



1112 N West Ave
Sioux Falls, SD
57104-1333

phone (605) 336-1160
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www.teamtsp.com

Addendum

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Marshalltown - Marshall - Minneapolis - Rochester - Omaha - Rapid City - Sioux Falls - Sheridan

PROJECT:	ADDENDUM NO.	1
City of Sioux Falls City Hall Ground Floor Renovation Sioux Falls, South Dakota	DATE ISSUED:	January 31, 2014
	BIDS DUE:	February 6, 2014

TSP PROJECT NUMBER: 04131187

PROPOSAL NOTICE:

The following changes or modifications are to be incorporated into and become a part of the Contract Documents. The Bidder shall note receipt and make acknowledgement of this Addendum on the Bid Proposal, incorporating these provisions in the bid.

GENERAL:

ITEM NO. 1: Reference attached Pre-Bid Meeting Minutes.

PRODUCT APPROVALS:

The following manufacturers and products have been approved for bidding. Final acceptance is contingent upon receipt and approval of final shop drawings/submittals. Manufacturers shall conform to all warranties, performances, sizes, materials, etc. as the item specified. The burden of proof of the merit of the proposed substitution is upon the proposer.

N/A

PROJECT MANUAL:

ITEM NO. 1: N/A

DRAWINGS:

The following drawings require changes in construction, which are not reflected on same. The Bidder agrees to comply with these changes and mark each drawing as noted:

ITEM NO. 1: Reference Sheet A1/A-101, Demolition Plan:

City Forces are currently completing demolition. An updated architectural demolition plan will be issued by addendum planned for February 4, 2014.

ITEM NO. 2: Reference Sheet A1/A-101, Demolition Plan:

Contractor to cover spiral staircase opening during construction to reduce noise transmission to occupied spaces in basement.



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ITEM NO. 3: Reference Sheet A1/A-102, Proposed Floor Plan:

Keynote 19 –

DELETE: Existing tree is intended to remain.

DELETE: Relocate irrigation or electrical lines as needed.

ADD: Existing tree to be removed by Owner prior to start of construction. Design locate was completed which did not identify underground utility conflicts. Contractor shall anticipate relocating irrigation lines.

ITEM NO. 4: Reference Sheet A1/A-102, Proposed Floor Plan:

Add one wall-mounted fire extinguisher to south wall Food Prep G126.

ITEM NO. 5: Reference Sheet A1/A-102, Proposed Floor Plan:

Add 6” of furring to south side of column north of door G113A (conference room off hallway) as demo identified 4” electrical conduit to remain.

ITEM NO. 6: Reference Sheet A1/A-102, Proposed Floor Plan:

Keynote 13-

REVISE: Provide new walls around existing mechanical chase. Wall type to be type D2B.

ITEM NO. 7: Reference Sheet A-601, Door Schedule, Frame Types, Details:

Detail D4, Add Note –

Existing drain tile is assumed to be 4” vitrified clay pipe located at top of footing approximately 11’-4” below Ground Floor finished floor elevation.

ITEM NO. 8: Reference Sheet IF101, Furniture Plan:

Furniture is not in contract and this drawing (attached) is provided for reference only.

ATTACHMENTS:

- Drawing IF101, Furniture Plan
- Pre-Bid Meeting Minutes and Sign-In Sheet

END OF ADDENDUM





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Prebid Meeting Minutes

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Marshalltown - Marshall - Minneapolis - Rochester - Omaha - Rapid City - Sioux Falls - Sheridan -

Date: January 30, 2014

RE: City of Sioux Falls
City Hall Renovation Phase 2
Sioux Falls, South Dakota
TSP Project No. 04131187

MEETING DATE: 1/28/2014

Present: See Sign-in Sheet

PRE-BID CONFERENCE MINUTES:

A. Discussion

1. Form of Contract –Base Bid & Alternates.
 - a) Single Prime Contract
 - b) Alternate #1: Break Room
 - c) Alternate #2: Window Well
2. Scope of Work / Sequence of Work.
 - a) A building permit will be required from Building Services.
 - b) Monthly payments will be made.
 - c) First phase completion date of May 23rd, 2014 is not a contractual date, but a goal. Meeting this time frame should be improved due to the demolition work already completed by the City. The Owner will need approximately 3 weeks to install furniture and move staff from Phase 2 area to completed Phase 1 area. This will be coordinated with the Contractor's construction schedule.
 - d) Phase 2 final completion date is September 5th, 2014. Contractor will be liable for liquidated damages if this date is not met as outlined in the specification.
3. Contractor's working conditions and use of site.
 - a) No parking will be available for Contractors. Meter bags may be purchased or the Contractor shall provide transportation for their employees.
 - b) Toilet rooms on the ground floor are available for use, but shall be kept clean. If the spaces are not clean, this privilege may be revoked by the Owner.
 - c) The primary access for the Contractor is the east ground floor entrance. It is not believed that the elevator will be needed for any Contractor deliveries.
 - d) Existing terrazzo and marble wainscot are historic elements of the architecture and are to be protected during construction.
 - e) No staging areas outside of the area of work will be provided to the Contractor.



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4. Owner's use and occupancy of adjacent building and operational conditions that may affect Contractors hours and/or working conditions.
 - a) City Hall will be occupied during construction. Noise producing activities shall be coordinated with the Owner and may be limited during specific times (i.e. press conferences).
 5. Existing Conditions.
- B. Technical questions, regarding Scope of Work / Sequence of Work to Owner or Architect/Engineer.
1. The first addendum will be issued this week.
 2. A second addendum will be issued 2/4/14. This addendum will include an updated architectural demolition sheet addressing the extent of work already completed by the City's own forces.
- C. Follow-up: Architect/Engineer will issue Addenda and/or Minutes to Contractors at the Pre-Bid Conference with discussion points and/or directives to pertinent questions involving bidding procedures not answered at conference.

SITE BUILDING REVIEW:

- A. A brief tour of the site and existing building was conducted.

SCM



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Pre-Bid Meeting Attendance

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Marshalltown - Marshall - Minneapolis - Rochester - Omaha - Rapid City - Sioux Falls - Sheridan

Date/Time: Tuesday, January 28, 2014 2:00 P.M.

Project: City of Sioux Falls

City Hall Renovation Phase 2

Project No.: 04131187

Location: Sioux Falls, South Dakota

Purpose: Prebid Meeting

Name	Organization/Dept.	Phone/Fax	E-Mail Address
Mike Fellows	Krier + Blain	331-4160	mikef@krierblain.com
Dustin Killian	Electric Supply	336-1406	dustin@electricsupplyfsd.com
Jay Pierce	" "	" "	jay@electricsupplyfsd.com
GREG LINDHOLM	Howe HEATING/SPRINKLER	339-2020	GREG.LINDHOLM@HOWEINC.COM
Joel Bornhoft	Precision Mechanical	274-6199/274-6198	Joelb@precisionmech.biz
Aaron Daniels	Daniels Residential	368-5454/368-2525	aarond@danielsconstructioninc.com
David Johnson	Baete Forseth	336-0545	dj@baeteforseth.com
MIKE DILL	BECK & HOFER	336-8118	MDILL@BECKANDHOFER.COM
Linda Halliburton	Beck & Hofer	336-0118	lhalliburton@beckandhofer.com
Bill Gocken	Sunkata	338-9110/338-5150	bill@sunkataconstruction.com
AARON KRUSE	MARK LUKE COUST	605-376-5722	AARONKRUSE@MARKLUKE.COM
Mark Luke	"	"	MARK@MARKLUKE.COM
Lance Weatherly	City of Sioux Falls	367-8623	lweatherly@sioux-falls.org



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Architecture
Engineering
Planning

CONSULTANTS

PROJECT

**CITY OF SIOUX FALLS
CITY HALL
GROUND FLOOR
RENOVATION**

Sioux Falls, South Dakota

ISSUES

MARK	DATE	DESCRIPTION
ISSUE DATE	01/17/2014	DRAWN BY KJM
PROJECT #	04131187	CHECKED BY KJM
SHEET TITLE		

**FFE FINISH FLOOR
PLAN**

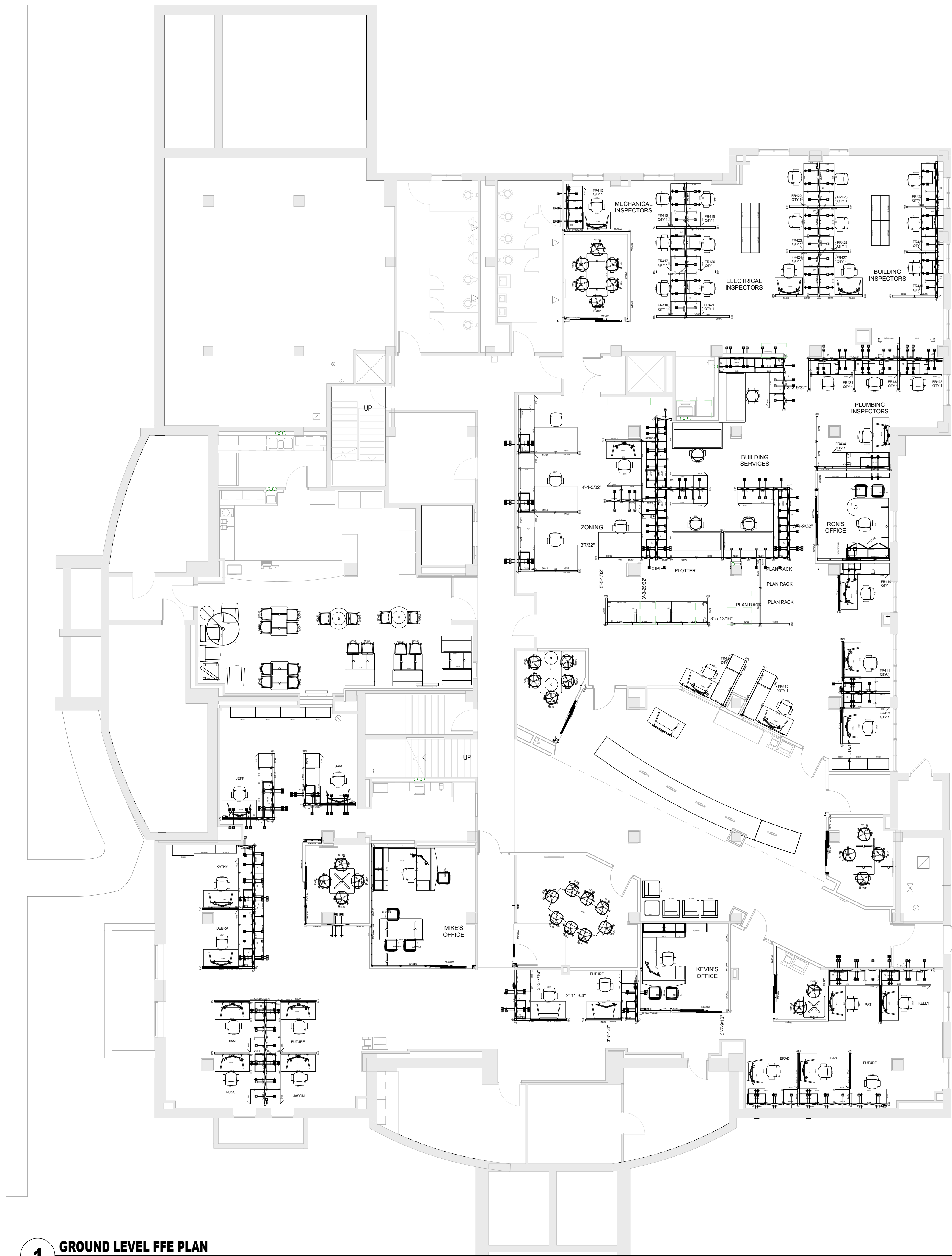
SHEET NUMBER

IF-101

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100% CONSTRUCTION DOCUMENTS

**NOT INCLUDED IN
CONSTRUCTION DOCUMENTS;
FOR REFERENCE ONLY.**



1 GROUND LEVEL FFE PLAN
1/8" = 1'-0"