf of _____
(insert the name of "a corporation" or "a partnership" doing business as)
(hereinafter referred to as "BIDDER"), organized and existing under the laws of the State of Tennessee.

This BID is submitted to Oak Ridge Schools on behalf of the City of Oak Ridge (hereinafter referred to as "OWNER").

In compliance with the Advertisement for Bids and Instructions to Bidders, BIDDER hereby proposes to perform all the WORK for the construction of the above referenced project in strict accordance with the Contract Documents, as amended via Addenda, within the time set forth therein, and at the price(s) stated below which include all sales taxes, other applicable taxes, fees, and the Allowances listed in Section 01 21 00.

By submission of this BID, the BIDDER understands and certifies, and in the case of a joint BID each party thereto understands and certifies as to its own organization, the following:

1. The BIDDER having carefully familiarized themselves with the existing and local conditions at the Project Site under which the WORK is to be performed, and have correlated their observations with the requirements of the Contract Documents (Drawings, Specifications, and Addenda) for the above referenced project, this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.
2. The BIDDER has received, read, and understand the Contract Documents and that the BID amounts entered below are based on the Contract Documents as specified and amended via Addenda, and are made in strict accordance therewith;
3. The BID will not be withdrawn within the period of sixty (60) calendar days following the BID receipt date and opening thereof;
4. Upon receipt of the Notice of Award for this BID, the BIDDER shall execute an Agreement for the WORK within ten (10) calendar days after such notification;
5. The right is reserved by the OWNER to reject any or all BIDS, for any or no reason, and to waive any informalities in BIDS received;
6. Upon receipt of the Notice to Proceed for this BID, the BIDDER shall plan for a commencement date as indicated in Section 01 10 00 – Summary and proceed with the WORK in a timely fashion to reach Substantial Completion within the allotted time stipulated in the Contract Documents;
7. The Regulatory Requirement documents are included with this BID;
8. All the Lump-Sum and Quantity Allowances listed in Section 01 21 00 including the Contingency Allowance, if applicable, are included in the BASE BID amount entered below and it is understood that these Allowances cannot be used without prior written approval from the OWNER, and that all unused amounts of these Allowances will be credited back to the OWNER via a Change Order at the end of the project;

The BIDDER hereby agrees to furnish, perform, and commence all the WORK under this Agreement on or before a date to be specified in the Notice to Proceed and to fully complete the PROJECT within the amount of time allotted in the Contract Documents. BIDDER further agrees to pay as liquidated damages the sum(s) per calendar day as stipulated in the Contract Documents.

BASE BID (Including ALL Allowances listed in Section 01 21 00):

_____ Dollars
(in words)

(\$ _____), hereinafter referred to as the **BASE BID**.
(in numbers)

ALTERNATE NO. 01:

If this Alternate, for the Work associated with the Athletic Field Lighting is accepted, the BASE BID will be modified as follows:

ADD / DEDUCT _____ Dollars
(circle one above) (in words)

(\$ _____) to / from the BASE BID, hereinafter referred to as the **ALTERNATE NO. 01.**
(in numbers)

ALTERNATE NO. 02:

If this Alternate, for the Work associated with the Scorer's Booth / Concessions Mechanical Systems is accepted, the BASE BID will be modified as follows:

ADD / DEDUCT _____ Dollars
(circle one above) (in words)

(\$ _____) to / from the BASE BID, hereinafter referred to as the **ALTERNATE NO. 02.**
(in numbers)

ALTERNATE NO. 03:

If this Alternate, for the Work associated with the Batting Cage Artificial Turf is accepted, the BASE BID will be modified as follows:

ADD / DEDUCT _____ Dollars
(circle one above) (in words)

(\$ _____) to / from the BASE BID, hereinafter referred to as the **ALTERNATE NO. 03.**
(in numbers)

ALTERNATE NO. 04:

If this Alternate, for the Work associated with the Softball Field Infield Mix and Warning Track is accepted, the BASE BID will be modified as follows:

ADD / DEDUCT _____ Dollars
(circle one above) (in words)

(\$ _____) to / from the BASE BID, hereinafter referred to as the **ALTERNATE NO. 04.**
(in numbers)

ALTERNATE NO. 05:

If this Alternate, for the Work associated with the Softball Field HGT Bluegrass Sod is accepted, the BASE BID will be modified as follows:

ADD / DEDUCT _____ Dollars
(circle one above) (in words)

(\$ _____) to / from the BASE BID, hereinafter referred to as the **ALTERNATE NO. 05.**
(in numbers)

ALTERNATE NO. 06:

If this Alternate, for the Work associated with the Softball Field Kentucky 31 Fescue Sod is accepted, the BASE BID will be modified as follows:

ADD / DEDUCT _____ Dollars
(circle one above) (in words)

(\$ _____) to / from the BASE BID, hereinafter referred to as the **ALTERNATE NO. 06.**
(in numbers)

ALTERNATE NO. 07:

If this Alternate, for the Work associated with the Softball Dugouts Length Reduction is accepted, the BASE BID will be modified as follows:

ADD / DEDUCT _____ Dollars
(circle one above) (in words)

(\$ _____) to / from the BASE BID, hereinafter referred to as the **ALTERNATE NO. 07**.
(in numbers)

ALTERNATE NO. 08:

If this Alternate, for the Work associated with the Painting is accepted, the BASE BID will be modified as follows:

ADD / DEDUCT _____ Dollars
(circle one above) (in words)

(\$ _____) to / from the BASE BID, hereinafter referred to as the **ALTERNATE NO. 08**.
(in numbers)

ALTERNATE NO. 09:

If this Alternate, for the Work associated with the Salvaging / Reusing Existing Infield Mix is accepted, the BASE BID will be modified as follows:

ADD / DEDUCT _____ Dollars
(circle one above) (in words)

(\$ _____) to / from the BASE BID, hereinafter referred to as the **ALTERNATE NO. 09**.
(in numbers)

UNIT PRICE ALLOWANCES:

The undersigned BIDDER proposes the Unit Price Allowances below which are included in the lump sum BASE BID above and are subject to adjustment based on the proposed Unit Prices listed below. The Unit Price Allowances below shall be added to or deducted from the Contract Sum based on the performance and measurement of the individual items of Work and for adjustment of the quantity given in the Unit Price Allowance for the actual measurement of individual items of the Work. All unused portions of Allowances shall be credited back to the Owner. If a calculation discrepancy is present below, the total dollar amount of the Unit Price Allowance divided by the quantity given below shall determine the actual Unit Price for that item.

UNIT PRICE & ALLOWANCE NO. 01: Removal of unsatisfactory soil and replacement with satisfactory soil material.

Quantity of 100 cubic yards x _____ Dollars (\$ _____) per cubic yard
(unit price in words) (unit price in numbers)

equals an Allowance of _____ Dollars (\$ _____)
(total allowance in words) (total allowance in numbers)

UNIT PRICE & ALLOWANCE NO. 02: Mass rock excavation and replacement with satisfactory soil material.

Quantity of 100 cubic yards x _____ Dollars (\$ _____) per cubic yard
(unit price in words) (unit price in numbers)

equals an Allowance of _____ Dollars (\$ _____)
(total allowance in words) (total allowance in numbers)

UNIT PRICE & ALLOWANCE NO. 03: Trench rock excavation and replacement with satisfactory soil material.

Quantity of 25 cubic yards x _____ Dollars (\$ _____) per cubic yard
(unit price in words) (unit price in numbers)
equals an Allowance of _____ Dollars (\$ _____)
(total allowance in words) (total allowance in numbers)

UNIT PRICE & ALLOWANCE NO. 04: Trench rock excavation and replacement with stone material.

Quantity of 25 cubic yards x _____ Dollars (\$ _____) per cubic yard
(unit price in words) (unit price in numbers)
equals an Allowance of _____ Dollars (\$ _____)
(total allowance in words) (total allowance in numbers)

UNIT PRICE & ALLOWANCE NO. 05: Brick Veneer.

Unit Price of \$600 per thousand x quantity of _____ Brick (_____)
(quantity in words) (quantity in numbers)
equals an Allowance of _____ Dollars (\$ _____)
(total allowance in words) (total allowance in numbers)

THIS BID IS SUBMITTED BY:

BIDDER: _____
(insert the name of "a corporation" or "a partnership" doing business as)

Authorized Signature: _____ Date: _____

Name: _____ Title: _____

Address: _____
(street & mailing address) (city, state, zip code)

Telephone #: _____ Cell #: _____ Email: _____

Federal Employer Identification Number (EIN): _____

License Number: _____

RECEIPT OF DOCUMENTS:

BIDDER: _____
(insert the name of "a corporation" or "a partnership" doing business as)

Authorized Signature: _____ Date: _____

Name: _____ Title: _____

State of Incorporation: _____

Note: If this BID is submitted by a corporation, this BID shall have the signature of the Officer(s) required by its governing document.

ADDENDA RECEIPT FORM:

PROJECT: Oak Ridge High School Softball Complex

By submission of this Form, the undersigned BIDDER acknowledges that they have received, reviewed, read, and understand each of the Addenda listed below for the above referenced project and further understands that failure to acknowledge the receipt of all Addenda within the list below may result in rejection of their BID.

Number:	Description:	Date Received:
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

BIDDER: _____
(insert the name of "a corporation" or "a partnership" doing business as)

Authorized Signature: _____ Date: _____
Name: _____ Title: _____

END OF SECTION

SECTION 01 23 00 - ALTERNATES

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 administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include, as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation, whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other Work of the Contract.
- C. Schedule: A Part 3 "Schedule of Alternates" Article is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate No. 01: Athletic Field Lighting.
 - 1. Base Bid: Contractor to provide and install all electrical and controls connections associated with the Owner-furnished and Owner-installed athletic field lighting and poles. Owner to remove existing athletic lighting and wood poles.
 - 2. Alternate: Contractor to provide and install athletic field lighting and poles, including all scope described in the Base Bid for this Alternate. Owner to remove existing athletic lighting and wood poles.
- B. Alternate No. 02: Scorer's Booth / Concessions Mechanical Systems.
 - 1. Base Bid: Owner to furnish and install all the mechanical systems included in the scope of Work for this Project. Contractor to provide all electrical, controls connections, and rough-in including pipe sleeves in masonry walls for exterior units. Contractor to install all concrete pads for exterior mechanical units.

2. Alternate: Contractor to provide and install all the mechanical systems included in the scope of Work for this Project, including all scope described in the Base Bid for this Alternate.
- C. Alternate No. 03: Batting Cage Artificial Turf.
1. Base Bid: Contractor to install topsoil without grass within the 15'x70' area of the softball batting cage. Owner to furnish and install softball batting cage and ground surface material.
 2. Alternate: Contractor to install perimeter concrete curb with composite nailer, perimeter perforated drain pipe, stone base, and complete artificial turf system within the 15'x70' area of the softball batting cage. Owner to furnish and install softball batting cage.
- D. Alternate No. 04: Softball Field Infield Mix and Warning Track.
1. Base Bid: Owner will furnish and install infield mix and warning track material for softball infield, outfield, and both bullpen areas as indicated on the Drawings. Contractor shall provide, install, and fine grade these areas to subgrade elevation to accommodate the depth of infield mix and warning track material as specified. Contractor shall provide and install infield storm water piping system (French drain and perforated pipe), including filter fabric, stone backfill, and fine washed pea gravel as indicated on the Civil Drawings.
 2. Alternate: Contractor to add to the Base Bid scope providing and installing infield mix and warning track material as specified and indicated on the Drawings.
- E. Alternate No. 05: Softball Field HGT Bluegrass Sod.
1. Base Bid: Owner will furnish and install HGT Bluegrass sod in softball outfield and tarp storage area as indicated on the Civil Drawings. Contractor to provide, install, and fine grade topsoil to subgrade elevation in these areas to accommodate the body depth of sod. Contractor shall also coordinate the installation of the Owner furnished and installed irrigation system with finish grading.
 2. Alternate: Contractor to add to the Base Bid scope providing and installing HGT Bluegrass sod in the softball outfield and tarp storage area as indicated on the Civil Drawings.
- F. Alternate No. 06: Softball Field Kentucky 31 Fescue Sod.
1. Base Bid: Owner will furnish and install Kentucky 31 Fescue sod in softball outfield and tarp storage area as indicated on the Civil Drawings. Contractor to provide, install, and fine grade topsoil to subgrade elevation in these areas to accommodate the body depth of sod. Contractor shall also coordinate the installation of the Owner furnished and installed irrigation system with finish grading.
 2. Alternate: Contractor to add to the Base Bid scope providing and installing Kentucky 31 Fescue sod in the softball outfield and tarp storage area as indicated on the Civil Drawings.
- G. Alternate No. 07: Softball Dugouts Length Reduction.
1. Base Bid: Both softball dugouts will remain the length as currently indicated on the Drawings.
 2. Alternate: Reduce the length of both softball dugouts by 10'-0" which will remove one column and its foundation in each dugout. The bullpen areas adjacent to each dugout, including their concrete sidewalks, fencing, infield mix, pitchers plates, and home plates will shift 10'-0" towards the dugout to retain their current relationship with the exterior end wall of the dugout. The tarp storage area on the 1st base side will grow by 10'-0" and the double leaf access gate will remain centered on this tarp storage area.
- H. Alternate No. 08: Painting.
1. Base Bid: Owner will furnish and apply all exterior and interior painting as specified. Contractor shall clean and remove all dust and debris from all surfaces scheduled to receive a paint finish.
 2. Alternate: Contractor will furnish and apply all exterior and interior painting as specified. Contractor shall clean and remove all dust and debris from all surfaces scheduled to receive a paint finish.
- I. Alternate No. 09: Salvaging / Reusing Existing Infield Mix.
1. Base Bid: Owner will furnish and install infield mix for softball field and both bullpen areas as indicated on the Drawings. Contractor shall fine grade these areas to subgrade elevation to accommodate the depth of infield mix material as specified. Contractor shall provide and install

- infield storm water piping system (French drain and perforated pipe), including filter fabric, stone backfill, and fine washed field gravel as indicated on the Civil Drawings.
2. Alternate: Contractor to add to the Base Bid scope removal of existing 3" thick infield mix from existing field, taking care not to remove and mix within any existing subgrade soil material underneath, stockpile infield mix during construction keeping it covered and segregated (i.e. heavy duty plastic or tarps) from surface material it is being stored on, and installing / fine grading existing infield mix on the new softball field to 1/2" below finish grade elevation. Contractor to install 1/2" thick layer of new topdressing material as specified over all areas receiving existing infield mix. All excess infield mix material shall be turned over to the Owner.

END OF SECTION 01 23 00