

CONTRACT ADDENDUM NO. 1

March 28, 2025

HTK Architects
900 S Kansas Avenue
Topeka, Kansas 66612
Contact: Maddie Safford (mms@htkarchitects.com)
Telephone: 785-266-5373

**NOTICE TO ALL BIDDERS FOR THE:****Topeka & Shawnee County Public Library**

Staff Restrooms

HTK Project No.: 2001.01-016

The following are changes in the previously issued plans and specifications and supersede conflicting information so included. When a change is made affecting a part of a drawing or specification, the balance of that drawing or specification shall remain unchanged. Bidders must acknowledge receipt of this addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification. The Contract Addendum is a part of the Contract Bid Documents and Construction Documents and shall govern the performance of the Work.

GENERAL:**Article 1-01 General**

- 1) Prebid meeting notes and attendance sheets are enclosed.
- 2) Reference attached Topeka Fire Department Review Comments.
- 3) An addendum 2 is planned to be issued early next week to add flooring and paint scope of work to be added to this project in the Circulation Workroom to the west of the restrooms Men 014 and Women 015. This is the reason for the bid date moving.

SPECIFICATIONS:**Article 1-02 Section INVITATION TO BID**

- 1) Change the Bid Receiving Date to Thursday, April 10, 2025 at 2:00 PM.

Article 1-03 Section 081113 HOLLOW METAL FRAMES

- 1) Dean Steel added as approved manufacturer.

Article 1-04 Section 081416 FLUSH WOOD DOORS

- 1) Add 081416,2.2,D – Particleboard-Core Doors
 - a) Particleboard: ANSI A208.1, Grade LD-2, made with binder containing no urea-formaldehyde resin.
 - b) Blocking: Provide wood blocking in particleboard-core doors as needed to eliminate through-bolting hardware.
 - c) Provide doors with structural-composite-lumber cores instead of particleboard cores for doors indicated to receive exit devices.
- 2) STREK-O Doors LLC added as approved manufacturer.

DRAWINGS: (None)

(See 6 pages enclosed, 7 pages total)

END OF ADDENDUM NO. 1 NARRATIVE

PRE-BID CONFERENCE – MEETING AGENDA NOTES

I. Introductions and Attendance

- A. Please sign the attendance sheet
- B. Introductions:
 - a. Owner: Thad Hartman, Library Project Coordinator
 - b. Owner: Joe Hobbs, Facilities
 - c. LSA: Kyle Wilk, LSA
 - d. HTK: Maria Kutina, *Maddie Safford, Brennen Filby*, HTK

II. Data Confirmation

- A. Bid Receiving: *Thursday, April 10 at 2:00 PM (Revised bid date per Addendum 1)*
- B. Bids shall be submitted by Mail, delivery or email:
 - a. Mail to: Thad Hartman
Chief of Staff
TOPEKA & SHAWNEE COUNTY PUBLIC LIBRARY
1515 S.W. 10th Avenue
Topeka, KS 66604-1374
P: 785-580-4511
 - b. Email to thartman@tscpl.org and copy mrk@htkarchitects.com
 - 1. Email subject: Library Restroom Renovations
 - c. Bid Opening Place: TEAMS attendance online or call 1-347-991-6844
 - 1. Meeting ID: 288 986 765 013
 - 2. Conference ID: 294 167 771#
 - 3. Password: EC6KB2Fg
 - 4. Attendance is not required.
 - 1. Send Maria a request for the outlook invite if you'd like the invite added to your calendar for this TEAMS meeting.
- C. Plan-holders list: Library RFP Webpage <https://tscpl.org/request-for-proposals>
- D. Bid Results: on or before Friday, April 18, 2025 (via email)
- E. Known Addendum Items:
 - 1. Door substitution request
 - 2. Bid date clarification
- F. Bid Security: 5% of base bid – payable to: Topeka and Shawnee County Public Library
- G. Send questions to:
 - Project Coordinator **Thad Hartman**, Chief of Staff
785-580-4511 thartman@tscpl.org
 - AND / OR
 - Maria Kutina, HTK Architects
785-250-1887 mrk@htkarchitects.com
- H. Sales Tax: the project is tax exempt

III. Project Overview – HTK Architects

- A. Restroom Renovations – HTK Architects
 - a. Renovation of restrooms and other spaces as indicated in the bid documents. Gut the existing finishes, fixtures, ceiling, and lights, then provide new finishes, fixtures, ceilings and accessories.
- B. Electrical– LS&A Engineers
- C. Alternates – HTK Architects
 - 1. Alt. 1 – Resinous Epoxy Flooring
 - 2. Alt. 2 – Toilet Accessories

- 3. Alt. 3 – Tile
- 4. Restroom 102

IV. Project Scheduling/Phasing/Staging

- A. Project Start Up: Upon final legal approval of the contract
- B. Substantial Completion Date:
 - 1. **Substantial completion by August 29, 2025.**
- C. Work hours: Construction activities may take place during normal hours of operation for the library. But as this is a library, loud activities such as saw cutting or messy activities like pouring concrete that would require extensive temporary flooring and any shutdowns shall occur when the library is not in operation.
 - 1. It is the intent that the library will be open to the public during the construction project. Coordination with the Owner must occur for all temporary shutdowns and construction barriers required.
- D. Staging: A dumpster can be placed on the ~~dock. west and/or east sides of the building.~~ Location shall be coordinated with the library.
- E. Contractors can use the library's restrooms, but if there is any damage or additional trash, or other issues, then the contractor will need to bring in temporary plumbing facilities for their own use.
- F. Phasing: All existing collections and some existing shelving furniture will be relocated by the Library so that materials may be browsed and checked out during Construction. Some existing shelving will remain and be relocated during the phases of the Construction. Coordination between the Contractor and the Shelving furniture provider will need to occur during Construction to coordinate with the relocation of existing shelves and installation of new shelving. Areas of work within the building will need to be protected behind a temporary construction barrier as indicated on the Drawing Sheets.

V. Questions and Comments

Q. Ground level access to basement?

A. Yes, you can use the dock for access to the main building. There is also an elevator that can be used from the first floor down.

A2. You can also put the dumpster on the dock for trash. Coordinate location with the owner.

Q. Is there access to the basement of the Annex from the outside?

A. No, the elevator and the two stairways are the only basement access.

Q. Does the library have all the water valve's locations for the Restrooms?

A. The owner will work with you to locate them.

Q. Will the walls be taken apart to access the valves?

A. The sheet rock needs to come off where the tile is going and as needed for accessing valves so that the valves can move forward to the new face of the tile and so the tile backer board can be installed behind the tile.

Attendee Name	Company Name	E-mail
Maria Kutina	HTK Architects	mrk@htkarchitects.com
Thad Hartman	Topeka and Shawnee County Public Library	thartman@tscpl.org
CJ Cress	DC Smith	cj.cress@dcsmith.com
Dustin Droege	Samco	dustin.droege@samcomc.com
Corey Smith	Surge Electric	Surgeelectric.sc@gmail.com
Dan Elwell	Shirley Construction	dan@shirley-construction.com
Aaron Elwell	Shirley Construction	aaron@shirley-construction.com
Doug Snook	PCI	doug@pcikansas.com
Ben Heiserman	PCI	bheiserman@pcikansas.com
Phil Gosser	CSM	phillipg@cs828.com
Gary Ingram	McElroys	gary.ingram@mcelroys.com
Bernar Shepard	Kelley	bshephard@kelly-construction.com
Chuck Downey	Senne	chuck.downey@sennecompany.com
Chris Murray	Mid America Paint	midamericapaint@aol.com
Jacob Pletcher	Kendall Construction	jacob@trustkendall.com
Maddie Safford	HTK Architects	mms@htkarchitects.com



TOPEKA FIRE
DEPARTMENT

Randy Phillips, Fire Chief
324 SE Jefferson Street
Topeka, KS 66607

Tel: 785-368-4000
Fax: 785-368-4030
www.topeka.org

Building Permit Application #: 202503101351

Date: 03/12/2025

Fire Plan Review – 2021 IFC / 2015 LSC
TSCPL – Restroom Renovations | 1515 SW 10th Ave. | Topeka, KS. 66604
Interior Alteration

Plans have been reviewed for the above-named project for compliance with applicable City of Topeka codes, ordinances, regulations, and standards. The review was based on the plans dated 03/10/2025.

Plan Comments:

1. Fire Alarm System: The plans indicate that the existing fire alarm system will be minimally altered and appears to be a relocation of existing devices. If adding new devices, deferred submittal may be required to be submitted to Development Services. Plans shall be designed in accordance with the requirements of **NFPA 72, 2019 Edition**. Fire alarm contractors shall be approved and licensed by the City of Topeka. Plans shall be signed/sealed by a licensed professional engineer, fire protection engineer, or NICET Level III or IV certified individual.

If adding 5 or fewer new appliances to an existing fire alarm system:

- *A letter from a design professional ensuring that all the devices function properly, comply with **NFPA 72**, are **UL Listed**, and are compatible with the FA control panel – the letter must be sealed, signed, and dated by a professional engineer (PE) or fire protection engineer (FPE), or NICET Level III or IV certified individual.*
 - *All documentation is to be submitted to the Topeka Fire Department by the designing PE or FPE.*
2. Fire Sprinkler System: The plans indicate that the existing fire sprinkler system will be altered. Deferred submittals are required to be submitted to Development Services. Plans shall be designed in accordance with the requirements of **NFPA 13, 2019 Edition**. Fire sprinkler contractors shall be approved and licensed by the City of Topeka. Plans shall be signed/sealed by a licensed professional engineer or fire protection engineer. Failure to submit deferred submittals for plan review, obtain inspections and approvals may cause a delay in occupancy of the building or space and/or cause delays to construction schedules.

If adding or relocating no more than 20 sprinkler heads to an existing system:



TOPEKA FIRE DEPARTMENT

Randy Phillips, Fire Chief
324 SE Jefferson Street
Topeka, KS 66607

Tel: 785-368-4000
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www.topeka.org

- *A letter from a design professional stating the scope of work to be conducted to the system, including the number of sprinkler heads being relocated and/or installed, a statement ensuring that the design and installation complies with NFPA 13, 2019 Edition, the system functions as designed, and that there is no further demand/hydraulic overloading on the system.*
- *Letter must be sealed, signed, and dated by a professional engineer (PE) or fire protection engineer (FPE).*
- *Project engineer must verify the modifications have no appreciable impact on the hydraulic design.*
- *All documentation is to be submitted to Development Services by the designing PE, FPE, or Fire Sprinkler Company.*

Permits can be obtained from Development Services at 620 SE Madison St., Topeka, KS 66607. Contact Jenny Taylor jtaylor@topeka.org for a Fire Protection Permit. Plans will be reviewed for comment, revision, and approval before installation. Also, be aware that installations started or completed before the plans are reviewed and approved may result in revisions and modifications to the system.

3. All structures undergoing construction, alteration or demolition shall comply with **NFPA 241** and **IFC Chapter 33 – Fire Safety During Construction and Demolition**. A copy of this section can be provided upon request.
4. Approved building exits shall be maintained during construction.
5. Fire department access of 150 ft. shall be maintained around the building. construction operations shall not obstruct fire department access and operations. “No Parking, Fire Department Access” signage is to be posted as needed to prohibit obstruction of fire department access to structures.
6. If further information, hazard conditions, and/or changes to approved construction documents are identified as the project develops, additional comments or requirements may be forthcoming.
7. All fire protection systems in the building will need to be current on their required testing with no deficiencies prior to project completion and CO issuance.
8. The following inspections will be required for the above-named project and approved prior to occupancy: **Above Ground Hydrostatic Pressure Test/Witness, Final Fire Alarm Test/Witness, Fire Department Final CO Inspection.**



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Randy Phillips, Fire Chief
324 SE Jefferson Street
Topeka, KS 66607

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Plan Review: Approved, no revisions are required.

Plans Reviewed By:

Asst. Fire Marshal: Dylan Smith, 785-368-4145

djsmith@topeka.org

Distribution:

Fire Inspector: Adam Appelhanz, 785-368-4144

ajappelh@topeka.org

Fire Marshal: Alan Stahl, 785-368-4130

acstahl@topeka.org

Development Navigator: Jenny Taylor, 785-368-3015

jtaylor@topeka.org

Development Services: Janice Purney, 785-368-3704

jkpurney@topeka.org

Owner: SNCO Public Library – Thad Hartman 785-580-4481

thartman@tsopl.org

Contractor: TBD

Architect: HTK Architects – Maria Kutina, 785-250-1887

mrk@htkarchitects.com

MEP: Latimer Sommers & Assoc. – Kyle Wilk, 785-233-3232

kwilk@lsapa.com