



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: Four
DATE: Thursday, May 9, 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. 4, dated May 9, 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. Restating/clarifying that bids must be physically received sealed at the location as stated per Section 001113, Advertisement For Bids. An updated sheet is attached and may be slip sheeted into your existing project manual.
2. Provided an updated Bid Form expanding Section 2.09, Addenda to include a line for receipt of this Addenda No. 4.
3. Updated the Desired Substantial Completion Date and the Desired Final Completion Date in Section 000102, Project Information.

END OF ADDENDUM 4 – ATTACHMENTS (five pages):

Spec Section Sheet 001113-1 (One page)
Spec Section Sheet 000102-1 (One page)
Bid Form (Section 004100, Three pages)



LISTEN. DESIGN. INSPIRE.

**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.

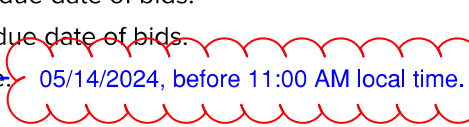
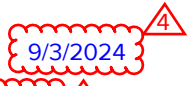

1.03 PROJECT DESCRIPTION

- 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.~~ 9/3/2024 
- H. Desired Final Completion Date: ~~09/02/2024.~~ 9/10/2024 
- 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 1113
ADVERTISEMENT FOR BIDS**

FROM:

1.01 THE OWNER (HEREINAFTER REFERRED TO AS OWNER):

- A. Salina Airport Authority
- B. Address:
3237 Arnold Avenue
Salina, KS, 67401

1.02 AND THE ARCHITECT (HEREINAFTER REFERRED TO AS ARCHITECT):

- A. Architect One, Inc
- B. Address:
906 S Kansas Ave, Suite 200
Topeka, KS 66612

1.03 DATE: APRIL 11, 2024

1.04 TO: POTENTIAL BIDDERS

- A. Your firm is invited to submit an offer under seal to Owner for the AIM Center of Excellence located at Salina Regional Airport (3237 Arnold Avenue, Salina, KS, 67401) before 2 PM local standard time on the ~~Seventh~~ ^{Fourteenth} day of May, 2024. (digitally submitted offers will be rejected) for: 11:00 AM
- B. Project: 23-133 AIM Center of Excellence at SLN
- C. Architect's Project Number: 23-133.
- D. Project Description: Remodel and Entry upgrade of approx 1,025 sf within an existing 47,000 sf hanger.
- E. Bidders will be required to provide Bid security in the form of a Bid Bond in the amount of 5% of the stipulated sum.
- F. Refer to other bidding requirements described in Section 00 0102 Project Information and Section 00 2113 - Instructions to Bidders
- G. Submit your offer on the Bid Form provided within Section 00 4100 of the Project Manual. Bidders may supplement this bid form as appropriate.
- H. Your offer will be required to be submitted under a condition of irrevocability for a period of 30 days after submission.
- I. The Owner reserves the right to accept or reject any or all offers.

1.05 SIGNATURE

- A. For: Salina Airport Authority
- B. By: _____

1. Signed: _____
2. (Authorized signing officer)

END OF SECTION 00 1113

**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 _____.

4. 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