



JEFFERSON COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES
729 MAPLE ST / PO BOX 100
HILLSBORO MO 63050
WWW.JEFFCOMO.ORG

ADDENDUM #3:

BID #: 19-0052

Invitation for Bid: **ANIMAL CARE FACILITY RENOVATION
PROJECT NO. PW19B035BLD**

Addendum **6-10-2019**
Date Issued:

ORIGINAL INVITATION FOR BID NOTICE ISSUED: **5-9-2019**

BIDS SHALL BE ACCEPTED UNTIL: **TUESDAY, JULY 2, 2019** AT 2:00 P.M. LOCAL TIME.

**Specification
Contact:**

JASON JONAS
Department of Public Works
636-797-5369
jjonas@jeffcomo.org

**Contract
Contact:**

VICKIE PRATT
Department of Administrative Services
636-797-5380

**Mail (3) Three
Complete Copies
With Vendor And
Bid Information As
Shown In Sample:**

SAMPLE ENVELOPE

VENDOR NAME

VENDOR ADDRESS

CONTACT NUMBER

DEPARTMENT OF THE COUNTY CLERK

JEFFERSON COUNTY MISSOURI

729 MAPLE ST / PO BOX 100

HILLSBORO MO 63050-0100

SEALED BID: (BID NAME)

Contract Term:
**ONE YEAR CONTRACT
WITH A ONE YEAR
RENEWAL OPTION
UPON APPROVAL OF THE
COUNTY COUNCIL AND
COUNTY EXECUTIVE**

The undersigned certifies that he/she has the authority to bind this company in an agreement/contract to supply the commodity or service in accordance with all terms, conditions, and pricing specified. Prices are firm during this agreement term, unless agreed upon in writing by the County. The County has the option to renew this agreement at the same terms and conditions as the original agreement for one additional one-year term with the written consent of the successful bidder. Price increases for renewals are not authorized unless approved in writing by the County.

**Vendor
Information:**

Company Name

Authorized Agent (Print)

Address

Signature

City/State/Zip Code

Title

Telephone #

Date

Tax ID #

E-mail

Fax #

ADDENDUM #3:

THE INVITATION FOR BID FOR ANIMAL CARE FACILITY RENOVATION PROJECT NO. PW19B035BLD BID SPECIFICATIONS HAS BEEN REVISED.

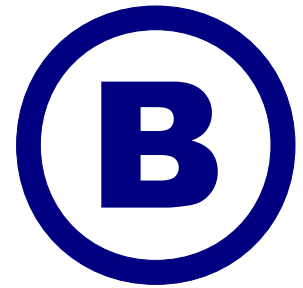
Addendum 3

Bidder shall initial all pages and return where the Bid Document denotes "BIDDER'S INITIALS: _____"

This document should be submitted with the original bid/proposal.

**PLEASE NOTE THAT THE BID OPENING DATE HAS CHANGED TO
JULY 2, 2019**

**WHEN BID PACKAGES ARE RETURNED PAGES 1-58 NEED TO HAVE
THE PAGE NUMBERS AND BIDDER'S INITIALS AT THE BOTTOM OF
THE PAGE AS WELL ADDENDUM 1 PAGES 1-3, ADDENDUM 2 PAGES
1-3, AND ADDENDUM 3 PAGES 1-15.**



June 7, 2019

Jason Jonas, P.E.; Public Works Director
County of Jefferson – State of Missouri
725 Maple Street – PO Box 100
Hillsboro, Missouri 63050

RE: Proposed Jefferson County Animal Resource Center; Remodel + Addition
4848 State Route 30; House Springs, Missouri

Mr. Jonas:

This correspondence will summarize our proposed responses to RFI's. My suggested text is italicized, with any supporting info following that.

RFI's #1, #2, #3 from Kozeny-Wagner: Auto Fire Sprinkler system:

"Omit the requirement for Auto Fire Suppression shown in the Zoning and Code Review on Drawing sheet G.01. Fire area limits will be addressed by the use of fire-rated partition construction, 2nd floor construction (UL-L211) and ceilings (UL-P237)."

Although the plans call for Auto Fire Sprinkling, they also call for subdividing the entire building area into smaller than 9,000 square foot fire areas, which is the 2015 IBC limit for unsprinklered, "B" use, V-B type construction.

Therefore, auto fire protection systems do not appear to be required by IBC.

To create complying fire separation areas, it will be necessary to include 2nd floor construction that matches the two-hour rated partition construction throughout the new 2nd floor area. The plans & details reference UL tested assemblies as noted, although there do not appear to be any specifications for the fire-rated ceiling tiles or grid, or the floor topping mixture for the 2nd floor sub-floor.

RFI #4 from Kozeny-Wagner: Fresh Air Calculations:

"Include in the GC base bid the mechanical system as it has been designed and specified in the drawings and project manual / specifications."

RFI #5 from Kozeny-Wagner: Voluntary Alternates:

"Inclusion of Voluntary Alternates will not render a proposal 'Unresponsive' or 'Non-Compliant.' If Contractors wish to submit Voluntary Alternates, enclose in a separate, sealed envelope, signed, dated and sealed similarly to the bid form itself."

We do not reject Contractor proposals that include voluntary alternates. I consider these an indication of what they could do to lower the overall project cost, but we make no representation as to what

effect these alternates will have on contractor selection or calculation of base bids. Since Voluntary Alternates will necessarily not be consistent from one contractor to another, I'd suggest they submit any suggestions in a separate, sealed envelope for the Owner to consider when making their selection.

RFI #6 from Kozeny-Wagner: Medical Gas, Oxygen & Vacuum Piping Details missing:

Engineers are reviewing and will advise.

RFI #7 from Kozeny-Wagner: MEP Disciplines identified as 'Design-Build' in Spec's Table of Contents:

"Project Manual Table of Contents identifies Plumbing, HVAC and Electrical disciplines to be provided as 'Design-Build'. Disregard this suggestion, and provide the systems and equipment as shown in the project drawings and specifications."

RFI #8 from Kozeny-Wagner: Multiple items – Owner furnished materials, missing electrical and water supply call-outs:

"Project Materials to be furnished by Owner and Installed by GC will be ordered, received and stored until needed on site by the Owner. The Owner will provide storage on site, or delivery of the materials in coordination with the General Contractor."

"Plumbing piping diagrams may not indicate every required portion of required piping. GC shall however, include all water, drain, waste/vent piping required for each piece of GC-installed equipment, whether the specific piping run-out is shown in the plans or not."

"Electrical Power Plan may not indicate every required outlet or circuit. GC shall however, include all power circuits, outlets and/or connection boxes required for each piece of GC-installed equipment, whether the specific electrical power is shown or not."

"Accessories required for the installation of any GC-Installed item, equipment or system are to be included in the GC proposal. For instance, if equipment or system requires a sleeve through a foundation, the sleeve shall be provided and its installation coordinated by the General Contractor, whether the sleeve is shown specifically in the plans or not."

"GC shall coordinate with Owner's Vendors for all Vendor-Installed equipment. Provide adequate notice to such Vendors for their provision of any supporting construction not shown in the plans."

"Floor scale depicted in Detail #55 (Sheet A7.00) refers to equipment item #523 in the Veterinary Equipment List, and is to be installed in Room 126; exact location to be determined."

I think it will be easy enough for a plumber or electrician to include the piping or power for any piece of equipment he is installing, but if there is equipment installed by Owner that requires power or piping not shown on the plans, it would be unrealistic to expect them to include that in their proposal.

RFI #9 from Kozeny-Wagner: Gas Piping and Mechanical questions :

"LP Gas tanks and piping into building to be provided by Owner. GC to include piping from inside of building throughout facility as shown/as needed."

"The 'Scavenger' system (WAGD) is to be Owner-Furnished and Vendor-Installed in Room 151. Wiring, gas, piping, ventilation etc to this unit to be included in the GC Base Bid."

“Water supply/service is to be provided by the Owner. GC shall include backflow prevention, distribution within the building, and alterations needed to existing plumbing system to produce a complete, operable, code-compliant system.”

“Owner to provide 1000 gallon sterilization basin and treatment system, including lids. GC to install Owner provided items, and provide and install the overflow alarms and closure valves compatible with the system. Coordinate with Owner for location and treatment system models/details.”

I believe the trench drains shown in the plans are properly shown on the plumbing plan. The plumbing plan only shows the drop from the trench to the drain line, but I think that is how they are supposed to work.

RFI #10 from Kozeny-Wagner: Gas Piping and Mechanical questions :

“Data & Comm's outlets to be provided and installed as follows:

- At Locations shown in Owner's IT-Data Plan*
- GC to provide & install outlet boxes where shown, and data wiring per the Owner's plan from each device to the central switching equipment (located in Room ???).*

Owner's separate IT-Data Vendor will install outlets, switching equipment, and make all connections, in coordination with the General Contractor.

Provide power and controls for all exhaust fans to be provided or installed by the General Contractor. Coordinate final control locations with Owner prior to install. Assume controls for each fan will be located in same room as the exhaust equipment being controlled.

Provide power, water, drainage and exhaust for: (2) each laundry equipment items (#177 Washer/Extractor & #178 Commercial Dryer) in Room #175;and (1) each laundry equipment in Room #123 (166.01 Commercial Washer & 166.02 Commercial Dryer).

RFI #11 from Kozeny-Wagner: Builder's Risk Insurance:

“Owner will provide general property insurance and builder's risk insurance.”

RFI #12 from Kozeny-Wagner: Request to delay bid deadline; under consideration

RFI #1 from Brockmiller: various bid form requirements:

“The Affidavit of Compliance with Prevailing Wage form is to be submitted at the conclusion of the project, and is not required to be submitted with the bid proposal.”

Pre-Bid On-Site Meeting; May 30; 9:30 am;
4848 State Route 30; House Springs, MO 63501

Attended by:

Tim Sturholdt	Kozeny-Wagner-GC	636-296-2012	Tsturholdt@KozenyWagner.com
Kate Kelly	Kozeny-Wagner-GC	636-296-2012	KKelly@KozenyWagner.com
Jeff Kolkmeier	Hankins Construction-GC	314-426-7030	Office@WeBuildStL.com
Mark Kamp	Wachter Inc-GC	636-464-3555	MrKamp@Wachterinc.com
Tate Litzau-Mourer	Brockmiller Construction-GC	573-756-2516	Bids@BrockmillerConstruction.com
Rebecca Robben	Wright Construction-GC	636-220-6850	Bids@WrightConstruction.com
Mark Layne	LayneCo Construction-GC	636-294-6245	MLayne@LCSCConstruct.com
Dan Hof	Hof Construction-GC	314-645-2200	DanHof@HofConstruction.com
Nick Hutson	IntegraConstruction-GC	636-946-3000	Bids@lccstlmo.com
Rich Braun	Tech Electronics-Alarms	314-951-1787	Rich.Braun@TechElectronics.com
Shawn Oster	Painters DC 58	573-382-5319	SOster@DC58.org
Jason Jonas	Jefferson County-Owner	636-797-5369	Jjonas@JeffCoMo.org
Patrick O'Brien	Dynamic Eng'rd Syst's-MEP	314-323-2034	Pobrien@DynamicEngineeredSystems.com
David Vonarx	Vonarx Engrg-Civil/Struct'l	636-797-8425	dvonarx@vonarxengineering.com
Steven Bacon	Bacon Comm'l Design-Arch't	636-933-0007	SJBacon@BCD-LLC.com

Questions:

1. The Following areas of questions were raised at the meeting, and are addressed in Addendum #3:
 1. Will inclusions of Exceptions or Qualifications to Bids disqualify a Proposal?
 2. Sign-In Sheets from the pre-bid meeting will be transcribed and issued to attendees
 3. Will inclusion of voluntary alternates, qualifications or exceptions disqualify a proposal or render it 'Non-Responsive'?
 4. Who is responsible for receiving, unloading, inspecting, storing and delivering Owner supplied materials and equipment?
 5. Plumbing Plan does not include every run out of water or sanitary piping for all anticipated equipment.
2. If Additional Design or Engineering is required to omit part of the construction under Deduct Alternates #1 or #2, such as providing exterior sheathing and finish materials for an interior wall which becomes an exterior wall, those costs shall be reflected in the GC's proposed cost reduction. There should be no additional fees to the Owner to exercise either or both of the proposed deduct alternates.
3. Bid Form Schedule of Values:
 1. Is not required to be submitted at the bid deadline, but is required to be received by Owner (electronic document is acceptable) within 24 hours of the bid deadline.
 2. Provide at minimum, a breakdown of the proposed total cost apportioned among the major divisions listed, ie, 01-General Requirements, 02-Existing Conditions, etc.

Submitted by,



steven bacon, architect
po box 605 / 100-a bailey road
crystal city, mo 63019

Addendum 3
Invitation for Bid

page 4 of 4

B C D
6 of 15

(636) 933-0007
www.baconcommercialdesign.com
established 1972
Bidder's Initials _____

PLAN HOLDER CONTACT INFORMATION

All potential bidders must complete this form and submit it to the Jefferson County email address listed below in order to provide contact information as required. All other plan holders may submit this form at their own option. Addendums will be posted on the county website. In the event of disruption of website services, all such information will be communicated to all registered plan holders.

Project: Jefferson County Animal Care Facility Renovation

Project Number: PW19B035BLD

Project Estimates:	Base Bid Project	\$4,261,255.00
	Bid Alternate 1 (Deduct)	-\$571,870.00
	Bid Alternate 2 (Deduct)	-\$254,610.00

Bid Opening Date: June 18, 2019

Company Name: Brockmiller Construction, Inc.

Company Address: 14 N. Middle St., PO Box 387

Farmington, MO 63640

Contract Name: W. B. Giessing, II

Contact Phone: (573) 756-2516

Contact Email: biddoc@brockmillerconstruction.com

Email Completed Form To: **pwprojects@jeffcomo.org**

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Bid Opening Date: June 18, 2019

Company Name: Brockmiller Construction, Inc.

Company Address: 14 N. Middle Street
Farmington, MO 63640

Contract Name: Tate Letzaw Mower

Contact Phone: 573-756-2516

Contact Email: bids@brockmillerconstruction.com

Email Completed Form To: **pwprojects@jeffcomo.org**

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Bid Opening Date: June 18, 2019

Company Name: Hof Construction Inc

Company Address: 3137 Jamieson Ave

St Louis, MO 63139

Contract Name: Dan Hof

Contact Phone: 314-645-2200

Contact Email: dan.hof@hofconstruction.com

Email Completed Form To: **pwprojects@jeffcomo.org**

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Bid Opening Date: June 18, 2019

Company Name: Layne Co Const. Serv.

Company Address: 1027 Cool Spring
OFallon, Mo. 63366

Contract Name: Mark Layne

Contact Phone: 636-294-6245

Contact Email: MLayne@LCSConstruct.Com

Email Completed Form To: **pwprojects@jeffcomo.org**

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	Bid Alternate 2 (Deduct)	-\$254,610.00

Bid Opening Date: June 18, 2019

Company Name: Integra Construction

Company Address: 3071 Mercantile Industrial Dr

Contract Name: Nick Hutson

Contact Phone: 636-946-3000

Contact Email: bids@icstlmo.com

Email Completed Form To: **pwprojects@jeffcomo.org**

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	Bid Alternate 1 (Deduct)	-\$571,870.00
	Bid Alternate 2 (Deduct)	-\$254,610.00

Bid Opening Date: June 18, 2019

Company Name: Wright Construction Services, Inc.

Company Address: 11 Lami Industrial Dr.
St. Peters, MO 63304

Contract Name: Rebecca Robben

Contact Phone: 636. 220. 1650

Contact Email: Bids@wrightconstruct.com

Email Completed Form To: **pwprojects@jeffcomo.org**

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	Bid Alternate 2 (Deduct)	-\$254,610.00

Bid Opening Date: June 18, 2019

Company Name: WACHTER INC

Company Address: 108 INDUSTRIAL DR.
ARNOLD MO. 63010

Contract Name: MARK KAMP

Contact Phone: 636-464-3555

Contact Email: MEKAMP@WACHTERINC.COM

Email Completed Form To: **pwprojects@jeffcomo.org**

In Witness thereof, the parties hereto have executed this Agreement, in triplicate, as of this _____ day of _____ 2019:

Company Name

County of Jefferson, State of Missouri

Signature

Dennis J. Gannon County Executive

Print

Company Address: _____

Phone: _____

I hereby certify under section 50.660 RSMo., there is either: (1) a balance of funds, otherwise unencumbered, to the credit of the appropriation to which the obligation contained herein is chargeable, and a cash balance otherwise unencumbered, in the treasury, to the credit of the funds from which payment is to be made, each sufficient to meet the obligation contained herein; or (2) bonds or taxes have been authorized by vote of the people and there is a sufficient unencumbered amount of the bonds yet to be sold or of the taxes levied and yet to be collected to meet the obligation in case there is not a sufficient unencumbered cash balance in the treasury.

County Auditor

APPROVED AS TO FORM

County Counselor