STRATA

BID ADDENDUM NO.1

Issue Date: **April 28, 2023**

Project: **Johnson County Courthouse - Entrances**
Warrensburg, Missouri

Bidders are hereby informed that the following changes, corrections, additions, deletions, and clarification information are made in regards to the Contract Documents. Acknowledgement of receipt of the Addendum is required as part of the Work, and receipt of all Addendums shall be so indicated on the Bid Proposal.

Refer to Drawings and Specifications Issued for Bid dated: **March 14, 2023** (Drawings Date) and **April 11, 2023** (Specifications Date) *Reference the attached sign-in sheet for the Pre-bid Meeting held on April 24, 2023 for a list of attendees and their contact information*.

GENERAL:

1. Bid time has been extended to Thursday, **May 18, 2023.** The bidder must submit their bids in strict accordance with the required format. **Sealed bids will be received at 3:00pm CST** and will be opened at 3:10pm, in the County Commission's Offic. The County Commissioners will review the bid data provided and will either request supplemental qualifications data or will make a recommendation to the County for the anticipated bidder and notify the bidder of next steps.
2. Final Contractor questions related to the Request for Bid issued or any requests for Procurement Substitutions are to be submitted in writing to the Architect no later than **Thursday, May 11 at 12pm (noon) CST**. Questions are to be submitted by email or in written form to:
   Trudy Faulkner, AIA LEED AP
   STRATA Architecture + Preservation
   1701 Oak Street, Suite 100, Kansas City MO 64108
   (816) 474-0900 | trudy@strata-arch.com

3. The County will allow for additional site visits to the building for General Contractors and Sub-Contractors **prior to May 12, 2023**. They would prefer that these be kept to a minimum to prevent disruption to the greatest extent possible. Contact either Trudy Faulkner, STRATA at trudy@strata-arch.com or Jennifer Powers, Johnson County Commission at jpowers@jococourthouse.com to coordinate a time to view the building. Note: The County Offices will be closed on May 8, 2023 in observance of Truman's birthday.

4. The Bid Invitation provided (attached) was reviewed during the Pre-Bid walkthrough and dates and deliverables were noted. All bids are to be submitted (hardcopy) to Diane Thompson, Johnson County Clerk. Digital submissions will not be accepted.

5. A walking tour of the specific areas for scope of work to be performed was conducted. Review of the interior and exterior spaces surrounding these areas was conducted.

6. Reference the attached Pre-Bid Sign-in Sheet for contact information of those in attendance. Note, this was not a mandatory pre-bid meeting.

STRATA
ARCHITECTURE + PRESERVATION

BIDDERS QUESTIONS:

1. Question: Are there specific sub-contractors that are local to Warrensburg that the County has utilized for electrical work and repairs?
    a. Answer: The following individuals werenoted as sub-contractors that the County has previously worked with:
        - Boling Heating and Cooling, Dennis Boling, 660-909-5893 bolingx2@centurylink.net
        - Shippy Electric, LLC – Chad Shippy 660-238-3166 Office@shippyelectric.com
        - All Pro Electrical – Monty Atkinson or Jim Stuck, 660-747-0090
        - Empire Electric Services and Technologies, LLC – Downey Wilson 660-580-0171

2. Question: Are there events occurring at the building or is there an anticipated deadline for the projects?
    a. Answer: It is anticipated that the contract will take three months time – and will be phased to keep either the east or the west entrances open at one time for egress. It is anticipated that the work on the East Primary and East Accessible Entrances will be phased first with the West Entrance work phased second.
    b. It should be noted that the building will remain in full operation during and throughout construction. The building will be open to the public Monday-Friday 8:30 a.m. - 4:30 p.m. Staff work additional hours/days, when needed. Work may be done during the aforementioned "workday", but any jackhammering, or known excessive noise shall be communicated to the Commission and County Clerk's Office minimally two (2) days in advance of the work being scheduled. The following are known scheduled events:
        - Saturdays, May-September 6:30 AM-noon (Farmer's Market on streets around the courthouse and parking lot)
        - May 17 PM (Art Walk around Downtown)
        - May 19 PM (Movie on Courthouse Lawn)
        - June 15 PM (Art Walk around Downtown)
        - June 16 PM (Movie on Courthouse Lawn)
        - July 13 PM (Community Band Concert on the Courthouse Lawn) – Date not confirmed
        - July 19 PM (Art Walk around Downtown)
        - August 16 PM (Art Walk around Downtown)
        - September 20 PM (Art Walk around Downtown)
        - October 5th NOON-8th NOON (Burg Fest Street Fair) – All of downtown streets will be closed to vehicle traffic and stages are set up with live music performances, parking lot is typically used for children's activities
        - October 21 AM (Homecoming Parade) – Many downtown streets are closed along the parade route (including Holden Street)
        - **November 4-7 (special election) *access to courthouse ramp required**
        - December 1 PM (Parade and lighting)
        - December 2 (Dicken's Christmas)

    c. The following are known building closure dates (not affecting construction activities):
        - May 29 (Courthouse closed for Memorial Day)
        - June 19 (Courthouse closed for Juneteenth)
        - July 4 (Courthouse closed for Independence Day)
        - September 4 (Courthouse closed for Labor Day)

- October 9 (Courthouse closed for Columbus Day)
- November 23-24 (Courthouse closed for Thanksgiving)
- December 25 (Courthouse closed for Christmas)

DRAWING REVISION:

No changes at this time

SPECIFICATIONS REVISION:

No changes at this time

SUBSTITUTION REQUEST:

1. CCW Miraseal waterproofing substitution request for the project was submitted for review as an approved alternate.
    a. Per the information provided in relation to the Basis of Design specification (071416 Cold Fluid Applied Water Proofing System), the submittal was reviewed and appears to be an acceptable alternate. Reference the attached information submitted for product and contact information.

END OF ADDENDUM

Prebid Meeting: RFB Johnson County Courthouse – East / West Entrances and Accessible Entrance Repairs
Please Print

4/24/2023

Name	Company/Entity	Title/Resident	Contact Information (optional)
Jon Carrier	MCR	Estimator / P.M.	620.704.2720 Jon_Carrier@mbcontinental.com
TRUDY FAULKNER	STRATA	VICE PRESIDENT	trudy@strata-arch.com 816.474.0900
Philip Steed	SEA	structural	psteed@seassociates.com
Ronnie Roustio	Pullman	Project Manager	618-444-8858 rroustio@pullman-services.com
Dylan Walters	C'M Restoration	Project Manager	816-365-9995 dcWalters@cmrestore.com
Troy A. Matthews	Johnson County	Presiding Comm.	
John Marr	"	Eastern Comm.	
Charles Kavanaugh	"	Western Comm.	
Jennifer Powers	"	County Clerk Deputy	
Tracy Brantner	JCEDC.	Exec. Director	

CSI Form 1.5C

SUBSTITUTION REQUEST
(During the Bid Period)

Project: East/West Entrances & Accessible Entrance Repair
Warrensburg, MO

Substitution Request Number:

From: Luna & Associates

To: Strata Architecture

Date: 4/26/2023

A/E Project Number:

Re: Substitution Request

Contract For: Waterproofing

Specification Title: Cold fluid applied waterproofing system

Description: Cold fluid applied waterproofing system

Section: #071416 Page: 2 Article/Paragraph: 2.1

Proposed Substitution: Carlisle Coating & Waterproofing (CCW) Miraseal waterproofing system

Manufacturer: CCW Address: 900 Hensley Lane - TX Phone: 800-527-7092

Trade Name: Miraseal waterproofing system Model No.: n/a

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.
Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation.

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.

Submitted by: Stephanie Waggoner

Signed by: Stephanie Waggoner

Firm: Luna & Associates

Address: KS/MO

Telephone: #402-763-0206

A/E's REVIEW AND ACTION

☒ Substitution approved - Make submittals in accordance with Specification Section 01 25 00 Substitution Procedures.
☐ Substitution approved as noted - Make submittals in accordance with Specification Section 01 25 00 Substitution
☐ Procedures. Substitution rejected - Use specified materials.
☐ Substitution Request received too late - Use specified materials.

Signed by: Date:

Supporting Data Attached: ☐ Drawings ☒ Product Data ☐ Samples ☐ Tests ☐ Reports ☐ _____

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110 South Union Street, Suite 100, Alexandria, VA 22314
Form Version: June 2004
CSI Form 1.5
This is not an official CSI Construction Contract Administration (CCA) Form. Please use CSI's official CCA Forms if required by your project needs.

Bidders Initials _____

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CARLISLE COATINGS & WATERPROOFING

WATERPROOFING

CCW MiraSEAL™
100% Solids, Liquid Applied Waterproofing Membrane

WATERPROOFING

CCW MiraSEAL: No Kettles AND a 20-year warranty!

What if you could shave 16 days off your next construction schedule simply by specifying a waterproofing solution that eliminates the need for hot kettles and complicated spray assemblies, plus comes with a 20-year material and labor ultra warranty?

You can with MiraSEAL, a cold fluid-applied, single-component waterproofing membrane offered exclusively by Carlisle Coatings & Waterproofing. MiraSEAL's patented, odor-free formula cures three times faster on green concrete than other cold-applied systems and requires no primer. With MiraSEAL, your next waterproofing job is complete five days before the concrete is cured when using traditional cold-applied systems. And because it contains 100 percent solids, you get a desired 120-mil thickness while using less product. Unlike moisture-cured urethanes, MiraSEAL does not produce off-gassing and allows for immediate recoating.

MiraSEAL is VOC compliant in all 50 states, making it perfectly suited for interior applications and occupied areas. And because it's cold-applied, MiraSEAL allows for the easy detailing of critical areas such as transitions and angle changes. In addition, it can be applied and water-tested in one day.

Typical Uses

MiraSEAL is available in a single viscosity for both horizontal and vertical surfaces. Its moisture-tolerant, polyether properties cure to form a strong, flexible membrane for both above- and below-grade applications, including:

- Balconies
- Mechanical equipment rooms
- Tunnels
- Below-grade foundation walls
- Between-slab applications
- Green roof systems
- Parking garages
- Plaza decks

Packaging, Types & Accessories

- CCW MiraSEAL – 5-gallon pails
- CCW Reinforcing Fabric – 36" x 667', 59" x 610'
- CCW-201 Sealant – 1.5-Gallon Kit
- LiquiFiber-W – 6" x 300' rolls or 12" x 300' rolls

For current installation instructions, you can view and download the MiraSEAL Application Guide located on our web site **(www.carlisleccw.com).**

MiraSEAL vs. Traditional Cold-Applied

MiraSEAL	vs.	Traditional Cold-Applied
3 days	**Concrete Cure Time**	14 days
100%	**Solids Content**	90%
13.4 SF/gal	**120-mil Coverage**	12.2 SF/gal
150 pails	**Material Used**	165 pails
4 hours	**Material Cure Time**	12 hours
Crew of 3 @ 8 hrs	**Labor Hours**	Crew of 3 @ 8 hrs
120 hours	**Total Hours**	240 hours
5 days	**Days to Completion**	10 days
Day 4	**Application Begins**	Day 15
16 days	**Time Saved**	0 days
150 pails	**Waste**	165 pails
20 years	**Warranty Option**	15 years

Features & Benefits

- 100% solids
- Single-component, liquid applied membrane
- Solvent free, coal-tar free
- No primer required
- Can be applied to green concrete
- Vertical and horizontal application
- Perfect for planters, smaller areas & detail work
- No “hot permit” requiredl

Technical Data

Property	Test Method	Results*
Composition	—	Modified Polymer
Color	—	Black
Tack-free Time @ 77ºF (25ºC), 50% RH	—	60 mins
Solids Content** (Vol.)	ASTM 2697	100%
Low Temp. Flexibility	ASTM C836	No Cracking
Low Temp. Crack Bridging	ASTM C836	No Cracking
Hardness (Shore A)	ASTM C661	10 (+/- 3)
Elongation	ASTM D2370	350%
Tensile Strength	ASTM D2370	95 psi
Water Vapor Transmission Rate	ASTM E96	0.06 perms inches

*Unless otherwise indicated, individual lots may vary +/- 10%.
**The 100% solids content may generate a nominal VOC level of 20g/l when chemical linkage occurs.

Limited Warranty

Carlisle Coatings & Waterproofing, Incorporated (Carlisle) warrants this product to be free of defects in workmanship and materials only at the time of shipment from our factory. If any Carlisle materials prove to contain manufacturing defects that substantially affect their performance, Carlisle will, at its option, replace the materials or refund its purchase price.

This limited warranty is the only warranty extended by Carlisle with respect to its materials. There are no other warranties including the implied warranties of merchantability and fitness for a particular purpose.

Carlisle specifically disclaims liability for any incidental, consequential or other damages including, but not limited to, loss of profits or damages to a structure or its contents arising under any theory of law whatsoever.

The dollar value of Carlisle's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the Carlisle material in question.

Carlisle Coatings & Waterproofing
900 Hensley Lane | Wylie, TX 75098 | 800.527.7092 | **www.carlisleccw.com**

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REPRINT CODE: 602317 - CCW MiraSEAL Brochure

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CARLISLE COATINGS & WATERPROOFING

WATERPROOFING

MiraSEAL™

Description

MiraSEAL is a 100%-solids, fluid-applied, single-component, moisture-reacted, elastomeric, coal-tar and solvent-free, modified polymer that cures to form a flexible, monolithic, waterproof membrane on vertical and horizontal surfaces. Due to the moisture-reactive and non-gassing properties of the membrane, it provides tenacious adhesion to concrete substrates above- and below-grade, preventing lateral water migration, even with moisture present in the concrete. The inherent toughness and resilience of MiraSEAL enables it to bridge structural or shrinkage cracks that may develop in the substrate. MiraSEAL can be applied wet on wet in a horizontal application resulting in reduced installation time.

MiraSEAL is available in a single viscosity for both horizontal and vertical surfaces. Typical applications are between structural slab and wearing course on parking garages, plaza decks, balconies, roof decks, terraces, mechanical equipment rooms, wetrooms, malls, kitchens and shower stalls. MiraSEAL is ideally suited for waterproofing on below-grade foundation walls, tunnels, planters and other areas where a seamless, elastomeric waterproofing is required. MiraSEAL may also be used as a sealant.

Installation

Surface Preparation

New concrete shall be water-cured, trowel-finished, followed by a light, hair broom and in place for 3 days minimum. If curing compounds are required, they shall be 100% Sodium Silicate and shall be approved by CCW. Surfaces shall be structurally sound, dry, and free of oil, grease, dirt, laitance, curing or release agents and other contamination that may harmfully affect the adhesion of the membrane. Mortar joints on block walls shall be struck flush with the block surface.

Remove splatters, fins, ridges or other projections to provide a smooth, level surface. Fill tie rod holes, honey combs, rock pockets, spalls or other voids and indentations with non-shrink grout. Saw-cut moving cracks greater than 1/16" to ¼" wide x ¼" deep.

Grind or fill (as required) surface at cold joints where each pour is at a different plane, to provide a smooth and level surface. Clean metal to expose a bright finish. A Concrete Surface Profile (CSP) of 2 or 3 is recommended to promote a mechanical bond between concrete substrate and MiraSEAL.

Detail Work

Clean joints and saw-cut cracks. All moving cracks over 1/16" wide and all expansion joints less than 1" wide shall be cleaned, primed, fitted with a backing rod and caulked with Carlisle Polyurethane Sealant as recommended by the data sheet. For larger joints, contact CCW representative.

Apply a one inch, 45º angle cant of CCW-201 sealant at the juncture of all vertical and horizontal surfaces and inside corners, at pipes, vents and other projections.

Apply a 4"-6" wide stripe coat of MiraSEAL Membrane over all sealed cracks, joints and over all hairline cracks less than 1/16" and cold joints. Apply a stripe coat of MiraSEAL over sealant cants and up the vertical wall to the height called out on the drawings, (minimum six inches recommended) and onto the horizontal deck 4"-6". Film form or stripe coat shall be 45 +/- 5 mils thick. Allow stripe coats to cure for 1 hour and no longer than 8 hours. If the stripe coats cure for more than 8 hours they must be solvent wiped with Xylene, Toluene, Weathered Membrane Cleaner or VM&P Naptha prior to the application of a second layer.

Priming

Primer is not required for adhesion to dry, non-porous concrete. However, if pinhole and blister problems occur as a result of air and/or moisture vapors being trapped or emitted from the concrete and/or environmental conditions, it is recommended that a thin-mil coat application be applied to remove trapped air/vapor. This is intended to promote and establish an intimate bond with the substrate.

Metal

Mechanically clean to bright finish. Remove dust and debris and solvent wipe with clean cloth. Sawcut ¼" x ¼" between drain flange and substrate. Install CCW-201 sealant struck flush with surface.

Horizontal Application

Apply MiraSEAL over cleaned flange of drains, taking care not to fill weep holes. Drain flange of 3" minimum width recommended. Using a roller, trowel, or brush apply MiraSEAL at 26 sq. ft. per gallon or as required to obtain a 60-mil thickness. Apply MiraSEAL in one coat using a roller, trowel, or squeegee at 26 sq. ft. per gallon or as required to obtain a 60-mil thickness to the entire area to receive waterproofing, including over all detail coats.

WATERPROOFING

MiraSEAL

Vertical Application

Apply MiraSEAL in one coat using a roller, trowel, or squeegee at 26 sq. ft. per gallon or as required to obtain a 60-mil thickness to the entire area to receive waterproofing, including over all detail coats. Wait for material to film form and become stable between each coat.

Reinforced Systems

Apply MiraSEAL in one coat using a roller, trowel, or squeegee at 26 sq. ft. per gallon or as required to obtain a 60-mil thickness to the entire area to receive waterproofing, including over all details coats. Immediately install CCW Reinforcing Fabric into the wet MiraSEAL. Brush or roll the fabric into the wet MiraSEAL, ensuring it is completely saturated into the wet MiraSEAL. Overlap adjoining fabric sheets a minimum of ½". Ensure overlapping fabric is completely saturated in between overlaps. Install carefully to avoid wrinkles. In the event of wrinkles or fishmouths, cut the fabric and overlap the excess to avoid trapped air. Apply an additional coat of MiraSEAL on top of the fabric at 26 sq. ft. per gallon or as required to obtain a 60-mil thickness, extending past the edge of the fabric to completely encapsulate it. The first coat, CCW-500 Reinforcing Fabric, and the second coat will need to all be completed in the same day or working period. Do not apply the first coat and CCW-500 Reinforcing Fabric in an area that can't be coated with the second coat in the same day. Total system dry film thickness shall be 120-mils. Do not leave Reinforcing Fabric exposed overnight.

All fluid-applied product application rates are based on theoretical coverage relative to the percentage of solids in the material. These are minimum application rates to achieve the required dry film thickness for the system and do not account for substrate condition or porosity. A thicker application of the product may be necessary to achieve the required dry film thickness for system relative to the substrate.

Protection

The membrane must be protected from damage caused by future operations and other trades. The applicator shall install protection material applicable to jobsite conditions, to protect the membrane. Protection course must be CCW Protection products that correspond to horizontal or vertical applications.

Install protection course on vertical walls immediately after membrane has cured (24 hrs at 75°F). Install protection course on horizontal application immediately following successful flood testing. If flood test is delayed, install a temporary covering to protect the membrane from other trades.

CCW Protection

Vertical options are Protection Board-V or CCW 200V. Root barrier is the option for Horizontal application.

Flood Test

After membrane has cured 12 hours, plug drains and provide necessary barriers to contain flood water. Flood deck with a 2" head of water and allow to stand for 24 hours. Check for leaks and immediately make repairs if required. Retest after any repairs have been made.

Clean Up

Before material cures, clean adjacent areas to remove stains or spills and clean tools with toluene or xylene. Do not wash off skin with solvents.

Limitations

- Do not apply MiraSEAL to wet or contaminated surfaces.
- Not recommended for exposed or wearing surfaces.
- If metal pan is used for concrete form, the metal pan must be vented.
- Surface temperature must be above 40°F.
- Do not leave exposed for more than 14 days.
- Not compatible with rubberized asphalts. Contact CCW Representative if the MiraSEAL is to come into contact with a rubberized asphalt.

Warnings and Hazards

Combustible liquid and vapor. Keep away from heat and flame. Use only with adequate ventilation. Avoid contact with the eyes or skin, especially open breaks in the skin. In the event of skin contact, remove immediately and wash with warm soapy water. Refer to MSDS for important warnings and product information.

Xylene and toluene are combustible and flammable solvents. Observe all regulations with regards to working with flammable materials. Workmen must wear appropriate protective clothing, eye and skin protection and NIOSH-approved breathing apparatus (organic cartridge recommended).

Packaging

Product	Size
MiraSEAL	5-gallon pails
CCW-500 Reinforcing Fabric	36" x 667' (2,000 sf/roll); 15 rolls/pallet
CCW LiquiFiber	6" x 300' rolls, 8 rolls per case (1,200 sf) and 12" x 300' rolls, 4 rolls per case (1,200 sf)
CCW-201 Sealant	1.5 gallon kit (in 2 gallon pail, plus color pack)

Applicable Standards

ASTM Specification: ASTM C836-06.

Shelf Life

When stored at temperatures below 80°F, shelf life is 6 months in the original, unopened container.

Typical Properties

Property	Method	Typical Value
Composition	—	Modified Polymer
Color	—	Black
Tack-free Time @ 77ºF (25ºC), 50% RH.	—	60 mins
Solids Content** (Vol.)	ASTM 2697	100%
Low Temp. Flexibility	ASTM C836	No Cracking
Low Temperature. Crack Bridging	ASTM C836	No Cracking
Hardness (Shore A)	ASTM C661	10 (+/- 3)
Elongation	ASTM D2370	350%
Tensile Strength	ASTM D2370	95 psi
Water Vapor Transmission Rate	ASTM E96	0.06 perms inches

* Unless otherwise indicated, individual lots may vary +/- 10%.
** The 100% solids content may generate a nominal VOC level of 20 g/l when chemical linkage occurs.

Limited Warranty

Carlisle Coatings & Waterproofing Incorporated (Carlisle) warrants this product to be free of defects in workmanship and materials only at the time of shipment from our factory. If any Carlisle materials prove to contain manufacturing defects that substantially affect their performance, Carlisle will, at its option, replace the materials or refund its purchase price. This limited warranty is the only warranty extended by Carlisle with respect to its materials. There are no other warranties, including the implied warranties of merchantability and fitness for a particular purpose. Carlisle specifically disclaims liability for any incidental, consequential, or other damages, including but not limited to, loss of profits or damages to a structure or its contents, arising under any theory of law whatsoever. The dollar value of Carlisle's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the Carlisle material in question.

Planter Detail

WATERPROOFING

MiraSEAL

Dual Level Drain Detail

Pipe and Penetration Flashing Detail

NOTES:

1. CLEAN METAL TO A BRIGHT FINISH.
2. APPLY CCW–201 SEALANT AND TOOL TO FORM A ¾" FACE, 45° CANT, ALLOW TO CURE OVERNIGHT.
3. APPLY MIRASEAL DETAIL COAT AT 45 MILS THICK.
4. APPLY MIRASEAL AT 60 MILS THICK.
5. INSTALL CCW–500 REINFORCING FABRIC OR LIQUIFIBER INTO WET MIRASEAL.
6. APPLY MIRASEAL AT 60 MILS THICK.
7. INSTALL CCW PROTECTION COURSE.
8. INSTALL CCW MIRADRAIN DRAINAGE COMPOSITE.

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REPRINT CODE: 601285 - MiraSEAL Technical Data Sheet

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CARLISLE COATINGS & WATERPROOFING

WATERPROOFING

MiraDRAIN® Product Guide

Product	Description	Flow Rate	Core	Fabric Description	Fabric Apparent Opening Size*	Fabric Water Flow Rate	Thickness	Compressive Strength
MiraDRAIN 2000	Intermediate-flow, low compressive-strength, shallow depths not exceeding 10 feet	18 gpm/ft.	Polypropylene	Nonwoven filter fabric	40 Sieve	110 gpm/ft^2	0.40"	11,000 psf
MiraDRAIN 6000	High-flow, high-compressive strength	21 gpm/ft.	Polypropylene	Nonwoven filter fabric	40 Sieve	140 gpm/ft^2	0.40"	15,000 psf
MiraDRAIN 6000XL	High-flow, high-compressive strength, can be installed horizontally in planters	21 gpm/ft.	Polypropylene	Nonwoven filter fabric meeting AASHTO M288-06	70 Sieve	110 gpm/ft^2	0.40"	16,500 psf
MiraDRAIN 6200	High-flow, high-compressive strength, Polymeric Sheet - prevents die-cutting of waterproofing membrane	21 gpm/ft.	Polypropylene	Nonwoven filter fabric	40 Sieve	110 gpm/ft^2	0.40"	15,000 psf
MiraDRAIN 6200XL	High-flow, high-compressive strength, can be installed horizontally in planters, Polymeric Sheet - prevents die-cutting of waterproofing membrane	21 gpm/ft.	Polypropylene	Nonwoven filter fabric meeting AASHTO M288-06	70 Sieve	110 gpm/ft^2	0.40"	16,500 psf
MiraDRAIN 8000-P	High-performance, chemical resistant	23 gpm/ft	Polypropylene	Monofilament woven filter fabric	40 Sieve	60 gpm/ft^2	0.40"	21,000 psf
MiraDRAIN 9000	High-performance, high-strength	23 gpm/ft.	Polypropylene	Monofilament woven filter fabric	40 Sieve	60 gpm/ft^2	0.40"	21,000 psf
MiraDRAIN 9800	High-performance, high-strength	23 gpm/ft.	Polypropylene	Heavy-weight, nonwoven filter fabric	80 Sieve	95 gpm/ft^2	0.40"	21,000 psf
MiraDRAIN 9900	High-performance, very high-compressive strength	24 gpm/ft.	Polypropylene	Monofilament woven filter fabric	40 Sieve	60 gpm/ft^2	0.40"	33,000 psf
MiraDRAIN HC	High-flow, foundation or edge drain	30 gpm/ft.	Polypropylene	Nonwoven filter fabric	40 Sieve	110 gpm/ft^2	1"	9,500 psf
MiraDRAIN GR9400	Horizontal green roof applications with moisture retention mat fabric	21 gpm/ft.	Polypropylene	Moisture retention filter medium	100 Sieve	250 gpm/ft^2	1"	9,500 psf

*AOS (Apparent Opening Size) - A higher Percent Opening Area will be less susceptible to long-term clogging.

Carlisle Coatings & Waterproofing
900 Hensley Lane | Wylie, TX 75098 | 800.527.7092 | **www.carlisleccw.com**

10.14.19 © 2019 Carlisle.
REPRINT CODE: 612036 - MiraDrain Comparison Chart Sheet

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*(*From published data)*	Feb, 2010	MiraSEAL	TREMproof GC 250	Elasto-Seal CM 100
Property*	Test Method	Result	Result	Result
Solids Content	ASTM 2697	100%	90%	97%
Low Temperature Flexibility	ASTM C836	No Cracking	No Cracking	No Cracking
Low Temperature Crack Bridging	ASTM C836	No Cracking	No Cracking	No Cracking
Hardness	ASTM C661	10 (+/- 3)	—	—
Elongation	ASTM D2370	350%	—	300%
Tensile Strength	ASTM D2370	95 psi	—	—
Water Vapor Transmission Rate	ASTM E96	0.06 Perms	—	1.3 Perms
Country of Manufacture	—	United States	Canada	Canada

Percent Solids: The MiraSEAL membrane has a **Percent Solids** value of 100 which means 60 mils applied is 60 mils dried. This superior performance characteristic aids in providing complete coverage as there is no loss of thickness as the membrane cures.

Low Temperature Flexibility and Crack Bridging: With the higher performance of MiraSEAL and lower Perm rate, the **Low Temperature Flex and Crack Bridging** test results in No Cracking on both, consistent with other competitive materials.

Elongation: In addition, the 350% **Elongation** of MiraSEAL accommodates structural movement better than other membranes in its class.

Water Vapor Transmission Rate: MiraSEAL provides a **Water Vapor Transmission Rate** of 0.06 Perms, the best results in the lower VOC class of fluid-applied waterproofing. The lower the "perm" value, the more effective the material is when serving as a waterproofing membrane.

Advantages (Features and Benefits): 100% solid membrane; contributes to LEED®; great elongation and rubber-like properties; U.S.-made product.

Johnson County Commission

Troy A. Matthews
Presiding Commissioner

John L. Marr
Commissioner, Eastern District

Charles Kavanaugh
Commissioner, Western District

Diane Thompson
County Clerk

Johnson County Courthouse, 300 N Holden, Warrensburg, MO 64093
(660) 747-6161 - Fax 747-9332 - www.jococourthouse.com

SOLICITATION TITLE: Johnson County Courthouse – East / West Entrances and Accessible Entrance Repairs

SOLICITATION TYPE:

( ) = Full / Formal Bid for Products *or* Materials *ONLY*.
(✓) = Full / Formal Bid for Products *and* Services.
( ) = Full / Formal Bid for *Services ONLY*.
( ) = Full / Formal Request for Proposals.
( ) = Full / Formal Request for Qualifications.

SCHEDULE & DEADLINES:

DATE OF ISSUANCE	Thursday, April 6, 2023
PREBID MEETING	10:00 a.m. (CST) on Monday, April 24, 2023
FINAL QUESTIONS DEADLINE	1:30 p.m. (CST) on Tuesday, May 2, 2023
PROCUREMENT SUBSTITUTION REQUEST DEADLINE	1:30 p.m. (CST) on Tuesday, May 2, 2023
BID SUBMISSION DEADLINE	**3:00 p.m. (CST) on Thursday, May 11, 2023**
ARCHITECT	Trudy Faulkner, AIA LEED AP STRATA Architecture + Preservation 1701 Oak Street, Suite 100, Kansas City MO 64108 (816) 474-0900 | trudy@strata-arch.com
STRUCTURAL ENGINEER	Philip Steed, PE Structural Engineering Associates 1000 Walnut Street, Suite 1570, Kansas City MO 64106 (816) 719-9973 | psteed@seassociates.com
OWNER	Johnson County Commission 300 N Holden, Warrensburg MO 64093 (660) 747-2112
PROJECT LOCATION	Johnson County Courthouse 300 N Holden, Warrensburg MO 64093

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2 Bid Title, Submission Locations, Bidder Information, Basic Processing Information
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10 Unit Prices Form and Bid Security Form
11 Alternatives Form
12 Final Compliance Checklist
13-14 Exhibit A (Procurement Substitution Requests – Submittals and Form)

Request for Bid Title/Name: **Johnson County Courthouse – East / West Entrances and Accessible Entrance Repairs**

PLEASE MARK YOUR ENVELOPE **"SEALED BID – COURTHOUSE ENTRANCES"**

RETURN ONE (1) ORIGINAL, FOUR (4) HARD COPIES and ONE (1) USB COPY.

Bid Submission Location / Mail Address:

Johnson County – County Clerk
Attn: Diane Thompson, County Clerk
300 North Holden Street, Suite 201
Warrensburg, Missouri 64093
Phone: (660) 747-6161

Bid Opening Location / Address:

Johnson County Courthouse – Commissioners Office
300 N. Holden Street
Warrensburg, Missouri 64093

The undersigned certifies their authority to bind this vendor in an agreement to supply the products, or services, in accordance with all terms, conditions, and pricing specified herein. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in Warrensburg, Missouri, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

Bidder is REQUIRED to complete, sign and return this form with their submittal to our solicitation as well as **initial, by hand, all pages**. By initialing each page, you are acknowledging having thoroughly read and agreeing to each item on the page, any page not initialed will be considered non-responsive and may be disqualified. *An authorized signature and email address, printed clearly is mandatory, lack thereof *may* result in a determination of "Non-Responsive" and disqualify from participation.

Company Name	Authorized Person (Print)
Address	*Signature
City / County / State / Zip	Title
Telephone # Fax #	Date Federal Tax ID #
*E-mail (MUST be legible.)	Entity Type (Corporation, LLC, Sole Proprietor, Partnership)

BASIC PROCESSING INFORMATION:

All formal invitations for bid are handled by the Johnson County Clerk.

Sealed bids cannot be emailed and must either be delivered by hand, courier, or U.S.P.S.

Read ALL solicitation documents closely. Note any/all special dates and submit your response as soon as possible. See Item 1.15 for the process to submit questions.

Bidders Initials _____

1. INSTRUCTIONS AND GENERAL CONDITIONS

1.1. Sealed & Marked: Responses must be submitted in a sealed envelope or box with the outside marked as indicated on page 2 with a return name & address. No fax or electronic transmitted responses will be accepted.

1.2. Submittal: Sealed responses may be submitted to the Johnson County Clerk until the bid submission deadline and time indicated herein, subject to Instructions and General Conditions and any special conditions. Sealed Responses must be delivered before "Bid Submission Deadline" as listed on page one, to the Johnson County Clerk as listed on page two. It is the Bidder's responsibility to ensure responses are delivered in a timely fashion to the Clerk's Office. Courier or hand delivery is recommended.

1.3. Late Packages: The County will not accept any response received after the bid submission deadline time. Late arrivals are considered "NON-RESPONSIVE" and will not be opened or returned.

1.4. Opening: Bids will be opened publicly at "Opening Date/Time" and read aloud. All responses will be considered public information as soon as they are opened and become a part of the public record to be released to any person or firm who formally requests a copy.

1.5. Award/Timeline: Recommendation for award will be made formally by the Johnson County Commission as soon as possible after a complete review.

1.6. Withdrawals: Responses may be withdrawn on written request from the Bidder at the address shown prior to the time of acceptance of the response. Once a response is opened, and accepted, it can only be withdrawn by order of the Johnson County Commission.

1.7. Bidder Expenses: This County is not responsible for any expenses which Bidders may incur in estimating, inspecting, or preparing information to respond to this solicitation.

1.8. Presentations/Inspections: The County reserves the right to conduct personal interviews of or require presentations, inspections, from any/all Bidders prior to selection. The County will not be liable for ANY costs incurred by the Bidder in connection with such interviews, presentations, or inspections.

1.9. Bid Term: All Responses submitted shall be binding and remain firm for ninety (90) calendar days following the opening, unless otherwise indicated. Pricing/Costs submitted with a response must be honored for that set timeframe. Submitted pricing, once opened, cannot be changed for any reason. Any such changes will disqualify that response.

1.10. Bid Rejection: The Johnson County Commission reserves the right to reject any or all responses when such rejection is in the best interest of the County.

1.11. Multiple Awards: Responses may be awarded to one company or multiple companies, when such award is deemed in the best interest of the County.

1.12. Payment Terms: Standard payment terms are *Net 30* after receipt of an invoice. The County cannot, and will not, agree to any other payment terms. Once products, or services, are received and accepted, Johnson County will process payment in full. Invoices need to be issued and mailed to the requesting department - not to the Clerk. Requests for credit applications and deposits are not necessary and will – in most cases – not be processed or accepted.

1.13. Alterations: Any alterations, changes, lining out, or margin notes to any items within these instructions may result in the response being disqualified.

1.14. Bid Results: Bid results are posted on the County website at: https://jococourthouse.com/bids.html Please do not call for results. An email address, not a website, MUST be provided in order to receive award results. Final award results are by email only and will be emailed to all responding Vendors.

1.15. Questions: All questions regarding this solicitation must be submitted to Trudy Faulkner via email by the time indicated on page 1. Any/all solicitation questions that result in modifications will be prepared as Addenda with answers and explanations to cover any/all new issues.

Bidders Initials _____

1.16. Addendum: If it becomes necessary to revise any part of this solicitation due to a significant question received which could impact specifications; a written Addendum will be issued to explain any new/necessary modifications. Addenda are valid only for this RFB if in writing and issued by Trudy Faulkner. Any necessary Addendum will be emailed as close as possible to the day following the question submission deadline to all parties who had previously been part of the original Direct Bid Invitation email or had made email contact during the open questioning timeframe. Any necessary Addendum will be posted on the Johnson County website with the original solicitation. When an Addendum is necessary, Bidders are required to formally respond. Follow the instructions as indicated in the Addendum.

1.17. Response Content: In order to enable direct comparison of competing responses, Bidders must submit responses in strict conformity to the requirements stated herein. Failure to adhere to all requirements may result in Bidder's Response being disqualified as non-responsive. All responses must be submitted using the forms provided herein. Every question should be answered. If not applicable, the section should contain "N/A."

1.18. Award of Contract: Any award agreement shall take effect upon the approval by the Johnson County Commission. If at the time this contract is to be awarded, the lowest base bid submitted by a responsible bidder does not exceed the amount of funds then estimated by the Owner as available to finance the contract; the contract will be awarded on the base bid only. If such bid exceeds such amount, the Owner may reject all bids or may award the contract on the base bid combined with such deductible alternates applied in numerical order in which they are listed in the Form of Bid, as produces a net amount which is within the available funds.

1.19. Agreement: The selected vendor(s) will be required to enter into a written agreement with the County, in cooperation with the County's Legal Services Department and completed to the mutual satisfaction of the parties, consistent with the RFB and response. The RFB and response documents submitted by the successful Bidder will become a part of any contract award as a result of this solicitation. These signed documents will be binding. Bidder shall initial all pages where the document denotes "Bidder's Initials: __" at the bottom of the page after completing said page. Any responses not complying with this condition may be considered non-responsive.

1.20. Advice of Award: The County's Responses, Bid Tabulations, and Bid Award information may be viewed on our website at https://jococourthouse.com/bids.html If a Vendor wants a copy of the bid tabulation they must include a direct email address, not website, in order to receive results.

1.21. Response Clarification: The County reserves the right to request additional written or oral information from Bidders in order to obtain clarification of responses.

1.22. Rejection or Correction of Responses: Minor irregularities or informalities in any response which are immaterial or inconsequential in nature, neither affected by law nor at substantial variance with bid conditions, may be waived at the County's discretion whenever it is determined to be in the best interest of Johnson County, Missouri.

1.23. Evaluation Process: The County's sole purpose in the evaluation process is to determine from among the responses received which one is best suited to meet the County's needs at the lowest possible cost.

1.24. Acceptability: The County reserves the sole right to determine whether goods and/or services offered are acceptable for County use.

1.25. Sunshine Law: All responses to this request will be considered public information as soon as they are opened and become a part of public record subject to disclosure to any person or firm that requests it. Requests for copies of responses, must be made through the Johnson County Clerk's Office (660-747-6161) by submitting a Public Service Request Form (PSR). Charges for time spent as well as a cost per page apply and may be collected prior to the making of copies.

Bidders Initials _____

2. SPECIFICATIONS

Johnson County Commission will accept and review responses to this RFB in an effort to select a qualified bidder for the Johnson County Courthouse – East / West Entrances and Accessible Entrance Repairs. The Johnson County Courthouse is located at 300 N. Holden Street, Warrensburg, Missouri 64093.

Background: The Johnson County Courthouse was designed by George E. McDonald and constructed by J. M. Anderson in 1898 for an amount of $50,895. Warrensburg sandstone materials acquired from the Pickel Quarry (north of Warrensburg) were utilized for construction materials. The building is listed on the National Register of Historic Places. There is a covenant on the building and all proposed work will be reviewed compliance and approved by the Missouri State Historic Preservation Office (MO SHPO). The building has retained a significant amount of its historic character defining features at both the interior and exterior.

Project Description: Project consists of selective demolition and repairs at the existing entrance stairs, accessibility improvements, and selective restoration of existing masonry. The focus is to address the East Primary Entrance, the East Accessible Entrance, and the West Secondary Entrance where conditions of failing masonry, non-code compliant elements, and deficiencies related to accessibility and security access control are present. Bids will be received for General Contracting of all trades.

Note: All rehabilitation work will be monitored by the MO SHPO and mock-up approvals completed prior to construction. All work shall meet the requirements set forth by the Secretary of the Interior's Standards for the Treatment of Historic Properties. The work is to utilize the preservation principles found within the National Park Service's Technical Preservation Briefs for rehabilitation. These documents can be found at: www.nps.gov/tps/standards.htm AND www.nps.gov/tps/how-to-preserve/briefs.htm

The Johnson County Courthouse is owned and operated by the County and this project is considered a tax exempt. Do not include Federal Excise Tax or Sales and Use Taxes in Bid process, as the County is exempt. Prevailing wage will be required on the project. The contractor will be responsible for compliance with any and all Missouri labor, environmental, and transportation laws, as applicable. All fees for plans and permitting are the responsibility of the General Contractor.

2.1. East Primary Entrance.

2.1.1. Over time, there have been slight modifications to the stone stair treads and non-original metal handrails installed.

2.1.2. To the south of the stairs at this entrance, there is a low, concrete plinth for holding the original bronze clock tower bell. The concrete is failing in this location and is to be removed and replaced. The bell is to be temporarily relocated and then reinstalled on the new concrete plinth after it has fully cured (minimum 28 days' time).

2.1.3. Minor repairs are to be completed to address failing areas of masonry, plaster and sealants.

2.1.4. Existing handrails are to be removed at the exterior. New metal handrails that turn back down to the walkway / stairs will be installed at the exterior stone stair. They are to be galvanized and then painted with 2 coats of high-performance coating.

2.1.5. Investigations for deterioration at the interior wood framed stair are to be conducted.

2.1.6. Debris is to be removed from underneath the east primary stair (Basement Level) to allow for investigation below the stair.

2.1.7. Termite assessment and repairs.

2.1.8. Existing handrails are to be removed at the interior (Two at the side walls and one at the center of the stair). New handrails are to be installed at the interior grand stair at the side walls. Patching at the historic plaster as well as at the wood treads where the center rail is removed is to be completed for a seamless finish.

Bidders Initials _____

2.2. East Accessible Entrance.

2.2.1. Opening was created in the 1964 modifications by conversion of an original window into a door opening and installation of a concrete landing and stairs at the interior. The opening is aluminum framed storefront and door with single pane ¼" glazing.

2.2.2. The approach from the exterior and elements of the interior design do not fully meet accessibility requirements.

2.2.3. Selective demolition of exterior concrete sidewalk immediately adjacent to the door and bell concrete plinth. Pitch of sidewalk will be lowered with 1.5% pitch away from building.

2.2.4. The existing aluminum door and storefront will be removed. Install temporary enclosure for weather protection and security.

2.2.5. Existing door sill and interior concrete landing and stair will be demolished. Doro sill / threshold will be lowered approximately 4" to accommodate appropriate slopes for accessibility into the building. Note change in height between new threshold and existing Basement floor is to be approximately 14". Greater than this will require pitching at the interior floor to allow for two (2) seven inch risers at the stairs from the interior landing.

2.2.6. Full demolition of the interior wooden ramp and associated handrails. Removal of handrails at the stair on the north side.

2.2.7. Removal of wood wainscot cap / chair rail trim, and associated wood base.

2.2.8. Patching of underlying and exposed plaster walls / gypsum furring.

2.2.9. Installation of new gypsum veneer skim coat at all walls in entrance corridor / hall for seamless appearance. To also receive primer and two coats of finish paint. Color to be determined by Owner.

2.2.10. Remove and replacement of existing acoustic ceiling tile and grid with modifications to placement of step in ceiling height and installation of drywall bulkhead and soffit.

2.2.11. Two existing 2 x 4 lights are to be salvaged and reinstalled.

2.2.12. Installation of new concrete landing, stairs, and accessible ramp for improved accessibility into the building. Installation of new aluminum / steel handrails at ramp and stair.

2.2.13. Installation of new walk-off carpet tiles at interior landing and 2 x 2 square carpet tiles in entrance corridor / hall.

2.2.14. Installation of new aluminum storefront and door with 1" insulated glass units. Door is to receive panic hardware, push to egress ADA assistance at interior and exterior, card swipe security access at exterior for afterhours employee access. New steel / aluminum exterior pedestal for push button access and card swipe.

2.2.15. Minor electrical improvements will be completed at this entrance as well.

2.3. West Entrance.

2.3.1. The West Entrance retains the original stone treads and stone sidewalls. The stone treads are in very poor condition and have had temporary repairs completed in 2022 to extend their usable life.

2.3.2. A new concrete step has been added at the base of the stair to coordinate with site modifications at the west parking area. The concrete step is in poor to failing condition.

2.3.3. The existing stone treads, sidewalks and the base of the surrounding building walls are in a highly weathered condition with areas of failure.

2.3.4. The existing stone and concrete stair treads and part of the upper stair landing from the aluminum storefront out are to be demolished along with the immediate surrounding sidewalks to accommodate excavation for new stair footing installation.

Bidders Initials _____

2.3.5. The existing exterior metal handrail and interior metal handrails are to be removed. The interior plaster affected by this work is to be patched and repaired for a seamless finish. Prime and touch up paint as required on the interior.

2.3.6. The interior historic handrail, newel posts and balustrade with a stained finish are to remain in place and be protected throughout construction.

2.3.7. The historic stone sidewalls are to remain in place and be protected throughout construction. Minor masonry repairs are to be completed at these stone sidewalls.

2.3.8. The existing aluminum storefront, doors and glazing are to be temporarily removed and reinstalled after structural improvements are completed. A temporary wall is to be constructed at the interior prior to removal of the storefront for a weather tight and secure enclosure.

2.3.9. Prior to installation of the temporary wall and removal of the storefront, the existing historic ceramic tiles at the interior landing of the stair are to be carefully removed and salvaged for the Owner. New ceramic tiles to match the historic are to be installed at the interior after structural improvements are completed. The concrete substructure is to be recessed to accommodate the tile and setting bed thickness.

2.3.10. New stairs and handrails are to be installed with a concrete support structure.

2.3.11. Minor masonry repairs are to be completed.

2.3.12. Repairs to the plaster at the landing and new sealants are to be installed for a weather tight enclosure at the landing entrance.

2.3.13. New ice melt mats are to be integrated at the new concrete stair

2.3.14. Installation of new exterior and interior handrails are to be completed.

2.4. Procurement Document Availability: Request for Bid and Construction Documents, will be made available on the Johnson County, Missouri website at http://www.jococourthouse.com/bids.html A hard copy of the documents will be available after April 13, 2023 for review at the Johnson County Courthouse, 300 N. Holden St., Suite 203, Warrensburg MO and may be viewed between the hours of 8:30 a.m. and 4:00 p.m. on Monday, Tuesday and Thursday.

2.5. Conditions of Work: Each bidder must inform himself fully of the conditions relating to the construction of the project and the employment of labor thereon. Failure to do so will not relieve a successful bidder of his obligation to furnish all material and labor necessary to carry out the provisions of his contract. Insofar as possible the contractor, in carrying out the work, must employ such methods or means as will not cause any interruption of or interference with the work of any other contractor.

2.6. Prebid Meeting: A Prebid meeting for all bidders will be held at the Johnson County Courthouse, Room 203 (Commissioner's Office) at 10:00 a.m. (CST) on Monday, April 24, 2023. Prospective prime bidders are highly encouraged to attend.

2.7. Bidder's Questions: Bidder's questions concerning any specifications, construction documents, or requested product technicalities, must be issued, in writing, to the Architect in writing no later than 1:30 p.m. on Tuesday, May 2, 2023. Please use the below information to contact the Architect:

Trudy Faulkner, AIA LEED AP
STRATA Architecture + Preservation
trudy@strata-arch.com

All responses to questions will be issued through an addendum.

2.8. Prevailing Wage: Not less than the prevailing hourly rate of wages, as set out in the wage order attached to and made part of the specification for work under the contract, shall be paid to all workers performing work under the contract. The contractor will forfeit a penalty to the contracting public body of $100 per day (or portion of a day) for each worker that is paid less than the prevailing rate for any work done under the contract by the contractor or by any subcontractor.

 Bidders Initials _____

2.8.1. Posted Wage Rates: A legible list of all prevailing wage rates must remain posted in a prominent and easily accessible place at the worksite by each contractor and subcontractor on the project. The notice must be posted during the full time that any worker is employed on the job (Section 290.265, RSMo).

2.8.2. Prevailing Wage Project Notification will be completed by Contractor for County to submit to Division of Labor Standards prior to work beginning. https://labor.mo.gov/media/pdf/pw-2-ai

2.8.3. Contractor Payroll Records (fully executed) will be submitted weekly to the Johnson County Clerk's office during project work. https://labor.mo.gov/media/pdf/ls-57-ai Contractor Payroll Records (fully executed) will be submitted weekly to the Johnson County Clerk's office during project work. https://labor.mo.gov/media/pdf/ls-57-ai

2.8.4. Compliance with the Prevailing Wage Law Affidavit will be completed by Contractor and submitted to the Johnson County Clerk's office. https://labor.mo.gov/media/pdf/pw-4-ai

2.8.5. Contractor's Wage Summary will be completed and submitted by the Contractor to the Division of Labor Standards before January 31, 2024. https://labor.mo.gov/media/pdf/ls-04-ai

2.9. Time of Completion: Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time, anticipated to be four months.

2.10. Bidder Qualifications: The Owner may make such investigations as he deems necessary to determine the ability and qualifications of the bidder to perform the work, and the bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any bid if the evidence submitted by, or investigation of, such bidder fails to satisfy the owner that such bidder is properly qualified to carry out the obligations of the contract and to complete the work contemplated therein. Conditional bids will not be accepted.

2.11. OSHA Training: The contractor and all subcontractors to the contract must require all on-site employees to complete the ten-hour construction safety training program required under Section 292.675, RSMo, unless they have previously completed the program and have documentation of having done so. The contractor will forfeit a penalty to the contracting public body of $2500 plus an additional $100 for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training.

3. PROCUREMENT SUBSTITUTION PROCEDURES

Architect's approval of a substitute during bidding does not relieve Contractor of the responsibility to submit required shop drawings and to comply with all other requirements of the Contract Documents.

3.1. Definitions

3.1.1. Procurement Substitution Requests: Requests for changes in products, materials, equipment, and methods of construction from those indicated in the Procurement and Contracting Documents, submitted prior to receipt of bids. See "Exhibit A" of the Request for Bids for process and form.

3.1.2. Substitution Requests: Requests for changes in products, materials, equipment, and methods of construction from those indicated in the Contract Documents, submitted following Contract award. See Section 012500 "Substitution Procedures" of the Contract Documents for conditions under which Substitution requests will be considered following Contract award.

3.2. Quality Assurance

Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers. Burden of proof is on the General Contractor.

Bidders Initials _____

3.3. Procurement Substitutions

3.3.1. Procurement Substitutions, General: By submitting a bid, the Bidder represents that its bid is based on materials and equipment described in the Procurement and Contracting Documents, including Addenda. Bidders are encouraged to request approval of qualifying substitute materials and equipment when the Specifications Sections list materials and equipment by product or manufacturer name.

3.3.2. Procurement Substitution Requests will be received and considered by Owner when the following conditions are satisfied, as determined by Architect; otherwise requests will be returned without action:

3.3.2.1. Extensive revisions to the Contract Documents are not required.

3.3.2.2. Proposed changes are in keeping with the general intent of the Contract Documents, including the level of quality of the Work represented by the requirements therein.

3.3.2.3. The request is fully documented and properly submitted.

4. BID FORM – STIPULATED SUM (SINGLE-PRIME CONTRACT)

Interested parties should complete the following information requests, with their lowest possible prices. All blank spaces for bid prices must be filled in, in ink or typewritten, in both words and figures, and the foregoing Certifications must be fully completed and executed when submitted.

4.1. Base Bid, Single-Prime (All Trades) Contract: The Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by STRATA Architecture Inc. and 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 unit costs, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

_____ Dollars ($_____). The above amount may be modified by the amounts indicated by the Bidder on the attached Alternates Form.

4.2. Bid Guarantee: The Bidder, agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 business 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:

_____ Dollars ($_____).

In the event Owner does not offer 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.

4.3. Subcontractors and Suppliers: The following companies shall execute subcontractors to the portions of the Work indicated:

4.3.1. Masonry Scope: _____.

4.3.2. Concrete Scope: _____.

4.3.3. Aluminum Storefront Scope: _____.

4.3.4. Electrical Scope: _____.

4.3.5. Metal Fabrication Scope: _____.

4.4. Time of Completion: The 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 the Owner and shall fully complete the Work within an anticipated four (4) month time frame.

 Bidders Initials _____

5. UNIT PRICES FORM

The 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. If the unit price does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."

5.1. Unit-Price No. 1 (Masonry Repair, Scaling and Spalling): Removal of unsatisfactory material and replacement with satisfactory material.

100 S.F. _____ Dollars ($_____) per unit.

5.2. Unit-Price No. 2 (Masonry Repair, Patch of Existing Stones): Removal of unsatisfactory material and replacement with mortar patching compound.

50 S.F. _____ Dollars ($_____) per unit.

5.3. Unit-Price No. 3 (Mortar Repair, Misc. Repointing): Removal of loose and deteriorated mortar material and replacement with satisfactory material.

400 L.F. Stone _____ Dollars ($_____) per unit.

6. BID SECURITY FORM

Each bid must be accompanied by a bid bond payable to the Owner for five (5) percent of the total amount of the bid. As soon as the bid prices have been compared, the Owner will return all of the bonds except the three lowest responsible bidders. When the agreement is executed the bonds of the two remaining unsuccessful bidders will be returned. The bid bond of the successful bidder will be retained until the payment bond and performance bond have been executed and approved, after which it will be returned. A certified check on a solvent bank may be used in lieu of a bid bond.

A state or local unit of government receiving funding from the Federal government, which requires contracting for construction or facility improvement, shall follow its own requirements relating to bid guarantees, and performance bonds, except for contracts or subcontracts exceeding $25,000 and payment bonds for contracts exceeding $50,000. For contracts or subcontracts exceeding $25,000, the Federal agency may accept the bonding policy and requirements of the grantee provided the Federal agency has made a determination that the Government's interest is adequately protected.

C = Comply with item. (In some cases, this will serve as a simple acknowledgement.)
D = Do not / cannot comply with item.

C	D		
☐	☐	6.1	Bid Bond Guarantee from each bidder equivalent to five (5) percent of the bid price. The bid guarantee shall consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of his bid, execute such contractual documents as may be required within the time specified. * Required to be attached to be included in your submitted bid response.
☐	☐	6.2	Performance Bond on the part of the contractor for 100 percent of the contract price. A performance bond is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.
☐	☐	6.3	Payment Bond on the part of the contractor for 100 percent of the contract price, **IF CONTRACT PRICE EXCEEDS $50,000.** A payment bond is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

Bidders Initials _____

7. ALTERNATES FORM

7.1. The Bidder proposes the amount below be added to or deducted from the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.

7.2. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."

7.3. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."

7.4. The Bidder shall be responsible for determining from the Contract Documents the affects of each alternate on the Contract Time and the Contract Sum.

7.5. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within (60) sixty days of the Notice of Award unless otherwise indicated in the Contract Documents.

7.6. Acceptance or non-acceptance of any alternates by the Owner shall have no affect on the Contract Time unless the form below provides a formatted space for the adjustment of the Contract Time.

7.A Alternate No. 1: Stone Veneer at West Entrance to match historic stone in provide, color and texture in lieu of concrete topping at the upper landing and exterior stair treads and risers:

7.A.i ☐ Add
☐ Deduct _____ Dollars
☐ No Change
☐ Not Applicable $ _____

7.A.ii ☐ Add
☐ Deduct _____ calendar days to adjust the Contract Time.
☐ No Change

7.B Alternate No. 2: Wood Ramp at East Accessible Entrance (Note – landing is to be concrete):

7.B.i ☐ Add
☐ Deduct _____ Dollars
☐ No Change
☐ Not Applicable $ _____

7.B.ii ☐ Add
☐ Deduct _____ calendar days to adjust the Contract Time.
☐ No Change

7.C Alternate No. 3: Wood Stair at East Accessible Entrance (Note – landing is to be concrete):

7.C.i ☐ Add
☐ Deduct _____ Dollars
☐ No Change
☐ Not Applicable $ _____

7.C.ii ☐ Add
☐ Deduct _____ calendar days to adjust the Contract Time.
☐ No Change

7.D Alternate No. 4: Salvage and Reuse existing East Accessible Entrance Acoustical Ceiling Tile and Grid with modifications:

7.D.i ☐ Add
☐ Deduct _____ Dollars
☐ No Change
☐ Not Applicable $ _____

7.D.ii ☐ Add
☐ Deduct _____ calendar days to adjust the Contract Time.
☐ No Change

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8. FINAL COMPLIANCE CHECKLIST

By using the below table as a checklist you will help to ensure that your proposal is fully compliant before you seal it for submission. Your full proposal response needs to comply with **all** of the below listed requirements or it may **not** be included for consideration. **Use a checkmark (✓) next to each item to avoid leaving out required information or missing an instruction which could cause your response to be disqualified.** Please email or call Trudy Faulkner (trudy@strata-arch.com 816-474-0900) with any questions pertaining to these requirements or any other written instructions.

(✓) = *Acknowledge intent to comply with or to have included the following items:*

Item #	FINAL COMPLIANCE CHECKLIST	(✓)
8.1	The County will not accept any late proposals. Late packages will not be opened or returned.	☐
8.2	No fax or electronic transmitted proposals will be accepted.	☐
8.3	Remember to sign the mandatory proposal sheet. Missing signatures WILL disqualify.	☐
8.4	Un-readable responses, including an unreadable email address, WILL disqualify.	☐
8.5	ALL pages of the bid document must be initialed by hand, not typed, on the bottom of each page. Incomplete responses may result in disqualification.	☐
ACKNOWLEDGEMENT OF ADDENDA		
8.6	Addendum No. 1, dated _____	☐
8.7	Addendum No. 2, dated _____	☐
8.8	Addendum No. 3, dated _____	☐
8.9	Addendum No. 4, dated _____	☐
8.10	Addendum No. 5, dated _____	☐
ITEMS TO BE INCLUDED IN BID SUBMITTAL PACKET		
8.11	Original bid response and any issued addendum. Please indicate the original.	☐
8.12	FOUR (4) Copies of bid response (one sided copy only). Please indicate copy.	☐
8.13	USB with electronic copy of bid response and any issued addendum.	☐
8.14	Bid Bond Guarantee for five percent [5%] of the bid price.	☐
8.15	Approved CSI Form 1.5C – Substitution Request Form (if applicable)	☐

Following the Commissions award of the bid, and before an agreement is signed between the parties, the additional documents will be required, such as:

- W-9 Form
- Prevailing Wage Project Notification https://labor.mo.gov/media/pdf/pw-2-ai
- Affidavit of Compliance with OSHA Training Requirements pursuant to §292.675 RSMo.
- Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transactions
- Certificates of Insurances
- House Bill 1549 Compliance – Federal Work Authorization Program

Bidders Initials _____

Exhibit A

Procurement Substitution Requests – Submittals

Procurement Substitution Request: Submit to Architect. Procurement Substitution Request must be made in writing in compliance with the following requirements:

1. Requests for substitution of materials and equipment will be considered if received no later than 10 days prior to date of bid opening to:

   Trudy Faulkner, AIA LEED AP
   STRATA Architecture + Preservation
   trudy@strata-arch.com

2. Identify the product or the fabrication or installation method to be replaced in each request. Include related Specifications Sections and drawing numbers.
3. Provide complete documentation on both the product specified and the proposed substitute, including the following information as appropriate:
   a. Point-by-point comparison of specified and proposed substitute product data, fabrication drawings, and installation procedures.
   b. Copies of current, independent third-party test data of salient product or system characteristics.
   c. Samples where applicable or when requested by Architect.
   d. Detailed comparison of significant qualities of the proposed substitute with those of the Work specified. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
   e. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
   f. Research reports, where applicable, evidencing compliance with building code in effect for Project, from ICC-ES.
   g. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by Owner and separate contractors, which will become necessary to accommodate the proposed substitute.
4. Provide certification by manufacturer that the substitute proposed is equal to or superior to that required by the Procurement and Contracting Documents, and that its in-place performance will be equal to or superior to the product or equipment specified in the application indicated.
5. Bidder, in submitting the Procurement Substitution Request, waives the right to additional payment or an extension of Contract Time because of the failure of the substitute to perform as represented in the Procurement Substitution Request.

Architect's Action: Architect may request additional information or documentation necessary for evaluation of the Procurement Substitution Request. Architect will notify all bidders of acceptance of the proposed substitute by means of an Addendum to the Procurement and Contracting Documents.

Architect's approval of a substitute during bidding does not relieve Contractor of the responsibility to submit required shop drawings and to comply with all other requirements of the Contract Documents.

Bidders Initials _____

CSI Form 1.5C

SUBSTITUTION REQUEST
(During the Bid Period)

Project: _____ Substitution Request Number: _____

_____ From: _____

To: _____ Date: _____

_____ A/E Project Number: _____

Re: _____ Contract For: _____

Specification Title: _____ Description: _____

Section: _____ Page: _____ Article/Paragraph: _____

Proposed Substitution: _____

Manufacturer: _____ Address: _____ Phone: _____

Trade Name: _____ Model No.: _____

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.
Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation.

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.

Submitted by: _____

Signed by: _____

Firm: _____

Address: _____

_____

Telephone: _____

A/E's REVIEW AND ACTION

☐ Substitution approved - Make submittals in accordance with Specification Section 01 25 00 Substitution Procedures.
☐ Substitution approved as noted - Make submittals in accordance with Specification Section 01 25 00 Substitution
☐ Procedures. Substitution rejected - Use specified materials.
☐ Substitution Request received too late - Use specified materials.

Signed by: Date:

Supporting Data Attached: ☐ Drawings ☐ Product Data ☐ Samples ☐ Tests ☐ Reports ☐ _____

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110 South Union Street, Suite 100, Alexandria, VA 22314
Form Version: June 2004
CSI Form 1.5
This is not an official CSI Construction Contract Administration (CCA) Form. Please use CSI's official CCA Forms if required by your project needs.

Bidders Initials _____