

# Leawood Fire Station No. 1

9621 Lee Boulevard, Leawood, Kansas

## ASI #1 (Addendum #1)

November 3, 2021

Owner:	City of Leawood	David Ley	913.663.9131	davidl@leawood.org
Tenant:	Leawood Fire Dept	Colin Fitzgerald	913.266.0601	colinf@leawood.org
Architect:	DeGasperi & Associates	Jeff DeGasperi	913.909.2120	jeff@daikc.com
Civil Eng:	RIC Engineers	Dustin Burton	913.333.3873	dburton@ric-consult.com
Structural:	Bob D. Campbell & Co.	Mike Falbe	816.531.4144	mfalbe@bdc-engrs.com
MEP Eng:	RTM Engineers	Courtney Leaf	563.726.6310	courtney.leaf@rtmec.com

### General:

The following represent changes and clarifications issued during the bidding phase:

GENERAL		sheet number(s)
1.	ADD a line item in the bid for 'Force Account' in the amount of \$200,000. To be used as an allowance for contingencies.	bid form
2.	CLARIFY: Building Permit Fee to be provided by the Contractor in the amount \$31,902.90.	
3.	CLARIFY: Utility Fees shall be provided direct by the City, including JCW, WaterOne and Evergy.	
4.	CLARIFY: Special Inspector Services shall be contracted/paid direct from the City.	
CIVIL / SITE		sheet number(s)
1.	CLARIFY materials/product for the modular retaining wall: "Versa-Lok Four Unit Mosaic", color-'Bethany Ledge'.	
2.	CLARIFY fencing is NOT to be installed on top of the Utility Yard Enclosure (north side).	C03
3.	CLARIFY construction vehicle parking shall be contained on the property, no parking in right-of-way. See added note on title sheet.	C01
4.	CLARIFY lot striping per added general note.	C01
5.	REVISE note/symbol to remove a tree on the Existing Conditions Site Plan. Tree is to remain.	C02
6.	CLARIFY pavement design notes: a. Revise note to indicate pavement recommendations are per City Specs. b. Revise pavement sections to match those from the City Specs.	C03
7.	CLARIFY note that sodding is required on disturbed areas as indicated.	C05
8.	CLARIFY Sanitary Sewer Piping: a. Storm Piping has been increased to 15". b. Add 15" drain basins at all bends.	C11 C11

- c. Add note requiring As-Built storm sewer information in accordance with City Standards. C11
- d. Revise pipe material to RCP where in the ROW. C12
- 9. CLARIFY Erosion Control Requirements: C15
  - a. Revise note that Hydro-mulch is acceptable, seed is not.
  - b. Revise note that Construction Entrance must meet MS4 minimum standard 25' x 50'.
  - c. Add Construction Entrance for Phase II.
- 10. DELETE one proposed fire hydrant. C07

**ARCHITECTURAL**

sheet number(s)

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- 1. CLARIFY approved manufacturer/product substitutions:
    - a. Resinous Flooring: Tnemec Trowel Grade Floor Coating System Body-223 Deco, Grout Coat-284 Deco, Topcoat-285 Satin Glaze.
    - b. Resinous Flooring:
    - c. Standing Seam Metal Roof: DMI SL2016 or DL2016 mechanically seamed, smooth profile.
    - d. Burnished Concrete Block: Capital Concrete 'Raystone'.
    - e. Burnished Concrete Block: Quickcrete 'Best Block' (Midwest).
    - f. Fluid-applied Waterproofing: Carlisle 'Miraseal' waterproofing system
    - g. Z-girt exterior furring system: StoVentro Z-Girt system.
    - h. Z-girt exterior furring system: Cascadia continuous framing system.
    - i. Fluid-applied air barrier system: Georgia Pacific "DensElement" system.
    - j. Fluid-applied air barrier system: Carlisle 'Barrithane VP'.
    - k. Acoustic Ceiling Tile 'ACT': Armstrong 'fine fissured'.
    - l. Epoxy flooring: Tennant flooring system.
    - m. Toilet Partitions: Scranton Products "Hiny Hiders" partitions, HDPE
    - n. Locker Room Lockers: Scranton Products "Tufftec" lockers, HDPE
    - o. Locker Room Benches: Scranton Products "Tufftec" benches
    - p. Elevator: KONE Monospace 2000lb Machine Room-less Elevator.
  - 2. DELETE 2 plastic signs for storm shelter; at exterior doors. A01,A02,A15
  - 3. CLARIFY galvanizing required on exterior steel and clarify tack welds for trellis. A40,A41
  - 4. CLARIFY location of roof drains from above near Hall 114 in basement. A16
  - 5. CLARIFY furniture systems shown on "Furniture Schedule by Vendor" on sheet A18, are NOT to be included in the general contract. A18
  - 6. CLARIFY glass types on 'Door Schedule': Refer to glass types in the door by door schedule (ie, GLE, GLF, etc). Designation on the door depictions in 'Door Types' as GL1 shall refer to scheduled type of glass. A02
  - 7. CLARIFY flooring type 'AF' in the Finish Schedule shall be revised to 'SPF' symbol; athletic flooring in the Exercise Room.
  - 8. CLARIFY equipment specs in the "Equipment Schedule by GC": A18
    - a. E215 – Air Compressor. Add comment "Coordinate with Plumbing Schedule on P1".
    - b. E216 – Mobile Hose Rack; "Ready Rack" model HC-64-3T; 72", 3 tier.

- c. E217 – Cascade Air Bottle Fill; MAKO M-BAC Modular Breathing Air Center, with a BAM 07H compressor. (System includes the compressor, fill station and a 4 bottle compressed air storage).
- 9. CLARIFY: Regarding Window Blinds per note 20 on the floor plans, and Spec Section 12500, provide the following clarifications and revisions:
  - a. Revise the 'Blackout' blind components (in Spec Section 2.3) as follows:
    - A8. Light Gap 'Closures' - on Bunk Room blinds only
    - B2. Density: SB9000 Blackout Fabric
  - b. Provide 4 'standard' roller blinds on Main Floor; Dayroom, Watch, Kitchen, and Office (2).
  - c. Provide 8 'blackout' roller blinds in Bunk Rooms; WITH light gap closures.
  - d. Provide 3 'blackout' roller blinds in the Basement Training Room; WITHOUT light gap closures.

<b>STRUCTURAL</b>	<u>sheet number(s)</u>
1. REVISE section details at top of elevator shaft.	S33

- |   |                        |
|---|------------------------|
| <b>MECH/ELEC/PLUMBING</b>   | <u>sheet number(s)</u> |
| 1. DELETE knox-box switch by patio entry.   | E8                     |
| 2. CLARIFY the following plumbing fixtures: <ul style="list-style-type: none"> <li>a. Delete "HD-2".</li> <li>b. Roof Drains – JR Smith 1010 or similar.</li> <li>c. Wall Clean Outs – MIFAB C1434-RD or similar.</li> <li>d. Floor Clean Outs – MIFAB C1000 or similar.</li> <li>e. Area Drains – Souix Chief or similar.</li> </ul> | P7                     |
| 3. CLARIFY materials for piping: <ul style="list-style-type: none"> <li>a. PVC can be used above grade.</li> <li>b. Cast Iron to be used below.</li> </ul>  |                        |
| 4. CLARIFY the symbol 'RH-1' shown on note 4 of the Plumbing Riser Plan refers to the Range Hood. The riser plan is updated with piping dropping down and not going up to the roof.   | P9                     |
| 5. ADD vehicle exhaust system in the Apparatus Bays: Airhawk 3000 XL, 5 units, per updated Mechanical Plan.   | M6                     |
| 6. ADD two water hydrants in the Apparatus Bays.  | P5                     |
| 7. CLARIFY compressed air pipe sizing as 1". Revise model number of the Air Compressor on schedule.   | P1,P5                  |
| 8. DELETE paragraph in Mechanical Specs Section 2.07(a) stating " match existing temperature controls as manufactured or supplied by original controls contractor".   | M1                     |

Respectfully submitted,  
DeGasperi & Associates Architecture



Jeff DeGasperi

## Leawood Fire Station #1 Q & A 1-23

1. Can you please confirm plumbing piping material? The drawings call out Lead and Oakum joints which is highly unusual. Can we use PVC underground and Cast Iron above ground?
  - CLARIFY materials for piping: a. PVC can be used above grade. b. Cast Iron to be used below. This information will also be included in Addendum 1.
2. After reviewing the drawings and signage spec, we have questions and comments –1. We are unable to price any of the interior ADA signs due to lack of drawings and a signage schedule. Please advise. 2. The sign spec mentions an ASI sign spec called “SPE” or equal. ASI is a proprietary sign system, that’s one issue. However, it’s likely we could provide an equal, but we need to know what the architect is wanting. The SPE system isn’t identified on the ASI website so either doesn’t exist or has changed names. Please advise.
  - CLARIFY the interior plastic signage as ASI “Intouch” series, as called out on the sign schedule on sheet A02 (disregard/revise “SPE” series called out in Architectural Specifications). This information will also be included in Addendum 1.
3. What blocks are being requested for the retaining walls?
  - CLARIFY materials/product for the modular retaining wall: “Versa-Lok Four Unit Mosaic”, color-‘Bethany Ledge’. This information will also be included in Addendum 1.
4. On P7 HD-2 is noted but is not listed on the plumbing schedule. Also, do you specs for the following fixtures. Roof Drains, Wall Cleanouts, Floor Cleanouts, Yard Cleanouts, and Area Drains
  - CLARIFY the following plumbing fixtures: a. Delete “HD-2”. b. Roof Drains – JR Smith 1010 or similar. c. Wall Clean Outs – MIFAB C1434-RD or similar. d. Floor Clean Outs – MIFAB C1000 or similar. e. Area Drains – Souix Chief or similar. This information will also be included in Addendum 1.
5. There is a RH-1 Roof Hydrant on the ISO drawing Plan P9 Note 4. This is not on the Fixture schedule or the Roof plan please advise.
  - RH-1 is the range hood shown on plans. Riser to be updated with piping dropping down and not going up to the roof. This information will also be included in Addendum 1.
6. On the drawing index there are three electrical site sheets I do not have included with my bid documents. E1 Site Photometric Plan, E2 Site Electrical Schedule and E3 Site Power Plan. Will those be provided?
  - Refer to sheet list on E0. There is only one electrical site plan - E6 Electrical Site Photometric Plan. This information will also be included in Addendum 1.
7. I cannot find where a vehicle exhaust system is called for on the mechanical drawings. Please advise.

- There will be five (5) Airhawk 3000 XL systems installed in the ceiling space. This will be updated in the addendum.
- 8. Plan sheet A02 indicates GL1 noted in the door and frame types. Can you confirm what GL1 is please.
  - Refer to door schedule for the actual glass types per door or sidelight (ie, GLE, GLF....). GL1 noted on the glass panels in the door depictions should be listed as “GL per schedule”. This information will also be included in Addendum 1.
- 9. In Exercise Room 102 the room finish schedule calls for the floor to be “AF”. Should this be “SPF”?
  - Yes, “AF” should read as “SPF”, sports flooring for the Exercise Room.
- 10. For signage to be compliant with ADA and ICC 500 Storm Shelter signage regulations. Current 6” x 6” will not work. ADA Toilet Room signs minimum 6” x 8” ICC 500 Storm Shelter minimum 18” x 12” with glow/reflective lettering and symbols. Do you want us to quote regulation sizes? Or the specified 6” x 6”?
  - Provide compliant sign sizes and design. Sign Schedule on Sheet A02 will be revised accordingly. This information will be included in Addendum 1.
- 11.2. Are the signs on A01 in addition to the sign schedule? Or same? (keynote 25 sheets A10 and A11 also refer to this sheet, but not the sign schedule A02)
  - They are the same as noted on A02. Note; the 2 exterior storm shelter signs have been deleted. This information will also be included in Addendum 1.
- 12. Monument sign A22 also has note on A48 “signage shall be reviewed /approved under separate “signage” permit” Will the owner be contracting that signage directly or will it be by the contract?
  - The work and permit fees should be included in this Contract. This information will be included in Addendum 1.
- 13. Can you clarify the SPE style called out in the specification by ASI Signs? It now unavailable from ASI and we are trying to find a comparable.
  - Sign Schedule has been revised to indicate ASI “Intouch” line. Disregard SPE called out in book specs. This information will be included in Addendum 1.
- 14. Mechanical specifications section 2.07 (a) states to match existing temperature controls as manufactured/or supplied by original control contractor. Is there a current controls contractor?
  - The specification section 2.07a should be removed as it does not apply. This information will be included in Addendum 1.
- 15. Can you clarify compressed air sizing? I do not see it on plan P7.
  - The air compressor should be Ingersoll Rand electric vertical tank mounted 5hp compressor. Model number: 2340L5-V. This information will be included in Addendum 1.
- 16. The standard details for the asphalt pavement specify APWA 1-01 mix on the base, and APWA 3-01 mix on the surface. However, it also says to refer to Leawood Tech Specs for Asphalt which has different gradation limits than Leawood. Please verify if we need to bid per the plans (APWA 3-01 & 1-01)? If not, what mix would they prefer?

- Per revised plans the detail on sheet C03 will no longer reference APWA. Pavement sections and note reference City Specifications. This information will be included in Addendum 1.
17. Per the prebid, please confirm the contractor will not be responsible for the JCW or Waterone permit/system development fees.
- Utility Fees for JCW and WaterOne will be paid by City. Not in GC contract. This information will be included in Addendum 1.
18. Per the prebid, please confirm the building permit will be provided by the contractor.
- Building Permit Fee of \$ 31,902.90 is to be paid by GC. This information will be included in Addendum 1.
19. Sheet C02 shows an existing underground telephone line that runs east/west at the south side of the site. The note mentions removing or relocating the line. Please advise as to what should be included in the bid.
- Note on C02 revised to say 'remove' regarding telephone line. This information will be included in Addendum 1.
20. Sheet C02 shows existing sanitary to be removed. Do you have anymore information on the existing conditions of the manhole and line(s)?
- We do not have additional information on the abandoned sanitary manhole. This information will be included in Addendum 1.
21. Page A18 'Equipment Schedule' references a mobile hose rack. Please specify a particular product #. Also the Mako air bottle filler product # is not clear. There are (9) products ranging from BAM 04 to BAM07H that vary greatly in capacity and price. Please specify. Thank you.
- E216 – Mobile Hose Rack; 'Ready Rack' mobile hose cart; model #HC-64-3T; 72" three tier E217 – Cascade Air Bottle Fill; MAKO Modular Breathing Air Center (M-BAC) with a BAM 07H compressor. (this system includes the compressor, fill station and a 4-bottle compressed air storage) This information will be included in Addendum 1.
22. Can you please provide the sign-in sheet from the pre-bid meeting?
- Please see attached Sign-In Sheet from the 11/2/2021 Pre-Bid Meeting. Additional Information: [Download](#)
23. Will a concrete spec section be made available? It is not in the current specifications.
- No concrete specs in the Spec Book. Specs for Concrete are on the Structural Sheets.