ADDENDUM 01
April 30, 2026

FAA MIKE MONRONEY AERONAUTICAL CENTER MECHANICAL AND ELECTRICAL UPGRADES – HEADQUARTERS BUILDING Project Number: **2021-675-00**	**FRANKFURT-SHORT-BRUZA ASSOCIATES, P.C.** 5801 Broadway Extension, Suite 500 Oklahoma City, OK 73118

NOTICE TO BIDDERS

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated February 20, 2025, Addendum Number 01 dated April 30, 2026. Items not specifically revised remain in effect.

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 six (6) pages. See attached (1) Specification Section and (1) Drawing Sheet.

REFERENCE THE SPECIFICATIONS

ITEM 1-1 SPECIFICATION SECTION 010100 – SUMMARY OF WORK
The attached Specification Section, dated April 30, 2026, is hereby revised to reflect the project modification eliminating project phasing per client request. Additional contractor information added to section. Client provided attachment added to this section for areas to remain accessible.

REFERENCE THE DRAWINGS

ITEM 1-2 DRAWING SHEET G-001 – COVER SHEET
The attached Drawing Sheet indicated and dated April 30, 2026 is hereby modified to reflect the elimination of project phasing and add bid options list to the cover sheet instead of the phasing plans.

END OF ADDENDUM

SECTION 010100 - SUMMARY OF WORK

PART 1 - GENERAL

1.1 SECTION INCLUDES

Work Description

A. Contractor use of site and premises.

B. Permits and Licenses.

C. Owner occupancy.

D. Project Funding.

1.2 RELATED SECTION

A. Section 010300 - Options - Description

1.3 WORK DESCRIPTION

Work Location: Federal Aviation Administration, Mike Monroney Aeronautical Center, FAA Headquarters Building (Building 1), Oklahoma City, Oklahoma, 73169.

A. Completion of Work: The Contractor shall be required to (a) commence Work under this contractor within the designated calendar days after the date the Contractor receives the notice to proceed, (b) execute the Work diligently, and (c) complete the entire Work ready for occupancy and use not later than 887 days after issuance of Notice to Proceed.

B. Work includes mechanical and electrical upgrades to HQB-001. The work shall be phased to accommodate continued operations wthin the facility.

C. Work DOES NOT Include:

1. Furnishing or installation of new or existing furniture, except as specifically noted.
2. Furnishing or installation of new communications or security equipment and cabling.

1.4 CONTRACTOR USE OF THE SITE AND PREMISES

A. Limit use of site and premises to allow:

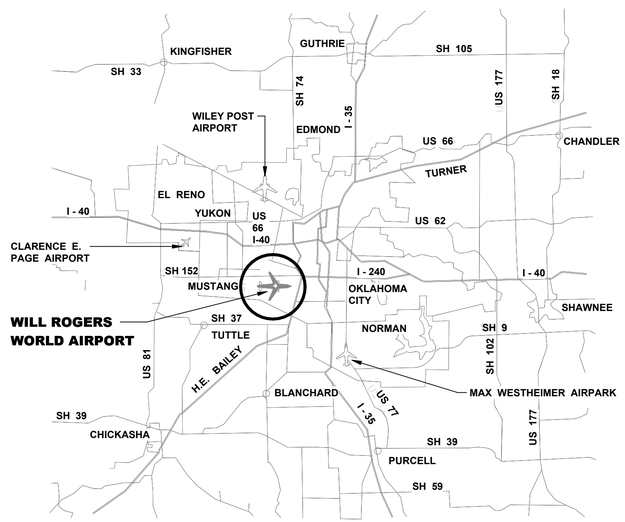
1. Owner occupancy.

2. Work by others.

FAA

Headquarters Building
Mechanical and Electrical Upgrades

OKLAHOMA CITY, OKLAHOMA



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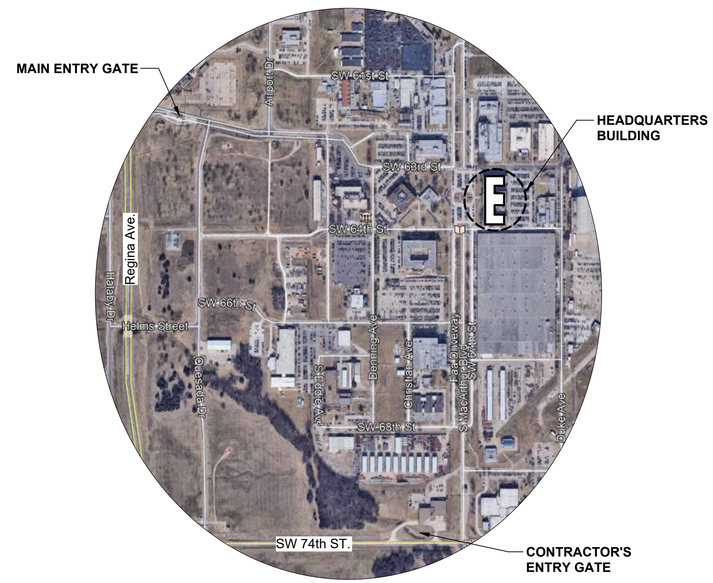
1 VICINITY MAP

SCALE: NTS



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2 PROJECT LOCATION MAP

SCALE: NTS

BID OPTIONS

BID OPTION 1:	REPLACE HVAC DUCTWORK.
BID OPTION 2:	UPGRADE LIGHTING AND CONTROLS NOT INCLUDED IN BASE BID. REFER TO BID OPTION NOTES ON EL SHEETS FOR FURTHER INFORMATION
BID OPTION 3:	REPLACE EXISTING IN-SLAB RACEWAY CONDUCTORS AND WIRING DEVICES.
BID OPTION 4:	REPLACE CARPET, WALL BASE AND PAINT WALLS.
BID OPTION 5:	UPGRADE THE FIRE ALARM SYSTEM.
BID OPTION 6:	INSTALL NEW ERRCS SYSTEM.

REFERENCE SPECIFICATION SECTION "010300 - OPTIONS" FOR BID OPTION INFORMATION.

1

PROJECT MODIFICATION - PHASING

ELIMINATION OF PHASING
ALL REFERENCES TO PROJECT PHASING INDICATED IN THE CONSTRUCTION DOCUMENT DRAWINGS AND SPECIFCATIONS ARE HEREBY VOIDED AND SHALL NOT APPLY. THE WORK SHALL BE PERFORMED UNDER A SINGLE CONSTRUCTION CONTRACT.

IN THE EVENT OF CONFLICTS BETWEEN PHASING INDICATIONS SHOWN IN THE CONTRACT DOCUMENTS AND THIS NOTE, THIS NOTE SHALL GOVERN.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE MEANS, METHODS, SEQUENCING, AND SCHEDULING OF THE WORK, INCLUDING COORDINATION OF ALL ACTIVITIES PREVIOUSLY INDICATED TO OCCUR IN PHASES.

100% Design Submittal - February 20, 2025

ARCHITECTS + ENGINEERS

5801 Broadway Ext., Suite 500
Oklahoma City, Oklahoma 73118

Telephone 405 840 2931 Facsimile 405 842 7750

REV.	DATE	DESCRIPTION	CHECK	APP'D
1	04/30/26	ADDENDUM 01		

DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION
MIKE MONRONEY AERONAUTICAL CENTER – OKLAHOMA CITY, OKLAHOMA

HEADQUARTERS BUILDING
MECHANICAL AND ELECTRICAL UPGRADES

COVER SHEET

Work Request Construction No: 21-002533

REVIEWED BY:	PREPARED BY: FSB, 5801 BROADWAY EXT., SUITE 500, OKLAHOMA CITY, OKLAHOMA, 405/840-2931, FSB@FSB.NET	APPROVED BY: MJT	SHEET NO. G-001 OF
DESIGNED BY: OAE	ISSUED BY OFFICE OF FACILITY MANAGEMENT AMP-400	DATE: 02/20/2025	
DRAWN BY: OAE		DRAWING NO. AMP-400-E-G-001	OF XX
WORK ORDER NO. 21-002533			

a. FAA IT personnel will be installing telecommunications.
b. Johnson Controls will be working concurrently with the Contractor on the installation of the New Controls system.

3. Access to Site: Coordinate site access and staging areas with FAA project manager prior to commencement of work.

B. Security Requirements: Contractor shall comply with all applicable Department of Transportation (DOT), FAA, and MMAC security directives while performing Work of this contract.

C. User / Owner Occupancy: The building will remain partially occupied during the duration of this project. The Contractor shall make every effort to not disrupt the day to day operations of this facility. The Contractor will be responsible for providing safety barriers, warnings, temporary lighting, heating and other appurtenances necessary to keep the occupants safe. Contractor shall provide temporary dust-proof partitions to demark exit travel and maintain safe egress from the building for the second floor occupants of the building at all times. At least three means of egress from each floor are required to be accessible at all times.

D. Time Restrictions – Base Bid: Work shall be conducted between 6:00 a.m. and 6:00 p.m. on normal government workdays. No Work, with the exception of the demolition work as described below, shall occur at night, or on Saturday's, Sunday's or designated government holidays unless approved by the Contracting Officer seven (7) days in advance.

1. All demolition including the removal of the existing concrete slab, sub-soil removal below existing concrete slab, demolition and removal of interior GWB and CMU partitions, windows, floor, wall and ceiling finishes, HVAC equipment and ductwork, plumbing and waste lines and vents, electrical demolition and removal, and any or all other items related to demolition, shall be between the hours of 6:00 P.M and 6:00 A.M Monday thru Friday. Work on the demolition may also be accomplished on weekends and approved government holidays. Work during these times (weekend and government holidays), must be pre-approved and scheduled in advance. Provide a minimum of seven (7) days prior notice to AMP-400, Project Manager, Mike Monroney Aeronautical Center, 405-954-4574 to coordinate scheduling of any work to be done outside of the occupants normal working hours.

E. Utility Outages and Shutdown: Coordinate with Contracting Officer Representative. Outages affecting FAA Operations are required to be accomplished during Saturdays, Sundays or designated government holidays. Prior to any outage or shutdown, seven (7) working days notification must be made to coordinate scheduling of any Work to be performed during any hours.

F. The Contractor will be responsible for providing safety barriers, warnings, temporary lighting, heating, air conditioning, ventilation and other appurtenances necessary to keep the occupants safe. Contractor shall provide temporary dust-proof partitions to demark exit travel and maintain safe egress from building for the occupants of the building at all times.

1.5 PERMIT AND LICENSES

A. Contractor shall secure and pay for all permits, licenses, etc. required in the execution of the Work, whether of a permanent or temporary nature.

1.6 SCHEDULE OF VALUES

A. The successful bidder will be required to, within 20 days after the date established as the Notice to Proceed, submit to the FAA a detailed schedule of values that clearly sets forth the scheduled prices for each component of the project. The Contractor will also be asked to provide a detailed cost breakdown.

B. All schedule of Values will include a line item for Project Closeout. This line item would be valued at (5% to 10%).

C. Concrete slab demolition and removal.

1. Construction of new concrete slab at the first floor base bid and Option 1 area, including reinforcing and perimeter insulation.

2. Sub-soil removal and disposal and replacement and compaction of new sub-soil for the base bid and Option 1 area.

3. Removal and replacement of the existing windows at the first floor base bid area.

4. Mechanical Systems

5. Fire Protection Systems

6. Electrical Systems.

7. Other items as requested by the Contracting Officer.

D. This Project will be required to comply with the "Buy American Act."

1.7 SUPPLEMENTAL INSTRUCTIONS

A. The project direction has been modified to empty the building completely, thus omitting the need to have the project required phasing. Below are clarifications regarding modifications to the scope.

1.8 AREAS TO REMAIN OPERATIONAL DURING CONSTRUCTION

A. See attached Plans in Appendix A attachment. These plans show spaces and corridor sections and spaces which will need to remain accessible during construction. For any work required for the first floor Cafe, Conference area 148A/B, 102 Stem Lab, work shall be after-hours and weekends. For the conference area 148A/B, ensure ceilings are reinstalled and areas are clean prior to occupant use.

END OF SECTION - 010100

The telecomm room BC04B shall remain in operation during construction. For any electrical outages of the room, temporary power and temporary air conditioning shall be provided for the space.

For the auditorium air handling unit replacement, provide one month outage notification for demolition and replacement of the air handling unit.

1.9 ENVIROMENTAL CONDITIONS

A. Since the building finishes are existing to remain during construction, environmental conditions must be maintained to prevent the propagation of mold. This will be dependent on exterior temperature and humidity during work. Air handling units will be required to operate during construction to maintain a maximum condition of 75°F and 55%RH. Spaces under construction shall maintain a minimum of 50° to prevent freezing of the fire protection system. Contractor shall provide temporary filters on air handling units to keep construction debris from clogging coils. Once construction is completed, remove temporary filters and provide filter replacements for all air handlers serving the facility.

For periods of electrical outages which will cut power to air conditioning systems, (chillers, pumps, AHU's, etc.) the period where conditions will be allowed to remain outside of the required conditions shall be 72 hrs. Any outages where conditions extend beyond this window will require temporary cooling, temporary heating or temporary power as required.

1.10 PROJECT MODIFICATION - ELIMINATION OF PHASING

A. All references to project phasing indicated in the Construction Document drawings and specifcations are hereby voided and shall not apply. The work shall be performed under a single construction contract.

In the event of conflicts between phasing indications shown in the Contract Documents and this note, this note shall govern.

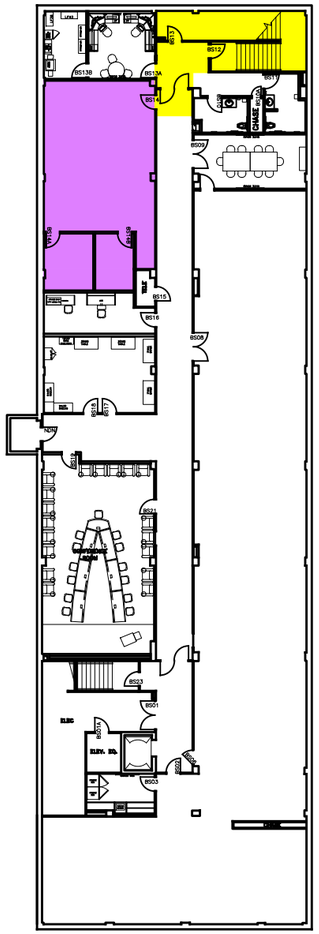
The Contractor shall be solely responsible for determining the means, methods, sequencing, and scheduling of the work, including coordination of all activities previously indicated to occur in phases.

This note will also be on the Cover Sheet G-001.

END OF SECTION - 010100

Attachment 01 01 00

1ST FLOOR
ACCESS



001-HQB
BASEMENT FLOOR PLAN

A
A1

SCALE: NOT TO SCALE

HQB ACCESSIBLE SPACE LEGEND	
	AHF LEGAL STORAGE, BASEMENT ROOM B514
	ACCESSIBLE PATH OF TRAVEL
	POINT OF ENTRY

MIKE MONRONEY AERONAUTICAL CENTER

FACILITY SPACE MANAGEMENT

AMP-400

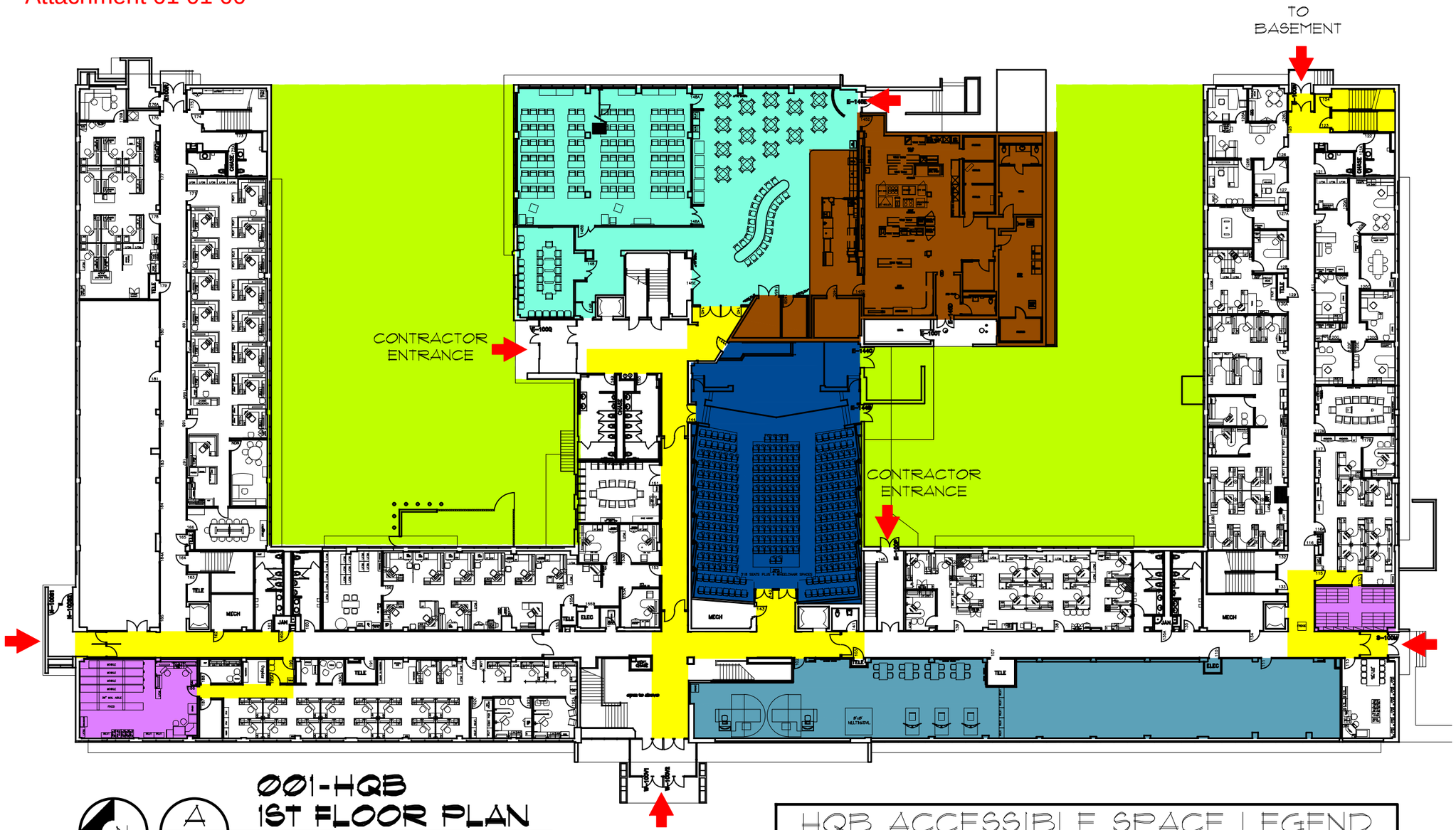
001-HQB

HQB 1ST FLOOR PLAN

DATE
JAN. 2026

SHEET
1
OF
2

Attachment 01 01 00



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001-HQB
1ST FLOOR PLAN

SCALE: NOT TO SCALE

HQB ACCESSIBLE SPACE LEGEND

	HQB CONFERENCE CENTER ROOM 148
	HQB AUDITORIUM ROOM 142
	AMC-3 STEM LAB HQB ROOM 102 & CLASS/BREAKOUT SPACE
	AHF LEGAL STORAGE, ROOMS 117 & 186
	FOOD SERVICE SPACE
	ACCESSIBLE PATH OF TRAVEL
	GENERAL CONTRACTOR STAGING AREA
	POINT OF ENTRY

MIKE MONRONEY AERONAUTICAL CENTER

FACILITY SPACE MANAGEMENT

AMP-400

001-HQB

HQB 1ST FLOOR PLAN

DATE
JAN. 2026

SHEET
2
OF
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