

**Addendum No. 1**  
**January 6, 2025**

Project: Minnehaha County Old Courthouse Museum Roofing Repairs  
Project location: 200 West 6th Street, Sioux Falls, South Dakota  
Project number: 0213.3020.23

Architect: Architecture Incorporated

Letting: January 8, 2025  
Time: 10:15 am  
Location: Minnehaha County Auditor  
415 N. Dakota Avenue, Suite 102  
Sioux Falls, South Dakota 57104

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) GENERAL INFORMATION
  - a) Pre-Bid Conference
    - i) Minutes from the Prebid Conference Meeting held January 3, 2025, are attached to this addendum.

END OF ADDENDUM



## Minnehaha County Old Courthouse Museum Roofing Repairs Minnehaha County, South Dakota

### **Prebid Conference Meeting Minutes**

Date: January 3, 2025 at 11:00 AM

Bid Date: January 8, 2025

Project Number: 0213.3019.23

#### 1. Attendees:

- |  |  |
|--|--|
| a. Mark Kriens, Minnehaha County                 | <a href="mailto:mkriens@minnehahacounty.gov">mkriens@minnehahacounty.gov</a>                     |
| b. Bill Hoskins, Siouxland Heritage Museum       | <a href="mailto:bhoskins@minnehahacounty.gov">bhoskins@minnehahacounty.gov</a>                   |
| c. Blayn Olson, APX Construction                 | <a href="mailto:blayno@apxconstructiongroup.com">blayno@apxconstructiongroup.com</a>             |
| d. Dylan VandeGarde, APX Construction            | <a href="mailto:dylan@apxconstructiongroup.com">dylan@apxconstructiongroup.com</a>               |
| e. Morgan Wrasper, Lloyd Companies               | <a href="mailto:morgan.wrasper@lloydcompanies.com">morgan.wrasper@lloydcompanies.com</a>         |
| f. Craig Heinemann, Heinemann Restoration        | <a href="mailto:heintr@goldenwest.net">heintr@goldenwest.net</a>                                 |
| g. Mike Powell, The Roofing & Const.             | <a href="mailto:mikepowell@itctel.com">mikepowell@itctel.com</a>                                 |
| h. Travis Leischner, Mid-Continental Restoration | <a href="mailto:travis_leischner@midcontinental.com">travis_leischner@midcontinental.com</a>     |
| i. Tanner Jones, Jones Caulking                  | <a href="mailto:tanner.jonescaulking@midconetwork.com">tanner.jonescaulking@midconetwork.com</a> |
| j. Adam Lundquist, Architecture Incorporated     | <a href="mailto:adamlundquist@architectureinc.com">adamlundquist@architectureinc.com</a>         |

#### 2. The Work includes:

- a. Removing and replacing damaged slate shingles and associated roof flashing and joint sealant.
- b. Removing, replacing and painting deteriorated wood trim and siding.
- c. Removing and replacing existing dormer windows.
- d. Removing and replacing damaged and missing grout in quartzite stone.

#### 3. Project Schedule:

- a. Date of Substantial Completion: Not later than **July 1, 2025.**
- b. Date of Final Completion (completion of punch lists): Not later than **July 15, 2025.**

#### 4. Work is not permitted in the Plaza on Fridays in June between the hours of 11 AM and 1 PM.

#### 5. Liquidated damages in the sum of **\$200** per working day will be assessed for each day the punchlist items remain incomplete and shall commence 14 calendar days after Substantial Completion.

#### 6. The Project is near an airport runway and may require Federal Aviation Administration (FAA) review. If the Maximum Working Height exceeds the current FAA Determination Height, the Contractor shall apply to the FAA for a Temporary "Determination of No Hazard to Air Navigation."

#### 7. Temporary Barriers and Street Closure requirements are the responsibility of the Contractor.

#### 8. Parking and Staging:

**CREATIVE SOLUTIONS ■ PROVEN SERVICE**

Sioux Falls: 415 South Main Avenue, Sioux Falls, SD 57104 Phone: 605.339.1711

Rapid City: 815 St. Joseph Street, Suite 203, Rapid City, SD 57701 Phone: 605.721.1158

[www.architectureinc.com](http://www.architectureinc.com) | [mail@architectureinc.com](mailto:mail@architectureinc.com)

9. Unit Prices:

- a. Unit Price No. 1: Replace additional slate shingles beyond the amount included in the base bid.
  - 1) Description: The Contractor shall include a unit price (per shingle) to remove and replace slate shingles beyond the amount included in the base bid.
  
- b. Unit Price No. 2: Repoint Joints in Quartzite.
  - 1) Description: The Contractor shall include a unit price (per lineal foot) for repointing joints in quartzite stone.

10. Bid Alternates:

- a. **[ADD]** Alternate No. 1: Dormer Window Replacement
  - i. State the amount to be **[added]** to the Base Bid to remove and replace thirteen dormer windows. Work includes sealant at the new dormer windows. Reference the project manual and the drawings for the scope of the work.
  
- b. **[ADD]** Alternate No. 2: Replace Sealant Joints at Existing Dormer Windows.
  - i. State the amount to be **[added]** to the Base Bid to replace sealants at thirteen existing dormer windows. Work also includes removing existing painted finish, prepping and painting the wood windows, surround and trim at the Dormer Windows. Reference the project manual and the drawings for the scope of the work.
  
- c. **[ADD]** Alternate No. 3: Repoint Quartzite Masonry Joints and Replace Sealant Joints.
  - i. State the amount to be **[added]** to the Base Bid to repoint quartzite masonry joints. Work also includes replacing sealants at seven existing louvers and windows. Reference the project manual and the drawings for the scope of the work.
  
- d. **[ADD]** Alternate No. 4: Replace Sealant Joints at Existing Louvers and Windows.
  - i. State the amount to be **[added]** to the Base Bid to replace sealants at seven existing louvers and windows. Reference the project manual and the drawings for the scope of the work.

11. Slate Shingles:

Contractor's base bid shall include replacing 400 damaged slate shingles.  
Contractor's base bid shall include replacing all the slate shingles at the clock tower.  
Contractor's base bid shall include replacing additional areas noted on the Roof Plan.  
Contractor's base bid shall include replacing slate shingles at the dormer windows as shown on the drawings.  
Contractor's base bid shall include Owner's stock material, 50 slate shingles.

12. Addendum No. 1 will be issued and include Prebid Conference Meeting Minutes.

**Comments / Questions:**

1. Parking: **The County will provide 2-3 parking spots in the north parking lot. Keep Contractor bag meter parking away from entrances.**
2. Is this a Prime bid? **Yes, this is Prime Bid.**
3. Is a bid extension possible (pre-bid being less than a week in advance)? **Bid date to remain as specified.**
4. Is a project time extension possible? Lead times for windows will be too long. Likely will not get a bid this quickly for windows. Suggesting August 1<sup>st</sup> as opposed to July 1<sup>st</sup>. **Construction period to remain as specified.**
5. Is there window/wood repair included in the bid if wood is damaged during scraping? **Reference Section 09010 – Maintenance of Painting and Coating, paragraph 3.2.B.**
6. What about if there is loose stone when removing windows? Is there a stone unit price? **The project does not include a stone unit price.**
7. Do any window manufacturers know about the project? **Marvin Windows and Sierra Pacific.**
8. Are there any slate reps aware and what color? **Reference Section 073126 – Slate Shingles, paragraph 2.1.B for slate shingles specification.**