

ADDENDUM NO. 2

To: All Plan Holders of Record and Interested Parties

Project: Clinton County Administration Building - Addition & Alterations

Project No.: 22072

Issue Date: February 23, 2024

Bids Due: 2:00 PM, March 13, 2024

The following additions, revisions, corrections, and clarifications contained herein shall become part of the Construction Contract Documents for the Project and shall be included in the Scope of Work and Bid Proposals to be submitted. References made below to Specifications and Construction Drawings shall be used as a general guide only. Bidders shall determine for themselves the full scope of work affected by the Addendum items.

The following Addendum is part of the Construction Contract Documents dated February 13, 2024.

This Addendum consists of the following:

- Addendum No. 2-- 2 Pages
- Pre-bid Meeting Notes
- Prebid Meeting Contractor Sign-in Sheet

CHANGES TO CONTRACT DOCUMENTS

CHANGES TO TECHNICAL SPECIFICATIONS:

No changes are included in this addendum.

CHANGES TO DRAWINGS:

Sheet M601 Mechanical Schedules

1. Fin Tube Schedule
 - a. **REVISE** all fin tube models to "PIBG".
 - b. **ADD** Schedule Note 3 to read: "Provide round non-adjustable architectural pedestal support feet"

VENDOR APPROVALS:

Specification Section – 072726 – Fluid Applied Membrane Air Barriers

Approved: SopraSeal LM 204VP by Soprema

Specification Section 072100 – Thermal Insulation

Approved: EnergyShield XR by Atlas Insulation, East Moline (For below grade applications only)

ATTACHMENTS:

- Pre-bid Meeting Notes
- Prebid Meeting Contractor Sign-in Sheet
- Modus Addendum #2

It is required to acknowledge this addendum on the Bid Proposal Form.

	I hereby certify that this portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Architect under the laws of the State of Iowa. FOR Origin Design Co. 	2/23/2024
	Michael McNeil	Date
	6/30/2025	2/23/2024
	Registration Expires	Date Issued
Pages or sheets covered by this seal: Addendum #2		

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. FOR Origin Design Co. 	2/23/2024
	Kevin R. Panczyk, P.E.	Date
	License Number 24714	
	My license renewal date is December 31, 2025	
Pages or sheets covered by this seal: Changes to Drawings - Plan Sheet M601		

END OF ADDENDUM NO. 2

Clinton County

Administration Building Alterations and Addition – Pre-Bid Meeting Notes

Meeting Attendees- February 21st, 2024:

Corey Johnson – Facilities Director | Clinton County
Ed Reuter – Maintenance Supervisor | Clinton County
Greg Rickels – Point Builders
Scott Illingsworth – Valley Commercial Construction
Jeff Daniels – American Electric
Jeff Carstensen – TMI
Nate Johnson – JCI
Devon Carstensen – JCI
Mike Wilsens – BSSC
Brandon Reed – Reed Construction
Jeff Knepper – Diamond Cut Inc.
Bryson Peters – Northwest Mechanical, Inc
Kevin Panczyk – Professional Engineer | Modus Engineering
Mike McNeil – Senior Architect | Origin Design
Mat Townsley – Architectural Associate | Origin Design

Meeting Summary:

- Mike McNeil of Origin Design introduced the Clinton County Administration Building Alterations and Addition project.
 - It will be important that once work begins, the selected General Contractor continue moving around the building until the envelope is complete. The owner will continue operations in the building during construction and prolonged exposure of the interior of the building to the elements will not be allowed.
- Kevin Panczyk of Modus Engineering described planned changes to the mechanical, electrical, and mechanical piping systems.
 - In the event Alternate #1 is selected by the owner and mechanical work will take place above the ceilings, limited removal and replacement of acoustical ceilings by the contractor will be required. If work can be accomplished without removing ceiling grids, that is preferred. As able, the owner may assist with acoustic ceiling removal and replacement to aid the contractor.
- Corey Johnson, facilities manager for Clinton County, helped define preparation work that will be completed by his maintenance staff.
 - The selected General Contractor should coordinate planned work at least 1 week ahead of the section of work beginning. This should be done throughout the project in order to allow building maintenance staff to clear and prepare rooms.
- There was time for questions from potential bidders. Questions and answers are summarized in the following section.
- Corey Johnson led a facility walkthrough.

Questions:

- Will construction crews be required to work around furniture, desks, and cubicles in rooms?

- County staff members will be relocated from areas where work is being done. Building maintenance staff will work ahead of construction crews to move furniture away from areas of the room where work is to be completed. Some amount of overhead work may need to be completed over top of furniture or cubicles. The owner will move and consolidate furniture as much as possible in those cases. The selected General Contractor will still be responsible for covering, controlling dust, and cleaning spaces as specified in the contract documents.
- The structural drawings were not available for download on the county's website. When will those be available?
 - The structural sheets were released to bidders in Addendum 1 and are available for download now.
- What building permits will be required?
 - The selected General Contractor will be responsible for obtaining a building permit through the City of Clinton. Clinton County will not require any additional building permits.
- If Bidding Alternate #1 is selected, will that change the scope of mechanical work in the ceilings?
 - Mechanical work in the ceilings will still be a part of the project if Alternate #1 is accepted, however the scope of new HVAC diffusers will be impacted by Alternate #1. Please see the notes on the mechanical sheets describing work to be completed in the Base Bid and Alternate #1.
- What ceiling work will be required around the curtainwall replacements if Alternate #1 is selected?
 - In many rooms, existing acoustical ceilings are attached directly to the aluminum framing. If Alternate #1 is selected, it will be necessary to detach the existing acoustical ceilings from the aluminum framing, temporarily support the grids, and reattach once curtainwall replacements are complete in those rooms.
- Are there key dates when the building will be unavailable for construction crews to work?
 - The owner is committed to allowing the selected General Contractor to work continuously on this project until completion, and the owner will work ahead of the contractor to make sure building occupants and building contents are relocated, cleared, or consolidated to allow the contractor proper working space.
 - There are two known times that work will need to be scheduled around.
 - Work in the Auditor's office will not be able to take place leading up to and during the November election. (Mid-October through Mid-November 2024)
 - Work in the Treasurer's office will not be able to take place during the end of Tax season. (March through Mid-April each year)
 - The selected General Contractor must establish a construction schedule and communicate regularly with the owner so the owner can coordinate building occupants and contents.
 - The Preliminary Phasing Exhibit, G1.2 in the drawings, was developed with input from Clinton County's departmental leaders and may be used as a guide for phasing the work.
- When can potential bidders access the site to survey existing conditions?
 - The Administration Building will be open to bidders daily Monday through Friday from 7am to 3:30pm. Please provide notice to Corey Johnson before arriving on site so he

may notify building security and provide access to any necessary areas that are normally closed to the public.

- When will building maintenance staff be available during construction?
 - Building maintenance staff will be on site daily Monday through Friday from 7am to 3:30pm. If building maintenance staff are needed outside of their normal working hours, please contact Corey Johnson.
- Will storage space be available on site for staging tools and materials?
 - Yes, conditioned storage space will be available in the building's basement.
 - Unconditioned, covered storage space will be available during the summer months in the Charles A. Sheridan building on site. This building has overhead garage doors. Access to the Charles A. Sheridan building will be limited in the winter months when salt and brine equipment are in use.
 - Additional outdoor storage space can be made available on paved areas at the first floor and basement levels.
 - Roll off dumpsters may be located on site as required.
- Will there be space for a jobsite trailer on site?
 - Yes, a relatively flat area of the existing parking lot can be made available for a jobsite trailer near the Charles A. Sheridan building.
- Are elevators available to transport materials?
 - Yes, the building has two elevators, one on the east end of the building and one near the center in the west wing. Both elevators may be used by construction crews, however elevator finishes must be protected and returned to their existing state upon project completion.

WORKING ON TOMORROW.



PRECONSTRUCTION MEETING

Project: Clinton County Administration Building -
Addition & Alterations
Date: February 21, 2024

Origin Design No: 22071 &
22072

NAME	COMPANY	EMAIL	PHONE NO.
Mike McNeil	Origin Design	mike.mcneil@origindesign.com	(309) 269-4513
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Jeff Daniels	American Electric	jeff@americanelectricinc.net	563-212-3265
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Mike Wilkens	BSSC	MikeW@BSScompany.com	309-203-5155
Brandon Reed	Reed CONST	BrandonReedconst.com	563-459-9127
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Kevin Panczyk

Modus Engineering

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(319) 248-4604

Clinton County		
PROJECT:	Addition and Alterations	PROJECT NUMBER: 22-086
		DATE: February 23, 2024

NOTE { *THIS ADDENDUM HAS BEEN ISSUED TO MODIFY AND/OR INTERPRET THE BIDDING DOCUMENTS, INCLUDING THE DRAWINGS AND SPECIFICATIONS. UNLESS OTHERWISE INSTRUCTED, THE INFORMATION CONTAINED ON THE ADDENDUM SHALL TAKE PRECEDENCE OVER ANYTHING CONTRARY ON THE ORIGINAL BIDDING DOCUMENTS AND SHALL BE HEREINAFTER CONSIDERED AS A PARTY OF THE BIDDING DOCUMENTS.*

SPECIFICATIONS

NO SPECIFICATIONS ARE INCLUDED IN THIS ADDENDUM.

PLANS

SHEET M60 I MECHANICAL SCHEDULES

1. Fin Tube Schedule
 - A. **REVISE** all fin tube models to read: "PIBG"
 - B. **ADD** Schedule Note 3 to read: "Provide round non-adjustable architectural pedestal support feet."

VENDOR APPROVALS

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