

CONTRACT ADDENDUM NO. 1

October 8, 2021

HTK Architects
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Topeka, Kansas 66612
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NOTICE TO ALL BIDDERS FOR THE:
Topeka & Shawnee County Public Library
Tech Services Renovation
HTK Project No.: 2001.01-006

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 in the performance of the Work.

SPECIFICATIONS:

Article 1-1: GENERAL:

1. Prebid meeting notes and attendance sheets are enclosed.
2. Existing deck height is approximately 12'-6" A.F.F.
3. The Area of renovation was originally constructed in 1990's. Asbestos or other Hazardous Materials are not anticipated.

Article 1-2: Specification Section 01 2300 – ALTERNATES:

1. Clarification for Alternate #5: G6a walls in Alternate 5 to remain G6a and should not be included in Alternate 6 wall changes. The walls in this alternate will not change to G7a wall types like in Alternate #6.
2. Clarification for Alternate #6: The change in G6a walls to G7a walls applies to all G6a walls, except the wall that is apart of Alternate #5.

Article 1-3: Specification Section 08 1416 – WOOD DOOR:

1. STC rating of 35 shall be provide on doors 232A and 232B. All other wood doors do not require an STC rating.

Article 1-4: Specification Section 09 5113 – ACOUSTICAL PANEL CEILINGS:

1. Subparagraph 2.2, D: Remove Type B ceiling panel, Item No. 86185. There is no Type B ceiling panel in the project.

Article 1-5: Specification Section 09 8436 – SOUND ABSORBING CEILING UNITS:

1. Add CSI Wall Panels, Soundcore Single Baffles TF011 and TF024 as an approved product and manufacturer.

Article 1-6: Specification Section 26 1200 – HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS:

1. Add item 8. Subparagraph 2.1.B.8: Add the following:
2.1.B.8: "Cable Tray shall be Cabofil model CFG 50/150, a 2:x6" wire basket configured to fit below the desk."

DRAWINGS:

Article 1-7: Drawing Sheet G101:

1. Partition Types, G4a and G4b: Change the referenced detail in the wall description to read: "Ref. 1A101 plan note 13 for location of tile backer board in lieu of gyp. Bd. on metal stud."

Article 1-8: Drawing Sheet A301:

1. Clarification on Drawing 1 and 2: 16ga top track is only required at rated walls. Gauge to match studs is acceptable at all other locations.

Article 1-9: Drawing Sheet A501:

1. Door and Frame Schedule: Door 238E, change Door Material to Wood.

Article 1-10: Drawing Sheet A601:

1. Reflected Ceiling Plan Legend: There is no Type B ceiling type. Remove Type B from Reflected Ceiling Plan Legend.

Article 1-11: Drawing Sheet ME103:

1. The contractor shall remove, and salvage for reinstallation, all speakers that are located in the existing ceiling. This applies to both fire alarm speakers and intercom speakers. Each speaker shall be reinstalled, and properly connected to the respective fire alarm or sound system as required, in the new ceiling.

Article 1-12: Drawing Sheet E101:

1. FLOOR BOXES: All floor boxes to be FB-1. Disregard tag FB-2.
2. DATA CONDUIT: Add note 1: Provide 1 ¼" conduit from back box to above ceiling for each data location indicated on the plans.

Article 1-13: Drawing Sheet E202:

1. Detail 3, change the type "F" fixture shown to a type "D" fixture as shown on RCP A601. This is for Alternate #4.

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 & John Kugler, Facilities
 - b. LSA: Bill Bassette
 - c. HTK: Maria Kutina & Maddie Safford

II. Data Confirmation

- A. Bid Receiving: Wednesday, October 13, 2021, 2:00 PM
- B. Bids shall be submitted by Mail, delivery or email:
 - a. Mail to: Thad Hartman
Community & Strategic Services Manager
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: Tech. Services Renovation
 - c. Bid Opening Place: Zoom attendance online or call 1-346-248-7799
 - 1. Meeting ID: 850 4860 4379
 - 2. Password: TSCPL
 - 3. 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 Zoom meeting.
- B. Plan-holders list: Topeka Blueprint
- C. Bid Results: on or before October 25, 2021 (via email)
- D. Known Addendum Items:
 - 1. Pre-Bid Minutes
- E. Bid Security: 5% of base bid – payable to: Topeka and Shawnee County Public Library
- F. Send questions to:
 - Project Coordinator **Thad Hartman**, Community & Strategic Services Manager
785-580-4511 thartman@tscpl.org
 - AND / OR
 - Maria Kutina, HTK Architects
785-250-1887 mrk@htkarchitects.com
- G. Sales Tax: the project is tax exempt

III. Project Overview – HTK Architects

- A. Tech. Services Renovation – HTK Architects
 - 1. Renovate previous staff space identified and described in the bid documents. Gut the existing finishes, fixtures, ceiling, and lights, then provide new finishes, fixtures, ceilings, and accessories. The area will be converted to additional patron space, offering services like small meeting rooms, a digital lab, computers, and recording studios. Furniture will be ordered and replaced, offering varied seating options through a separate contract.
- B. HVAC, Electrical, & Plumbing – LS&A Engineers
- C. Alternates – HTK Architects
 - 1. Alternate No. 1: Restrooms
 - i. State the ADD amount to provide all work shown related to construction WOMEN 235 and MEN 236

1. Base bid: The existing Restrooms WOMEN 235 and MEN 236 shall remain as is and include no work.
2. Alternate No. 2: Elevator and Security Gate
 - i. State the ADD amount to provide Card Access at the Elevator and the Security Gate power on the first floor. Reference T201 and note 20 on A101 for related work.
 1. Base Bid: No work in the Elevator or at the lower level flooring/ power for the security gate.
3. Alternate No. 3: Studio Door Access Controls
 - i. State the ADD amount to provide Card Access Doors 232A and 232B.
 1. Base Bid: Provide pathways for future Card Access at Doors 232A and 232B.
4. Alternate No. 4: Accessories
 - i. State the ADD amount to provide Ceiling Baffles, Strip lights, wall graphics and roller shades.
 1. Base Bid: Do not provide Acoustical ceiling Baffles or strip lights as noted with note 3 on 3-A601, instead, provide lights shown in a diagonal hatch. Do not provide Wall Graphics or Roller Shades, noted as 6 and 24 on 1-A101.
5. Alternate No. 5: Studio Wall
 - i. State the ADD amount to provide the wall, all elements in the wall, Aluminum Frames A2 and A3, Door 237, Room Sign, and all work described in note 25 on A101.
 1. Base Bid: Do not provide the wall or elements to be include in the Alternate price. Add the soffit extension shown with note 2 on 3-A601 and transition strip between the change in flooring between the two rooms where the wall is shown for the alternate. Add two additional floor outlets not shown on plans.
6. Alternate No. 6: Acoustics
 - i. State the DEDUCT amount to NOT provide the wing walls and four corner guards at the Print Station near the elevator, omit one layer of gyp from G6a walls types to make them G7a wall types at the team rooms.
 1. Base Bid: Provide the wing walls at print station, and provide G6a wall types as shown on A101.
7. Alternate No. 7: Fin Tube
 - i. State the DEDUCT amount to NOT provide the Fin Tube Radiation shown on M201
 1. Base Bid: Provide the Fin Tube Radiation shown on M201.

IV. Project Scheduling/Phasing/Staging

- A. Project Start Up: Upon final legal approval of the contract
- B. Substantial Completion Date:
 1. **Substantial completion by April 1, 2022.**
- 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 up to the public during the construction project; however, CDC and Shawnee County guidelines and regulations must be monitored and maintained.
- D. Staging: A dumpster can be placed on the 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: Exit access to stair required through duration of construction. Maintain corridor access as long as possible. When the wall is removed, provide fire watch or a 1 hr. temporary wall construction, G5a partition type, to stair access, through tech. services.

V. Questions and Comments

(1) Q. *What is the Base bid for alternate 7?*

(a) *Alternate 7 Base Bid is to provide the two new 10' sections of Fintube and covers, and pipe modifications shown on M201. The Alternate price is to deduct this Fintube and pipe work from the project. The VAV-1 piping in work on M201 shall be included in the base bid and not apart of this alternate.*

(2) Q. *Is there fire proofing above ceiling?*

(a) *Yes, all fireproofing removed will need to be patched.*

(3) Q. *Does the owner want to keep any demo'ed material?*

(a) *No*

(4) Q. *Who to contact to see space again?*

(a) *Coordinate with Thad Hartman, contact info on first page.*

(5) Q. *How long does the temporary wall need to be up?*

(a) *Demolition Plan note 27 discussed the access to the stair. The access to the stair is required for second egress from the upper level. At the point in which the contractor can no longer allow access to Stair ST-5 through the existing Corridor 229A, the contractor shall either provide a Fire Watch or build a rated temporary wall to allow for access to the stair through the construction area. The temporary wall would need to be in place or a Fire Watch performed until removal is permitted by the City of Topeka inspector, which is anticipated when only finish work remains, and overhead construction is complete.*

Attendee Name	Company Name	E-mail
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