

Addendum No. 1
June 11, 2025

Project: Webster Area School Building Demolition and Renovation
Webster, South Dakota
Architecture Incorporated Project # 3119

Architect: Architecture Incorporated

Letting: Tuesday, **June 24, 2025**
2:00 p.m.
Webster Area School District Business Office, located at 733 East 2nd Street, Webster, South Dakota

Scope of this Addendum:

To all bidders and all others to whom drawings and specifications have been issued by Architecture Incorporated, this Addendum forms a part of the Contract Documents. Acknowledge receipt of this addendum by listing its number and date in the bidder's Form of Proposal. Failure to do so may subject bidder to disqualification. This addendum modifies the drawings and specifications as follows:

GENERAL ITEMS:

- 1) Invitation to Bid
 - a) See attached, revised Invitation to Bid, which changes the bid date to **Tuesday, June 24, 2025 at 2:00 p.m.**
- 2) FORM OF PROPOSAL
 - a) See attached revised **FORM OF PROPOSAL** with the following updates:
 - i) Change the address of the project to **733 East 2nd Street.**
 - ii) Change the notice of Contract Award, to on or near **June 26, 2025.**
 - iii) Change the Substantial Completion date to **July 17, 2026.**
 - iv) Change the Final Completion date to **July 31, 2026.**
- 3) PROJECT MANUAL – TABLE OF CONTENTS
 - a) Remove the following technical sections from the table of contents (there is no precast in the project):
 - i) 034100 Plant-Precast Structural Concrete
 - ii) 034500 Precast Architectural Concrete
- 4) 011000 SUMMARY
 - a) Article 1.2, C. 1. should read as follows: 'The work includes demolition, general, and associated site improvements as shown on the contract documents. General contractor to coordinate with mechanical, electrical and temperature control work that is owner provided under a separate contract'.

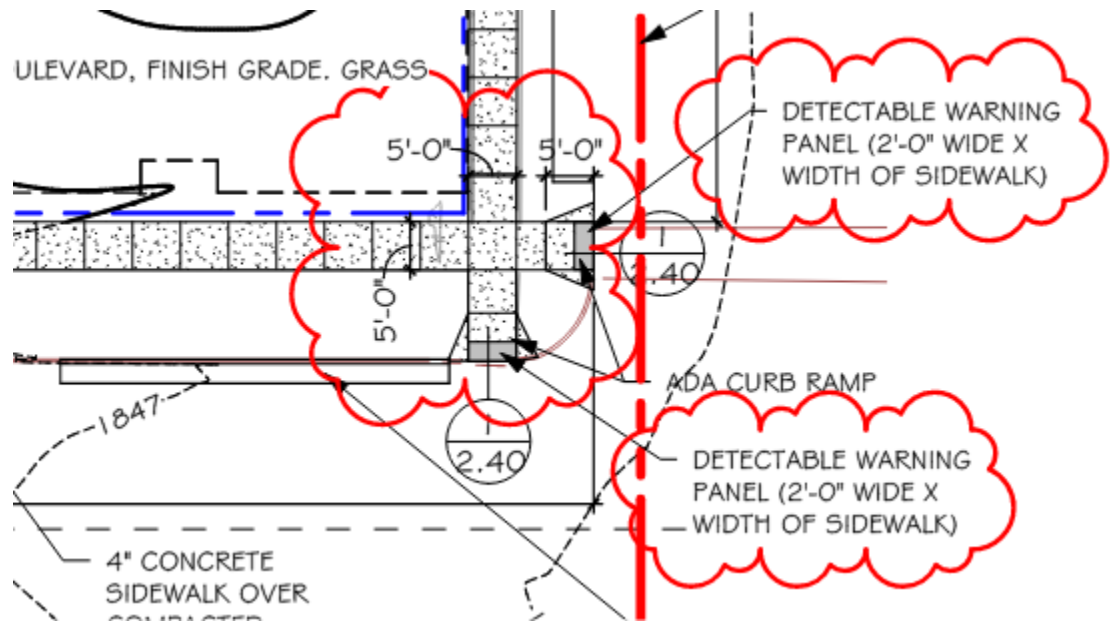
- b) Article 1.8, 2. b. – Change the phone number for Schwan Electric to (605) 225-9211.
- c) Under Article 1.8, 2., add item ‘c.’ – The Temperature Control Contractor is JCI. Phone: (605) 228-0140.

5) DRAWING 2.20 – SITE DEMOLITION PLAN

- a) Omit this note on 2nd Street E - ‘REMOVE ASPHALT PAVING TO ALLOW FOR INSTALLATION OF STORM SEWER. (SEE MECHANICAL DRAWINGS)’. This work will be addressed by mechanical contractor under a separate contract with the owner. Reference notes on mechanical drawings.

6) DRAWING SHEET 2.30 – SITE PLAN

- a) Provide detectable warning panels (2) in ADA curb ramps at new 5’-0” wide sidewalks at the southwest corner/intersection of 2nd Street East and 9th Avenue, per detail 1/2.40 and per drawing below.



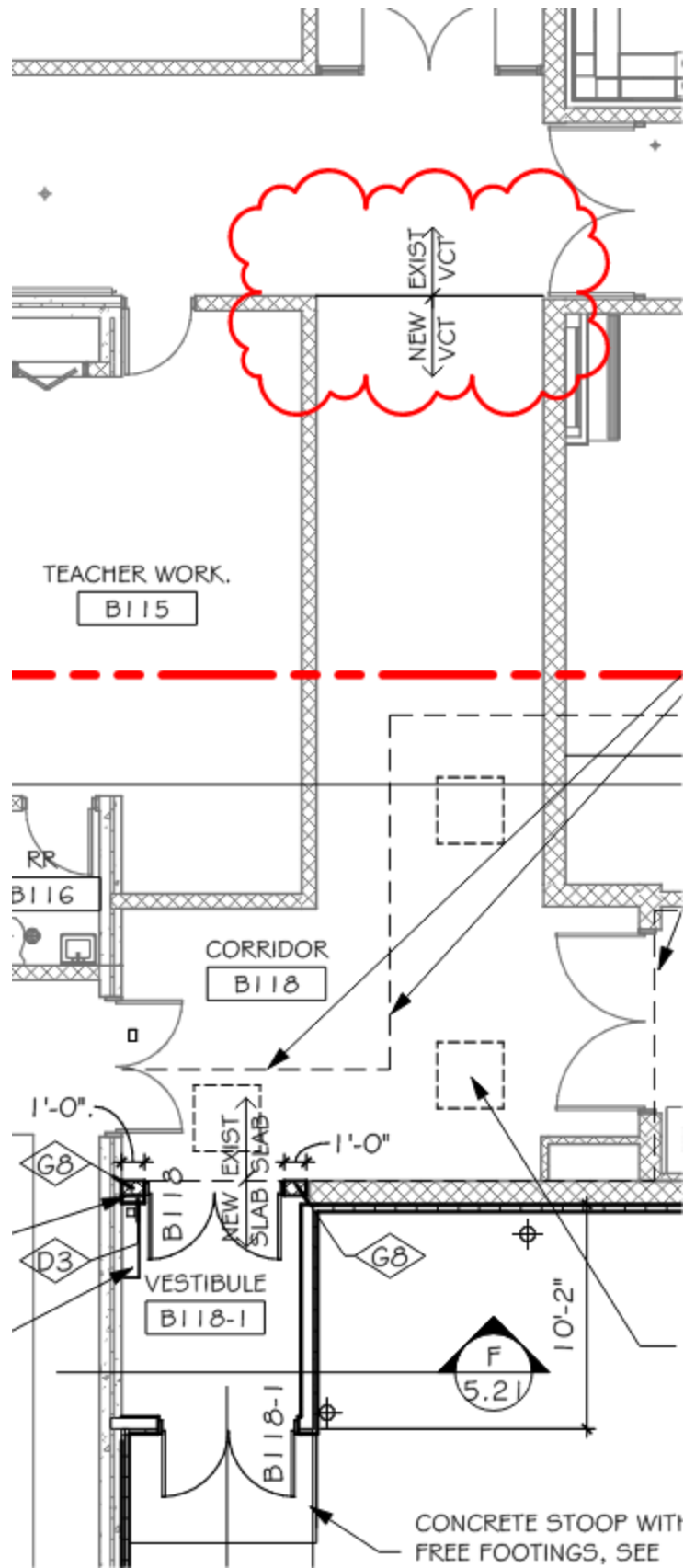
- b) Omit this note on 2nd Street E - ‘PATCH ASPHALT TO MATCH EXISTING SURFACE WHERE REMOVED TO ALLOW FOR INSTALLATION OF NEW STORM PIPING TO BUILDING. (SEE MECHANICAL DRAWINGS)’. This work will be addressed by mechanical contractors under a separate contract with the owner. Reference notes on mechanical drawings.

7) DRAWING 2.40 – SITE DETAILS

- a) Detail 1/2.40 - Provide 2’-0” wide detectable warning panel x width of sidewalk in ADA curb ramps as shown in this detail. Change dimensioned width of curb ramp from 4’-0” wide to 5’-0” wide to match width of sidewalk.

8) DRAWING 4.12 – FIRST FLOOR PLAN – AREAS B & C

- a) First Floor Plan, Corridor B118 – adjust floor transition location of new VCT to existing VCT as show on floor plan below. The contractor shall provide all new floor tile in this corridor. (Basis of Design – Tarkett VCT II, 325 Ginger Spice, WB). Provide new resilient base at new VCT.



b) Room Finish Schedule:

- i) B118 Corridor – omit ‘EXIST’ from ‘Floor Finish’ and ‘Base Finish’. Install new VCT and new resilient base in this corridor.

c) Room Finish Notes:

- i) Note ‘a’ – change this note to read ‘*Paint new east masonry wall to match adjacent wall*’.
- ii) Note ‘c’ change this note to read ‘*Paint new mechanical piping ~~and electrical conduit~~ installed vertically on walls. (See mechanical and electrical drawings for additional information/locations)*’. Electrical conduits will be painted by the electrician under a separate contract with the owner.
- iii) Note ‘d’ – change this note to read ‘Where holes were cut into floor slab to fill tunnel below, install new **owner furnished** VCT to match existing (**from owner stock**)’, ~~paint east wall and 10’ along north and south walls along new VCT flooring~~². Owner has 9 boxes/405 s.f. of VCT available for patching this floor).

END OF ADDENDUM

INVITATION TO BID

Sealed bids for the Construction of the **Webster Area School – Building Demolition and Renovation** project in Webster, South Dakota, will be received by Dr. James Block, Superintendent of Schools, Webster Area School District, at the Webster Area School District Business Office, located at 733 East 2nd Street, Webster, South Dakota until **2:00 p.m. prevailing time on Tuesday, June 24, 2025** at which time bids will be opened and read aloud. (Enter building through the *Business Office* entrance.)

A single combined bid will be received in accordance with the Construction Documents prepared by Architecture Incorporated, dated May 16, 2025. All bidders shall take note of the AIA Document A701 "Instruction to Bidders", the AIA Document A201 "General Conditions of the Contract for Construction", and the Supplementary Conditions which are a part of the Construction Documents.

Plans and Specifications will be made available to all Prime Bidders and major subcontractors through CADD Engineering Supply (CES), located at 615 South Lyons Avenue, Suite 100, Sioux Falls, South Dakota; Prime Bidders and major subcontractors should contact Derek Gors at (605) 332-2550 or print@cescolor.com. Copies of the Plans and Specifications shall require a deposit of \$150 each. Deposits shall be made payable to Architecture Incorporated. Deposits will be refunded if the set is returned to CADD Engineering Supply (CES) in good condition within 10 days of the bid opening.

Plans and Specifications may be examined at the office of the architect, Architecture Incorporated, 415 South Main Ave., Sioux Falls, South Dakota, with the Owner at the Webster Area School District Business Office, 102 East 9th Avenue, Webster, South Dakota and at the following exchanges:

Sioux Falls Builders Exchange	Sioux Falls, SD
Plains Builders Exchange	Sioux Falls, SD
Omaha Builders Exchange	Omaha, NE
Sioux City Construction League	Sioux City, IA
Construction Industry Center	Rapid City, SD
Minnesota Builders Exchange	Minneapolis, MN
Master Builders of Iowa	Sioux City, IA
Lincoln Builders Bureau	Lincoln, NE
Fargo-Moorhead Builders Exchange	Fargo, ND
CMD (Previously Reed Construction Data)	Norcross, GA
Aberdeen Builders Exchange	Aberdeen, SD
Bismarck Builders Exchange	Bismarck, ND

Addenda will be uploaded to the Architecture Incorporated website at www.architectureinc.com under the '***Projects Out for Bid***' section as they are issued. All bidders are encouraged to check the website regularly for the most current addendum information.

Pre-Bid Meeting: A prebid meeting is scheduled for **Tuesday, June 10 at 3:30 pm** at the existing Webster Area Schools facility. Interested Bidders should park in the east parking lot and gather in the high school Media Center. The prebid meeting is not mandatory however, all Bidders are strongly encouraged to attend.

Each bidder must deposit bid security with the bid. Such security shall be based upon the amount of the base bid and shall consist of a Bid Bond for ten percent (10%) of the amount or a certified check, cashiers check or draft in the amount of five percent (5%) of the base bid and drawn on a State or National Bank. Such Bid Bond shall be issued by a surety authorized to do business in the state of South Dakota and payable to the Owner. The Bid Bond shall guarantee the execution of the contract by the successful bidder and shall be held by the Owner until said contract is executed.

No bidder may withdraw a bid for 30 days following the bid opening without a written request explaining the cause of the withdrawal and without written consent of the Owner after reviewing the cause.

The Owner reserves the right to reject any and all bids or parts hereof, and to waive any irregularities of any bid. The Owner also reserves the right to award the Contract to the lowest responsible bidder as may be determined by the Owner.

FORM OF PROPOSAL

PROJECT: WEBSTER AREA SCHOOL – BUILDING DEMOLITION AND
RENOVATION
733 EAST 2ND STREET
WEBSTER, SOUTH DAKOTA

TO: DR. JAMES BLOCK, SUPERINTENDENT
WEBSTER AREA SCHOOL DISTRICT
733 EAST 2ND STREET
WEBSTER, SOUTH DAKOTA 57274

DATE: _____

The undersigned, having familiarized (itself) (himself) with the local conditions affecting the cost of the Work at the place where the Work is to be done and with the Plans and Specifications and other Contract Documents, and having examined the location of the proposed Work, and having received Addenda Nos. _____, _____, _____, _____, dated __/__/__, __/__/__, __/__/__, __/__/__, and having included their provisions in this proposal, hereby proposes and agrees to perform any and all labor and to provide all materials, tools, and equipment necessary to complete in a workmanlike manner all the work for the construction of the new **Webster Area School – Building Demolition and Renovation** project, in Webster, South Dakota, all in strict conformance with the plans and specifications prepared by Architecture Incorporated, dated May 16, 2025:

For the following Base Bid:

_____ (\$ _____)

The undersigned agrees that his bid may not be withdrawn for a period of 30 days from the time set for opening of bids and that if notified of acceptance of his Proposal within that stated time, or at any time thereafter before the bid is withdrawn, he will within ten (10) days of such notification, execute and deliver an Owner - Contractor Agreement herein specified to be AIA Document A101 and to furnish and deliver the Performance Bond and the Labor and Material Payment Bond, each in an amount equal to 100 percent of the Contract Sum.

The Contractor shall commence Work upon notice of Contract Award, on or near **June 26, 2025**. The work shall be completed in one phase as described in Section 011000 - *Summary of the Work*. The Work shall be Substantially Completed by **July 17, 2026**; final completion of all Building work shall be no later than **July 31, 2026**. The time stated for completion shall include allowances for inspections, completion of items requiring further attention and final clean-up of premises.

BID SECURITY:

The undersigned has attached to the Proposal the following:

1. Bid Security in the form of _____ and in the amount of \$ _____ as outlined in the Invitation to Bid.

In submitting this bid, the undersigned understands that the right is reserved by the Owner to reject any and all bids and to waive all informalities.

BIDDER: _____

BY: _____

TITLE: _____

BUSINESS ADDRESS: _____

STATE OF INCORPORATION: _____
(SEAL)

If Bid is by a Corporation: