

March 10, 2025

Re: Revenue Producing T-Hangar
Gregory Municipal Airport
Gregory, South Dakota
A.I.P. #3-46-0018-022/023-2025
A-9065

Bid Opening: **March 13th, 2025**
1:30 pm Local Time

ADDENDUM NUMBER 1

The following modifications are made to the plans and specifications for the Revenue Producing T-Hangar Project, Gregory Municipal Airport.

Mobilization is limited to 10 percent of the total project cost.

CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS

- 1. Page 20 of 460, SC-6. Construction Limitations, remove wording and replace with the following:**

Bid Schedule A, B, and Alternate Bid B1 and B2

The construction of the revenue producing T-Hangar and approach pavement shall be completed by December 31, 2025

The work shall be completed in accordance with Paragraph 50-15 of the General Provisions by December 31, 2025.

PLANS

- 1. Sheet 14, Detail Sheet Clarification**

Clarification: NYLOPLAST TRAFFIC LOAD (H2O) FRAME AND OPEN GRATE OR APPROVED EQUAL.

The Standard Grate shall meet the requirements of Neenah R-1792-CG or approved equal.

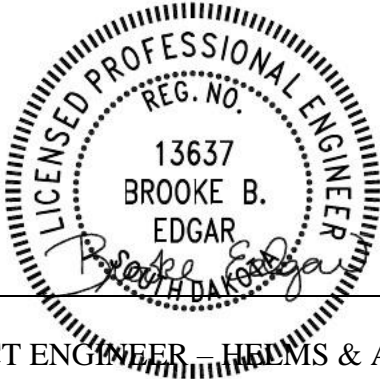
- 2. Electrical Clarification**

Electrical Contractor to coordinate with Rosebud Utility to include costs of utility performed work to get primary cable to the Southeast edge of the new building. Utility typical work includes providing and installing primary cable, transformer, and meter socket. The new service will be located on the Southeast exterior wall of the new building. The transformer shall be located near this service with utility required clearances observed. Transformer must be clear of overhead door areas. Include all utility costs in the electrical contractor's scope of work.

The minutes from the Pre-Bid meeting are attached to this addendum.

See the following pages for architectural addendum items that shall be replaced in the plans and specification documents.

**ALL OTHER ITEMS OF THE PLANS AND SPECIFICATIONS REMAIN
UNCHANGED**



BY: _____

PROJECT ENGINEER – HELMS & ASSOCIATES

Acknowledge receipt of the Addendum by inserting its number on the Bid Form. Failure to do so may subject bidder to disqualification. This Addendum forms a part of the Contract Documents. It modifies them as above.

ADDENDUM NO. 1
TO GENERAL
GREGORY AIRPORT
NEW T-HANGAR BUILDING
GREGORY, SOUTH DAKOTA

Addendum Dated: March 10, 2025

Original Plans and Specifications Dated: January 7, 2025

NOTE: The Plans, details and accompanying specifications shall be amended as follows, but where any article is amended the original article shall remain in effect and shall become a part of the original plans and specifications.

A. GENERAL NOTES:

1. 5 PSF Collateral Load is to be used for the building.

B. SPECIFICATION CHANGES AND CLARIFICATIONS:

1. Section 13 12 50 – Metal Building Systems
 - a) 2.8 Metal Roof Panels
 - I. A.4. Panel Coverage: 16” or 24” is approved

Pre-Bid Conference Minutes

**Revenue Producing T-Hangar - Minutes
Gregory Municipal Airport
Gregory, South Dakota
AIP #3-46-0018-022/023-2025, Helms # A-9065
March 6, 2025
9:30 am (Central)**

I. Bidding

A. Delivery of Bids

Sealed: Office of the City Finance Officer of Gregory
120 W. 6th St.
Gregory, SD 57533

B. Mailing of Bids

Sealed: Office of the City Finance Officer of Gregory
120 W. 6th St.
Gregory, SD 57533

C. Opening of Bids

March 13th @ 1:30 P.M. (Central Time)
Bids will be publicly opened and read aloud

D. Bid Documents

1. Proposal (Pages 393-407)

- a. Acknowledgement of Addendum(s)
- b. Site examination of existing conditions
- c. Insert all Unit Prices and Total Prices as required (Unit Prices will control)
- d. Buy American Certificate
- e. Sign and Date the Proposal
- f. Bid Schedules

1. Bid Schedule A – Site Work
2. Bid Schedule B – T-Hangar Building
3. Alternate Bid Schedule B1 – T-Hangar Building Insulation
4. Alternate Bid Schedule B1 – T-Hangar Heaters

Contractors shall bid ALL bid schedules as 1 contract will be awarded.

g. Mobilization – SHALL BE LIMITED TO 10%

2. Attachment to Proposal (Pages 408-410) – 3.0% DBE Goal, Sign and Date
 - a. DBE Manufacturers 100% Credit
 - b. DBE Suppliers 60% Credit
 - c. DBE Wholesalers only receive credit for mark-up
 - d. If the Contractor is not going to meet DBE Goal, he/she must show a “Good Faith Effort” (Documentation must be provided within 2 business days from the date that the apparent low bidder is contacted. This documentation must be approved prior to issuing of a Contract).
3. Bid Security
 - a. 10% Bid Bond – Payable to the City of Gregory
 - b. 5% Cashier’s Check – Payable to City of Gregory

****MAKE SURE ALL OF THE ABOVE MENTIONED FORMS ARE COMPLETELY FILLED OUT, SIGNED, AND DATED, PRIOR TO SUBMITTAL OF YOUR BID****

DBE Good Faith Effort Discussion

Please review SC-14. Special Provision for Disadvantaged Business Enterprise.

If the DBE Goal is not met, a Good Faith Effort (GFE) is required. Although, it is not required to be submitted with the bid, it will be requested from the apparent low bidder within 2 business days. Requirements of a GFE are:

1. The bidder must select contract work items to encourage DBE participation. This includes breaking out contract work items into economically feasible units to facilitate DBE participation, even when the bidder might otherwise prefer to perform these work items with its own forces.
2. The bidder must solicit all certified DBEs that are listed in the appropriate work classifications in the DBE directory and that have indicated in the directory they are willing to work in the project's geographic area. Without exception, all DBEs who are listed on the plan holders list by 10 AM central time 7 calendar days prior to the bid letting must be solicited in accordance with Section III.B.3 of this special provision. If the bidder has not solicited any DBE meeting these requirements, the bidder will provide a detailed written explanation showing why the DBE was not solicited.
3. To provide adequate time for the DBE to respond with a quote in the normal course of business, the bidder must make the initial solicitation at least 6 calendar days by mail or 5 calendar days by phone, fax, or e-mail prior to the letting date. Without exception, all DBEs who are listed on the plan holders list by 10 AM central time 7 calendar days prior to the bid letting must be solicited.
4. If the bidder does not receive a positive contact from a DBE, the bidder must follow up the initial solicitation with a second solicitation by phone, fax, or e-mail to determine whether the DBE is interested in quoting. The bidder must make this second solicitation at least 2 business days prior to the letting.
5. The bidder will provide interested DBEs with adequate and timely information about plans, specifications, and requirements of the contract to assist DBEs in responding to a solicitation.
6. If a bidder rejects a DBE quote because of previous problems with a particular DBE, the bidder must prepare a detailed written explanation of the problem. Additional cost involved in finding and using DBEs is not, in itself, sufficient reason for a bidder to reject a quote. A bidder must not reject a DBE as being unqualified without sound reasons based on a thorough investigation of the DBE's capabilities.
7. Any additional information requested by the City of Gregory.

II. General Provisions

- A. Bonding, Insurance, Utility Contacts, Etc.

III. Specific Project Requirements

- A. Non-Discrimination in Contractor's work force

- 1. Goals

- a. Minority – 1.0%
- b. Female – 6.9%

- B. Buy American

- 1. Helms and Associates will assist with submission of the Waiver to the FAA, if needed.

- C. Posters

- 1. Posted notices: Prior to commencement of construction activities, the Contractor must post the following documents in a prominent and accessible.
 - a. EEO Posters – Available from SD-DOT (On Site)
 - b. Davis Bacon Wage Poster (WH 1321) - DOL “Notice to All Employees” Poster; and Applicable Davis-Bacon Wage Rate Determination.

- D. Payrolls

- 1. Need to be submitted weekly by the Prime Contractor and all Subcontractors performing work on-site.

- E. Reports to be Filed

- 1. Annual EEO-1 Report - Standard Form 100 must have been filed within past 12 months. Special Conditions page 23.
- 2. Construction Contractor Identification Data - Award Notification shall be given within 10 working days of Contract Award, see Special Conditions Pages 24.

IV. Permits

- A. State/Local Permits must be obtained by the Contractor as required (i.e. Haul Road Permit).

V. Technical Specifications

- A. Items for all Base Items are found in Part VI of the Construction Specifications and Contract Documents or in the Plans.
- B. All questions shall be directed to Helms & Associates or HKG Architects.

Helms & Associates:
Brooke Edgar, P.E.
(605) 225-1212
brookee@helmsengineering.com

HKG Architects
Dean Marske
(605) 225-6820
Dean@hkgarchitects.com

- C. Helms & Associates will issue all Addendums.

VI. Miscellaneous

- A. Review of Bids and approval by the FAA will be prior to Award of the Contract. (Anticipate up to 60 days after the Bid Opening)
- B. A Pre-Construction Conference will be held prior to construction starting.
- C. Construction Observation
 - 1. Helms & Associates/HKG Architects
 - 2. SD-DOT / FAA – Intermittent and Final
- D. Payments
 - 1. Monthly
 - 2. RETAINAGE – 10% (General Provisions, Section 90)
 - 3. Stockpiled Materials
 - a. Cost documentation / Invoice
 - b. Certificate of Compliance or test results to show it meets the specification requirements
 - c. Proof of Insurance
- E. Project Completion – Special Conditions (SC-6)
 - 1. Construction Limitations – see Special Conditions Page 19.

All Bid Schedules:

The construction of the T-Hangar building and approach pavement shall be completed by November 28, 2025.

The work shall be completed in accordance with Paragraph 50-15 of the General Provisions by November 28, 2025.

Liquidated Damages set forth in section SC-1 of the Special Conditions may be assessed if this timeframe is not met.

VII. Construction Methods / Discussion

- A. Construction Meetings will be held throughout the project. All Contractors involved with work at the time of the meeting must attend. Frequency and time shall be coordinated at the Pre-Construction Conference.
- B. Bid quantities may be adjusted to stay within project funds.
- C. Contractor will be responsible for Aggregate Testing (Gradations). The Engineer will perform all density testing.
- D. FAA General Provisions / Technical Specification Changes **(make sure your read the specs as they have been updated):**

1. Mobilization shall be limited to 10 percent of the total project cost (Section 105)

- 2. SDDOT Aggregate Base Course under concrete pavement
 - a. Compaction & Moisture Requirements
 - 98% max dry density @ ±2% optimum moisture