

12 February 2024

Addendum 01 to the Bidding Documents for:

**MIDWEST CITY POLICE DEPARTMENT RESTROOM RENOVATION**  
100 NORTH MIDWEST BLVD  
MIDWEST CITY, OKLAHOMA 73110

Project Number 230126

Project Manual: Issue 01; dated 12.29.2023

Drawings: Issue 01; dated 12.29.2023

The contents of this *Addendum 01* supersede and supplement all portions of the above referenced bidding documents with which this *Addendum 01* conflicts.

**PROJECT MANUAL:**

**SECTION 00 0100 INVITATION TO BID (Narrative Only)**

Item 1 PRE-BID MEETING; Refer to the attached Midwest City Police Department Restrooms Renovation - Mandatory Pre-Meeting Meeting sign-In sheet dated 06 February 2024 for additional attendee contact information.

**SECTION 01 1000 SUMMARY**

Item 1 Revise Part 1.5 Phased Construction Paragraph B.

**ATTACHMENTS:**

MANDATORY PRE-BID SIGN-IN SHEET

SPECIFICATION SECTION 01 1000 SUMMARY

END OF ADDENDUM 01

## SECTION 01 1000 - SUMMARY

### 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. Work under separate contracts.
  - 6. Owner-furnished products.
  - 7. Access to site.
  - 8. Coordination with occupants.
  - 9. Work restrictions.
  - 10. Specification and drawing conventions.
- 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. Project Identification: Midwest City Police Department Renovation, Project Number 23016
  - 1. Project Location: 100 North Midwest Blvd, Midwest City, Oklahoma
- B. Owner: City of Midwest City
  - 1. Owner's Representative: Randall Fryar, Chief Building Official
- C. Architect: 505 Architects, 1631 South Delaware Avenue, Tulsa, Oklahoma.
  - 1. Architect's Representative: Jeff Thomas, LEED AP
- D. Project Overview Description:
  - 1. The overview scope of the Project contained within these Contract Documents are improvements to the existing toilet rooms, which consist of enhancements to accessible toilet stalls and water closets, urinals, sinks and doors.

#### 1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:
  - 1. Demolition, concrete, wood doors & hardware, interior framing and finishes, toilet partitions, plumbing, electrical, and limited mechanical.

- B. Type of Contract:  
1. Project will be constructed under a single prime contract.
- 1.5 PHASED CONSTRUCTION
- A. The Work shall be conducted in no more than two phases, with each phase substantially complete as indicated.
- B. The General Contractor will be able to perform Work on both the Women's and Men's restrooms on a single floor at the same time in the Police Department. The restrooms either below or above the area of renovation must remain operational and for use by the Owner during work hours. It is understood there will be temporary shutdowns for utilities reconstructions, but the General Contractor must maintain access to an operational restroom at all times for use by the Owner.
- C. Before commencing Work of each phase, submit an updated copy of Contractor's construction schedule showing the procurement of materials and equipment, sequence, commencement and completion dates, and move-out and -in dates of Owner's personnel for all phases of the Work.
- 1.6 OWNER-FURNISHED PRODUCTS
- A. Owner will furnish products indicated. The Work includes receiving, unloading, handling, storing, and protecting.
- B. Owner-Furnished/Contractor Installed Products:  
1. As indicated on Equipment Schedule shown in the documents.
- 1.7 ACCESS TO SITE
- A. General: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
- B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.  
1. Limits: Confine construction operations to the following spaces: Vestibules, Chamber, Sound, and Lobby, and 2<sup>nd</sup> floor Electrical room.  
2. 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. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

## 1.8 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. 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.
  2. Provide not less than 14 calendar day notice to Owner of activities that will affect Owner's operations.
- B. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.
1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior to Owner acceptance of the completed Work.
  2. Obtain a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.
  3. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of Work.
  4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.

## 1.9 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 7:30 a.m. to 5:30 p.m., Monday through Thursday, Fridays 7:00 a.m. to 4:00 p.m., unless otherwise indicated.
1. Weekend Hours: No restrictions.
  2. Early Morning Hours: Refer to local jurisdiction ordinances and code for requirements.
  3. Hours for Utility Shutdowns: Outside of normal business working hours.
  4. Hours for Core Drilling and Noisy Activities: Outside of normal business working hours.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated.
1. Notify Owner not less than seven days in advance of proposed utility interruptions.
  2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. 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.
- E. Nonsmoking Building: Smoking and vaping are not permitted within the building or within 25 feet of entrances, operable windows, or outdoor-air intakes.

F. Controlled Substances: Use of tobacco products and other controlled substances on Project site is not permitted.

#### 1.10 SPECIFICATION AND DRAWING 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 and scheduled on Drawings.
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 01 1000



505 ARCHITECTS LLC  
1631 South Delaware Avenue  
Tulsa, Oklahoma 74104  
(918) 605-5303

Date: 06 February 2024  
Project: Midwest City Police Department Restrooms Renovation – Mandatory Pre-Bid Meeting  
Time: 2pm to 3pm  
Place: Council Chambers of the Midwest City Municipal Center

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