



Department of Procurement and Contract Compliance

BID B41456

Addendum #1

**Unified Government Memorial Hall Kitchen and Audio/Visual
Renovations**

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THE ABOVE-MENTIONED BID REQUEST IS HEREBY AMENDED AS FOLLOWS:

Addendum 1

The Unified Government of Wyandotte County hereby provides Offerors with responses to questions regarding Bid B41456. Respondent must deliver their Addendum 1 with their response/proposal **April 16, 2025, at 8:45 a.m. Central Daylight Time (CDT) in the Clerks Office located on Floor 3, Room 323.**

Please be aware that the location of the bid reading has changed from the Commission Chambers to the **5th Floor Conference Room, Room 515.** Time of reading remains at 9:00 am.

Question 1: There is a solenoid valve shown on the Plumbing Drawings that shuts off the Natural gas system to the Kitchen that connects to and is controlled by the Kitchen hood. This is a fire suppression item that is normally supplied either with the hood or by the fire sprinkler contractor. Can you confirm who is supplying this solenoid valve. It is not specified in the Plumbing Fixture Schedule as a plumbing item.

Answer: Per text note on Q23/F100, the hood fire suppression system is to be provided by the Manufacturer for the exhaust hood.

Question 2: The grease interceptor is shown on the north side of the building and is deep. Are there any borings of this area (concerned about rock that deep) and will the General Contractor be responsible for restoration of the landscaping and sidewalk in that area?

Answer: The Contractor shall be responsible for restoration of landscaping and sidewalks within the work area as affected by construction. This area will need to be excavated and backfilled for installation of the grease interceptor below level of basement slab on grade. There are no existing borings of this area. Access risers shall span the depth between the grease interceptor to grade level.

Question 3: Are there any preferred brands for microphones? What is the total number of microphones required? Should the microphones be wired or wireless—or both? If wired, where should the microphones be installed.

Answer: Microphones are currently existing and installed in the current system. These existing microphones are to be reused.

Question 4: Are there any preferred brands for the LED wall? What is the desired size for the LED wall? Are there any detailed guidelines or requirements for the LED wall's features and performance?

Answer: The Specification Section 274100 contains a functional description of the AV system. The details of the make/model/size of the LED panel are on Sheet T600 under 'AV-LED-1.'

Question 5: Per keynote 3/T303, "GENERAL CONTRACTOR TO BUILD OUT FRAMING SYSTEM FOR LED DISPLAYS TO BE MOUNTED TO." Please clarify composition of existing to remain wall construction and structural modifications as required to support the weight of AV-LED-1, which is a 162" LED monitor that weights 373 pounds.

Answer: As noted on Drawing B17/A101, the structural support for mounting LED side wall screens is a delegated design; it is the responsibility of the Contractor to verify the existing condition and design adequate mounting support. Structural details and calculations provided by a licensed Structural Engineer registered in the State of Kansas to be submitted for Architect's review and approval prior to fabrication and installation.

Question 6: Please clarify the extent to which lifts will be allowed for use in Arena 101.

Answer: Original building drawing information is not sufficient to provide loading guidance or reinforcing schedules for the concrete floor of the Arena 101. If there is any question of the ability of the floor to support the equipment used, the Contractor is responsible for providing shoring of the floor during construction.

Question 7: Per note 7/D100, existing concrete floor slab will be removed in Kitchen 003. Presumably, after underground work is completed in these spaces, a new concrete floor slab will be installed to replace the concrete floor slab removed in the demolition process. Please confirm.

Answer: A new cast-in-place concrete floor slab shall be provided to replace the concrete floor slab removed in the demolition process. Dowel new slab to existing concrete slab. Refer to Drawing Changes noted as part of this Addendum #1 for Sheet A001 and Sheet A100 with added notes and sections to Drawings.

Question 8: Door frame type SS-3 is specified for door 004. However, frame type SS-3 is not illustrated in B27/A700. Please clarify.

Answer: Door 004 Door Frame Type is to be SS-2.

Question 9: Ceramic wall tile (CWT) is referenced in J7 & R23/A600. However, the exact product specified is not provided in plans or specifications. Please clarify.

Answer: Refer to the updated Specification section 093013.2.3 issued as part of this Addendum #1 for information on CWT.

Question 10: Ceramic floor tile (CFT-1 & CFT-2) products, as specified in 093013.2.3, are discontinued. Please specify an alternative product or provide an allowance to utilize for bid purposes.

Answer: Refer to the updated Specification section 093013.2.3 issued as part of this Addendum #1 for information on CFT-1 and CFT-2.

Question 11: Per P100.1, Grease Interceptor (GI-1) and (2) yard cleanouts (YCO-1) are shown on the exterior of the building. Presumably, this area will need to be excavated and backfilled upon completion of the Plumbing scope, along with repairs to existing sidewalks and landscaping. Please confirm.

Answer: Refer to response to Question 2.

Question 12: Please verify that the prevailing wage rates applicable to this project are governed by the attached General Decision Number KS20250060, Modification 3, as published on April 4, 2025.

Answer: This project is not grant (federal nor state) funded, therefore prevailing wage rates are not applicable.

Question 13: Will there be lead and asbestos testing?

Answer: The Owner is responsible for bringing in a separate contractor for hazardous material testing should that material be found. Per General Demolition Note 5 on Drawing Sheet G001, if at any time during demolition, if any Contractor discovers hazardous materials, stop work and notify the Owner and Architect immediately. Hazardous material abatement scope shall not impact bidding as it will be performed under a separate contract with the Owner.

Question 14: Is there access to the ceiling area in Arena 101, and access to the soffit behind the flag?

Answer: There is access to the area above the ACT panel and Gypsum ceiling in Arena 101 and the soffit area through existing catwalk systems. There are structural elements for securing/anchoring to, but only the catwalk systems are able to support additional weight, and this should be a consideration during bidding. There are multiple access points.

Question 15: Can side wall LED screens be ceiling mounted?

Answer: Side wall LED screens are to be wall-mounted. Structural mounting frame is to be a delegated design from the Contractor, submitted to the Architect and Structural Engineer for review and approval.

Question 16: In the existing Kitchen, does the chase intended to be used for the new Grease Trap ductwork currently house any existing ductwork?

Answer: There is no existing ductwork in the abandoned chase.

Question 17: Is there a preference for specific fire sprinkler companies to work on this project?

Answer: There is no specific preference for fire sprinkler subcontractors, but whoever is selected is to be licensed and qualified.

Question 18: How soon after bids are submitted can Contractors expect to learn whether they've been awarded the project? Is the project start date flexible once a Contractor has been awarded the project?

Answer: The Owner expects bid award to be a quick turnaround from the bid submittal date of April 16th. The project start date after the Notice to Proceed is up to the Contractor, but there is an emphasis on the unforgiving nature of the project schedule as there are scopes of this project that may have long lead times. Whichever Contractor is awarded the project is expected to submit a project schedule to the Architect soon after award for review and approval.

Question 19: Where does the electrical work leading to the Basement Kitchen feed from?

Answer: Electrical work in the Basement Kitchen feeds from an electrical room located in the Basement level as shown on Drawing Sheet E110.

Question 20: Do walls at the fire-rated chases need to be continuous through the slab, or can they meet at the top and bottom of floor slabs?

Answer: Fire-rated chases spanning floor to floor can meet at the top and bottom of the existing concrete floor slabs. All construction shall be properly fire-caulked per required building codes. Fire rating as described in the Life Safety plans must be maintained.

Question 21: What is the expectation for the chase demolition at Restroom 124 on the 1st Floor?

Answer: The design intent is to preserve as much of the wainscoting wall tile as possible during demolition (seen in 1st Floor Demo Photo #9 W17/D801), with the means and methods left open to the Contractor's discretion. Note that the existing 4" hollow clay tile wall construction at the location of this existing chase is noted in the original building drawings to be infilled with concrete for fire protection as part of the existing condition. Temporary support for selective wall demolition at this location shall be considered in the bidding cost estimating.

Question 22: How many total seats are to be removed from in front of AV Room 208?

Answer: 4 seats are to be removed in front of AV Room 208, as shown on B7/D101. The four seats directly in front of the AV Room 208 are to remain.

Question 23: Is there a roofing company assigned to do maintenance at the Memorial Hall roof, and do they carry the roof warranty?

Answer: There is no roofing company assigned to do maintenance on Memorial Hall's roof, and it is not currently under any roof warranty. The roof is around 40 years old. Roof replacement at Memorial Hall is a project that is in consideration for future work, but not as a part of this project. There is not an estimated date for that roof work.

Question 24: Is this project tax exempt?

Answer: Yes.

Question 25: Will there be lead and asbestos testing? If so, will it be completed before the bid?

Answer: The Unified Government (owner) will bring in its contractor to test. If the contractor comes across anything that they suspect to be questionable, they will let the owner know and the owner will have it taken care of. This should not affect cost in bidding.

Question 26: Is there a full Spec Sheet of the requirements for the A/V System for Memorial Hall?

Answer: Further specifications may be found on the Project Manual uploaded in the e-Procurement site.

Question 27: Requests for tax-exemption certificate to apply to quotes.

Answer: Bidder may request a tax-exempt certificate if absolutely necessary to provide a complete and accurate cost in bidding.

Drawings for the above noted project and the work covered thereby are herein modified as follows, and except as set forth herein, otherwise remain unchanged and in full force and effect:

SPECIFICATION CHANGES:

1. Section 093013, Paragraph 2.3.A.1: Ceramic Tile Type CFT-1: Glazed porcelain floor tile.
DELETE: 1. Basis-of-Design Product: Subject to compliance with requirements, provide Crossville, Virtue Series or equal product as approved by Architect
REPLACE WITH: 1. Basis-of-Design Product: Subject to compliance with requirements, provide Tarkett Famed Iconic FM11 or equal product as approved by Architect
2. Section 093013, Paragraph 2.3: TILE PRODUCTS:
ADD: C. Ceramic Tile Type CWT-1: Glazed porcelain wall tile.
1. Basis-of-Design Product: Fireclay Tile Halite
2. Face Size: 2 inch by 8 inch
3. Thickness: 5/16 inch
4. Grout Color: As selected by Architect from manufacturer's full range.
3. Section 093013, Paragraph 2.3: TILE PRODUCTS; A. Ceramic Tile Type CFT-1: Glazed porcelain floor tile:
REVISE: 1. Basis-of-Design Product: Subject to compliance with requirements, provide Crossville, Virtue Series or equal product as approved by Architect.
REPLACE WITH: 1. Basis-of-Design Product: Subject to compliance with requirements, provide Tarkett, Famed Iconic FM11 or equal product as approved by Architect.
4. Section 093013, Paragraph 2.3: TILE PRODUCTS; B. Ceramic Tile Type CFT-2: Glazed porcelain floor tile:
REVISE: 1. Basis-of-Design Product: Subject to compliance with requirements, provide Crossville, Virtue Series or equal product as approved by Architect.
REPLACE WITH: 1. Basis-of-Design Product: Subject to compliance with requirements, provide Marazzi, Historia Heritage Gray or equal product as approved by Architect.

DRAWING CHANGES:

1. Drawings T502, 1 – ALTERNATE 2 – L-ACOUSTICS LOUDSPEAKER SYSTEM FUNCTIONAL DIAGRAM:
REVISE: SP1-3 label at Neutrik NL4 Underbalcony Center Fill – change label to SP1-2.
2. Sheet A001 – WALL TYPES:
DELETE: The Sheet in its entirety.
REPLACE WITH: Attached Sheet A001.
Added Detail L23 for New-To-Existing Slab On Grade Detail.
Added Detail B23 for Existing Wall to New Slab On Grade Detail.
3. Sheet A100 – FLOOR PLANS – KITCHEN & DINING:
DELETE: The Sheet in its entirety.
REPLACE WITH: Attached Sheet A100.
Revised Detail B22 to describe new concrete condition in area of concrete removal in Kitchen 003.
4. Sheet A101 - AV BOOTH MODIFICATIONS:
DELETE: The Sheet in its entirety.

REPLACE WITH: Attached Sheet A101.
Revised Detail W5 – 2nd Floor AV Room Plan to show guardrail extensions on each side of mixing console platform.

5. Sheet F100 - FIRE PROTECTION PLANS

DELETE: The Sheet in its entirety.

REPLACE WITH: Attached Sheet F100.
Revised 2nd Floor Plan B8 to add note for sprinkler piping.

6. Sheet P100.1 – ENLARGED BASEMENT PLANS - PLUMBING:

DELETE: The Sheet in its entirety.

REPLACE WITH: Attached Sheet P100.1.
Revised note on Plan B7 to refer to roof plan for gas piping on roof.

7. Sheet M103 – 2ND & ROOF PLANS - MECHANICAL:

DELETE: The Sheet in its entirety.

REPLACE WITH: Attached Sheet M103.
Revised Roof Plan B7 to show gas route to rooftop equipment.

8. Finish Schedule CEILING FINISHES Key, R23/A600 ELEVATIONS & FINISH SCHEDULE

REVISE: PT-1 BENJAMIN MOORE SWISS COFFEE OC-45, RE: 099123.

REPLACE WITH: PT-1 PPG 18-09 GARLIC CLOVE, RE: 099123

9. Finish Schedule WALL FINISHES Key, R23/A600 ELEVATIONS & FINISH SCHEDULE

REVISE: CWT (ALTERNATE #3) CERAMIC WALL TILE, RE: 093013
PT-1 INTERIOR PAINT; BASIS OF DESIGN; BENJAMIN MOORE SWISS COFFEE OC-45, RE: 099123.
PT-2 INTERIOR PAINT; BASIS OF DESIGN; BENJAMIN MOORE AQUA, TBD, RE: 099123
PT-3 INTERIOR PAINT; BASIS OF DESIGN: BENJAMIN MOORE LIGHT AQUA, TBD, RE: 099123

REPLACE WITH: CWT-1 (ALTERNATE #3) CERAMIC WALL TILE, FIRECLAY TILE HALITE, RE: 093013
PT-1 PPG 18-09 GARLIC CLOVE, RE: 099123
PT-2 PPG 1147-4 AQUA FIESTA, RE: 099123
PT-3 PPG 201-2 SWAN LAKE, RE: 099123

10. Finish Schedule FLOOR FINISHES Key, R23/A600 ELEVATIONS & FINISH SCHEDULE

REVISE: CFT-1 (ALTERNATE #3) CERAMIC FLOOR TILE WHITE, TBD, RE: 093013

CFT-2 (ALTERNATE #3) CERAMIC FLOOR TILE GREY, TBD, RE: 093013

REPLACE WITH: CFT-1 (ALTERNATE #3) CERAMIC FLOOR TILE, DAL TILE FAMED ICONIC FM11, RE: 093013
CFT-2 (ALTERNATE #3) CERAMIC FLOOR TILE, MARAZZI HISTORIA HERITAGE GRAY HT22, RE: 093013

ATTACHMENTS: A001, A100, A101, F100, P100.1, M103.

END OF ADDENDUM #1

THE ATTACHED SIGNATURE PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID RESPONSE.

In other respects, except as specifically stated above, the subject Bid Request remains unchanged.

Addendum 1, Q&A

SIGNATURE PAGE

Offerors are asked to acknowledge receipt of this Addendum Number One (1) by completing the information requested below **and submitting this information with their proposal**. Failure to do so may subject the offeror to disqualification.

ALL OTHER SPECIFICATIONS AND CONDITIONS REMAIN UNCHANGED.

RECEIPT OF THIS ADDENDUM IS HEREBY ACKNOWLEDGED

NAME/BUSINESS: _____

ADDRESS: _____

MAILING ADDRESS: _____

CITY: _____, STATE: _____, ZIP CODE: _____

PHONE: _____, FAX NO: _____

E-MAIL ADDRESS: _____

ATTENTION OF: _____

TITLE: _____

SIGNED: _____

DATE: _____