



## ADDENDUM NO. 3

Columbia Sports Fieldhouse  
Columbia Missouri  
ISSUED: 4/16/2018

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TO DOCUMENTS TITLED:           **COLUMBIA SPORTS FIELDHOUSE  
CONSTRUCTION DOCUMENTS  
MARCH 2, 2018**

ARCHITECT-OF-RECORD:       **SFS Architecture Inc.  
2100 Central Suite 31  
Kansas City Missouri 64108**

*The Contract Documents for the above referenced project and the Work covered thereby are modified as described herein.*

### **General Notes and Clarifications:**

- A. Prebid meeting was held on Thursday April 12, 2018 at 2pm in The Arc Recreation Center at 1701 W Ash Street in Columbia.
- B. Mike Griggs, Director of Columbia Parks & Recreation introduced the P&R team.
- C. Brian Garvey, Project Manager from SFS Architecture provided a brief overview of the project and facilitated the meeting agenda.
- D. Cale Turner, Columbia Purchasing was available to answer questions on behalf of the City of Columbia.
- E. Deadline for questions is Wednesday April 18<sup>th</sup>.
  - a. Addendum No. 4 is to be issued no later than Friday April 20<sup>th</sup> and is anticipated to be the last Addenda prior to the bid closing date on Thursday April 26<sup>th</sup>.
  - b. Addendum No. 4 will include approval of any remaining substitution requests, responses to all questions received prior close of business on April 18<sup>th</sup>, and any additional drawing or specification revisions.
- F. Below are the questions received during the PreBid Meeting:
  - 1. *Question: Regarding the scope of work regarding electrical utilities: Is the City providing the primary and transformer?*
    - a. *Answer: The utility scope limits are being discussed and shall be confirmed in Addendum No. 4.*
  - 2. *Question: Do the roof drains/downspouts extend to grade in the Base Bid and then get picked up by the Site Improvements work?*



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- a. Answer: Correct. The Base Bid work includes all roof drainage and downspouts. Connection to underground storm sewers is Not in Contract (NIC).
3. Question: Are the underdrains in the building part of the Base Bid or NIC?
  - a. Answer: All building underdrains or perimeter foundation drains are part of the Base Bid. Contractors shall coordinate and connect to the underground storm sewer that is NIC.
4. Question: When is Addendum No. 1 to be issued?
  - a. Answer: Addendum No. 1 and No. 2 have been issued on 4/10 to the City purchasing department and should have been uploaded to ADSMO.NET and Columbia's lonwave website.
5. Question: Can the City only accept the Base Bid work?
  - a. Answer: Yes. The City may elect to accept the Base Bid work only and self-perform the interior construction.
6. Question: Will the City be providing a bid for the Alternate?
  - a. Answer: No. The City will not 'bid' on it's own project.
7. Question: Is it possible the City will award the Base Bid and Alternates to separate Contractors?
  - a. Answer: No. It will be an "all or nothing" award scenario.
8. Question: Is the sanitary sewer and water utility part of the base bid?
  - a. Answer: Yes. Sanitary sewer and water utility work is part of the base bid. Additional clarification will be provided in Addendum No. 4.
9. Question: What are the scope limits for the building excavation? Will the building pad be prepared for the Base Bid building work to begin?
  - a. Answer: Clarification will be provided in Addendum No. 4 regarding Base Bid vs NIC excavation scope.
10. Question: Is it acceptable to leave all excavation spoils on site?
  - a. Answer: Yes. Exact location shall be coordinated with the City, but spoils are not required to be hauled off the property.
11. Question: Which exterior building signs are part of the Base Bid?
  - a. The illuminated sign over the main entry shall be provided in the Base Bid.
12. Question: Different portions of the building subgrade preparation call for Low Volume-Change (LVC) material and clay. Please clarify if this is accurate.
  - a. Answer: Building subgrade preparation shall be performed in accordance with the geotechnical recommendations.
13. Question: Who is providing the work in the Site Improvements package that is NIC?
  - a. Answer: The City Parks and Recreation Department will be performing the site improvements work independently of this contract.
14. Question: Is the HVAC enclosure part of the Base Bid?
  - a. Answer: Correct. The only vertical construction assembly that is NIC is the trash enclosure.
15. Question: What is the estimated construction value?
  - a. Answer: \$4m.
16. Question: Will additional survey control points be provided by the Civil Engineer?



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- a. *Answer: All-State Consultants has provided the Survey work and Civil Engineering. Additional coordination and information may occur.*
17. *Question: Who is performing and who is responsible for paying for third party Special Inspections and Testing?*
  - a. *Answer: The City will contract directly with the third party Special Inspections and Testing agency for all code required special inspections.*
18. *Question: Who is responsible for coordinating and documenting construction progress, pre-construction, and pre-installation meetings?*
  - a. *Answer: The Contractor is responsible for all construction meeting coordination and documentation.*
19. *Question: When will the site be ready?*
  - a. *Answer: The City anticipates a Notice to Proceed of June 1, 2018. Access to the site would be concurrent with this date.*
20. *Question: Who will provide temporary power and water utilities?*
  - a. *Answer: Contractor is responsible for providing temporary power for their work.*
21. *Question: How will the site be prepared and who will provide temporary gravel or paving for construction activities?*
  - a. *Answer: Parks and Rec plans to coordinate with the awarded contractor and provide temporary gravel paved lots for staging and parking for their use.*
22. *Question: Are there any private streets coming into the site?*
  - a. *Answer: The extension of Phillips Farm Road will be a City street.*

### **Revisions to Project Specifications:**

1. There are no specification revisions included in Addendum No. 3.

### **Revisions to Drawings:**

1. There are no drawing revisions included in Addendum No. 3.

**Attachments:** PreBid Sign-in Sheet, PreBid Meeting Agenda.

END OF ADDENDUM No. 3



# PRE-BID MEETING AGENDA

Columbia Sports Fieldhouse  
City of Columbia Missouri

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**MEETING PURPOSE:** Pre-Bid Meeting  
**LOCATION:** The Arc | 1701 W Ash Street Columbia Mo  
**DATE/TIME:** 4/12/2018 @ 2:00 pm

## Agenda

1. INTRODUCTIONS
2. SIGN-IN SHEET
3. PROJECT DESCRIPTION & SCOPE OF WORK
  - a. Refer to Section 01 1000 – Summary
    - i. Project Location: A. Perry Phillips Park
    - ii. Scope Description: Construction of a new 46,800 SF fieldhouse.
      1. Pre-engineered metal building system
        - a. Refer to Project Specifications for requirements for PEMB, insulation, wall, and roof panels.
      2. Primary uses: Basketball, Volleyball, and other indoor sports & recreation activities.
4. DELIVERY METHOD
  - a. General Contractor, Single Prime Contract
5. ALTERNATES, ALLOWANCES AND UNIT PRICES
  - a. Refer to Section 01 2300 – Alternates
    - i. Alternate No. 1: Interior Construction
6. WORK OR SERVICES BY OTHERS
  - a. Refer to Section 01 1000 – Summary
    - i. Owner (City) intends to execute separately the site improvements generally indicated on sheet G007 and as detailed on Civil “C” sheets, including but not limited to: Mass excavation and grading related to site improvements, exterior site lighting, storm water utilities and BMPs, all concrete and asphalt paving, irrigation, and landscaping features.
      1. **Note:** Sanitary Sewer, Electric, Communications pathways, Gas, and Water utilities are to be provided in the Base Bid.
      2. **Note:** Site preparation for the related building subgrade, pad and foundations are to be provided in the Base Bid.
    - ii. FFE to be provided by Owner, unless specifically called for in the Contract Documents.



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## 7. PERMITS

- a. Plan Review is complete; permit is approved.

## 8. QUESTIONS DURING BID

- a. Deadline for questions and substitution requests: Wednesday April 18, 2018.
- b. All questions are to be provided in writing to City of Columbia Procurement:

**Michelle Sorensen**

573-874-6317

[michelle.sorensen@como.gov](mailto:michelle.sorensen@como.gov)

## 9. BID ADDENDUM

- a. Acknowledge receipt of Addenda on Bid Form:
  - i. Addendum No. 1: Issued on April 10, 2018 to City.
  - ii. Addendum No. 2: Anticipated issue on April 14, 2018
    1. Pre-Bid Sign-in Sheet
    2. Pre-Bid Meeting Minutes
  - iii. *Deadline for questions: Wednesday April 18, 2018.*
  - iv. Addendum No. 3: Anticipated issue no later than April 20, 2018.
    1. Responses to bidder questions
    2. Substitution Requests

## 10. BID OPENING

- a. Thursday April 26<sup>th</sup>, 2018 at 2pm

## 11. COMPLETION TIME & PROJECT SCHEDULE

- a. Anticipated Notice to Proceed: June 1, 2018.
- b. Completion Schedule:
  - i. Base Bid Work to be completed by 3/1/2019.
  - ii. Base Bid Work + Alternate No. 1 (if awarded) to be completed by 5/1/2019.
- c. Liquidated Damages: \$500 per calendar day beyond completion date established.

## 12. OBTAINING PLANS AND SPECIFICATIONS

- a. Plan Rooms:
  - i. City of Columbia: [www.columbia.ionwave.net/CurrentSourcingEvents.aspx](http://www.columbia.ionwave.net/CurrentSourcingEvents.aspx)
  - ii. American Document Solutions: [www.adsmo.net](http://www.adsmo.net)

## 13. REQUIRED BID SUBMITTALS

- a. Refer to the Notice to Bidders and Bid Response in Project Specifications for requirements.
  - i. Required prior to bid closing date/time:



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1. Completed Bid Form
2. Bid Bond of not less than 5% of the total bid amount (including alternates)
- ii. Required submittals post-award concurrent with Agreement:
  1. Performance and Labor Bonds
  2. Contractor's Insurance (refer to Section IV for requirements)
  3. Builder's Risk Insurance (refer to Section IV for requirements)

## 14. UNIQUE INSURANCE CONSIDERATIONS

- a. Use of drones on site requires aviation liability insurance coverage and FCC operator's license.

## 15. PREVAILING WAGE

- a. Refer to Project Specifications for Prevailing Wage Requirements and Wage Order.
  - i. Project does require prevailing wages with Contractor / Subcontractor compliance and reporting requirements.

## 16. COMMISSIONING

- a. Contractor's responsibilities
  - i. Refer to individual specification sections for commissioning and TAB requirements.

## 17. STAGING, ACCESS, PARKING, USE OF FACILITIES

- a. Coordination with the Owner and Owner's contractors will be required for all items.

## 18. CLEAN UP, PROTECTION OF THE PREMISES, & ENVIRONMENTAL CONSIDERATIONS

- a. Temporary Protection, Barricades, Gates, Staging areas
- b. Ingress / Egress to site and building
- c. Air Quality (Control of Odors, Fumes, Noise, Dust, etc.)
- d. Crane and major deliveries
- e. Building cleaning

## 19. QUESTIONS

## 20. SITE TOUR

<End of Agenda>



# MEETING ATTENDEES

Columbia Sports Fieldhouse  
City of Columbia Missouri

MEETING PURPOSE: Pre-Bid Meeting  
LOCATION: The Arc | 1701 W Ash Street Columbia MO  
DATE/TIME: 4/12/2018 @ 2:00 pm

NAME	ORG	PHONE	EMAIL
<input type="checkbox"/> Chris Hentges	SIRCAL	573-893-5117	christhentges@sircacontracting.com
<input type="checkbox"/> James Price	EMERY SAPP	573-445-8331	JAMES.PRICE@EMERYSAPP.COM
<input type="checkbox"/> Rick Younger	Koonse Glass	573-999-5350	r.younger@koonseglass.com
<input type="checkbox"/> Larry Cox	CHRISTENSEN ASPHALT	999-0946	LARRY@CHRISTENSENASPHALT.COM
<input type="checkbox"/> Mark Stuefer	Septagen Constr.	573 442 6187	mstuefer@septagon.com
<input type="checkbox"/> Luke Korte	Remsel Corp.	573 474 8715	lkorte@remselcorp.com
<input type="checkbox"/> Remington Koch	Curtis-Manes-Schulte	573-257-2870	remington@cms-gc.com
<input type="checkbox"/> Brandon Dean	B. Dean Construction	816-795-3733	bdean@bdeanconstruction.com
<input type="checkbox"/> JOHN SCHROEDER	GBH BUILDERS	523-301-0679	
<input type="checkbox"/> Chris Heiland	Jeff Schmieders Cos	573-694-0102	
<input type="checkbox"/> RANDY REHAGEN	REHAGEN ELECTRIC	573-893-3155	
<input type="checkbox"/> Mike Murray	KATSE ELECTRIC	573-991-1321	mmurray@katseelec.com
<input type="checkbox"/> Dan Green	Marathon BE	573-875-1719	dgreen@marathonbe.com
<input type="checkbox"/> Elaine Wehmer	" "	" "	elaine@marathonbe.com



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NAME	ORG	PHONE	EMAIL
<input type="checkbox"/> JAMES W DIXON	Roofers Local 20	573 216 6040	jd@rooferslocal20.com
<input type="checkbox"/> BRIAN R KENNER	Meyer Electric	573-893-2335	brian@meyerelectric.net
<input type="checkbox"/> CRAIG SIMON	PCE	573-442-1118 x 222	csimon@pce-mo.com
<input type="checkbox"/> JAMES WIEBERG	VERSUES CONST.	573-395-4323	jameswieberg@versuesconstruction.com
<input type="checkbox"/> MARK CRAWFORD	CRAWFORD CONST	573-875-1150	CRAWFORDMEL@MEN.COM
<input type="checkbox"/> Drew Wilde	Prost Builders	(573) 305-6711	drew@prostbuilders.com
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MEETING PURPOSE:

Pre-Bid Meeting

LOCATION:

The Arc | 1701 W Ash Street Columbia MO

TIME:

4/12/2018 @ 2:00 pm

	NAME	ORG	PHONE	EMAIL
<input type="checkbox"/>	Tim Kiesling	Little Dixie	449.7200	tkiesling@ldconst.com
<input type="checkbox"/>				
<input type="checkbox"/>	MIKE GRISS	P;R	874-7463	mike.griiss@como.gov
<input type="checkbox"/>	Erika Coffman	FR	874-7572	erika.coffman@
<input type="checkbox"/>	GABE HUFFINGTON	PR	874-7202	gabe.huffington@como.gov
<input type="checkbox"/>	MIKE SNYDER	P;R	874-7203	mike.snyder@como.gov
<input type="checkbox"/>	BRIAN GARVEY	SFS	816.474.1397	bgarvey@sfsarch.com
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4/12/2018 @ 2:00 pm

	NAME	ORG	PHONE	EMAIL
<input type="checkbox"/>	Timothy Devaney	McCLURE ENGINEERING	268-5268 573-814-1568	tdevaney@rec.results.com
<input type="checkbox"/>	Janice Duan	COU	573-817-5020	janice.duan@comogov
<input type="checkbox"/>	Cale Turner	COU	573-874-7375	cale.turner@comogov
<input type="checkbox"/>				
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