



DIVISION OF FINANCE – PURCHASING DEPARTMENT

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ADDENDUM #7 RFB #25-0052 COMCARE COMMUNITY CRISIS RELOCATION AND EXPANSION

August 8, 2025

The following is to ensure that vendors have complete information prior to submitting a ***Request for Bid***. Here are some clarifications regarding the RFB for COMCARE Community Crisis Relocation and Expansion for Project Services:

Questions and/or statements of clarification are in **bold** font, and answers to specific questions are *italicized*.

The cut off date for substitution requests was July 29, 2025. Any substitution requests made after that date were excluded from the Addendum.

Plans and specifications are available in electronic form only and may be downloaded by clicking the following link:

[Sedgwick County Construction Projects.](#)

PPW Preliminary Drawings- City Approved and PPP Preliminary Drawings have been posted can also be found at the above link.

Revised Bid Form and Unit Price Form are attached.

- 1. Is it the intent for the hydronics serving RTU-1&2 to go inside the unit's curb or be exposed on the roof? The hydronic lines are not depicted on M105. If exposed on the roof, any requirement for Heat Trace? None indicated. Or will a doghouse be supplied adjacent to RTU's with open air to space below? The Domestic Hot Water piping is not depicted on the drawings to follow Plumbing General To meet note 6 requirement design drawings should depict the intent of note.**

Intent is for the hydronic piping to be inside the unit's curb and enter the bottom of the unit with the valve assembly either within the unit's casing or below the roof in the plenum space accessible via access doors in the ceiling. No exposed piping and no heat trace is required. A doghouse is not required unless the piping cannot enter the bottom of the selected rooftop unit in which case a doghouse piping vestibule would be required. Disregard note #6 under 'Plumbing General Notes' appearing on sheets P100, P101, & P102.

2. **Confirm gas pressure is to be 2PSI? Gas Piping is not sized per 2PSI pressure and no call out on print at equipment connections for gas pressure regulators.**
- Gas pressure is to be 11"WC.*
3. **Ref section 02 2600 Hazardous Material Assessment: Is the GC to provide a Phase II Environmental Study in bid? If a Phase II has already been done, please provide.**
- Provide services as specified. A phase II ESA has not been completed for the project.*
4. **Spec Section for Earthwork, Utilities, and Paving are missing. Please Provide.**
- Information regarding these sections can be found on the Civil Drawings.*
5. **Please provide Geo-Tech Report**
- Geotech report was included in Helix's Addendum 4 -pages 6-44*
6. **Drawings S004 & S802 were not included. Please provide.**
- Disregard sheets S004 and S802 as listed on the drawing index on sheet G001. These sheets do not exist in the project.*
7. **Ref section 28 5500 RF Survey for Emergency Responder Radio Part 1; 1.1; D: Is GC to include in base bid the cost of the Emergency Radio System (BDA)?**
- Include survey in base bid. Provide breakout cost to provide the system, if deemed required.*
8. **Substitution request for Section 08 7113 Automatic Operators.**
- Proposed substitution is acceptable.*
9. **The following doors do not have a hardware set listed: Please Provide 158C, 163A, 163B, 165K, 174**
- Door 165K's number is revised to Door 123 in order to match its room number and assigned HW Set 36.0. Doors 158C, 163A, 163B, and 174 have HW Sets reassigned, refer to forthcoming revised door hardware spec.*
10. **Substitution request: Carlisle TPO**
- Proposed substitution is acceptable.*
11. **Confirm which bid form we are to use. Appears to be two (2) separate forms in project manual and front end documents.**
- Use document 004123 with file name "Bid Form - Construction Management (Single-Prime Contract)" and supplemental documents 004322 & 004373. Do not use the form in section 004100 of the project manual.*
12. **Specifications indicate there are vehicular wayfinding monument signs in the scope but nothing by that description is in the drawings. Are there any freestanding exterior signs in scope?**
- There are no freestanding signs in the project other than those required by the Civil Documents.*

13. Confirm tax status of Project?

Project is tax exempt.

14. Will there be prevailing wage requirements?

Prevailing wage requirements do not apply.

15. Can bids be emailed or do they need to physically be turned in?

Should you elect to participate with an electronic response, the RFB number must be entered in the subject line and email the entire document with supplementary materials to: Purchasing@sedgwick.gov

Should you elect to participate with a physical response, the response must be sealed and marked on the lower left-hand corner with the firm name and address, bid number, and bid due date.

Submit one (1) original AND one (1) electronic copy (.PDF/Word supplied on a flash drive) of the entire document with any supplementary materials to:

*Lee Barrier Sedgwick County Purchasing Department
100 N. Broadway, Suite 610
Wichita, KS 67202*

16. Is the contractor req'd to include the building plan review fees or building permits fees?

Prime contractor to pay for building permit fees.

17. Are exterior canopy letters internally illuminated? If illuminated, are they front illuminated on a raceway to hide electrical and power supplies? Sign appears too far from back wall for halo lettering.

Canopy sign is not internally illuminated. It is uplit from a linear LED mounted to the canopy.

18. Is note #5 applicable to the north and west exterior elevations or just the south and east elevations?

Note #5 on sheets A201/A202 applies to all exterior elevations.

19. Are we painting the existing exterior brick?

Yes, existing brick is painted. New and existing exterior brick to be painted.

20. Note #10 on E03/A202. Please clarify this is correct?

The keyed note 10 on drawing E02 should be changed to keyed note five (5). Add a keyed note five (5) to the existing bring in elevation drawing A03.

21. Do the new WR windows at the west elevation get a new brick sill?

Existing sills to remain.

22. Are interior room and wayfinding signs required including address and fire sprinkler decals? If so, can we be provided drawings and a message schedule with quantities of each type of sign?

Signage package to be distributed at a later date. No pricing required.

23. Corridor 258 lists RF1 for flooring but shows PC. Please confirm.

Corridor 258 floor finish to be PC

24. Sheet A507 is missing from plan set.

Sheet A507 has been added by Addendum #2.

25. F10/A401 - Please confirm stair enclosure at level 2 is CMU?

Stair enclosure at second floor has been revised to type R2 in Addendum #2.

26. Substitution request: TK-AirMax NP Air barrier 07 2510

Substitution rejected. We have specified a semi-permeable product (per specification 072510- item 2.3. so we are unable to use suggested product. Please feel free to submit a semi-permeable product if you have one available."

27. Laundry 131A/131B – clarify door finish. This need a HM frame?

Door 131A and 131B are to be wood doors with hollow metal frames.

28. Stabilization Living Room 146A – clarify door finish. This need a HM frame?

Door 146A is to be a hollow metal door painted to match adjacent walls.

29. Opening 165B does not have a designated demountable partition tag. This appears to be a storefront door according to the storefront elevations. Please clarify

Door 165B is a storefront door.

30. Could we get locations/layout for the cubicle track/curtains or our the boxes on FFE Plans the curtains?

There are no cubical tracks/curtains in the project.

31. Substitution request: ASI display boards 101130

Product submitted is rejected, it does not match the bid specification. Product specified is frameless and an engineered surface that looks like glass. This product does not match these requirements.

32. Sheet AS151. What ensures pickets won't warp when galvanizing? Is cap required on posts? What is the method of securing plate pickets to tube purlins?

Screening panels should be shop fabricated to the extent possible to limit field welding and to secure pickets prior to galvanizing. Posts are to be capped. Pickets are welded to purlins. Refer to Addendum #2 for additional revisions.

33. Do the unit price sheets in spec section 01 2200 need to be included with the bid form?

Yes, unit prices are to be included. Refer to Addendum #2 for additional revisions.

34. Will the building be available after the pre-bid for additional looking around?

This is not currently scheduled. If access is required, please contact Lee Barrier at: Lee.Barrier@sedgwick.gov

35. **Re: Specification Section 04 0140, 1.3: This section references allowances and calls out a Division 01 Section "Allowances." However, this specification is not shown anywhere. Please clarify.**

There are no allowances required at this time.

36. **Re: A153, Keyed Note 4: "REVIEW EXISTING ROOF CONDITION. PATCH AND REPAIR AS REQUIRED". Please provide a quantity for bidders to assume.**

Provide 1380sf of roof system replacement (including in-kind membrane, insulation, and sublayers) for existing roof not otherwise indicated on the drawings to be replaced. This is separate from tie-in work to new addition, coping replacement tie-in, and new work at added internal roof drain an overflow in the NE corner of the existing roof, as well as other new MEP penetration flashing/terminations.

37. **Re: Specification Section 00 1130: Can the bid be turned in electronically?**

See response to question 16

38. **Re: C100: There is a note "CAUTION! NEW UTILITIES HAVE BEEN BUILT IN THIS AREA SINCE SURVEY WAS COMPLETED" Can these utilities be identified?**

Kansas Gas and Evergy installed new mains within the space between this building and Wichita Biomed. This occurred after MKEC's design survey. A new utility ticket will need to be submitted to identify the new alignments. This note was added to ensure the contractor understood that these new 'mains' were installed.

39. **Re: C100, 7/C203: Steel Bollards are referenced but none are shown. Please clarify.**

There is a singular steel bollard at the northwest entrance shown on the civil and architectural site plans.

40. **Is GC responsible for testing?**

Yes, general contractor is responsible for performing or hiring a hazardous material testing agency as required.

41. **Please confirm what the assigned hardware sets for OPN's 158C, 163A, 163B, & 165K should be?**

Duplicate to item 9.

42. **Is HDW SET 41.0 Applicable to OPN 174? Assumed based on similar 174A & 174B door assignments (but not on door schedule), however plan shows double acting door but hdw set's planned hinge suggest single action. Should we swap out to doble acting hinge and ADD an Emerg. Stop?**

Duplicate to item 13.

43. **Re: 02 2600 – Hazardous Materials Assessment: Please confirm GC is to provide hazardous materials testing. If hazardous materials are found, is GC to remediate? If so, please provide an allowance for hazardous materials testing and abatement for bidding purposes.**

Provide services as specified. A Phase II ESA has not been completed for the project. If hazardous materials are found, remediation may be pursued with an authorized change order. There are no allowances required at this time.

44. **The demolition drawings do not match up with the new slabs on the structural drawings. Please clarify.**

The new slab extents are greater than the demo extents due to a portion of the existing slab being removed by a previous demo effort.

- 45. Re: G001, Sheet Index: The following sheets appear to be missing: A507, P602, M301, M504, M701, M702, M703, M901, M902, E611, E621 (Duplicate), E623, T133, T141, T143, T222, T223, T233, T532, T533, T534**

Refer to Addendum #2 for added sheet A507; T133 is not a listed nor included sheet in the set; strike sheets M901 and M902 from the Sheet Index; remaining sheets listed are not missing or duplicated.

- 46. Substitution request: Tubelite curtainwall 08 4113 and 08 4413**

Proposed substitution is conditionally acceptable. See notes on form.

- 47. Ref. Sheet A651: Please identify where wall type D05 is being used.**

Drawing number has been revised to A05 on sheet A651, RE: Addendum #2. This full-height acoustic wall panel detail occurs at all instances of [AP1], [AP2], and [AP3]. Refer to finish plans for [AP1], [AP2], and [AP3] locations.

- 48. Please indicate Elevator Cab finish**

Elevator cab finishes are located on sheet A401, I10.

- 49. Ref. Sheet A152; Note #10- the shaded area indicates for gyp board to be installed on existing wood trusses. What is required at the perimeter of the shaded area?**

In the grey shaded areas the existing wood trusses (dimensional wood roof joists) must be covered with gyp to keep combustible materials out of the plenum space. At the perimeter of the gray hatched zone the wall construction must extend to the underside of the deck to complete the plenum enclosure.

- 50. Ref. Sheet A251- the sunshade on the curtain wall references 05500. There is no listing of sunshade item. If Curtain Wall Manufacturer is not providing, please specify sunshade with manufacture & model if prefab. Please provide design if custom.**

Refer to Addendum #2 drawings an specification revision concerning curtainwall and awning items.

- 51. Was it architect's intent to have all windows and storefront on this project to provided by YKK, or are the only YKK items listed in detail A03, E03, & E01 on sheet A851. Please manufacture of interior storefront and exterior windows. Please clarify.**

Manufacturers listed in drawings and specification for interior and exterior glazing systems are used as the Basis of Design. Other manufacturers can be considered provided the systems are equal. Note revisions to curtainwall drawings and specification provided in Addendum #2. Submit substitution request for as required for each.

- 52. Please note YKK providers in area are limited. Please consider additional manufactures.**

YKK systems are used as basis of design. Other manufacturers can be considered provided the systems are equal. Note revisions to curtainwall drawings and specification provided in Addendum #2. Submit substitution request for as required for each.

- 53. Do you know what the extent of Note five (5) is as shown on the architectural exterior elevations? All the other tuckpointing (note 18) is clarified on the exterior elevations, however, Note five (5) is not.**

Note five (5) on exterior elevations applies generally to all four (4) existing brick facades. Note 18 identifies specific areas of brick damage and deterioration beyond general pointing needs.

54. Missing structural information for south gate

Refer to Addendum #2 drawings for update information for the gate.

55. What is the start date for demo?

Awarded contractor can begin as soon as a contract is signed. Anticipate executed contract in September.

56. Will the laydown area be clear of all building material for the asphalt removal?

The north parking lot is currently used by JE Dunn as a laydown area for the Wichita Biomed Campus construction. The county will provide 30 day notice to JE Dunn to reduce their use of the lot as indicated on "Exhibit A– Construction Staging Exhibit". Sheet one (1) of three (3) shows the current use of the lot. Sheet two (2) of three (3) shows reduced use of the lot and sheet three (3) of three (3) shows very limited use by JE Dunn. Coordination between JE Dunn and the awarded contractor is expected. County has option to provide 30 day notice to JE Dunn to reduce their use as indicated on this exhibit for each phase.

57. Do you have a current asbestos survey?

No, assessment is to be provided as part of this project per specification section 02 2600

58. Do you have a current lead based paint survey?

No, assessment is to be provided as part of this project per specification section 02 2600

59. Substitution request: Amerock cabinet pulls

Proposed substitution is rejected, the proposed pull is a bar pull and the specified pull is a tab pull. An equal substitution would be reviewed.

60. Substitution request: Lighting and controls

Proposed substitution is acceptable to Helix. PEC to confirm acceptability.

61. Do you have an established budget for this project?

\$11,301,482.00

62. Substitution request: Oldcastle storefront & curtainwall

Proposed substitution is conditionally acceptable. See notes on form.

63. Specification section 10 2200 section 2.1 calls for Falkbuilt Ltd. to be the basis of design for demountable partitions. On the 2nd floor near grid line e.1 between eB and eE there is a section of demountable partition on the north side of the Lounge 201 that has an "Open To Below" space on one side. Per Falk their system is not rated as a guardrail and cannot be used in this application. They suggest another storefront system that is rated for that application.

Refer to Addendum #5 for system revision to interior storefront.

64. Ref. Sheet AS152; Dtl F09: What is the spacing of the vertical posts?

The spacing is shown on A03/AS152.

- 65. Ref. Sheet AS152; Is the finish of the gate and guardrail to be galvanized and paint?**

Correct.

- 66. Ref. L101 Note six (6) indicates cottonseed hull mulch. However, the specification lists shredded hardwood mulch. Please clarify.**

Please provide cottonseed hull mulch as indicated on the drawings.

- 67. Is BIM modeling a requirement for this project.**

There is no requirement for Bim modeling.

- 68. There is currently no depiction on the plans for the Domestic Water Heaters Flue/Combustion air piping.**

Domestic water heater is to have flue/combustion air extended thru the roof above and terminate via manufacturers concentric vent kit.

- 69. Terminal Units (TU) and Fan Terminal Units (FTU): The mechanical drawings and specifications do not include a Sequence of Operations for either the TUs or FTUs. Can you please confirm if a sequence will be provided, or if we are to base our programming on standard control strategies?**

TUs and FTUs will be controlled via DDC system and will follow typical equipment programming sequences. For bidding purposes, assume each terminal unit controller be capable of the following points: zone temperature sensor, primary air damper modulation, constant volume fan speed, reheat valve modulation, discharge temperature sensor.

- 70. Controller and Transformer Responsibility: a. Are the TU and FTU controllers to be factory-mounted or field-mounted? b. Are the control transformers to be provided with the TU/FTU at the factory, or are they to be furnished and installed by the Temperature Controls contractor? The specifications and drawings appear to be inconsistent in this regard.**

A. Either are acceptable. Contractors and applicable subs are responsible for coordinating equipment options and installation requirements to provide for fully functioning system.

B. Either is acceptable. Contractors and applicable subs are responsible for coordinating equipment options and installation requirements to provide for fully functioning system.

- 71. Exhaust Fan EF-01: Is this fan to be monitored and/or controlled by the Building Automation System? There is no clear indication in the documentation.**

Yes, exhaust fans shall be enabled/disabled, monitored, and alarmed via DDC system.

- 72. Unit Heaters UH-01 and UH-02: How are these units intended to be controlled? There is no Sequence of Operations provided, nor is there any control wiring or detail shown on the drawings.**

Units heaters are to be controlled via the DDC system. Enable/disable fan and open/close heating water valve on a call for heat by zone temp sensor.

- 73. Substitution Requests: DDC systems: Reliable Controls as an approved manufacture as installed by Five Star Mechanical**

Refer to PEC feedback for concerns about apples to apples bidding.

- 74. Specs Div 27 (page 1304) indicate that data cabling will be Cat6. Drawing T001 indicates that “POKE-THRU” locations marked “PT5” and “PT7” are to have Cat6A data cables. The Mark “TV” is to have Cat6 data cables. “Security” cable locations are to have Cat6 data cables. All other data locations, as well as all wireless access points, are not specified. Should I assume that these locations will be Cat6 or Cat6A?**

All cabling shall be Cat-6 per the Horizontal Cable Schedule.

- 75. Do the televisions on second floor require the Anti-Ligature enclosure?**

No, TVs on the second floor do not require anti-ligature enclosures.

- 76. E132, T132 Quantity of televisions on second floor is not the same on these sheets. Which is correct?**

Use T132 for quantities.

- 77. T122, Is cable tray missing for the second floor?**

There is no cable tray on second floor due to corridors and open offices being open to structure. Low voltage cabling in exposed ceiling areas shall be routed in conduit per note on Sheet T122.

- 78. Is MC cable allowed on this project**

MC Cable is not allowed.

- 79. Please provide a part number for Special outlet PT7**

Refer to description in Special Outlet Schedule on Sheet E611.

- 80. Please provide a detail for what appears to be 3'-0" wide flume between landscaped islands and sidewalk including the section that is perpendicular to the curb inlet. (see image below) What is the thickness? Reinforcement?**

Refer to detail #8 on sheet C203. For this application, the gutter section is 2' wide. The building side curb height will also be raised to match the grading plan.

- 81. Please provide detail for what appears to be a grate over the flume at the two ADA ramp locations below. (SE corner of site)**

Standard City of Wichita covered concrete flume. Refer to PPP set to be issued at a later date.

- 82. Sheet C201 and C300 show 4" concrete sidewalk in the area of what is a generator pad per sheet S101 with corresponding detail 11 shown on sheet S503.**

The 4" concrete sidewalk should be omitted in the area of the generator pad. A 1/2" expansion joint should be installed between the sidewalk and pad.

- 83. I have not found a detail for the electrical transformer pad shown below near the SW corner of parking lot. Also referenced on sheet AS101. Please provide.**

Provide transformer pad per utility construction standards.

- 84. What shall the exterior concrete pavement be sealed with? Detail 5, sheet C202 says "Hot poured joint sealant (ASTM D1190)", however the joint sealant specification page 07 9200 - 9 states "Urethane" and "ASTM C 920" in section 2.3 C page 07 9200 - 5.**

Any sealant made for exterior vehicular pavement applications and allowed by the project documents will be allowed.

- 85. When is the concrete paving, asphalt paving, and sidewalks landing on your anticipated schedule of work?**

Scheduling/sequencing of construction activity is the responsibility of the General Contractor.

- 86. Please clarify if the AISC certification for steel erectors can be waived as there are only about four certified companies in the area and it drastically limits your bidding opportunities. All erectors following the AISC program but may not pay the extra cost to be certified.**

This is not a code requirement but a requirement we typically include to ensure the client is getting quality product out of their erectors. The certification demonstrates a company's commitment to quality, safety, and consistency. It would be up to the owner to wave this requirement.

- 87. Please clarify if the AISC certification for steel fabricators can be waived if they follow the AISC program.**

This is not a code requirement but again, a way to ensure quality product. If a fabrication shop is not AISC certified, they will be required to have their welds inspect in-shop. An AISC certified shop would likely bypass some of those requirements due to their certification. Again, not required by code, so if the Owner wants to wave this, it would be per their direction.

- 88. Please clarify if the AISC's sophisticated paint endorsement can be waived if they follow the AISC program.**

Not code required. This spec ensures the steel paint shop has documented QC procedures, proper environmental controls, qualified personnel and equipment, and has the ability to meet industry standards. Not a structural specific concern so would be for the Owner to wave this requirement.

- 89. Re: C100, C201, AS101 On C100 it has the paving Topeka Ave. and English St. being removed. On C201 and AS101 It looks like the parking spots, paving, and curb on Topeka Ave. and English St. are shown as new but not specifically called out as new. Can the PPP be provided?**

The PPP (prelim) and PPW (final) can be issued now if preferred though may extend the bid timeline to allow questions and answers. If extended, consider allowing questions only for new material being issued.

- 90. Re: E111, E622 P34 on E111 appears to be light poles as listed on the E622 schedule. There does not appear to be a detail for light poles bases. Please provide.**

Pole base detail is provided on Sheet E501 detail F10.

- 91. Re: A09/A501, A001 A wall type A1 is shown on the plan view but does not appear on A001 interior wall types. Please Clarify.**

There is no type A1 wall tag indicated on drawing 09/A501.

- 92. Re: Specification 10 2120 The products listed in this specification does not appear on the drawings. Please clarify.**

These are no longer included in the project, pricing is not required. Updated specifications will be provided in a future Addendum.

- 93. Re: Specification 08 7100 Can we also get clarification on OPN's associated with Hardware Sets 35-38. Doors and nearby walls are calling to be fire-rated but I don't believe the hardware would be compliant without the ability to seal the door OR have it self-closing. Can we get clarification on what OPN's, if any require STC ratings, and at what level? Walls in the A1-A3 categories have STC ranges, No notes as to specific STC rating per OPN's found in schedule, and the hardware associated with these OPN's are not STC compliant.**

Hardware Sets 35.0, 36.0, 37.0, and 38.0 will need closers in order to be self-closing. No doors have minimum STC rating requirements. Demountable partition doors to have manufacturer's STC ratings.

- 94. Re: Specification 04 2200 This specification is shown in the specs but not in the table of contents. Is this specification section required?**

Section 04 2200 is both list on the Project Manual Table of Contents and included in the Project Manual and is a part of the project.

- 95. Substitution request: 102200 Partition Litespace**

Substitution request was reviewed and the product does not meet the original specification, the STC rating and floor tolerances for the system is not clearly provided.

- 96. Door 104 & 165B are missing a hardware set in the door schedule, please confirm which hardware set to include for those doors**

Door 104 has door hardware set 21.0, refer to Helix Addendum 04. Door 165B has door hardware set 25.0, refer to Helix Addendum 04.

- 97. Is door 165B/glass wall at 165 supposed to be in the demountable scope? It is labeled as SF05 in the floor plan but notes demountable in the door schedule.**

Door 165B is SF05 as shown on the floor plan.

- 98. For the demountable partitions, are the vertical mullions required to separate glass (as shown in elevations) or is butt glazed glass acceptable?**

Vertical mullions as shown in the elevations is required. No butt glazed glass on the interior of the building.

- 99. The demountable notes shown in A01/A802 mention all demountable partitions to receive glass film in note G. However, not all demountable elevations note film on the glass, can you confirm if it is only required where noted in elevations?**

Film is only required where it is noted on the elevations.

- 100. The glass types noted in the A03/A802 for the demountable partitions note tempered glazing and a STC rating of 35. Some of the elevations also note tempered laminated glass (A, E, & F). Is there a reason those are being called out as both laminated & tempered or do they all need to be tempered only?**

Tempered Laminated glass is required for types E & F for added safety at these locations. Type A will be removed from the project as it is no longer used.

- 101. Elevations P, Q, & R note 1 hour rated glass storefronts on sheet A802. Can you confirm what type of rating is needed?**

STC Rating of 35 is required. Provide fire rating per IBC Table 716.1(2) for Fire partitions: Corridor walls with a 1hr rating.

- 102. In the glazing specifications, GL-05 & GL-06 are noted for the demountable partitions, but do not mention those glass types in the bid set. Please confirm if these are to be used and at which demountable locations.**

Disregard GL-05 and GL06 in the glazing spec, refer to the 102200 for demountable spec and the bid documents.

- 103. The glazing material specifications noted in 10 22 00 call out ½” tempered glass and ½” acoustic laminated glass. Please confirm which glass type to include and if we are to include both at which locations do we include them.**

STC Rating of 35 is required.

- 104. The glazing material specifications noted in 10 22 00 call out ½” tempered glass and ½” acoustic laminated glass. Please confirm which glass type to include and if we are to include both at which locations do we include them.**

Provide the glass types shown on the Elevation sheets. The specifications will be updated to match at a later date.

- 105. Hardware sets 19 & 20 note demountable doors in section 08 71 00 of the specifications. These are not noted to be in the demountable scope in the door schedules, please confirm if those doors are to be in the demountable scope.**

Hardware Set 19.0 (Door 146A): not a demountable partition door; Door 146A is to be a hollow metal door, refer to Helix Addendum 04. Hardware Set 20.0 (Door 146B): not a demountable partition door; Door 146B is to be a solid core wood door, refer to Helix Addendum 04.

- 106. Section 08 71 00 is missing door 225A from hardware set 16, please confirm this door needs to be included in hardware set 16.**

Confirmed, Door 225A is to be assigned Hardware Set 16.0.

- 107. Do the wood doors need the AWI QCP labels? Has this project been registered by the Architect?**

if this is required for the project. AWI is a quality assurance program. Architect has not register the project. Contractor may register if required. A response could be to meet the quality standard of AWI but QCP labeling is not required.

- 108. The drawings show the wood doors C to be White Oak, but the wood door specifications say the door wood species and cut are to match the wood paneling WD1. Is White Oak correct?**

Door are to be white oak, stained to match [WD2] as indicated on drawings. Provide sample of white oak stained to match [WD2] for architect to approve.

- 109. The drawings show the wood doors C to be stained to match the Quarter-sawn Walnut on WD2. Are the doors to be quarter-sawn? And staining White Oak vs Walnut, the two won't be an exact match.**

All wood doors are to be rift-sawn white oak, stained to match [WD2].

110. What is the integral fritted glass that is labeled on SF01, SF02, and SF03? I can't find any details explaining what this is.

Integral full frosted frit is required in these locations. Opacity to be determined at a later date.

111. There is a GL-03 in the spec called Exterior Shadow Box Spandrel. I'm not sure where this should go.

Refer to Storefront Types on sheet A851. GL03 is located at instances noted with "SPANDREL, B.O.D. VIRACON VE24-2M"

112. There is a GL-08 that is Blast/Ballistic Glazing. Is that part of this project?

Ballistic Glazing is no longer part of the scope, do not include in pricing.

113. Addendum 3 noted that they want window types W, WR, and NR to have operable windows. There is no window spec, will one be provided?

Provide basis of design YKK YES SSG TU vent window for storefront where operable vents are indicated.

114. Frame WR noted that they want it to be fire rated with an operable window. I'm not sure if this is possible. I've reached out to our supplier to see if they can quote this. But if they can't make it an operable window, it will just be storefront.

Please provide fixed panes at exterior FR glazing conditions.

115. Doors in hardware sets that are not on the schedule: 214 (7.0), 109 (16.0), 163 (24.0), 166 (26.0), 214 (27.0), 132 (36.0), 174A 174B (41.0)

Refer to Helix Addendum 04 door schedule on sheet A801 for hardware sets.

116. Plans do not include hollow metal frame types.

Refer to spec section 08 1100 Metal Doors and Frames for hollow metal door frame types.

117. Doors on door schedule that are not in sets: 146A, 158C, 163A, 163B, 165K, 174, 214B, 225A

Refer to Helix Addendum 04 for hardware sets for these doors.

118. Sets 11.0, 28.0, and 29.0 have two different finishes (bronze and chrome).

Design intent is that all door hardware is bronze finish when possible.

119. Opening 101B is single on the plans and schedule but a pair in the sets (5.0). Please advise.

Door 101B is a single leaf swinging storefront door.

120. Elevation K is specified to be a wood door on the drawings on A801. Opening 158B, 158C, & 203B on door schedule is listed as hollow metal.

Door 158B, 158C, and 203B are to be fire-rated wood doors. Refer to Helix Addendum 04 for updated door schedule.

121. What is the wood door veneer species and cut? It says reference division 06 4023 in the specs, but I don't see that section in the specs or any of the addendum.

All wood doors are to be rift-sawn white oak, stained to match [WD2].

122. There are 5 doors on the hardware schedule that are not on the prints or the plan door schedule. Can you confirm?

Refer to Helix Addendum 04 door schedule on sheet A801 for hardware sets.

123. Door schedule calls for 20 minute rating on a lot of doors but the partition schedule where these same doors are to be located is listed as a 1 hour wall. Which rating do they want the doors to be?

Per IBC 2024, Table 716.1: One-hour fire rated corridor walls can have a minimum of 1/3 hour (20 minute) rated doors.

124. There are several openings that are in an STC rated partition. Do they want the doors in these partitions to meet the corresponding STC rating?

No doors have minimum STC rating requirements. Demountable doors to have manufacturer's standard STC ratings.

125. Substitution Request: Trane controls 23 0900

Acceptable to PEC, final confirmation by County/Client

126. Re: WT5. C04 & C08/A509 show WT5 on the wall while A03/A702 shows WC5. Please clarify

Elevations C04 + C08/A509 are correct. A03/A702 toilet walls should show WT5.

127. Re: WC4 & WC5. A03/A702 show a WC4 & WC5 but do not appear on the finish schedule. Please clarify

WC4 tag in A03/A702 Mother's Room and Wellness Room should read WC1. WC5 tag on toilet walls of restrooms should read WT5.

128. Re: Hardwood. F08/A502 show hardwood, please clarify the product to be used.

The wood is a custom white oak hardwood millwork piece stained to match WD1.

129. Re: Steel. Can the AISC certification for fabricators and erectors be waived?

See response to item 91

130. Re: Painting. The specs call out for Sherwin Williams paint, but the finish legend on the plans call out for Benjamin Moore. Please clarify.

Benjamin Moore color references are provided for color matching.

131. Re: 08 8000 – Glazing. Where is GL-08 to be applied?

Disregard glazing type GL-08. GL-08 is no longer in the project.

132. Re: 07 8116 - Cementitious Fireproofing. Where is this product to be applied?

All primary steel structure supporting the new second floor infill slabs to be protected with 1hr SFRM per this specification, including steel columns supporting this primary steel floor structure, to maintain the required 1hr occupancy separation indicated for the second floor on A03/LS001. The concrete thickness on the metal deck at this condition provides 1 hr separate so that the metal deck does not require fireproofing. The existing concrete structure meets the hour rating without supplemental fireproofing. Penetrations must be fireproofed/firestopped.

133. Is HDW SET 41.0 Applicable to OPN 174? Assumed based on similar 174A & 174B door assignments (but not on door schedule), however plan shows double acting door but hdw set's planned hinge suggest single action. Should we swap out to double acting hinge and ADD an Emerg. Stop?

Door 174 will need a double acting hinge (SSHT-ALP DSH1000-C) and emergency stop (ERSCxHT), coordinated with required mag lock.

134. Substitution request: Honeywell controls 23 0923

For the County's consideration: PEC does not see Honeywell controls in many facilities locally, so unable to speak to support or operability.

PEC's Recommendation: Would tend to not approve based on limited experience and plethora of alternative DDC vendors, unless the County has experience with Honeywell and would be comfortable approving.

135. Substitution request: alternate mfrs 23 8106

For the County's consideration: As with all manufacturer requests, they must meet the performance, quality specifications, and dimensional/clearance requirements of the basis of design (note that roof area is limited). We were not given a sample unit selection/spec to review. Speaking on Petra units, these are manufactured overseas in Jordan. They are a large distributor worldwide but relatively new to the US market. PEC has limited experience with them, as projects that have them are either under construction or recently constructed, so we're generally unable to speak to longevity and manufacturer/vendor support. Nortek/Mammoth units are custom air handling units and generally high quality. These may not be price competitive, the RTUs as designed do not require custom construction, but would be acceptable to PEC should they prove otherwise.

PEC's Recommendation: We feel we have a handful of reputable manufacturers with well known local representation. For that reason and the reasons listed above, we don't feel confident approving Petra RTUs at this time, the primary reason being their lack of track record in this market compared to the adequate alternatives. Nortek/Mammoth would be acceptable to PEC.

136. Substitution request: Advanced Thermal Hydronics 23 5216

For the County's consideration: Advanced Thermal Hydronics KN Series boilers use a cast-iron heat exchanger in lieu of stainless steel as required by the specifications. They deploy a unique internal control strategy and material thickness in defense against the corrosion caused from condensing flue gases. PEC does not have experience with these machines in order to speak to their longevity or effectiveness in resisting/combating corrosion.

PEC's Recommendation: Not approved on the basis of not meeting the project specifications. Should the County wish to pursue, if they do not have previous experience with these boilers, we would suggest requesting nearby instances of installation, along with facility contacts, to further investigate.

Firms interested in submitting a *Request for Bid*, must respond with complete information and **deliver on or before 1:45 pm CDT, Tuesday, August 19, 2025**. Late responses will not be accepted and will not receive consideration for final award.

“PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE RFB RESPONSE PAGE.”

A handwritten signature in cursive script that reads "Lee Barrier".

Lee Barrier, NIGP-CPP
Senior Purchasing Agent

LB/ch

DOCUMENT 004123 - BID FORM - CONSTRUCTION MANAGEMENT (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: COMCARE Community Crisis Relocation and Expansion.
- C. Project Location: 235 S Topeka Ave. Wichita, KS 67202.
- D. Owner: Sedgwick County.
- E. Owner Project Number: 25-0052.
- F. Architect: Helix Architecture + Design.
- G. Architect Project Number: 24001.00.
- H. Construction Manager: N/A.

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All-Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Helix Architecture + Design and the Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of above-named Project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:
 - 1. _____ Dollars (\$_____).
 - 2. The above amount may be modified by amounts indicated by the Bidder on the attached Bid Supplement - Alternates and Bid Supplement - Unit Prices.

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:
 - 1. _____ Dollars (\$_____).

- B. In the event Owner does not offer a Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.4 SUBCONTRACTORS AND SUPPLIERS

- A. The following companies shall execute subcontracts for the portions of the Work indicated:

1. Concrete Work: _____.
2. Masonry Work: _____.
3. Roofing Work: _____.
4. Plumbing Work: _____.
5. HVAC Work: _____.
6. Electrical Work: _____.

1.5 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the Work by December 31, 2026.

1.6 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.
4. Addendum No. 4, dated _____.
5. Addendum No. 5, dated _____.
6. Addendum No. 6, dated _____.
7. Addendum No. 7, dated _____.
8. Addendum No. 8, dated _____.

1.7 BID SUPPLEMENTS

- A. The following supplements are a part of this Bid Form and are attached hereto:

1. Bid Form Supplement - Bid Bond Form (AIA Document A310-2010).

1.8 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in Wichita, Kansas, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.9 SUBMISSION OF BID

- A. Respectfully submitted this ____ day of _____, 2025.
- B. Submitted By: _____ (Name of bidding firm or corporation).
- C. Authorized Signature: _____ (Handwritten signature).
- D. Signed By: _____ (Type or print name).
- E. Title: _____ (Owner/Partner/President/Vice President).
- F. Witnessed By: _____ (Handwritten signature).
- G. Attest: _____ (Handwritten signature).
- H. By: _____ (Type or print name).
- I. Title: _____ (Corporate Secretary or Assistant Secretary).
- J. Street Address: _____.
- K. City, State, Zip: _____.
- L. Phone: _____.
- M. License No.: _____.
- N. Federal ID No.: _____ (Affix Corporate Seal Here).

END OF DOCUMENT 004123

DOCUMENT 004322 - UNIT PRICES FORM

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: COMCARE Community Crisis Relocation and Expansion
- C. Project Location: 235 S Topeka Ave. Wichita, KS 67202.
- D. Owner: Sedgwick County.
- E. Owner Project Number: 25-0052.
- F. Architect: Helix Architecture + Design.
- G. Architect Project Number: 24001.00.
- H. Construction Manager: N/A.

1.2 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.
- B. The undersigned Bidder proposes the amounts below be added to or deducted from the Contract Sum on performance and measurement of the individual items of Work [**and for adjustment of the quantity given in the Unit-Price Allowance for the actual measurement of individual items of the Work**].
- C. If the unit price does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."

1.3 UNIT PRICES (Re: Section 012200)

- A. Unit-Price No. 1: Rock Excavation.
 - 1. _____ dollars (\$_____) per unit.
 - 2. Number of units included in base bid (if zero enter 0): _____
- B. Unit-Price No. 2: Unsuitable Soil Material.
 - 1. _____ dollars (\$_____) per unit.
 - 2. Number of units included in base bid (if zero enter 0): _____

C. Unit-Price No. 3: Rock Excavation for Building Foundations In Excess Of That Indicated By The Documents And Geotechnical Report.

1. _____ dollars (\$_____) per unit.

2. Number of units included in base bid (if zero enter 0): _____

D. Unit-Price No. 4: Remove and Replace Individual Cracked, Spalled or Missing Brick in Excess of That Indicated By The Documents.

1. _____ dollars (\$_____) per unit.

2. Number of units included in base bid (if zero enter 0): _____

E. Unit-Price No. 5: Crack Repair In Brick Masonry In Excess of That Indicated By The Documents.

1. _____ dollars (\$_____) per unit.

2. Number of units included in base bid (if zero enter 0): _____

F. Unit-Price No. 6: Repoint Deteriorated Mortar Joints In Excess of That Indicated By The Documents.

1. _____ dollars (\$_____) per unit.

2. Number of units included in base bid (if zero enter 0): _____

G. Unit-Price No. 7: Remove and Replace Individual Cracked, Spalled or Missing Stone in Excess of That Indicated By The Documents.

1. _____ dollars (\$_____) per unit.

2. Number of units included in base bid (if zero enter 0): _____

H. Unit-Price No. 8: Remove and Replace Steel Lintels In Excess Of That Indicated By The Documents.

1. _____ dollars (\$_____) per unit.

2. Number of units included in base bid (if zero enter 0): _____

1.4 SUBMISSION OF BID SUPPLEMENT

A. Respectfully submitted this ____ day of _____, 2025.

B. Submitted By: _____ (Insert name of bidding firm or corporation).

C. Authorized Signature: _____ (Handwritten signature).

D. Signed By: _____ (Type or print name).

E. Title: _____ (Owner/Partner/President/Vice President).

END OF DOCUMENT 004322