



BID ADDENDUM NO.1

Issue Date: February 5, 2021

Project: Leavenworth City Hall – Parapet / Building Repair Project
100 North 5th Street,
Leavenworth, Kansas 66048

Bidders are hereby informed that the following changes, corrections, additions, deletions, and clarification information are made in regards to the Bid Documents. Acknowledgement of receipt of the Addendum is required as part of the Work, and receipt of all Addendums shall be so indicated on the Bid Proposal.

As discussed in the Pre-Bid Meeting held on **January 27, 2021**, and follow-up questions issued via electronic correspondence, the following items were addressed.

GENERAL:

1. A copy of the sign-in sheet with all attendees is attached at the end of this document for a list of attendees and their contact information.
2. The date for the Bid Submission was revised from February 3, 2021 at 3:00pm and extended two weeks to be submitted on February 17, 2021 prior to 3:00pm. Bids will be opened virtually at that time. A meeting invitation utilizing a Go To Meeting format was forwarded by the City. Please contact Colette Kiszka at ckiszka@firstcity.org for the invitation if not received.
3. It was highlighted in the Pre-Bid discussion that it is critical that the Affirmative Action Approval Letter from the City of Leavenworth be included with each bidder's submission. A notarized Non-Collusion Affidavit is critical for inclusion with the bid submissions as well.
4. For future coordination purposes, Brian Bailey with Leavenworth Parks & Recreation Department, noted that the City completes mowing / landscaping each Tuesday.
5. There are no MBE / WBE participation goals established for this project.

BIDDERS QUESTIONS:

1. Question: Please provide clarification on what is required for the Water Table Structural Evaluation with Report and Recommendations?
 - a. Answer: The Contractor is to coordinate with a Structural Engineer for selective demolition and observation to identify the cause or potential cause of the ongoing and expanding horizontal cracking that is present in the vertical face of the water table at the South, West, and North Elevations. During previous masonry repairs to the City Hall parapet, a section of this horizontal cracking along the south elevation was repaired. Within two years, the crack reappeared in a parallel line to the original crack. It is assumed that there is reinforcing steel or anchors that have corroded and



expanded over time that is leading to this condition. The Contractor is to provide a fee for the following service:

- Obtain the services of an approved structural engineer for field observation and to provide treatment recommendations of conditions observed.
- Structural engineer is to visit the site for in-person field observation,
- Masonry contractor is to provide selective demolition services to remove a portion of one of the existing terra cotta units to provide clear observation of the interior of the unit and its associated anchor points back to masonry / concrete structure. The masonry contractor is to provide access for the structural engineers observation of this area. The unit is to be repaired with a dutchman repair, utilizing the original material removed, if possible, and the glazing finish is to match the original three color mix, texture and pattern for a seamless appearance. An Epoxy repair may be possible, or a mortar patching compound can be utilized. The original profile and size are to be matched.
- Once the area is open for observation, the structural engineer is to provide a written narrative of the conditions observed with photographic documentation and recommendations for repair of this condition consistent around the building.
- The findings and recommendations report is to be provided to the City (Owner) and Architect for review and comment prior to proceeding with any repair scope of work.
- Contacts for potential structural engineering resources:

Bob D. Campbell & Company, Inc.

Contact Richard Crabtree / Steven Brooks
Phone: 816.531.4144
Email: rcrabtree@bdc-engrs.com

Wallace Engineering Structural Consultants

Contact Steve Huey / Darcey Schumacher
Phone: 816.421.8282
Email: shuey@wallacesc.com

Norton & Schmidt Consulting Engineers

Contact Barney Schwabauer
Phone: 816.701.7329
Email: wds@nortonschmidt.com

SEA Engineers

Contact Ralph Jones / Philip Steed
Phone: 816.421.1042
Email: rjones@seassociates.com

TRC || THOS. REWERTS & CO., LLC

Contact Tom Rewerts
Phone: 913.424.5180
Email: t.rewerts@rewerts.com / t.rewerts@kc.rr.com



2. Question: Can you please expound upon the required repairs for the stone base / planter of the Lady Liberty statue?

a. Answer: Reference the following narrative for clarification on the required repairs at the stone basis:

- Remove soil / planting materials from base surround at Lady Liberty
- Protect surrounding site (lawn) from chemicals for cleaning statue and from masonry repair work
- Remove and replace spalling, structurally defective stone (assumed 30% of base enclosure). This percentage may increase once interior face of basin is uncovered and full depth of stone can be assessed. Provide a unit cost for stone replacement. Stone utilized for repairs is to match existing field limestone appearance and texture as closely as possible.
- Replace 100% of mortar joints at Lady Liberty lower base and cut stone cap.
- Install planting bed liner with new weeps that have filtered covers to prevent clogging
- In coordination with the installation of the soil, install new drip line within basin. Connection back to the existing irrigation main line should be completed while the basin is being repaired so that the connection line is hidden from view (not draped over the edge of the stone base). Basis of Design for the irrigation system is Rain Bird Drip Irrigation (available at Home Depot) or equivalent. It is assumed that a 100' roll will be sufficient. The drip line should be coiled around the base two to three times minimally to provide adequate coverage within the bed. Connectors for tie into the main line will be required along with the drip line, emitters (which are easily inserted into the line) and an end cap for the termination of the drip line.
- Install new soil. Soil is to be black planting soil with no or low clay and dirt fill. Soil is to be well-drained with a pH between 6.3 and 6.7. A high percentage of peat moss or compost to increase the soil's organic matter and allow the plants' roots to spread quickly is preferred. Note: City Parks and Recreation Department will install planting materials.
- Adjust sprinkler heads adjacent to statue base which are directed towards the stone to prevent over spray statue base which has led to stone deterioration. Note, this may require an alternate sprinkler head in these locations rather than just redirecting the head. Note: a drawing provided by the City of Leavenworth for the current layout of the irrigation system is enclosed at the end of this document.
- Complete miscellaneous grass lawn patching at immediate surround of statue after repairs are completed.

- Contacts for coordination of the irrigation system modifications are:

Landscape Companies:

Oak Creek Nursery & Landscape

Contact Joshua Jaccard

Phone: 913.205.1686 (mobile)

Email: pm@oakcreeknursery-ks.com

www.oakcreeknursery-ks.com



Lawrence Landscape

Phone: 785-748-1232

<https://www.lawrencelandscape.com/>

Irrigation Company –

Earthscaping by Atlas LLC

816.985.3105

3. Question: Do we include the Flag Pole base paver resetting into the West Plinth repairs, or as an additional line item?
 - a. Answer: Given that the work required for this line item is fairly minimal with resetting of two brick pavers, it is acceptable to incorporate this into the West Plinth Repairs.

4. Question: Is there a specified location to relocate the existing electrical box adjacent to the West plinth on the North elevation noted in the spec?
 - a. Answer: The intent is for the electrical panel to be shifted slightly to the right (west) in order to allow for repairs to the adjacent stone plinth sidewall. It is unknown what the electrical panel currently feeds. If the panel does not provide active service to any fixtures or has been abandoned, then the panel is to be removed in its entirety and the electrical feed removed back to its termination point. When relocated or removed, any damage from anchors or fasteners are to be patched or repaired.

5. Question: The spec calls for repair to approximately three terra cotta units. Should this price be listed as its own item on the bid form or included in another item for the North façade?
 - a. Answer: There is one location noted as damaged in connected to the horizontal cracking at the water table which requires further structural analysis (Note #1 on the North Elevation). There are five instances noted where structural cracking has occurred in the terra cotta and requires repairs, ideally with an epoxy injection. These repairs should be included with the Bid Form Repairs for the North Elevation.

6. Question: The Plan Sheets included note several items of staining, missing mortar, repointing, sealants and water repellent needed, but are not addressed on the bid form. Are these work items to be included in our pricing or will they be addressed at another time?
 - a. Answer: These items are to be included within the bid form as a separate line item for Site work. Where the elements are attached to the building (i.e. the stone plinths surrounding the entrances) this scope of work is addressed on each elevation respectively and should not have a price included twice. The Brick paver resetting at the west elevation was addressed in Question #3 above. This scope of work cost is to be for site work remote from the structure.

END OF ADDENDUM

CITY HALL
NORTH RAMP IRRIGATION

"AS BUILT" DRAWING

Steve Grant 05/02/06

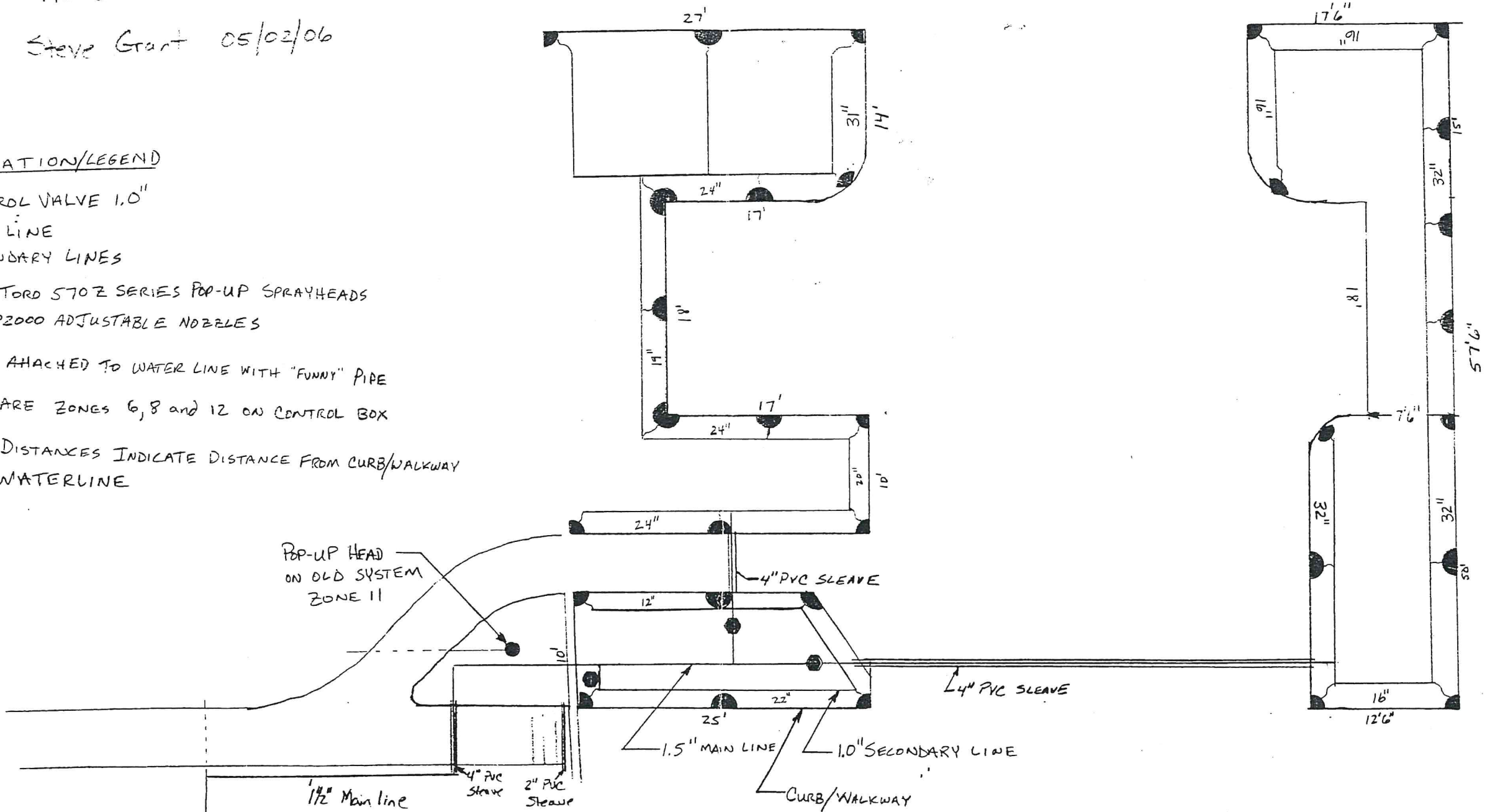
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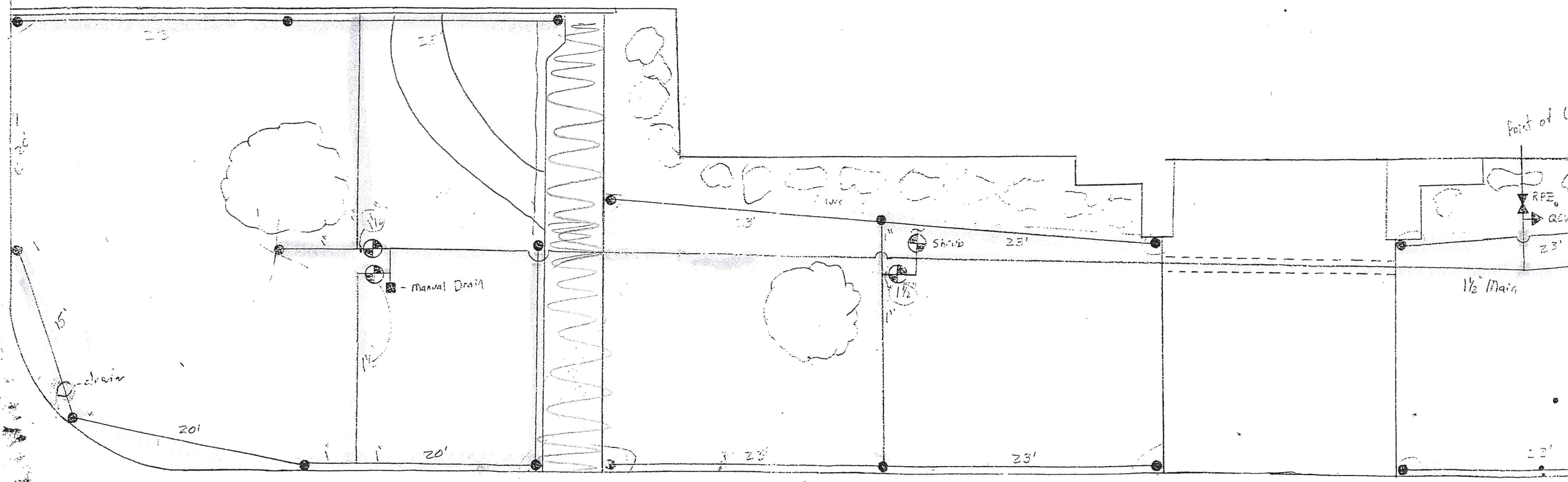
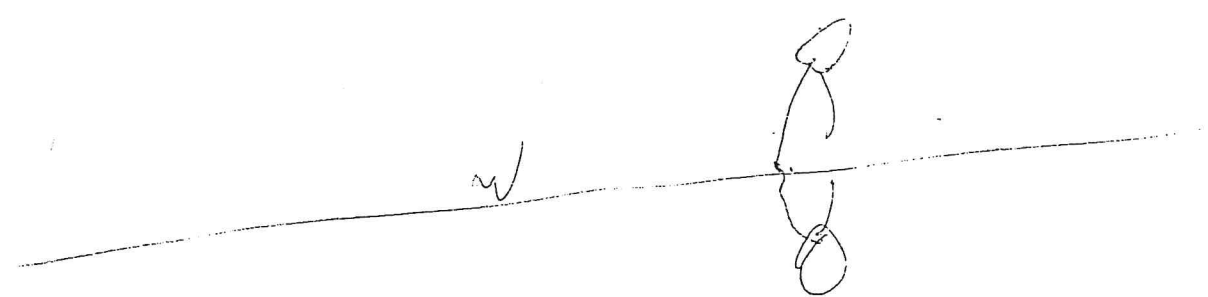
Scale 1" = 10'

INFORMATION/LEGEND

- 1" = CONTROL VALVE 1.0"
- 1" MAIN LINE
- 1/2" SECONDARY LINES
- HEADS TORO 570Z SERIES POP-UP SPRAYHEADS WITH MP2000 ADJUSTABLE NOZZLES
- HEADS ATTACHED TO WATER LINE WITH "FUNNY" PIPE
- ZONES ARE ZONES 6, 8 and 12 ON CONTROL BOX
- TERIOR DISTANCES INDICATE DISTANCE FROM CURB/WALKWAY TO WATERLINE



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