



110 Armour Rd
 North Kansas City, MO 64116
 p. 816.300.4101
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ADDENDUM

Addendum No.: **ONE 001**
 Project: Johnson County Missouri – Detention Center Insulation

Project No.: 23005
 Date: 11/15/2024

This Addendum is issued to all registered plan holders pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.

The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.

GENERAL

1. **REVISED BID SUBMISSION DEADLINE: 1:00 p.m. (CST) on Monday, November 25, 2024**
 *Bid date has been extended one week. Bid opening will occur 1:30 p.m. (CST) same day.
2. Pre-Bid Meeting agenda/notes are attached.
3. Pre-Bid Sign-In sheet is attached.

QUESTIONS/ANSWERS FROM PRE-BID CONFERENCE

1. To address concerns regarding potential adjustments to the scope of work for areas that are not readily accessible, this matter will be reviewed with the County Commissioners on Monday, November 18, 2024. Further guidance will then be provided to the bidders.

ATTACHMENTS:

Type (Drawing or Specification)	Description	Date
-	Prebid Sign-in Sheet	10/19/2024
-	Prebid Meeting Agenda/notes	10/19/2024



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MEETING AGENDA

Meeting Subject: Pre-Bid Meeting
Date: Monday, November 4th, 2024
Project: Detention Center Roof Insulation Replacement
Project No.: 23005
Meeting Location: Johnson County Sheriff's Office - 278 SW 871st Rd, Centerview, MO 64019

The purpose of the meeting is to overview the project bid requirements and the envisioned final design.

Project Representatives

- Owner Representatives
 - Jennifer Powers (County Clerks Office)
 - Joe Epps (County Detention Center) jepps@jocomo.gov
- Architect – WSKF Architects, Inc., 816.300.4101
 - Doug Boe – dboe@wskfarch.com

Agenda

- Invitation to Bid
 - Bid Date: November 18th, 2024, 1:00 p.m.
 - Bids are to be delivered to the County Clerk's Office, 300 N Holden Street, Suite #201, Warrensburg, Missouri 64093. Bids will be opened at 1:30 p.m. on the same day at the County Commission's Chambers
- Bid Requirements
 - Bids are to be received by mail or delivery before the date & time listed above
 - (5) hard copies & (1) USB drive copy
 - Sealed envelope or box marked "SEALED BID – DETENTION CENTER INSULATION" with return name and address
 - No fax or electronically transmitted responses will be accepted
- Bid Security/Proposal Guarantee
 - 5% of the total cost of the proposal
- Performance & Payment Bonds
 - 100% of the contract sum
- Contract Type
 - Single Prime
- Bid Stipulations
 - Alternates
 - None
 - Allowances
 - None
 - Unit Prices
 - None

- General Items of Note
 - All staging is to be coordinated with J.C. staff and the Sheriff's Department
 - Must maintain Sheriff's security protocols while on the project site
 - Substitutions
 - Request for substitutions must be in by November 7th
 - After bidding, substitutions are not allowed unless such change offers advantages to the owner for accepting such (advantage in terms of equal or better product for less cost, local availability, or similar). All desired substitutions should be requested prior to bidding
 - Communication
 - All project related communication shall be directed to the architect. Any communication directed to the owner or other similar project representatives shall be treated as unofficial communication and, therefore, not within the contract provisions of the project
 - Tax Status: The project is tax-exempt
- Project Manual
 - Review of selected sections.
- Design Review
 - Scope of Work includes:
 - Remove the existing vinyl-faced batt insulation system. Temporary moving of ductwork, electrical components, etc., as necessary for installation of new insulation system.
 - Installation of banded vinyl-faced insulation system.
- Addendum
 - Addendum 1: to be issued no later than Monday, November 11th
- Questions/Answers
 - Construction phasing: February & March are the lowest capacity season. The inmates will be relocated in each section or building during construction.
 - Security protocols: All workers must fill out the Johnson County Sheriff's clearance form before access to the site is allowed. Construction workers will enter the main lobby daily and be signed in to the facility. Special access will be allowed to equipment and material storage. Trucks should be marked with company information.
 - Contractors will be responsible for moving existing furniture to access existing construction as necessary.
 - Additional existing photos are available upon request. Email Doug Boe at dboe@wskfarch.com for a Dropbox link to access the images.
 - Building 'E' has newer and better insulation than the other buildings. The contractor wanted to know if the existing insulation could be left in place and if the new insulation could be placed under the existing insulation.
 - Buildings A, B, C & D have areas that are not readily accessible. Can work in these areas not be included in the scope of work?

