



SEDGWICK COUNTY, KANSAS
DIVISION OF FINANCE
Purchasing Department
Iris Baker, Purchasing Director

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REQUEST FOR BID
#09-0060
REMODEL COMCARE ADMINISTRATION
at 635 N. Main, Wichita, KS
Addendum #2

April 7, 2009

The following is to ensure that vendors have complete information prior to submitting a bid. Here is a clarification for the Remodel Comcare Administration bid.

Questions and/or statements of clarification are in bold font, answers to specific questions are italicized.

1) Referring to drawing A5, Rooms 149 and 151, are the windows in these rooms to be filled in? If so, will the side in Office 129 require paneling?

Answer: Yes, windows and frames in Rooms 149 and 151 are to be removed and openings to be filled in (reference Conference Room 149 & Office 151 enlarged floor plan on sheet A1) per directions noted. Office 129 side of filled in opening shall be finished out to match existing adjacent surfaces. If paneling is an adjacent surface to that opening, it will be an acceptable finish. Contractor to verify existing adjacent surface to match to.

2) Does the owner pay the plan review fee?

Answer: Yes, and the Office of Central Inspection has already performed their plan review.

3) There will be no delay to the bid due date for this project. All bids are to be delivered on or before 1:45 pm (CDT), Tuesday, April 14, 2009. Late bids will not be accepted and will not receive consideration for final award.

4) Sheet E1 Electrical Symbols and Legends – Revise Lighting Fixture XA Catalog number as follows: From LHQM-S-W-1-R-120/277 to LHQM-S-W-1-R-120/277-N.

5) How should the two (2) hollow metal frame portions of two (2) exterior doors that were rusted through be addressed, by painting only or complete replacement?

Answer: At the north exterior door of Corridor 115 and west exterior door of Corridor 132, remove existing hollow metal door frame and install new hollow metal door frame similar to gauge and profile removed. Prime and paint each side. At exterior side: Paint new frame and existing door to match existing exterior trim color and apply new sealant around frame perimeter. At interior side: Paint new frame and existing door (PNT-5) as called out in the Finish Legend on Sheet A5 and apply new caulking around frame perimeter. Reinstall/reconnect any existing door hardware or exiting devices that had to be temporarily removed or disconnected as a result of this work.

6) To save costs, at Vestibule 100 can the north door and window frame including the NE corner be reused?

Answer: Per dtl. B/A3 existing vestibule north door and hardware is to be relocated/re-used. Existing window frame including the NE corner can't be re-used because existing pull side clearance at the north door is only 16" in lieu of 18" requested per ADA. We understand that since we have power assist operation that we don't have to meet the 18" requested clearance on the pull side of that door, however, should the power assist operation ever break or be disconnected that door will still be an ADA compliant door if built to the dimensions shown in dtl. B/A3.

7) Per the door schedule on A3, the new doors for 104 and 106 are stained. The existing door at 106 is painted along with the remainder of the doors in corridor 103. Is this correct?

Answer: All wood doors in Corridor 103 that remain and are currently painted shall be stripped of the grey paint and restained per WD-1 of Finish Legend on sheet A5. Any existing doors in Corridor 103 that are hollow metal shall be repainted per PNT-5 of Finish Legend on sheet A-5. Contractor to verify door type and quantities before bidding (reference Question #16 of Addendum #1 dated 4/2/09).

8) Per A3 Door Hardware Note 3, instructions for master keying/delivery of keys to owner are described. Only passage functions are specified in the hardware schedule. Are we correct in assuming Note 3 does not apply to this contract?

Answer: No, Door 101 will have a mortise cylinder that will need to be master keyed per owner's instructions and key(s) will need to be delivered to owner.

9) The door frame details on A3 shows wood nailers with exposed fasteners to be used on welded frames. Are we correct in assuming this system for securing the frames is not required?

Answer: Correct, it is not required. Wood nailer's with exposed fasteners shown are only an option for framing out the rough opening work at the welded frames. Means and methods for securing the welded frames is the contractor's responsibility.

10) Please verify that clerical desk shown on detail 5 of drawing A4 is both provided and installed by others. Also verify that the clerical desk will be available for early phasing of this area.

Answer: The clerical desk shown on dtl. 5/A4 and noted 4 times "by others" is to be provided and installed by others. Once the clerical desktop manufacturer (John A. Marshall) takes their field measurements for fabrication purposes, it will be approximately 5 weeks before installation takes place due to their 4 week lead time and 1 week for installation.

11) During the first walkthrough it was stated that the accent colored beam ceiling soffit in the Conference Room 122 is to be painted. Are we correct in assuming the white soffits and skylight areas like found in Room 129 will not be repainted?

Answer: Correct, white soffits and skylight areas found in Room 129 will not be repainted. Beam ceiling soffit in Conference Room 122 shall be repainted per PNT-4 of Finish Legend on sheet A5.

12) Is the owner ready to accept the existing deep scratches and gouges on the refinished wood doors?

Answer: After stripping the wood doors, apply wood filler paste to all major scratches and gouges and sand smooth prior to restaining.

13) Is the process of a tinted “over glaze” for refinishing the existing doors, cabinets, and woodwork acceptable?

Answer: Yes, but prior to facility wide application provide architect a mock up example or sample to review and approve.

14) Are all the wall cabinets (upper and lower) and the island cabinets in the Serving Room 127 to be refinished to the WD-1?

Answer: Yes, all stained surfaces of existing upper, lower and island cabinets in Serving Room 127 are to be refinished per WD-1 of Finish Legend on sheet A5.

15) The documents do not call out for the cabinets in the Staff Breakroom 121 to be repainted or resurfaced. Is this correct?

Answer: No, per the millwork column in the Room Finish Schedule on Sheet A5 horizontal surfaces are to receive PLAM-2 and vertical surfaces are to receive PLAM-1.

16) Please verify that the base called out as WD-1 is an oak wood base with a profile to match the sample panel base and stained to the WD-1 finish?

Answer: Wood base called out throughout the construction documents is to be a plain sawn oak base, stained WD-1 with profile that best matches the resilient base RB-1 profile. Grade and finish shall meet AWI custom grade standards.

17) What is the WP-1 style – EPH 3009 – in reference to?

Answer: Believe you meant WD-1 wood stain style EHP3009 of Finish Legend on sheet A5. EHP3009 is the manufacturer’s style number associated with Armstrong’s “vanilla bean” wood stain color.

18) Taxes: Per “Instruction to Bidders” page 5 of 7, material and equipment incorporated in the Work are to be exempt from payment of sales tax. For remodel projects labor, material, and equipment are taxable, are we to include tax on labor for this project?

Answer: Labor, material and equipment for both new construction and remodel projects are to be exempt from payment of sales tax.

19) During the first walkthrough, we thought it was stated that the new corridor/lobby/waiting room walls were to be fire rated per the drawings. The drawings do not show a required fire rating for any wall nor do the mechanical drawings show fire dampers required when penetrating these walls. Are the drawings correct and there are no new fire rated walls?

Answer: Due to this facility being a “B” occupancy that is sprinkled throughout, there are no fire rated corridors or exit ways required, therefore the Partition Wall Types (P1 and P2) as shown on sheet A1 are correct in that they do not need to include any fire resistant properties. As a result of this, “delete” reference to 20 min. label for new doors and frames (doors 104, 108, 142). New partition walls (P1 and P2) are not required to extend to the deck above as shown and can instead extend to 4” min. above ceiling. Provide diagonal bracing from top of new partition wall to deck above at 4’ – 0” max. Since corridors, exit ways and walls are not required to be fire rated then fire dampers will not be required at duct to wall partition penetrations.

20) Will you provide a listing of contractors that participated in the additional site visit on Thursday, April 2?

Answer: Yes.

21) Plan A1 partition wall type does not show existing deck elevation, what is this elevation?

Answer: Existing deck elevation in both areas being remodeled to include private offices 104, 106, 108, 142 is 18’ – 2” above finish floor. Be aware that in these areas there is a suspended intermediate level (between the lay-in ceiling and deck) that includes R-30 loose-laid insulation placed in a grid system which is approximately 12’ – 9” above finish floor. When modifications in these areas are complete the intermediate level of insulation and grid system shall be in similar condition to what was present prior to demolition.

22) Plan A1 demolition floor plan shows removal of carpet only in Corridor 103, please clarify the limits of removal throughout the office.

Answer: All carpet throughout the facility shall be removed and replaced except areas of no finish work that are graphically hatched per key plan shown on sheet A5. Reference the floor column of the Room Finish Schedule on sheet A5 for specific rooms that receive carpet per CPT-1 or CPT-2.

23) All rooms scheduled to receive WD-1 per base called out in the Room Finish Schedule on sheet A5 also receive new plain sawn oak base stained WD-1. Reference enlarged wood base dtl. 4/A4 for size and profile of new oak base to be installed.

24) Delete reference to wood base WD-1 scheduled for Conference/Training Room 122 per the Room Finish Schedule on sheet A5. The existing wood base in that room will remain and will be restained per WD-1 as called out in the Finish Legend on sheet A5. Level of finish shall meet AWI custom grade standards.

25) All wood doors in facility whether currently painted or stained are to be restained per WD-1 of Finish Legend on Sheet A5 except 4 wood doors near Breakroom 121 which shall be repainted per PNT-5 of Finish Legend, however at those doors use paint type that is applicable for painting wood surfaces.

26) What is to be done with the existing wood chair rail around the perimeter of Conference/Training Room 122?

Answer: Restain per WD-1. Finish shall meet AWI custom grade standards.

27) What are the sizes of the existing doors in the facility, we may need that information for quantitative purposes?

*Answer: Door frame head height is consistently 7'-0" throughout the facility, however door widths vary.
Contractor to verify existing dimensions of wood or hollow metal doors that receive new finish (paint or stain).*

28) Pre-bid meeting sign-in sheet for second site visit attached.

Firms interested in submitting a bid, must respond with one (1) original and two (2) copies of the entire document and all supplementary materials and **deliver on or before 1:45 pm (CDT), Tuesday, April 14, 2009**. Late responses will not be accepted and will not receive consideration for final award.

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE BID RESPONSE PAGE.

Joe Thomas, C.P.M.
Senior Purchasing Agent

PRE-PROPOSAL MEETING
RFP/RFQ # 09-0060

PROJECT: Remodel ComCare Administration Building (Second site visit)

LOCATION: 635 N. Main, Wichita, KS

DATE: 4/27/2009 TIME: 11:00 a.m.

*** VENDORS NEED TO PRINT CLEARLY SHOULD WE NEED TO CONTACT YOU AT A LATER DATE ***

| COMPANY NAME (PLEASE PRINT LEGIBLY) | CONTACT PERSON (PLEASE PRINT LEGIBLY) | E-MAIL ADDRESS (PLEASE PRINT LEGIBLY) | PHONE NUMBER (PLEASE PRINT LEGIBLY) | FAX NUMBER (PLEASE PRINT LEGIBLY) |
|--|--|--|--|--------------------------------------|
| Compton Construction | Adam Doll | adoll@comptonconstruction.com | 262-8885 | 262-0080 |
| X RICE CONSTRUCTION | DENNIS RICE | RAAR500X.NET | 316-641-6500 | 620-221-2497 |
| X " | JUSTIN RICE | " | " | " |
| o FIRE PROTECTION SERVICES | CHRISTINE BRUNNER | cbrunner@fpsiwh.com | 316-262-2458 | 620-262-6198 |
| o VITITUM COMM. FLOORING | Frank Vigi'l | Frank@vititum.com | 316-941-3966 | 316-941-9377 |
| o ARMSTRONG CONST. | NOBULL BRICK | nubullbrick@hotmail.com | 316-943-1727 | 316-943-2200 |
| L Breckenridge | | | | |
| X Brecken Const | L-Breckenridge, J | breckco7@comcast.com | 316-264-8351 | 316-244-0987 |
| X " | AN MIOLESON | " | " | " |
| X VANDERBILT CONST. | STEVEN VANDERBILT | vanderbiltconst@stcglobal.net | 714-1486 | 262-0898 |

PRE-PROPOSAL MEETING
RFP/RFPQ # 09-0060

PROJECT: Remodel ComCare Administration Building (Second site visit)

LOCATION: 635 N. Main, Wichita, KS

DATE: 4/27 ~~4/28~~ / 2009 TIME: 11:00 ~~10:30~~ a.m.

VENDORS NEED TO PRINT CLEARLY SHOULD WE NEED TO CONTACT YOU AT A LATER DATE

| COMPANY NAME (PLEASE PRINT LEGIBLY) | CONTACT PERSON (PLEASE PRINT LEGIBLY) | E-MAIL ADDRESS (PLEASE PRINT LEGIBLY) | PHONE NUMBER (PLEASE PRINT LEGIBLY) | FAX NUMBER (PLEASE PRINT LEGIBLY) |
|--|--|--|--|--------------------------------------|
| <i>Regier Construction</i> | <i>Jim Behring</i> | <i>Jim@regierconstruction.com</i> | <i>913-285-5729</i> | <i>913-285-5773</i> |
| <i>John Green</i> | <i>John Green</i> | <i>john@green.com</i> | <i>316-761-3293</i> | |
| <i>Waltz Hardware Hardware</i> | <i>Jason Gregory</i> | <i>jgregory@wvhconst.com</i> | <i>744-2081</i> | <i>744-0554</i> |
| <i>MAST Electric</i> | <i>Kip Traynor</i> | <i>KipT@mjelectricbusiness.com</i> | <i>831-9879</i> | <i>831-0609</i> |
| <i>Am Capital Electric</i> | <i>Don Chy</i> | <i>hendspark@jall.com</i> | <i>263 3742</i> | <i>263-3769</i> |
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PRE-PROPOSAL MEETING
RFP/RFQ # 09-0060

PROJECT: Remodel ComCare Administration Building (Second site visit)

LOCATION: 635 N. Main, Wichita, KS

DATE: 4/29/2009 TIME: 11:00
~~04/30/2009~~ ~~10:30~~ a.m.

VENDORS NEED TO PRINT CLEARLY SHOULD WE NEED TO CONTACT YOU AT A LATER DATE

| COMPANY NAME (PLEASE PRINT LEGIBLY) | CONTACT PERSON (PLEASE PRINT LEGIBLY) | E-MAIL ADDRESS (PLEASE PRINT LEGIBLY) | PHONE NUMBER (PLEASE PRINT LEGIBLY) | FAX NUMBER (PLEASE PRINT LEGIBLY) |
|--|--|--|--|--------------------------------------|
| DEAN NEEDS | CLINT CARTER | Carter-aden@gmt.com | 213-6390 | 681-1968 |
| Mid-West Paint | Gary Carter | midwestpaint.com | 594-2506 | 524-2535 |
| Ebyg Constr. | Paul Samson | psamson@ebygcorp.com | 371-2801 | 348-3446 |
| COMCARE | Lynne Frazier | lfrazier@sedgwick.gov | 660-7654 | |
| Project Services | April Fawcett | afawcett@sedgwick.gov | 660-9855 | 383-7673 |
| Sedg Co. Painting | Joe Thomas | jethomas@sedgwick.gov | 660-7265 | 383-7055 |
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