

ADDENDUM # 1

Date: 09/26/2023

To Drawings and Specifications entitled:

**WILLIAMS TAYLOR HANGAR
ROOF REPLACEMENT
NEW ORLEANS LAKEFRONT AIRPORT**
6001 Stars and Stripes Boulevard
New Orleans, LA. 70126
RCLA Project No. 22236

RCL Architecture, L.L.C.
900 W. Causeway Boulevard
Mandeville, Louisiana 70471
(985) 727-4440

I. GENERAL REQUIREMENTS:

The following addendum to plans and specifications shall be considered a part of the Contract Documents as if originally written and included in same. Where changes in materials or workmanship are made, same shall take precedence over original specifications. General Contractors are cautioned to bring to the attention of all subcontractors any changes which may affect their work.

II. PERTAINING TO THE CONTRACT DOCUMENTS

Do not break these documents into parts or sub-parts. Each contracting entity shall be responsible for all the work related to their trades wherever it may be shown within the contract documents package. The scope of the work for contractors, subcontractors, material suppliers, etc., cannot be determined by examining partial sets of documents. The entire set of drawings and specifications must be reviewed to ascertain the scope of work for each project element.

A. The following changes were made to the SPECIFICATIONS:

Bid Date Revision – The BID DATE for WILLIAMS TAYLOR HANGAR ROOF REPLACEMENT has been changed to the following:

Sealed bids will be received by the Lakefront Management Authority (LMA), 6001 Stars & Stripes Blvd., Terminal Bldg., Suite 219, New Orleans, Louisiana 70126 until 10:00 a.m. on October 12, 2023.

Division 13

1. Section 13100 Lightning Protection and Bonding
 - a. Remove this spec section from the project.

B. The following changes were made to the DRAWINGS:

1. No changes at this time on the Drawings.

C. CLARIFICATIONS:

See attached Pre-Bid Summary for answers to questions discussed at the pre-bid conference.

Project bid date has changed to allow contractors time to get answers from the LMA and procure sub-contractor pricing.

Attachments List:

Pre-Bid Conference Summary

Pre-Bid Conference Sign-In Sheet

END OF ADDENDUM #1

PRE - BID CONFERENCE SUMMARY

September 18th, 2023

10:00 A.M.

for

Lakefront Airport Williams Taylor Hangar Roof Replacement

6001 Stars and Stripes Boulevard, New Orleans, La. 70126

RCLA Project #22236

MEETING FORMAT

- Introduction / Major Participants

Description of Project: Includes the furnishings of all labor, equipment and materials necessary for the demolition and removal of the existing roofing system and installation of a new multi-ply SBS-modified bitumen membrane torch down roofing system over new deck cover board, tapered rigid insulation and metal decking. Also, the installation of a new pre-finished sheet metal roof edge system, work pads around the existing HVAC units and retrofit drains with screens, clamping rings and flashing at the Williams Taylor Hangar for the Lakefront Management Authority (LMA).

- Confirmation of Bid Date and Procedures

Sealed proposals will be received by the **Lakefront Management Authority, New Orleans Lakefront Airport Terminal Building, Room 219, 6001 Stars & Stripes Blvd. New Orleans, LA. 70126**, until **10:00 a.m., Thursday October 12th, 2023**, opened and publicly read aloud.

Be advised the Bid Date has changed from the date advertised.

- Budget – Estimated budget is \$1,335,500.00.

- Front End Documents

Bid Form

The Public Bid form should be filled out in ink, or type written, with an original signature. You are required to submit one original. The Contractor must include his Louisiana License number, the Project Name and Owner's Project Number, on the sealed Bid Envelope and all BID FORMS etc., enclosed. Refer to Bidder's Check List.

Bid Bond

The Bid Bond must be a minimum of **5%** of the Bid Amount for the **Total Project Costs**.

- Clarifications and Questions: ALL QUESTIONS MUST BE SUBMITTED IN WRITING TO RCL-Architecture, tmeyer@rclconsultants.com and copied to pdimitrios@rclconsultants.com and WILL BE ANSWERED BY ADDENDUM ONLY. Questions shall be submitted 10 calendar days prior to the date for receipt of bids. The last day for questions is **October 2nd, 2023**.

- Substitutions: Request shall be submitted 10 calendar days prior to bid. The last day for requests for Substitutions is **October 2nd, 2023**.

- Issuance of Addenda

All questions submitted will be answered by Addendums. Final addendum will be issued 72 hours prior to bid, if needed.

- Contract Time – **270 calendar days** from NOTICE TO PROCEED (anticipated weather days included are listed in the supplemental conditions)
- Liquidated Damages - **\$500.00** per day thereafter.
- Construction Schedule: Schedule organized by Roofing Contractor as required by Contract Documents.
- Bldg. Permits & Taxes- G.C. Responsibility – The contractor shall secure and pay for the building permit and other permits and governmental fees, licenses, and inspections necessary for the proper execution and completion of the project. **This is a tax-exempt project.**
- Pay App: Contractors to submit notarized payroll on the AIA-G702 Document. Billing will be monthly and paid every 45-60 days.
- Special Site and Site Utility Conditions / Access to Building Areas

Contractor will need to be mindful that the project site is a working airport and may be occupied and operating during construction. Contractor shall be mindful of surrounding traffic when staging and working at the job site. The contractor may be required to make modifications to his procedures to accommodate the owner.

Temporary shutdowns of power, water or other utilities need to be carefully coordinated with the owner.

Sequence of Construction will require careful planning and coordination to maintain site access to the buildings and hangar and prevent street/driveway closures. Interruptions to any utilities or services to existing buildings to remain will require advance notification. Some refinements in Sequence of Construction may be necessary to suit use of existing buildings and hangar and site conditions.

Any cranes or extensions above the height of the existing building will need to be reviewed by the FAA with a crane study (90 days)

Dumpsters need to be covered and building debris needs to be picked up and removed each day.

- Contractor Records
Documentation of all existing and jobsite conditions before work begins and daily through each phase of the work. Project Books, As-Builts, and photographs requirements as per specifications.
- Project Safety
The contractor is totally and solely responsible for project safety, means and methods, protection of workers, all property, and the public.

Public roads and owner's parking areas shall be kept free of debris and mud, and allowing continuous flow of traffic in the parking lot and on adjacent streets etc.

Staging and laydown areas shall be determined between airport officials and the contractor. The contractor will need to provide their own sanitary facilities and dumpster.

- Review the Plans and Specifications
Contractor is advised to review General conditions and Special Conditions for all details and requirements concerning insurance and bonds.

If you are a General Contractor, you should be checking out plans through RCLA's office to be on the formal distribution list or getting plans through Central Bidding website or City Blue Print.

- All bidding contractors need to make sure they have signed the sign-in sheet before they leave.
- The Construction Drawings and Specifications are intended to function as a whole. DO NOT SPLIT THE CONSTRUCTION DOCUMENTS INTO PARTS.

LMA Representative Comments:

Consultant Comments:

Architect Comments:

1. Siplast roofing is the basis of design for the 2-ply roofing system.
2. Berridge Roofing is the basis of design for the wall panels.
3. A General Contractor license is required for the project.
4. Schedule: Contractor to coordinate work schedule with airport administration and the tenant to complete the project.
5. Contractor to provide restroom. Workers will not be allowed to use on-site building facilities.

Questions & Answers:

- Q. Are permits required?
A. Yes. RCLA will submit to the City of New Orleans for a permit, but the contractor is responsible to pay for the permit and to pick it up.
- Q. Will there be a need for a crane study?
A. Yes. A crane study is needed because the crane will be above the existing structure. Due to the length of time that is required for approval of the crane, once the contract is awarded, the contractor will have to submit to the architect the size and intended locations of the crane, its reach, etc. The Architect will file the Crane Study once the information is received. No additional charges are required to file the study.
- Q. Is this a prevailing wage project?
A. No. But it is a project funded by FEMA, so there may be requests for additional documents, forms, etc.
- Q. What is the procedure of Pay Apps being submitted?
A. Contractors are to submit standard AIA Pay App forms. Pay Apps are usually paid between 45-60 days. Since this is a FEMA funded project, FEMA officials will be reviewing the Pay Apps also. This may cause the Pay App process to take a little longer.
- Q. If a vendor requires a deposit for material, can the contractor put the deposits on a Pay App and receive the deposit money before ordering?
A. No. The contractor cannot add deposits to the Pay App. Contractor can add material costs to a Pay Application only when the material is on site.
- Q. What is the size and weight of the existing concrete panels?
A. The size and weight of the concrete panels are 8'-0" x 2'-0" x 6" (weight approximately 1,200 lbs.)
- Q. Is lightning protection part of the job or a separate project?
A. Lightning protection will not be required on this project. All sections of the lightning specifications will be removed.

- Q. Will the tenant be using the building during construction?
A. Yes. The tenant will be operating through out construction in the offices. All precautions are to be taken to control the noise levels when working in the vicinity of the offices. The hangar will be vacated during construction.
- Q. Contractors asked about protecting the offices when the roof is removed.
A. Precaution need to be taken when the roof is to be opened. Do not expose inside offices when there is a threat of rain. Work will need to be done in stages and the roof sealed at the end of each day, where there are functioning offices below the roofing work.
- Q. Will the planes be removed from the hangar prior to the beginning of construction?
A. Yes, the plan is to have all of the planes removed from the hangar before any work is done.
- Q. Who is responsible when working on one half of the hangar, a piece of concrete falls through the netting on the other side of the hangar and damages a plane?
A. All planes will be removed from the hangar before work commences.
- Q. Will contractors have to get Builder's Risk insurance for the entire building or the roof?
A. Contractor's will only have to take out builder's Risk insurance for the roofing work only. The owner will keep the building insurance in place during the construction.
- Q. When will Builder's Risk insurance start?
A. Builder's Risk insurance will start when the architect issues the Notice to Proceed.
- Q. Will the entire crew be required to have background checks?
A. The contractor will be required to submit a full list of who is going to be on the project and who will be on the airfield. A copy of their license will be required. Of those names 10% of the crew will be background checked by the Airport.
- Q. Will contractors be given access to the airport. Specifically, beyond the locked gates and perimeter fencing.
A. Yes. Before the project starts, Airport officials will hold a class outlining the airport protocols and give contractors access to the project site. Training will be given to all supervisors and anyone else they would like to attend by us to let them know where they can and can't go. Violations of that can bring fines to the airport by the FAA. Those fines would be passed on to the contractors.
- Q. How do contractors get permission to visit the site again?
A. Contractors should contact Paul Dimitrios, pdimitrios@rciconsultants.com, and he will relay the message to airport officials to coordinate when contractors will be able to visit site.
- Q. Will the bid date be pushed back?
A. Yes. The new bid date will be Thursday, October 12, 2023.
- Q. How long will the contractors be obligated to hold their quotes?
A. Contractor's will be required to hold their prices for 60 days. A 30-day extension request is possible as well.
- Q. If material prices go up in the 60-day quote requirement, is the contractor responsible for absorbing the increase?
A. Yes. It is the responsibility of the contractor to have his vendors guarantee their prices for 60 days.
- Q. What hours will the contractor's forces be able to work?
A. Contractors can work from 7:00 am to 9:00 pm. But all crane operations will need to stop at sundown and the crane will need to boom down below the building height.

- Q. Can the Roof decking attachments be welded or mechanically attached.
- A. Either attachment can be used but will need to follow the requirements of the structural engineer. These attachments will need to be tested and approved by the engineer in the field before full install is approved.
- Q. Do we have to include the building permits?
- A. Yes, building permits are required and will need to be paid by the contractor.
- Q. The specs mention a 2" Polyiso rigid insulation, but the drawings call for 3". Could you please clarify which is correct?
- A. Please provide 3" polyiso rigid insulation at all new roof areas.
- Q. The specs call for 0.050" Aluminum Coping from the membrane manufacturer, but the drawings (keynote 14) call for 24 Ga. Steel Shop Fabricated Coping. Could you please clarify which is correct?
- A. The contractor has the option of using a manufactured aluminum coping as specified (.050" is used for aluminum metals) or a steel shop fabricated coping of 24 Ga. with a painted Kynar finish. Shop fabrications must come from an ES-1 certified shop or bought through a supplier who's metals are ES-1 certified.
- Q. Would the Hilti mechanical fastener system to attach the new decking be considered?
- A. Yes, but will need to be approved in shop drawings and in the field by the engineer. Engineer will approve the Hilti mechanical fastener system, if you can send us some information so we can look it over and review before the next addendum.
- Q. Is the main roof structurally sloped?
- A. Yes, the structure is sloped.

Visit to the site:

- Roof Inspection – Contractors were able to get access to the building and the hangar roof. Several groups got access to the roof through the stairwell. Arrangements can be made to visit the site again. Contractors indicated that the crane operator might need to come back to the site.
- Staging Area – Areas in front of the hangar door were discussed as laydown and crane access for the project. Contractors asked about using the gate at the south airport entrance near the hangar door. Bruce commented that yes, they could use this gate for access. Also, discussed the operation of the hangar door. Bruce indicated that it was operational and could be closed.

SIGN-IN SHEET

for

Lakefront Airport

Williams Taylor hangar

Roof Replacement

New Orleans Lakefront Airport

6001 Stars and Stripes, New Orleans, La. 70126

RCLA Project #22236

Pre-Bid Conference - September 18th, 2023 - 10:00 a.m.

Please Print CLEARLY

Name	Company	Prime	Other	G.C.	License #	Phone Number	E-mail Address
Paul Dimitrios	RCL Architecture, L.L.C.		X			985-727-4440	pdimitrios@rclconsultants.com
Terry Meyer	RCL Architecture, L.L.C.		X			985-727-4440	tmeyer@rclconsultants.com
Kevin Autherment	Roof Tech	X				504-366-9283	Kevin@RoofTech-no.com
Matt Kuhlman	Soprema		X			225-806-9119	matt@midsouthreps.com
Aaron Michael Robichaux	Lake Shore Roofing				#55207	985-859-3474	AMRSAINTS@gmail.com
Hunter Vu Join	Wolf Group Consttation		X			504-919-0508	wolfgroupconsttation@gmail.com

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for

Lakefront Airport

Williams Taylor hangar

Roof Replacement

New Orleans Lakefront Airport

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for

Lakefront Airport

Williams Taylor hangar

Roof Replacement

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