

## **ADDENDUM NO. 1**

to the Contract Documents dated July 2024  
for the Construction of

### **AR-24-21, FIXED BASED OPERATOR (FBO) BUILDING AND HISTORIC HANGAR REHABILITATION ALBANY MUNICIPAL AIRPORT**

Date: August 7, 2024

AIP Project No. 3-41-0001-021-2024

#### **TO ALL PLANHOLDERS AND/OR PROSPECTIVE BIDDERS:**

The following changes, additions, and/or deletions are hereby made a part of the Contract Documents for the construction of "AR-24-21, FIXED BASED OPERATOR (FBO) BUILDING AND HISTORIC HANGAR REHABILITATION" dated July 2024, as fully and completely as if the same were fully set forth therein. All other conditions of the original Contract Documents shall remain the same.

#### **SECTION V - TECHNICAL SPECIFICATIONS**

- **Item E-510 Roof Membrane**
  - Section 510-1.1, second paragraph, add the following prior to the last sentence "***Insulation shall have a minimum R-30 value.***"

#### **SECTION VII - DRAWINGS**

- **Sheet 8** – Add the following note:

***"12. GAS PIPING, FLUE AND VENTING, INCLUDING ROOF PENETRATIONS AND REPAIR (IF REQUIRED) SHALL FOLLOW ALL APPLICABLE CODES AND MANUFACTURER REQUIREMENTS. SEE ITEM E-520, GAS AND ELECTRIC HEATER INSTALLATION FOR ADDITIONAL INFORMATION."***

#### **SUPPLEMENTAL INFORMATION**

- A copy of the Pre-Bid Meeting Minutes is attached for reference.

All Bidders shall acknowledge receipt and acceptance of this Addendum No. 1 in the Proposal, or by submitting the Addendum with the bid package. Proposals submitted without Addendum acknowledgement, or without this Addendum, will be considered nonresponsive.



Geoff W. Vaughn, P.E.

**Precision Approach Engineering, Inc.**

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**ALBANY MUNICIPAL AIRPORT  
FIXED BASED OPERATOR (FBO) BUILDING  
AND HISTORIC HANGAR REHABILITATION  
AIP PROJECT NO. 3-41-0001-021-2024**

**PRE-BID MEETING AGENDA  
August 1, 2024 @ 10:00 AM**

**Location: 525 Aviation Way SE, Albany OR 97322**

***MEETING DIALOG & CLARIFICATIONS SHOWN IN BLUE ITALICS***

**GENERAL SUBJECTS**

- Introductions/Attendees.
- Pre-bid conference is non-mandatory for Bidders.
- Documents and official plan holders list are available on the City of Albany's website:  
<https://albanyoregon.gov/bids>

*This is a rebid -- multiple changes have been incorporated, so bidders are encouraged to read through the entire documentation.*

**PROJECT OVERVIEW**

Base Bid Schedule – Airport Improvement Program (AIP funded)

- Roof membrane installation – Historic hangar and FBO building hangar portion.
- Roof removal and asbestos abatement on hangar portion of FBO building.

Additive Bid A Schedule –AIP funded

- Electric heater installation in historic hangar.
- Gas heater installation in FBO building hangar.

*Removal and disposal of existing gas heaters is included in the additive work elements.*

**CONSTRUCTION COST ESTIMATE**

- Cost opinion for all elements of work is estimated at \$250,000 - \$300,000

*Bids must be submitted for both bid schedules or the bid will be considered non-responsive.*

**PROJECT FUNDING/SCHEDULE**

- FAA expected to provide funding for construction of the work following bid opening with construction occurring late Summer/early Fall of 2024. Funds will not be assured until a grant is offered and accepted.

## **BIDDING REQUIREMENTS**

- See Invitation to Bid and Instructions to Bidders checklist for specific requirements and instruction related to submission of Bid Proposals.
- Bids Due – **2:00 p.m., August 13, 2024**. Bids publicly opened and read immediately thereafter. Bids submitted after the above-specified time shall not be received or opened.  
*Bidders are encouraged to email bids as early as possible, allowing a minimum of 15 minutes for delivery of emailed bids. If bids are received after 2:00pm, they **will not** be considered.*
- 10% bid bond required.
- Following bid opening for Apparent low responsive bidder:
- Requirements within 10 days of Notice of Award receipt (contract, bonds, insurance).
- Project is Federally Funded:
  - Prevailing Wage Rates - State of Oregon & Federal Davis-Bacon Act (higher of two).
- Disadvantaged Business Enterprises (DBEs) –
  - Owner has an annual **DBE race conscious contract goal of 5.17%** for this work in compliance with their 49 CFR Part 26 program. The goal is a contractual obligation, and the contract will only be awarded to a bidder that has made good faith efforts by either meeting the contract goal or documenting that is has made adequate good faith efforts to do so, as defined in Appendix A, 49 CFR Part 26, to meet the contract goal for DBE participation.  
*See Appendix A (listed above) for detailed and examples of how to meet the requirements. Feel free to reach out to Geoff Vaughn if you have any questions.*
  - Project is subject to DBE compliance requirements post Contract Award (See bid document)
  - See City’s DBE program plan for additional information

## **PROJECT CONSTRUCTION TIME AND PHASING (SEE SHEET 6)**

- Intent is to keep aircraft access to existing hangars to the maximum extent practicable.
- Project will have one phase (30 calendar days).
- Allowable daily work periods are 7 a.m. to 7 p.m. unless otherwise approved by Owner/RPR.
- All phases shall be completed within the allotted contract time or be subject to liquidated damages. See General Contract Provisions Section 80-08.

## **AIRPORT/SITE SAFETY**

- Project is subject to FAA Construction Safety and Phasing Plan (CSPP) and FAA Advisory Circular 150/5370-2 Operational Safety on Airports During Construction requirements. Contractor to submit a Safety Plan Compliance Document (SPCD).
- See project CSPP narrative in bid document for additional requirements including:
  - Airport operations, escort suppliers and deliveries, access control at site entrance.
- Temporary barricades – Contractor to provide low-profile portable barricades with red lens at night for closures of restricted areas.

## **AIRPORT SECURITY/ACCESS**

- Photo identification and badging of employees is not required.
- Vehicle and pedestrian access routes used for construction shall be controlled to prevent entry of unauthorized persons, vehicles, and/or animals.

## **TECHNICAL ISSUES**

- General Contract Provisions, Mobilization, and General Requirements – General responsibilities/procedures, testing, and work layout.
- Dust and Foreign Object Debris (FOD) Control.
- Maximum 15% of total project cost for Mobilization lump sum bid item

## **ATTENDEE QUESTIONS/COMMENTS**

- *Can we core the existing roof materials? - Core samples have been taken and photos are available with the bid advertisement documents.*
- *What level of insulation should bidders anticipate? - Commercial grade roofing standard shall be installed per specifications and manufacturer requirements. If additional clarification is needed it will be addressed via addendum.*
- *Fall through of asbestos/tarping? - Tarping is anticipated below the roof. Detailed coordination will be required between roofing contractor and asbestos abatement contractor. Project will maintain access to existing hangars, coordinate with City and Hangar tenants for required closure of individual hangar bays.*
- *Where should the gas heater vents be installed? - Heater vents, if required, shall be installed per manufacturer recommendations and governing code requirements. This may require roof penetrations.*
- *Does the historic hangar roofing installation include the attached/adjacent flatroof? - No roofing material will be installed on the adjacent single-story flat roof area. Roofing materials shall be installed on areas shown on the plans.*

## **SITE VISIT:**

*A site visit was conducted following the verbal presentation. Contractors that elected to visit the site were escorted to the project site by the City and Engineer. Following the site visit the group disbanded and the meeting concluded.*

For an appointment to visit the site of the proposed work, contact Project Engineer, Geoff Vaughn, at 541-231-6645.

***Note: Any statements made at this meeting will not change the requirements of the drawings, specifications, or other contract documents unless an Addendum is issued. In cases of perceived conflict, contact the Engineer for clarification.***

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