

PROJECT MANUEL

Including Specifications for the construction of:

A + A AUTO RECYCLING

5508 9TH STREET EAST

BRADENTON, FLORIDA

Prepared by:

W S ARCHITECTURE, pllc
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Pinellas Park, Florida 33781

Architect's Job Number: S 12003

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6210 44th Street North, Suite 21, Pinellas Park, Florida 33781

A + A AUTO RECYCLING
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ADDENDUM NUMBER ONE

June 14, 2012

THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES/CLARIFIES THE ORIGINAL BIDDING DOCUMENTS. ACKNOWLEDGEMENT OF THIS ADDENDUM IS REQUIRED ON THE BID FORM SUPPLIED.

A. CLARIFICATION TO SPECIFICATIONS:

1. Provide a \$10,000.00 cash allowance for supplying and installing the septic tank and drain field.
2. No hot water or hose bibs are required.
3. Pole fence shown on Civil Drawings:
 - a. Provide 10" round poles @ 12' O.C.
 - b. Frame between poles with P.T. Lumber
 - c. Apply metal siding similar to that used on pre-engineered building to West face.
4. It is intended that all work shown on the Civil Drawings occurring inside the new property line will be performed under this contract.
5. Landscaping is not in this contract.
6. Provide 2 - 2" PVC conduits under slab, rising into the service counter for installation of computer plus telephone. Terminate in storage room behind counter area.
7. Install 4 double 500 watt flood lights at the 4 corners of the roof on the new building; provide time clock at electrical panel location.
8. See Civil Drawings for fencing at front of property.

Page Two

9. HVAC system: Schematic is intended to size equipment and provide locations for air handler and condenser units. Duct runs, returns and details to be developed with successful sub-contractor.

W S ARCHITECTURE, pllc

Mark W. Stephenson

Mark W. Stephenson
Architect

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SPECIFICATIONS

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02601 TRAFFIC PAINTING AND SIGNS
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03600 GROUT



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09310 CERAMIC TILE
09510 ACOUSTICAL CEILINGS
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10200 LOUVERS AND VENTS
10400 IDENTIFYING DEVICES

10540 FIRE EXTINGUISHER AND SCHEDULE
10800 TOILET AND BATH ACCESSORIES



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Division 11 - Equipment:

NOT USED

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NOT USED

Division 13 - Special Construction:

13602 PREFABRICATED METAL BUILDINGS

Division 14 - Conveying Systems:

NOT USED

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15010 GENERAL PROVISIONS MECHANICAL WORK

15400 PLUMBING

15770 PACKAGED AIR CONDITIONING UNITS

15801 AIR DISTRIBUTION (NON-VAV)

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16140 WIRING DEVICES

16160 PANELBOARDS

16180 OVER CURRENT PROTECTIVE DEVICES

16410 ELECTRIC SERVICE

16450 GROUNDING

16500 LIGHTING

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SECTION 00100

INSTRUCTIONS TO BIDDERS

1.01 GENERAL

A. The General Conditions of the Instructions to Bidders, Form A701, Fifth Edition, year 1997, Articles one through eight of the American Institute of Architects, pages one through seven, except as deleted, changed or modified in the basic contract or by the Supplementary General Conditions set forth herein, or as may be inconsistent with other contract documents, are by reference made a part of this contract.

END OF SECTION

SECTION 00300
BID FORM
(ON BIDDER'S LETTERHEAD)



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To: A + A AUTO RECYCLING

FROM: THE BIDDER

The bidder declares that he has examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done' that he has examined the plans and specifications for the work and contractual documents, relative to the work.

The bidder proposes and agrees, if this proposal is accepted, to contract with A + A Auto Recycling, or assigns in the form of contract specified for the construction of NEW OFFICE AND PARTS STORAGE BUILDING located at 5508 9th Street East, Bradenton, Florida in full and complete accordance with the shown, noted and described and reasonable intended requirements of the plans and specifications and contract documents, to the full and entire satisfaction of the Architect and will take full payment therefore, the sum of:

TOTAL PROPOSAL \$ _____

Bidder hereby agrees to commence work under this contract on _____, and to fully complete the project within _____ consecutive calendar days.

The undersigned agrees this bid will not be withdrawn for a period of sixty (60) days from the date hereon: Acknowledgement is made of the following addenda:

No. _____ Dated: _____ No. _____ Dated: _____
No. _____ Dated: _____ No. _____ Dated: _____

IN TESTIMONY WHEREOF, the Bidder (a corporation) has caused this proposal to be signed by its President and Secretary and affixed its corporate seal this ____ day of _____, 2012.

Corporation Name: _____

President: _____

Secretary: _____

Address: _____

A & A AUTO RECYCLING
9TH STREET EAST
SITE IMPROVEMENTS

NO.	ITEM	QUANT/	UNITS	UNIT PRICE	COST
1.	MOBILIZATION		LS		
2.	CLEAR AND GRUB		AC		
3.	F & I EROSION CONTROL		LF		
4.	ROUGH GRADING INCLUDING PREPARATION OF BUILDING PAD		AC		
5.	F & I GRAVEL PARKING LOT INCLUDING BASE AND SUBBASE		SY		
6.	F & I PARKING LOT SIGNAGE		EA		
7.	F & I PARKING LOT STRIPING		LS		
8.	F & I 5' CONCRETE SIDEWALK INCLUDING TACTILE SURFACE		LF		
9.	F & I 6' HIGH CHAIN LINK FENCE AND 5' GATE		LF		
10.	F & I 10' HIGH SHEET METAL & WOOD POLE FENCE AND (2) EA 15' GATE		LF		
11.	F & I 30' ELECTRIC SLIDING GATE AND CONNECT TO BLDG POWER SUPPLY		EA		
12.	EXCAVATE AND GRADE DETENTION POND		CY		
13.	F & I DETENTION POND GRAVEL INCLUDING FILTER CLOTH		CY		
14.	F & I POND UNDERDRAIN		LF		
15.	F & I POND POLYETHYLENE BARRIER		LF		
16.	F & I 15" X 15" ADS INLET		EA		
17.	F & I 6" ADS PIPE AND FITTINGS		LF		
18.	F & I 8" ADS PIPE AND FITTINGS		LF		
19.	F & I 10" ADS PIPE AND FITTINGS		LF		

20.	F & I 12" ADS PIPE AND FITTINGS	LF
21.	F & I 15" ADS PIPE AND FITTINGS	LF
22.	F & I 18" ADS PIPE AND FITTINGS	LF
23.	F & I STORM PIPE AND POND CLEANOUT	EA
24.	CONNECT STORM PIPE TO BUILDING DOWN SPOUT	EA
25.	F & I RIP- RAP	EA
26.	F & I CONCRETE COLLAR	EA
27.	F & I OUTFALL CONTROL STRUCTURE	EA
28.	F & I BOLLARD	EA
29.	CONNECT STORM PIPE TO MANATEE COUNTY JUNCTION BOX	LS
30.	F & I WHEEL STOP	EA
31.	F & I SEPTIC SYSTEM INCLUDING CLEANOUT, PVC PIPE, ETC & CONNECT TO BUILDING	EA
32.	F & I 1" WATER SERVICE AND CONNECT TO BUILDING	LS
33.	GEOTECHNICAL TESTING	LS
34.	CONSTRUCTION LAYOUT & ASBUILT BY LICENSED SURVEYOR	LS
35.	OTHER	LS

TOTAL

END OF SECTION



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SECTION 00500
FORM OF AGREEMENT

1.01 GENERAL

A. The General Conditions of the Standard Form of Agreement Between Owner and Contractor, Form A101, Thirteenth Edition, year 1997, Articles one through eight of the American Institute of Architects, pages one through seven, except as deleted, changed or modified in the basic contract or by the Supplementary General Conditions set forth herein, or as may be inconsistent with other contract documents, are by reference made a part of this contract between the Owner and the Contractor.

SECTION 00700



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GENERAL CONDITIONS

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1.01 GENERAL

A. The General Conditions of the Contract For Construction, AIA Document A-201, Fifteenth Edition, year 1997, Articles one through fourteen of the American Institute of Architects, pages one through forty four, except as deleted, changed or modified in the basic contract or by the Supplementary General Conditions set forth herein, or as may be inconsistent with other contract documents, are by reference made a part of this contract between the Owner and the Contractor.



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SECTION 00800
SUPPLEMENTARY CONDITIONS

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1.01 INTRODUCTION

A. The following supplements modify the "General Conditions of the Contract for Construction," AIA Document A201-1997. Where a portion of the General Conditions is modified or deleted by these Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect.

ARTICLE 2 - OWNER

Delete Subparagraph 2.2.5 and substitute the following:

2.2.5 The Contractor will be furnished free of charge TWO sets of Drawings and one master Project Manual. Additional sets will be furnished at the cost of reproduction, postage and handling.

ARTICLE 3 - CONTRACTOR

3.4 Labor and Materials Add the subparagraphs 3.4.3 and 3.4.4 to 3.4:

3.4.3 After the Contract has been executed, the Owner and Architect will consider a formal request for the substitution of products in place of those specified only under the conditions set forth in the General Requirements (Division 1 of the Specifications).

3.4.4 By making requests for substitutions based on Subparagraphs 3.4.3 above, the Contractor:

1. Represents that the Contractor has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified;
2. Represents that the Contractor will provide the same warranty for the substitution that the Contractor would for that specified;
3. Certifies that the cost data presented is complete and includes all related costs under this Contract except the Architect's Redesign costs, and waives all claims for additional costs related to the substitution which subsequently become apparent; and
4. Will coordinate the installation of the accepted substitute, making such changes as may be required for the work to be complete in all respects.

3.7 PERMITS, FEES & NOTICES

Delete Subparagraph 3.7.1 and substitute the following:

3.7.1 The Owner shall secure and pay for impact fees levied by governmental bodies over and above the normal sewer and water tap fees.

ARTICLE 7 - CHANGES IN THE WORK

7.3 Construction Change Directives

7.3.6 In the first sentence, delete the words "a reasonable allowance for overhead and profit" and substitute "and allowance for overhead and profit in accordance with Clauses 7.3.10.1 through 7.3.10.6 below."

Add the following Subparagraph 7.3.10 to 7.3:

7.3.10: In Subparagraph 7.3.6, the allowance for the combined overhead and profit included in the total cost to the Owner shall be based on the following schedule:

- .1 For the Contractor, for work performed by the Contractor's own forces, 10 percent of the cost.
- .2 For the Contractor, for Work performed by the Contractor's Subcontractor, 5 percent of the amount due the subcontractor.
- .3 For each Subcontractor or Sub-subcontractor involved, for Work performed by that Subcontractor's or Sub-subcontractor's own forces, 10 percent of the cost.
- .4 For each Subcontractor, for Work performed by the Subcontractor's Sub-subcontractors, 5 percent of the amount due the Sub-subcontractor.
- .5 Cost to which overhead and profit is to be applied shall be determined in accordance with Subparagraph

7.3.6.

.6 In order to facilitate checking of quotations for extras or credits, all proposals, except those so minor that their property can be seen by inspection, shall be accompanied by a complete itemization of costs including labor, materials and Subcontracts. Labor and materials shall be itemized in the manner prescribed above. Where major cost items are Subcontracts, they shall be itemized also. In no case will a change involving over \$500.00 be approved without such itemization.

ARTICLE 9 - PAYMENTS AND COMPLETION

9.3 Applications for Payment

Add the following Clause 9.3.1.3 to 9.3.1: Until Substantial Completion, the Owner shall pay 90 percent of the amount due the Contractor on account of

progress payments.

ARTICLE 11 - INSURANCE AND BONDS

11.1 Contractor's Liability Insurance shall be determined in conference with the owner and his Insurance advisor. An addendum to the contract documents shall be written to confirm the decisions made at this conference.

11.2 Owner's Liability Insurance

11.3.1.3 Add the following sentence to clause 11.3.1.1:
The form "...of policy for this coverage shall be Completed Value."

11.3.1.3 Add the following sentence to Clause 11.3.1.3:
This "...property insurance is written with a deductible of \$10,000.00 per occurrence with a deductible aggregate of \$ 20,000.00."

11.4 Performance Bond and Payment Bond Delete Subparagraph

11.4.1 and substitute the following:

11.4.1 The Contractor shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder. Bonds may be obtained through the Contractor's usual source and the cost thereof shall be included in the Contract Sum. The amount of each bond shall be equal to the following percent of the Contract Sum: **100%**.

11.4.1.1 The Contractor shall deliver the required bonds to the Owner not later than three days following the date the Agreement is entered into, or if the Work is to be commenced prior thereto in response to a letter of intent, the Contractor shall, prior to the commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished.

11.4.1.2 The Contractor shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.

11.1.10 The Contractor agrees to protect, defend, indemnify and save harmless, the Owner and Architect from, and against, any/all loss, damage, penalties and expense (including legal fees and legal expenses), liens and

liability for claims, demands, suits, judgments and costs incurred by reason of, or resulting from, or which may be claimed to have resulted from performance of the work hereunder, or the carelessness or negligence, or any act or omission of the Contractor, its servants, agents, employees, workmen or subcontractors, including but not limited to injuries received or death sustained by any person, fellow servant, or others, or damage to any property.

END OF SECTION