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ADDENDUM #8 RFB #25-0052 COMCARE COMMUNITY CRISIS RELOCATION AND EXPANSION

August 15, 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.**

1. **Please confirm that we are to include costs for temporary water usage costs during construction as noted in 01 5000.**

Contractor to pay required utilities while under construction.

2. **Please confirm that we are to include costs for temporary electrical usage costs during construction as noted in 01 5000.**

Contractor to pay required utilities while under construction.

3. **There are 3 unit prices noted but there is not a place on the bid form to input these costs, please advise?**

Include separate line items for each unit price identified in Section 01 2200 UNIT PRICES including, the quantity, if any, included in the base bid. Note modifications to Unit Prices in Addendum 2.

4. **There are also references to alternates, however, if there are alternates, they are not defined in the specifications and there is not a place to input them on the bid form. Please advise.**

There are no alternates presently identified for this project, so no response needed for this section.

5. **Item 92 references a "future addendum". When will it be issued?**

This spec carried over after being removed from the drawings. These are no longer in the project and pricing is not required.

- 6. YKK will not provide a quote, engineering or any material for the covered Canopy. They do not have a system designed like the drawings.**

The canopy as revised in Helix Addendum 2 has been coordinated with the YKK rep and their structural department. It uses outrigger mountings from their standard shade systems with a prefinished brake metal cladding and armature components. It is not a standard off the shelf catalogue item from the manufacturer.

- 7. Addendum #5, Question 23, its stating that the signage package to be distributed at a later date, no pricing required. Is this including the dimensional lettering on the building on the canopy or is that just referencing the interior signage?**

The previous response to question 23 only applies to the interior signage package. The exterior canopy signage is to be bid as part of this project.

- 8. Please verify the qty of slots desired for plan mark LSW and LSX. Please note that the max # of slots for the border 16 noted for plan mark LSX is 4 slots.**

Linear slots in exposed spiral duct shall be 3-slot.

Linear slots wall mounted on the main level in main lobby 102 shall be 1-slot.

Linear slots on the second level ceiling mounted in lobby 102 shall be 3-slot.

- 9. Please verify the Titus ML-39 border 16 desired for plan mark LSX. The sizes shown are not typical of that style of slot grill and are more indicative of Titus model S300FS.**

Titus ML-39 border type 16 is desired for linear slot diffusers directly mounted to exposed spiral duct. Bid linear slot diffusers equal to or exceeding basis of design and matching design intent of linear slot directly mounted on exposed spiral duct. For linear slots that are wall or ceiling mounted, border type 22 (tape & spackle border) shall be utilized.

- 10. Basis of design for suicide deterrent grills (Carnes) informs that aluminum construction is not available as its not strong enough for the intended purposes. Please verify that this is permissible. Also, I don't find a section in the grills spec that addresses the suicide deterrent grills.**

Carnes security grilles are to be of steel construction.

Bids shall include security grilles that meet or exceed performance, construction, and design intent of basis of design (Carnes) security grilles.

Revised spec will be included in future revision.

- 11. Please provide spec requirements for the square inline exhaust fans**

Spec section will be included in future revision.

Bid shall include inline exhaust fan equal to or exceeding performance, construction, and design intent of basis of design greenheck inline exhaust fan

- 12. Please provide structural detail for the gate shown on sheet AS152**

Gate support posts to be HHS

10x8x3/8" with combined 28"x14"x3/4" baseplate. Transom members to be HHS 18x8x1/4" and 8x2x1/4" with 2x2x1/4" supplement frame supporting the coping as depicted in A12/AS152. Gate frame to be HHS 6x6x1/4" top, sides, and intermediates with 12x6x1/4" bottom rail. All welds 1/4" all-around fillet welds. All steel to be hot-dip galvanized after fabrication and painted.

13. Please provide spec for:

WC4 – in mothers room 232 and wellness 231

WC5 – in RR 233 & 234

Mother's Room 232 and Wellness 231

do not contain water closets. Per plans the fixture in these rooms is LV-3.

RR 233 & 234 contain WC-1 and WC-2 per plans and plumbing fixture schedule.

14. Ref. Addendum 5 Questions/Response Item #9: Survey is in base bid, but cost of system is to be broken out. Please provide modified Bid Form if required.

Correct bid form was included in Addendum #7.

15. Dtl. 5/C202: Shows Hot Poured Asphalt. Can self-leveling caulking be used in lieu of?

Any sealant made for exterior vehicular pavement applications and allowed by the project documents will be allowed. See previous response to Addendum #7 item 84.

16. Sheets E132 & T132: Quantity of televisions on second floor is not the same on these sheets. Please clarify.

Refer to the response provided in Addendum 7 item 76.

17. Sheet T122: Is cable tray required for 2nd floor?

Refer to the response provided in Addendum 6 item 77.

18. Sheet T122: Who provides and installs the Emergency Call System?

General Contractor, Electrical Contractor, and Low Voltage Contractor

19. Spec section 285133 Real Time Management, who provides and installs this system?

General Contractor, Electrical Contractor, and Low Voltage Contractor

20. Is MC cable allowed on this project?

MC Cable is not allowed. Refer to Addendum #7 item 78 for previous response.

21. Sheet T541 Matrix: Who is responsible for Security & Access Systems?

Responsibility for the various component are defined in the matrix

22. Please provide part number for special outlet PT7

Refer to description in Special Outlet Schedule on Sheet E611. Refer to addendum 6, item 79 for previous response.

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

Benjamin Moore color references are provided for color matching. Refer to addendum 7, item 130 for previous response.

24. As noted in the project bid specifications for this project, SECTION 02 2600 – HAZARDOUS MATERIALS ASSESSMENTS, PART 1 – GENREAL, 1.2 SUMMARY, A.3. we are requesting any and all Hazardous Materials reports.

The Sedgwick County Environmental team phase 1 report is attached.

25. Is the island in the 226 break room open underneath or does the die wall extend under the entire thing? It appears open underneath based on F06/A508. 11 ft is too long without proper support. How should I proceed?

The island is open underneath as drawn, proper countertop supports integrated and hidden will need to be provided with the millwork.

26. Re: Specification Section 02 2600 Hazardous Materials Assessment, Item 1.3, Phase II work.

The specification for mold inspections in item #4 requires field work be done by an Industrial Hygienist that is supervised by a Certified Industrial Hygienist (CIH). Items #2 (heavy metals/lead) and #3 (PCBs) require the inspections to be conducted directly by the CIH. In Kansas, lead-based paint inspections (#2) require the inspector be licensed by the State, not necessarily the credentials of a CIH. For this type of facility and these types of inspections, requiring field work be conducted directly by a CIH is not typical, but having them done by an Industrial Hygienist under the direction of a CIH is more in line, as stated in the requirements of #4. Can the inspections in #2 and #3 be conducted by an industrial hygienist under the supervision of a CIH as required in #4, especially since the person conducting inspections in #2 will be licensed by the State of Kansas for lead inspections?

Yes, based on the accepted protocol for the mold inspections in Item #4, we can use the same approach for the heavy metals/lead (#2) and PCB (#3) inspections. This would allow the on-site fieldwork to be conducted by a qualified Industrial Hygienist (IH) under the direct supervision of a Certified Industrial Hygienist (CIH).

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 RFI RESPONSE PAGE.”



Lee Barrier, NIGP-CPP
Senior Purchasing Agent

LB/ch

Phase I Environmental Site Assessment

235 S. Topeka Ave. Wichita, Kansas

Introduction

Staff from the Sedgwick County Environmental Resources Department were asked to review the property at 235 S. Topeka Ave., Wichita, Kansas, as a potential location for new Sedgwick County COMCARE Offices. The commercial property is on approximately 0.395 acres and the adjacent lots to the north comprise an additional 0.369 acres. The facility is a 2-story warehouse structure comprising 35,121 square feet. The building was constructed in 1920. The potential location is situated at the northwest corner of Topeka Avenue and English Street in Wichita.

The property is shown in figure 1 below.



Figure 1. 235 S. Topeka Ave.

Scope of Work

The scope of work focused on the following specific tasks related to an Environmental Assessment.

Task 1 – Perform Historical Search of Past and Current Property Use

Historical land use was reviewed by County Appraisal history. A visual assessment of the property was also performed.

Task 2 – Review of Environmental Databases

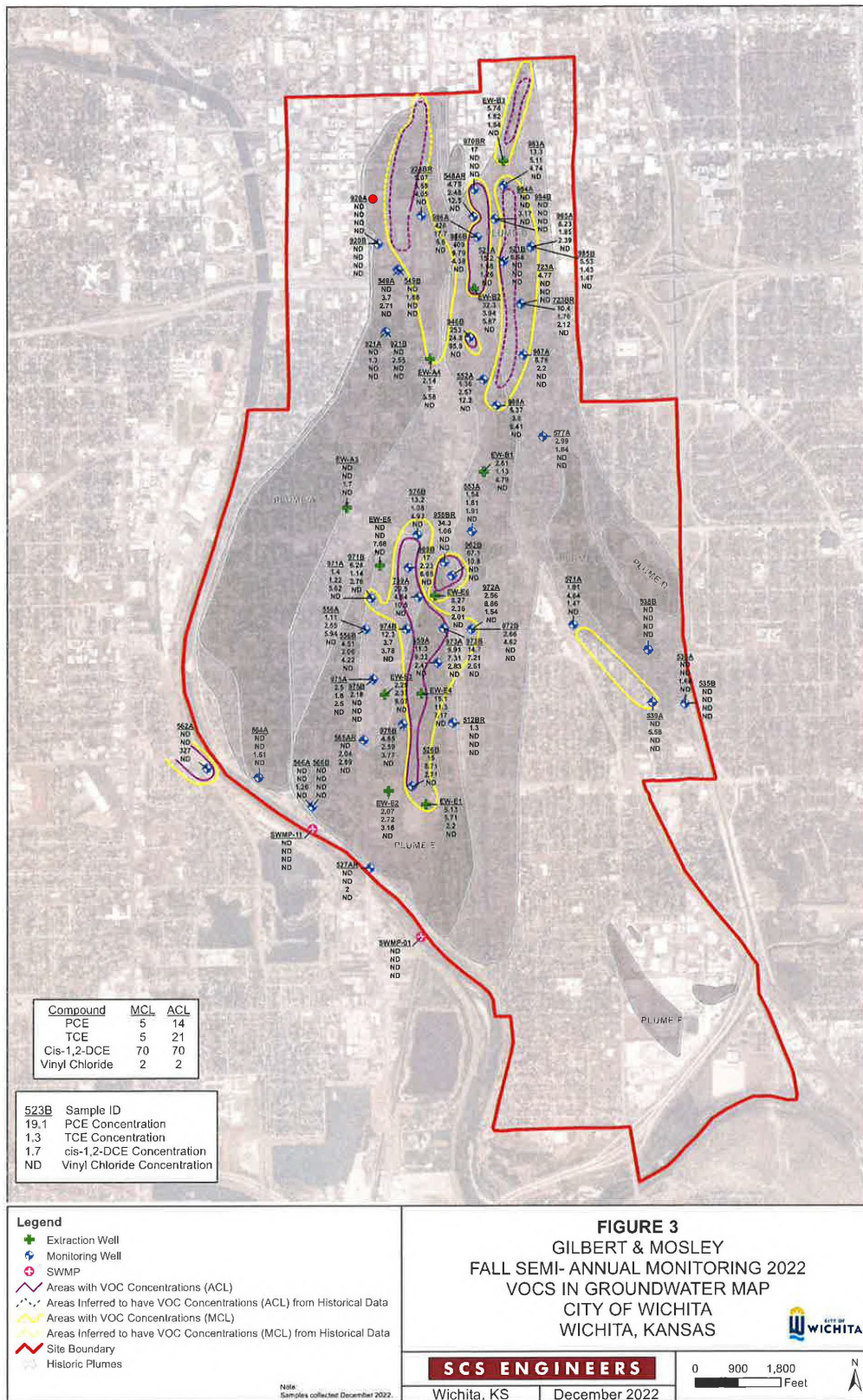
Available environmental databases maintained by federal, state and local environmental agencies were reviewed for any known contaminated sites or permitted petroleum storage tanks.

Task 3 – Review Geologic, Hydrogeological Data and Species Data

Publicly available documents and/or personal contact to determine the potential for localized hazards such as flooding, faults, or the presence of threatened and endangered species was undertaken.

Findings

The properties sit within the footprint of the Gilbert & Mosley groundwater contamination site. A map of the site can be seen in Figure 2. The property is identified by a red dot.



An archived photo from 1952 shows the corner of William and Topeka, just immediately north of 235 S. Topeka Ave. The image is looking south and on said corner is an oil pumper, presumably pumping oil from the ground below in Figure 3. No records were found of any underground storage tank (UST), or its removal, from the area.



Figure 3. Corner of William and Topeka

The property at 235 S. Topeka Ave., Wichita, Kansas was visually inspected. Interior walls have been removed and the building remained with block and brick walls, with original windows and concrete floors on both levels. First floor ceiling was constructed of concrete beams and second floor ceiling was metal trusses and wood beams. No environmental concerns were found.

The Kansas Department of Health and Environment (KDHE) Bureau of Environmental Remediation maintains an Identified Sites List Database, which identifies sites for environmental remediation. There are no active remediation sites near the property.

The Kansas Department of Health and Environment (KDHE) website was reviewed to determine if there were any permitted underground storage tanks (UST) or above-ground storage tanks on these properties. None were found.

Geologic and hydrogeological maps were found to determine the location of floodplains and faults. None were found.

According to the Kansas Department of Wildlife and Parks, there are no threatened or endangered species that would be impacted at this property.

Special Considerations

It should be noted that environmental assessments of this type are noninvasive and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released beyond what is identified by the scope of this environmental assessment. It should be recognized that environmental concerns may be documented in public records that were not reviewed, though care has been taken to review known records. This site assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions. This must be considered when formulating opinions as to risks associated with these sites.