

**Addendum No. 1
December 29, 2021**

Project: R.B. Williams Remodel
Sturgis, South Dakota
Project #2948

Architect: Architecture Incorporated

Letting: January 6, 2022
2:00 pm prevailing MT
Williams Administration Building Business Office

Scope of this Addendum:

To all bidders and all others to whom drawings and specifications have been issued by Architecture Incorporated, this Addendum forms a part of the Contract Documents. Acknowledge receipt of this addendum by listing its number and date in the bidder's Form of Proposal. Failure to do so may subject bidder to disqualification. This addendum modifies the drawings and specifications as follows:

GENERAL ITEMS:

- 1) **PRE-BID CONFERENCE:** The Pre-Bid Conference was held on-site Monday, December 20, 2021 at 3:00 pm MT. The Pre-Bid Meeting Report is attached, containing the discussion items.
- 2) **FORM OF PROPOSAL**
 - a) REPLACE with new Form of Proposal attached. The substantial and final completion dates have been clarified.
- 3) **SPECIFICATION SECTION 011000 – SUMMARY -**
 - a) Paragraph 1.4 D.: STRIKE “The project shall be substantially Complete by August 20,2022”; REPLACE with **“The project shall be Substantially Complete by August 12, 2022”**.
 - b) Paragraph 1.4 E.: STRIKE “Final Completion of all work including punch list items shall be no later than (two) weeks after the date established as the Date of Substantial Completion”. REPLACE with **“Final Completion of all work including punch list items shall be by the end of day August 20, 2022”**
- 4) **SPECIFICATION SECTION 085113 – ALUMINUM WINDOWS –**
 - a) Paragraph 1.6 C.1.: Basis of Design Product: DELETE sub-paragraph 1. REPLACE with:
 - (i) Windows are based on Manko 3527i Series thermally-improved windows with 3.5-inch perimeter frame. Perimeter framing and operating units to match existing aluminum windows **in general profiles and performance.**
 - b) Paragraph 2.1 B. Basis of Design Product: The Manko product listed is a discontinued series. DELETE “Manko Window systems 550 thermal Series with 4-1/16 inch deep perimeter frame.” REPLACE with **“Manko Window Systems – 3527 Series with a (nominal) 3 ½” deep perimeter frame” fixed and project-out units.”**

- c) **Frame depth: Nominal 3-1/2 inches.**
- d) **DesCo i65 Series Thermal** is approved as an equal Basis of Design product.
- e) Other manufacturer's products may be submitted for substitution approval contingent upon conformance with the all requirements listed in the Contract Documents and approval of architect.

GENERAL APPROVALS:

The following material or equipment furnished by the manufacturers listed, may be substituted as equivalent providing that each item, material, and piece of equipment conforms to the design and requirement of the specifications.

<u>SECTION</u>	<u>ITEM</u>	<u>MANUFACTURER</u>
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MECHANICAL ITEMS: See attached addendum #1 by Skyline Engineering attached to this addendum.

ELECTRICAL ITEMS: See attached addendum #1 by Skyline Engineering attached to this addendum.

END OF ADDENDUM



Pre-Bid Meeting Report

R.B. Williams Remodel

Project # 2948

December 20, 2021, 3:00 pm MT

Present:

Don Kirkegaard, Superintendent Meade School District

Brett Burditt, Business Manager, Meade School District

Todd Battles, Facility Director, Meade School District

Jennifer Sietsema, Black Hills Council of Local Governments (BHCLG)

Jordan Burbach, Architecture Incorporated

Kristine Bjerke, Architecture Incorporated

Devan Thompson, Complete Contracting

Grant Herbener, RCS Construction

Aaron Baenen, Rasmussen Mechanical

Mike Charnholm, Scull Construction

Mike Jubie, Scull Construction

Brian Roek, Scull Construction

Jesse Herndon, Heil Mechanical

Jim Heilm, The Glass Shop

Ethan Hudson, SECO Construction

Bret Meggs, Rapid Fire Protection

Al Sutton, Al Sutton Electric

DISCUSSION ITEMS:

Introductions

1. Review of Project Scope – Jordan Burbach
 - a. Demolition, remodel of second floor classrooms
 - b. West, south window replacement
 - c. Alternate bid item – two first floor classroom remodel
2. Davis-Bacon wage rates, payroll reporting, summary of requirements – Jennifer Sietsema, BHCLG:
 - a. **Compliance with the Davis-Bacon Act will be required for this project.** The wage rates and payroll reporting information are included in the Project Manual.
 - b. BHCLG staff are working for the School District, will be available to help contractors with payroll submittals, other requirements.

- c. BHCLG will be administrating by DOE rules. More detailed information will be presented at the Pre-Construction meeting.
 - d. Additional wage classifications other than listed in Project Manual must be filed separately. Extra time must be allowed for processing submissions. BHCLG has the forms, will assist.
 - e. If Union workers are used and fringe benefits are included to make wage rate, employees must declare them as income.
 - f. Certification, apprenticeship program for Electrical & Plumbing – be aware that SD does not recognize all programs being used as meeting Federal requirements.
 - i. Apprentices are required to be paid full wage as per the wage rates for their respective trades.
 - g. Payroll reports are required to be submitted weekly for this project. Jennifer recommends contractor submit first report ASAP so any deficiencies can be corrected for subsequent reports.
 - h. BHCLG will conduct on-site employee interviews to verify wage rates are being paid.
 - i. Regarding Section 3 Additional Training/Certification requirements in D-B: BHCLG will use the simplified version – no CDBG requirements. Or additional training required at this time.
 - j. Regarding HUD-level requirements: BHCLG does not have clarification yet; assume not required.
 - k. BHCLG will accept all formats for submissions if all required information is included.
3. Contract documents have been reviewed by DOE third-party and revised accordingly. Architecture Incorporated received notification of full compliance with ESSER requirements.
4. Review of Project Schedule – Jordan Burbach, Brett Burditt
- a. Bid Opening January 6, 2022, 2:00 pm MT, Williams Administration Building. A Zoom meeting may be set up to allow remote viewing. Details will be included in an addendum.
 - b. Board meeting week of January 10 – to award contract. Contractor should expedite shop drawings, ordering, storage for critical-path materials immediately, as this is a short construction schedule. The School will provide on-site secure storage, access, etc.
 - c. Site is available May 25th, but earlier work can start on the west side rooms that are not being used for classes. There is flexibility for both start and finish of work in these areas.
 - d. Completion dates given in Project Manual will be revised in Addendum #1: Substantial Completion is to be August 12, 2022; 100% completion to be August 20, 2022.
 - e. Staging area in parking lot between R.B. Williams and the MS gym will be available for duration of project, including during the Rally.
 - i. **2022 Sturgis Rally dates are: August 5-14.**
5. Walk-through of building areas included in project:

- a. All asbestos abatement by owner will be complete by start of project.
 - b. Viewed above-ceiling condition of structural wall in E207/E208 to be removed. Architect has photos available by request.
 - c. Replacement carpet will be all new material – shelf stock not available.
 - d. Roof was accessed for review of conditions.
 - e. Aluminum replacement windows: Window type to be revised and clarified in Addendum #1. Previous replacements were done approximately 10 years ago and 5 years ago. The intent is to match those framing profiles as much as possible, although information on the systems used is not available. Substitution requests are welcome.
 - f. Louvers shown in first floor windows are for Alternate #1 only. Those sections to be spandrel glazed for Base Bid.
6. Addendum #1 will be issued on Wednesday, December 29, 2021. Contractor questions brought up during the Pre-Bid meeting will be addressed, and an updated Plan Holders list included.

Respectfully submitted,

Kristine Bjerke, AIA
Architecture Incorporated

- cc. Don Kirkegaard, Superintendent Meade School District
Brett Burditt, Business Manager, Meade School District
Todd Battles, Facility Director, Meade School District
Jennifer Sietsema, Black Hills Council of Local Governments (BHCLG)
Jordan Burbach, Architecture Incorporated

FORM OF PROPOSAL – Revised Addendum #1

PROJECT: R.B. Williams Remodel
Meade School District 46-1
Sturgis, South Dakota

TO: Brett Burditt, Business manager
Meade School District 46-1
1230 Douglas Street
Sturgis, South Dakota 57785

DATE: _____

The undersigned, having familiarized (itself) (himself) with the local conditions affecting the cost of the Work at the place where the Work is to be done and with the Plans and Specifications and other Contract Documents, and having examined the location of the proposed Work, and having received Addenda Nos. _____, _____, _____, _____, dated ___/___/21, ___/___/22, ___/___/22, ___/___/22, and having included their provisions in this proposal, hereby proposes and agrees to perform any and all labor and to provide all materials, tools, and equipment necessary to complete in a workmanlike manner all the work for the remodel construction of the R.B. Williams building in Sturgis, South Dakota, all in strict conformance with the plans and specifications prepared by Architecture Incorporated, dated September 17, 2021:

For the following Base Bid:

_____ (\$ _____)

Alternate No. 1: Add architectural finishes, mechanical and electrical systems to Classrooms 100 and 102 as indicated.

_____ (\$ _____)

The undersigned agrees that his bid may not be withdrawn for a period of 60 days from the time set for opening of bids and that is notified of acceptance of his Proposal within that stated time, or at any time thereafter before the bid is withdrawn, he will within ten (10) days of such notification, execute and deliver an Owner - Contractor Agreement herein specified to be AIA Document A101 and to furnish and deliver the Performance Bond and the Labor and Material Payment Bond, each in an amount equal to 100 percent of the Contract Sum.

The Contractor shall commence work under this Contract no later than 10 days from the Notice to Proceed, on or about January 10, 2022, and shall complete the entire project for **substantial completion by August 12, 2022, and final completion by August 20, 2022**. The time stated for completion shall include allowances for inspections, completion of items requiring further attention and final clean-up of premises.

The Work under this contract is subject to the provisions of the Davis-Bacon and Related Acts, as published in the U.S. Department of Labor regulations (29 CFR Parts 1, 3 and 5). The successful Contractor shall comply with the Wage Determination included in the Project Manual, including the

submittal of weekly payroll records. Federal ESSER funding requirements are further described in the “Notifications of Federal Funding Requirements” documents included in the Project Manual.

BID SECURITY:

The undersigned has attached to the Proposal the following:

1. Bid Security in the form of _____ and in the amount of \$_____ as outlined in the Invitation to Bid.

In submitting this bid, the undersigned understands that the right is reserved by the Owner to reject any and all bids and to waive all informalities.

BIDDER: _____

BY: _____

TITLE: _____

BUSINESS ADDRESS: _____

STATE OF INCORPORATION: _____
(SEAL)

If Bid is by a Corporation:



Attn: Jordan Burbach
Architecture Incorporated, Inc.
815 St. Joseph Street
Rapid City, SD 57701

Project Name: RB Williams Renovations
Skyline Project Number: 21036
Addendum Number: 1
Date: December 29, 2021

ADDENDUM NO. 1 - MECHANICAL

This Addendum shall be considered as much a part of the Contract documents as though it had been issued with the original Documents as issued and written therein, in Division and Section. The bidder shall note receipt and make acknowledgment of this Addendum on his bid form, incorporating its provisions in his bid.

- 1) Specifications Revisions: None
- 2) Drawing Revisions:
 - a) Sheet 8.30
 - i) Modify Keyed Note #2 to read as follows: **ALTERNATE #1:** "INSTALL UNIT, HEATING COIL AND STEAM PIPING, DUCTWORK, AND PIPING AS HIGH AS POSSIBLE, AVOID EXISTING SYSTEMS, AND MAINTAIN CLEARANCES."
 - b) Sheet 8.40, Louver Schedule
 - i) Scheduled louvers are Basis of Design products. Substitutions shall be equivalent in every respect and shall match existing louvers.
- 3) Prior Approvals. Subject to compliance with requirements, equipment from the following manufacturers is approved for bidding purposes. **Inclusion of a manufacturer in the following list does not guarantee that the manufacturer's product is equivalent. The entity(ies) providing the product shall demonstrate equivalency according to the General Requirements, Division 01 Specifications, and Section 200500 "Common Work Results for Mechanical Systems.":**
 - a) Louvers - NCA

Attachments: None

END OF MECHANICAL ADDENDUM

ADDENDUM NO. 1 - ELECTRICAL

This Addendum shall be considered as much a part of the Contract documents as though it had been issued with the original Documents as issued and written therein, in Division and Section. The bidder shall note receipt and make acknowledgment of this Addendum on his bid form, incorporating its provisions in his bid.

- 1) Specifications Revisions:
 - i) None.
- 2) Drawing Revisions:
 - i) None.
- 4) Acceptable Equivalents: Subject to compliance with requirements, the following products listed by

manufacturer name and model number are deemed equivalent to the basis-of-design products as indicated. **Inclusion in the following list does relieve the contractor from providing products which meet all requirements and restrictions listed in the contract documents and which are suitable for the intended use.**

a) None.

Attachments: None.

END OF ELECTRICAL ADDENDUM