



AO.DESIGN 785.271.7010	906 s kansas ave suite 200 topeka, ks 66612
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ARCHITECT'S ADDENDUM TO THE CONTRACT DOCUMENTS

ADDENDUM NO: Three

DATE: Wednesday, May 8, 2024

PROJECT: 23-133 AIM CENTER OF EXCELLENCE AT SLN

OWNER: SALINA AIRPORT AUTHORITY
2720 ARNOLD AVE
SALINA, KANSAS

ARCHITECT: ARCHITECT ONE
906 S KANSAS AVE, STE 200
TOPEKA, KANSAS

Note: This Addendum No. 3, dated May 8, 2024 modifies/clarifies the above titled contract documents dated April 11, 2024. Where this Addendum modifies, changes, corrects or conflicts with the original Contract Documents, this Addendum shall govern. Where no modification, change, correction or conflict occurs, the original Contract Documents shall remain in force.

DESCRIPTION OF MODIFICATIONS TO THE CONTRACT DOCUMENTS:

Project Manual/Specifications

1. Revised the bid due date on Section 000102, Project Information, Sub-part 1.05 Procurement Timetable, Note D. Updated page is attached and may be slip sheeted into the project manual.
2. Revised language pertaining to sales taxes on Section 004100, Bid Form, Sub-part 2.05 Offer, Note E. Original language is struck through and updated language is written below Note F. Updated bid form (three pages) is attached and may be slip sheeted into the project manual.
3. Added an additional line for addenda acknowledgement to Section 004100, Bid Form, Sub-part 2.09 Addenda, Note A.
4. Struck through and eliminated the word "taxes" in Section 012100, Allowances, Sub-part 1.04 Contingency Allowance, Note A. Updated page is attached and may be slip sheeted into the project manual.

END OF ADDENDUM 3 – ATTACHMENTS (five pages):

Spec Section Sheet 000102-1 (One page)
Spec Section Sheet 012100-1 (One page)
Bid Form (Section 004100, Three pages)

**SECTION 00 0102
PROJECT INFORMATION**

PART 1 GENERAL

1.01 PROJECT IDENTIFICATION

- A. Project Name: AIM Center of Excellence, located at: Salina Regional Airport (SLN).
 - 1. 2625 Arnold Court
 - 2. Salina, Kansas 67401
- B. Architect's Project Number Number: 23-133.
- C. City of Salina's Permit Number Number: 230546.
- D. The Owner, hereinafter referred to as Owner: Salina Airport Authority
- E. Owner's Project Manager: Architect.

1.02 NOTICE TO PROSPECTIVE BIDDERS

- A. These documents constitute an Invitation to Bid to and request for qualifications from General Contractors for the construction of the project described below.

1.03 PROJECT DESCRIPTION

- A. Summary Project Description: Remodel of approx 1,025 sf of classroom space and upgraded entry within an existing 47,000 s.f. hangar at Salina Regional Airport (SLN).
- B. Contract Scope: Construction, demolition, and renovation.
- C. Contract Terms: Lump sum (fixed price, stipulated sum).

1.04 PROJECT CONSULTANTS

- A. The Architect, hereinafter referred to as Architect: Architect One, Inc.
 - 1. Address: 906 S Kansas Ave, Suite 200.
 - 2. City, State, Zip: Topeka, KS 66612.
 - 3. Phone/Fax: 785-271-7010.
 - 4. E-mail: adt@ao.design and seg@ao.design.

1.05 PROCUREMENT TIMETABLE

- A. Pre-Bid Site Tour: 04/17/2024 at 11:00a.
- B. Last Request for Substitution Due: 7 days prior to due date of bids.
- C. Last Request for Information Due: 7 days prior to due date of bids.
- D. Bid Due Date: ~~05/07/2024, before 3 PM local time.~~ **05/14/2024, before 11:00 AM local time.**
- E. Bid Opening: Same day, same local time.
- F. Notice to Proceed: Within 10 days after due date.
- G. Desired Substantial Completion Date: 08/26/2024.
- H. Desired Final Completion Date: 09/02/2024.
- I. Final Completion date is critical due to requirements of Owner's operations.
 - 1. Liquidated Damages incurred at \$500.00/day.
- J. The Owner reserves the right to change the schedule or terminate the entire procurement process at any time.

1.06 PROCUREMENT DOCUMENTS

- A. Availability of Documents: Complete sets of procurement documents may be obtained:
- B. Documents are on display at the offices of the following construction plan rooms:
 - 1. Salina Chamber Plan Room; Donna Smith; dsmith@salinakansas.org
 - 2. Kansas Construction News; Laura Robben; kcnr@kcnr.net
 - 3. Missouri iSq.Ft. Electronic Plan Room; content@constructconnect.com
 - 4. Dodge Report; <https://www.construction.com/projects/?country=USA&query=salina,%20ks>

**SECTION 00 4100
BID FORM**

THE PROJECT AND THE PARTIES

2.01 TO:

- A. Owner
Salina Airport Authority
3237 Arnold Avenue
Salina, Kansas 67401

2.02 FOR:

- A. Project: AIM Center of Excellence at SLN
- B. Architect's Project Number: 23-133
2625 Arnold Court
Salina, Kansas 67401

2.03 DATE: _____ (BIDDER TO ENTER DATE)

2.04 SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

- A. Bidder's Full Name _____
- 1. Address _____
- 2. City, State, Zip _____

2.05 OFFER

- A. Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Bid Documents prepared by Architect One, Inc for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:

- B. _____
_____ dollars

(\$ _____), in lawful money of the United States of America.

- C. We have included the required security deposit as required by the Instruction to Bidders.
- D. We have included the required performance assurance bonds in the Bid Amount as required by the Instructions to Bidders.
 - 1. The cost of the required performance assurance bonds is

\$ _____ dollars

(\$ _____), in lawful money of the United States of America.

~~E. All applicable federal taxes are included and State of Kansas taxes are included in the Bid Sum.~~ 3

- F. All Cash and Contingency Allowances described in Section 01 2100 - Allowances are included in the Bid Sum.

E. State Sales Tax on Materials and Supplies Purchased for Use on This Project: The Salina Airport Authority will issue a State sales tax exemption certificate to the successful Bidder and the successful Bidder will not be required to pay State sales tax, local sales tax, or compensating tax on materials and supplies purchased for use on this project. The successful Bidder will be responsible for payment of all other taxes. 3

2.06 ACCEPTANCE

- A. This offer shall be open to acceptance and is irrevocable for thirty days from the bid closing date.
- B. If this bid is accepted by Owner within the time period stated above, we will:
 - 1. Execute the Agreement within seven days of receipt of Notice of Award.
 - 2. Furnish the required bonds within seven days of receipt of Notice of Award.
 - 3. Commence work within Ten days after written Notice to Proceed of this bid.
- C. If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this bid and the bid upon which a Contract is signed.
- D. In the event our bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions of the Instructions to Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

2.07 CONTRACT TIME

- A. If this Bid is accepted, we will:
- B. Complete the Work by the Second day of September, 2024.

2.08 CHANGES TO THE WORK

- A. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:
 - 1. _____ percent overhead and profit on the net cost of our own Work;
 - 2. _____ percent on the cost of work done by any Subcontractor.
- B. On work deleted from the Contract, our credit to Owner shall be Architect-approved net cost plus _____ of the overhead and profit percentage noted above.

2.09 ADDENDA

- A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

- 1. Addendum # _____ Dated _____.
- 2. Addendum # _____ Dated _____.
- 3. Addendum # _____ Dated _____.



2.10 BID FORM SUPPLEMENTS

- A. The following Supplements are attached to this Bid Form and are considered an integral part of this Bid Form:
 - 1. Document 00 4323 - Alternates Form: Include the cost variations to the Bid Sum applicable to the Work as described in Construction Drawings.

2.11 BID FORM SIGNATURE(S)

A. The Corporate Seal of

B. _____

C. (Bidder - print the full name of your firm)

D. was hereunto affixed in the presence of:

E. _____

F. (Authorized signing officer, Title)

G. (Seal)

H. _____

I. (Authorized signing officer, Title)

2.12 IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OF EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.

END OF SECTION 00 4100

**SECTION 01 2100
ALLOWANCES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cash allowances.
- B. Contingency allowance.
- C. Payment and modification procedures relating to allowances.

1.02 RELATED REQUIREMENTS

- A. Section 01 2000 - Price and Payment Procedures: Additional payment and modification procedures.

1.03 CASH ALLOWANCES

- A. Costs Included in Cash Allowances: Cost of product to Contractor or subcontractor, less applicable trade discounts, including delivery and installation on site.
- B. Architect Responsibilities:
 - 1. Consult with Contractor for consideration of product installation.
 - 2. Prepare Change Order.
- C. Contractor Responsibilities:
 - 1. Obtain proposals from suppliers and installers.
 - 2. On notification of which products have been selected, execute purchase agreement with designated supplier and installer.
 - 3. Arrange for and process shop drawings, product data, and samples. Arrange for delivery.
 - 4. Promptly inspect products upon delivery for completeness, damage, and defects. Submit claims for transportation damage.
 - 5. Provide assistance and coordination as required in final furniture installation.
- D. Differences in costs will be adjusted by Change Order.

1.04 CONTINGENCY ALLOWANCE

- A. Contractor's costs for products, delivery, installation, labor, insurance, payroll, ~~taxes~~, bonding, equipment rental, overhead and profit will be included in Change Orders authorizing expenditure of funds from this Contingency Allowance.
- B. Funds will be drawn from the Contingency Allowance only by Change Order.
- C. At closeout of Contract, funds remaining in Contingency Allowance will be credited to Owner by Change Order.

1.05 ALLOWANCES SCHEDULE

- A. Sheet A801.2 - Provide allowance in Contract Sum for Furniture Package as designed and selected by owner: Include the stipulated sum for furniture, equipment, delivery, and installation provided by Design Central (Audrey George), Ph: (785) 825-4131.
- B. Contingency Allowance: Include the percentage sum/price of 10% of stipulated sum for use upon Owner's instructions.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 01 2100