

**ADDENDUM NO. 3
TO
CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS
FOR IMPROVEMENTS TO THE
ST. JOSEPH ROSECRANS MEMORIAL AIRPORT
ST. JOSEPH, MISSOURI
MODOT PROJECT NO. 22-012A-1**

To All Bidders: You are requested to make all changes and/or additions contained in this addendum to the Bidding Documents. Failure to acknowledge this Addendum in Proposal shall result in rejection of bid. Bidders are informed that the above referenced Questions with Corresponding Answers, Contract Documents, Specifications, and Plans are modified as follows as of December 2, 2022

CONTRACT DOCUMENTS/SPECIFICATIONS/PLANS

Contract Documents:

1. Contract Documents

Revision: Added Missouri and Federal Prevailing Wages have been to contract documents under Section 4-43 Part D

2. Contract Documents

Revision: Removed Section 3 60-05 entirely from Section 60 as there is no need to provide a dedicated trailer for the RPR

3. Contract Documents

Revision: Section 4 Part C Item 2. Removed "There shall be \$1,000,000 penalty, paid to the airport, for each deviation from these security provisions" entirely from Item 2.

4. Pre-Bid Meeting Minutes and Attendee List

Revision: Added to Contract Documents.

Plans:

5. Plans

Sheet S-200

Revision: Foundation Plan Note I Updated: Exterior Perimeter Footings: T/FT = 93'

6. Plans

Sheet A-101 Floor Plan

Revision: Revised floor perimeter linework for clarity.

7. Plans

Sheet A-202 Building Elevations

Revision: Added Sheet A-202 Building Elevations

8. Plans

Sheet A-451 Interior Elevations

Revision: Revised FEC and DEFIB locations.

9. Plans

Sheet A-601 Door Schedule, Types, and Details

Revision: Revised FEC and DEFIB locations.

10. Plans

Sheet G-001 Vault Cover Sheet

Revision: Sheet Index Updated to remove Sheet S-400.

Questions:

11. What is the project's Address?

a) A Ave, St. Joseph MO 64503.

12. Is the builder's risk to be carried by the owner or contractor?

a) The builder's risk is to be carried by the contractor per Section 3 Section 90.

13. Is this project in a flood plane or flood zone?

a) The airport site is within FEMA Zone B.

14. What specification section outlines the project's insurance requirements?

a) Refer to Section 3 Section 70-11 and 70-21.

15. Will the electrician be responsible for all power and low voltage wiring?
 - a) Yes.
16. Are DBE / Missouri Prevailing Wages Published?
 - a) All DBE Requirements can be found in Contract Documents, refer to section X. Missouri and Federal Prevailing Wages have been added to contract documents under Section 4-43 Part D.
17. Could you let me know if there will be any trees, shrubs, irrigation systems or any other landscaping on this project?
 - a) There are no trees, shrubs, or irrigation systems. Please see erosion control plan for limits of seeding. Please see General Notes in Enlarged Planter Plan A-531 for specialized lawn seed.
18. Is there any foundation wall elevations available? It appears that the foundation walls are at least 5' above grade on the elevation drawings on the architectural drawings.
 - a) The finish floor is shown correctly, the slab elevation is 100' due to the flood plane concerns.
19. What is the thickness of the ramp and outdoor patio concrete slabs?
 - a) Ramp and patio slabs are to be the same as the interior slab 5"
20. Who is responsible for providing the Defib shown on the plans?
 - a) Contractor to provide Automatic Defibrillator. Refer to revised location per Addendum 3.
21. Who is responsible for providing the photos for the historical wall display?
 - a) The Owner, RPR, or A&E will provide the photos for the historical display.
22. Is Door and Frame 018A missing from the schedule?
 - a) No, Door Schedule has been revised for clarity.
23. What is the thickness of the asphalt for the parking lot? It shows a 2" surface but no base thickness.
 - a) The parking lot and access road pavement sections are shown on sheet C-220, details A, B, and C. The pavement section consists of a 2-inch asphaltic surface course, over a 5-inch asphaltic base course, over 6-inches of $\frac{3}{4}$ " max crushed stone, over geogrid Tensar TX-140 or approved equal. Please note that the loading dock concrete pavement section is shown in detail E on the same sheet.
24. Is the interim access road supposed to be paved with asphalt also? If so what thickness.
 - a) The interim interior access road pavement section is shown on sheet C-220, detail B, as 2- inch asphaltic surface course, over a 3-inch asphaltic base course, over 6-inches of $\frac{3}{4}$ " max crushed stone, over geogrid Tensar TX-140 or approved equal.
25. Why do the parking lot demolition limits extend past the new grading plan limits?

- a) The demolition limits in the plan are correct. The intent is to give contractor room to maneuver and construct the slope.
26. Will there be any contractor provisions for construction power for the vault work?
- a) There will be no provisions for the contractor for construction power for the vault work.
27. Can Schedule I be awarded separately than Schedule II?
- a) No, they are planned to be awarded together for a total Phase 1 Package. Separate awards are not intended. If funding is not available however Schedule I takes precedent.
28. Is the contractor laydown area given exact for Schedule I?
- a) No, it is representational. As long as employee and parking lot access is unrestricted and the contractor maintains a well-kept laydown area, it can extend beyond what is shown.
 - b) Contractor must coordinate with airport.
29. Please clarify the scope of work associated with the electric manhole located near the north-west corner of the new terminal building?
- a) This manhole will be installed to intercept the existing Evergy electric line which runs under the apron and runway to supply power to facilities on the west side of the runway. Evergy will cut into the existing conduit and pull the existing conductors (from the west) into the new manhole.
 - b) New conductors will be installed by Evergy (from the east, in the contractor installed conduit) and will be spliced to the existing conductors in the new manhole. This work will need to be closely coordinated with Evergy and the airport to minimize the impact of any power outages caused by this work.

Missouri

Division of Labor Standards

WAGE AND HOUR SECTION



MICHAEL L. PARSON, Governor

Annual Wage Order No. 29

Section 011
BUCHANAN COUNTY

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by

Todd Smith, Director
Division of Labor Standards

Filed With Secretary of State: March 10, 2022

Last Date Objections May Be Filed: April 11, 2022

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Asbestos Worker	\$67.48
Boilermaker	\$28.90*
Bricklayer	\$56.91
Carpenter	\$54.67
Lather	
Linoleum Layer	
Millwright	
Pile Driver	
Cement Mason	\$28.90*
Plasterer	
Communications Technician	\$28.90*
Electrician (Inside Wireman)	\$53.90
Electrician Outside Lineman	\$28.90*
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Elevator Constructor	\$28.90*
Glazier	\$28.90*
Ironworker	\$66.31
Laborer	\$43.28
General Laborer	
First Semi-Skilled	
Second Semi-Skilled	
Mason	\$54.10
Marble Mason	
Marble Finisher	
Terrazzo Worker	
Terrazzo Finisher	
Tile Setter	
Tile Finisher	
Operating Engineer	\$28.90*
Group I	
Group II	
Group III	
Group III-A	
Group IV	
Group V	
Painter	\$40.08
Plumber	\$65.60
Pipe Fitter	
Roofer	\$53.35
Sheet Metal Worker	\$68.44
Sprinkler Fitter	\$28.90*
Truck Driver	\$41.63
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in Section 290.210 RSMo.

Heavy Construction Rates for
BUCHANAN County

Section 011

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Carpenter	\$62.33
Millwright	
Pile Driver	
Electrician (Outside Lineman)	\$28.90*
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Laborer	\$45.77
General Laborer	
Skilled Laborer	
Operating Engineer	\$55.44
Group I	
Group II	
Group III	
Group IV	
Truck Driver	\$28.90*
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate Sheet.

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in Section 290.210 RSMo.

OVERTIME and HOLIDAYS

OVERTIME

For all work performed on a Sunday or a holiday, not less than twice (2x) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work.

For all overtime work performed, not less than one and one-half (1½) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work or contractual obligation. For purposes of this subdivision, "**overtime work**" shall include work that exceeds ten hours in one day and work in excess of forty hours in one calendar week; and

A thirty-minute lunch period on each calendar day shall be allowed for each worker on a public works project, provided that such time shall not be considered as time worked.

HOLIDAYS

January first;
The last Monday in May;
July fourth;
The first Monday in September;
November eleventh;
The fourth Thursday in November; and
December twenty-fifth;

If any holiday falls on a Sunday, the following Monday shall be considered a holiday.

When a material or assembly is specified by “brand name or equal” and the Contractor elects to furnish the specified “or equal,” the Contractor shall be required to furnish the manufacturer’s certificate of compliance for each lot of such material or assembly delivered to the work. Such certificate of compliance shall clearly identify each lot delivered and shall certify as to:

- a. Conformance to the specified performance, testing, quality or dimensional requirements; and,
- b. Suitability of the material or assembly for the use intended in the contract work.

The RPR shall be the sole judge as to whether the proposed “or equal” is suitable for use in the work.

The RPR reserves the right to refuse permission for use of materials or assemblies on the basis of certificates of compliance.

60-04 PLANT INSPECTION. The RPR or their authorized representative may inspect, at its source, any specified material or assembly to be used in the work. Manufacturing plants may be inspected from time to time for the purpose of determining compliance with specified manufacturing methods or materials to be used in the work and to obtain samples required for acceptance of the material or assembly.

Should the RPR conduct plant inspections, the following conditions shall exist:

- a. The RPR shall have the cooperation and assistance of the Contractor and the producer with whom the Contractor has contracted for materials.
- b. The RPR shall have full entry at all reasonable times to such parts of the plant that concern the manufacture or production of the materials being furnished.
- c. If required by the RPR, the Contractor shall arrange for adequate office or working space that may be reasonably needed for conducting plant inspections. Place office or working space in a convenient location with respect to the plant.

It is understood and agreed that the Owner shall have the right to retest any material that has been tested and approved at the source of supply after it has been delivered to the site. The RPR shall have the right to reject only material which, when retested, does not meet the requirements of the contract, plans, or specifications

60-06 STORAGE OF MATERIALS. Materials shall be stored to assure the preservation of their quality and fitness for the work. Stored materials, even though approved before storage, may again be inspected prior to their use in the work. Stored materials shall be located to facilitate their prompt inspection. The Contractor shall coordinate the storage of all materials with the RPR. Materials to be stored on airport property shall not create an obstruction to air navigation nor shall they interfere with the free and unobstructed movement of aircraft. Unless otherwise shown on the plans and/or CSPP, the storage of materials and the location of the Contractor's plant and parked equipment or vehicles shall be as directed by the RPR. Private property shall not be used for storage purposes without written permission of the Owner or lessee of such property. The Contractor shall make all arrangements and bear all expenses for the storage of materials on private property. Upon request, the Contractor shall furnish the RPR a copy of the property Owner's permission.

All storage sites on private or airport property shall be restored to their original condition by the Contractor at their expense, except as otherwise agreed to (in writing) by the Owner or lessee of the property.

60-07 UNACCEPTABLE MATERIALS. Any material or assembly that does not conform to the requirements of the contract, plans, or specifications shall be considered unacceptable and shall be rejected. The Contractor shall remove any rejected material or assembly from the site of the work, unless otherwise instructed by the RPR.

Rejected material or assembly, the defects of which have been corrected by the Contractor, shall not be returned to the site of the work until such time as the RPR has approved its use in the work.

60-08 OWNER FURNISHED MATERIALS. The Contractor shall furnish all materials required to complete the work, except those specified, if any, to be furnished by the Owner. Owner-furnished materials shall be made available to the Contractor at the location specified.

All costs of handling, transportation from the specified location to the site of work, storage, and installing Owner-furnished materials shall be included in the unit price bid for the contract item in which such Owner-furnished material is used.

After any Owner-furnished material has been delivered to the location specified, the Contractor shall be responsible for any demurrage, damage, loss, or other deficiencies that may occur during the Contractor's handling, storage, or use of such Owner-furnished material. The Owner will deduct from any monies due or to become due the Contractor any cost incurred by the Owner in making good such loss due to the Contractor's handling, storage, or use of Owner-furnished materials.

END OF SECTION 60

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END OF SECTION 60

PART C – LOCAL PROVISIONS

1. HAUL ROADS:

The Contractor shall obtain approval from the Engineer prior to establishing haul roads within the airport property. Once established, the haul roads shall be utilized for all equipment traffic, and the equipment shall not be allowed to stray or wander away from the established routes. The haul roads shall be the responsibility of the Contractor and shall be maintained and kept in good order at all times. Water, when required, shall be applied at the locations and in the amounts necessary to minimize dust and dirt in the air operations area. Haul roads across any active runway or taxiway shall be kept clean and in good order at all times. The Contractor shall repair any damage caused by the movement of equipment on any of the haul roads, whether in designated or undesignated areas. After completion of the project, the Contractor shall be required to re-grade any unpaved portions of the haul road and to reseed the area with local native grasses to match the existing conditions of the area. The performance of any work as specified by this provision, including watering, maintenance, and repair of the haul roads, shall not be measured and paid for directly, but shall be considered as necessary and incidental to the work.

Establishment of haul roads off of Airport property shall be the sole responsibility of the Contractor.

2. AIRPORT SECURITY:

The Contractor is responsible for all vehicles and personnel on the airport property. All authorized vehicles and construction equipment must display a three foot by three foot flag with international orange and white 12 inch squares displayed in full view above the vehicles. Passengers in any unauthorized vehicles shall be the responsibility of the Contractor. The Contractor shall be held responsible to uphold the above security stipulations stated in the CSPP at all times during the progress of the construction project. No deviations from the security measures shall be allowed at any time.

3. RADIO COMMUNICATIONS:

The Contractor's superintendent and flagman shall be required to monitor transceiver radios tuned to the ATCT/CTAF 126.9 MHz and Ground Control Bi-Weekly MHz, frequency at all times. Radios shall be supplied by the Contractor. Such radios shall be used to obtain proper clearance in regard to the movement of equipment, trucks, etc., on the airport. Further, any unusual occurrences in the flight pattern of approaching or departing aircraft shall be acknowledged by all concerned so that operation of the airport and the construction work can be safely carried on at all times.

4. WORK SCHEDULE:

Immediately after the award of contract, the Contractor shall file with the Engineer a time chart or schedule of proposed progress, a plan of construction and proposed detailed methods of carrying out the work, including a full statement of equipment and equipment layout for the job.

The Sponsor reserves the right to request changes in the sequence of project schedules if such change is required in the interest of safety or airport operation.

5. CONTRACTOR'S QUALITY CONTROL PROGRAM:

The contractor and their chosen testing laboratory shall submit a quality control plan submitted and approved prior to the Notice to Proceed (NTP). The quality control plan should contain the following items:

ST. JOSEPH ROSECRANS MEMORIAL AIRPORT RENOVATIONS PHASE 1

MODOT Project No. 22-012A-1

Pre-Bid Conference

November 30th, 2022, 2:00 P.M.

Call in [+1 937-240-2430](tel:+19372402430) PIN: [920428310#](tel:+19372402430)

Schedule I: New Terminal Building and all necessary Site and Utility Work

Schedule II: New Electrical Vault and all necessary Site and Utility Work

1. RECORDING OF ATTENDEES

- A. Recording of attendees, firm represented, email, address and phone number.
- B. Attendance and Meeting Minutes will be sent by addendum to all plan holders.

2. INTRODUCTIONS & PROJECT DESCRIPTION

- A. Airport Representatives
 - 1. Julius Rice, Airport Manager
 - 2. Chris Cordonnier, Airport Operations
 - 3. Abe Forney, Public Works Director
- B. Airport Engineering / Architect – Jviation, a Woolpert Company
 - 1. Joe Pestka, Program Director
 - 2. Kevin Costello, Project Manager
 - 3. Adam Acree, Team Lead
 - 4. Derek Johnson, P.E., Civil Engineer
 - 5. Joel Wiechmann, P.E., Electrical Engineer
- C. Project Overview –
 - a. **Schedule I: New Terminal Building and all necessary Site and Utility Work**
 - i. A portion of the work is Federally Funded
 - ii. The Schedule I Terminal Building has been designed to replace the existing Administrative Building which is combined with an Air Traffic Control Tower. The Terminal Building will be a steel framed building with steel joists, using footings for the foundation, with masonry and glass as the building shell. It will be a general use building that will include a lobby, restaurant and dining area, outdoor patio, office space, pilot's lounge, restrooms, ramps and entrance and exit stairs, associated parking positions, storm sewer collection pipes and inlets, sanitary sewer and water line installation, electrical/telephone/data system services, gas, parking lot lighting, paving, signage and striping, as well as all necessary grading and earthwork.
 - iii. The 1st step in phasing must be disconnection of geothermal well field and installation of new air source heat pumps for the existing building to replace the existing building's heating and cooling systems per the phasing plan.
 - iv. The existing administrative building and ATCT will be used and occupied throughout the project. Entry and parking in front of the building must be left accessible throughout the life of the project.
 - v. Haul Routes, roadwork, and contractor accessibility
 - vi. Utility installation; utilities to existing Terminal / ATCT must remain in service throughout the project

- vii. Utility routes and terminations for Phase II
- viii. Site work; fill dirt must come from an undesignated offsite source
- ix. Silt Fences and Erosion Control Permitting and Barricades
- x. No movable furniture is included in the contract; refer to keynotes
- xi. Contractor is responsible for relocating kitchen equipment

b. Schedule II: New Electrical Vault and all necessary Site and Utility Work

- i. A portion of the work is Federally Funded
- ii. The existing Power Building will be used throughout the life of the Project. Runway Lighting Power, and Lighting Controls will only be switched over as the final step in construction.
- iii. Contractor accessibility and security access
- iv. FOD Control
- v. Utility Routes
 - Conduits under runway to be installed by others
- vi. Site Work
- vii. Working near and around an active AOA

3. BID OPENING DATE & TIME

- A. Date: Due by Dec.13th, 2022 at 1:00 P.M.
- B. Mailed to: City of St. Joseph at Purchasing Room 201, 1100 Frederick Ave, St. Joseph, MO 64503
- C. Opened at: City of St. Joseph at Purchasing Room 201
- D. Bid security: 5% of bid amount.
- E. Bid proposal: Complete and Bid Proposal Summary including Schedule I and II Total.
- F. Award: The bid will be based on the total base bid for all awarded schedules based on the availability of funding.

4. DBE GOALS

- A. 4.00% of the contract amount per section 4-5 Part 4.

5. QUALIFICATION OF BIDDERS

- A. Qualifications shall be furnished per Section 20-02. Each bidder shall furnish the Owner satisfactory evidence of his or her competency and financial responsibility to perform the proposed work.

6. CRITICAL CONTRACT DATES

- A. Notice of Award: Up to 120 Calendar Days from Bid Opening which is April 11, 2023
- B. Notice to Proceed: January 2023 to Mid-April 2023. Will be coordinated with the contractor and their schedule.
- C. Project Time: 300 Calendar Days for Construction completion.

7. SAFETY PLAN COMPLIANCE DOCUMENT

- A. Safety Plan Compliance Document:

The Contractor shall submit a SPCD per AC 150/5370-26. The Contractor's SPCD shall identify specific methods, sequencing, and phasing that he/she intends to use in order to accomplish the project work. The final SPCD shall be a coordinated effort between the

Owner/Sponsor, the Engineer, and the Contractor. The Contractor's SPCD must be submitted to the Airport and Engineer one week prior to the issuance of a Notice to Proceed. No Notice to Proceed shall be issued until the SPCD has been approved. A sample of an SPCD can be given upon request.

The items to be included in this SPCD include but are not limited to:

1. Specific hazard equipment and lighting to be used on the project.
2. Construction equipment heights.
3. Contractor's contacts, subcontractor's contacts, and Airport contacts (including after hours contact procedures).

8. BONDING

- A. Payment Bond: 100% of Bid Amount.
- B. Performance Bond: 100% of Bid Amount

9. ARCHITECT/ENGINEER'S/ RPR's FIELD OFFICE

- A. This will not be required and will be removed as part of Addendum #2.

10. LIQUIDATED DAMAGES

- A. As compensation per the Contract Document, the Contractor shall be assessed a liquidated damage of \$750 per calendar day as well as A&E/RPR wage reimbursement for each day that the work remains uncompleted beyond the contract period.

11. SAFETY AND PHASING

- A. Phasing sheets are attached to the Agenda for discussion.

12. ADDENDUM UPDATE

- A. Addendum # 1 was provided on November 28th.
- B. Addendum # 2 will follow. It will include all of the meeting minutes along with questions and answers, and answers not given at the meeting.

13. MISCELLANEOUS

- A. Construction and building materials sold to the contractors and subcontractors for use on public works owned by City of St. Joseph, are exempt from State Sales and Use Taxes. However, such materials will be subject to any Sales and Use Taxes imposed by local cities and counties.
- B. Quality Acceptance Testing and required Special Inspections shall be performed by an independent testing agency employed by the Engineer. The contractor must provide Quality Control testing for certain work elements.
- C. The contractor will be responsible for any permitting required. However, there will be no building permit required since this is outside of the city limits of St. Joseph.

14. QUESTIONS

- A. Questions will be taken via email until COB on Monday the 5th
- B. Final anticipated addendum will be sent out Wednesday the 7th

15. PROJECT SITE TOUR

Pre-Bid Meeting Sign In

Meeting Date / Location: Wednesday November 30, 2022 / Rosecrans Memorial Airport Terminal Building

Project Name: Construct New Terminal Building and Electrical Vault

Time: 2:00 P.M.

Project #: MODOT Project No. 22-012A-01

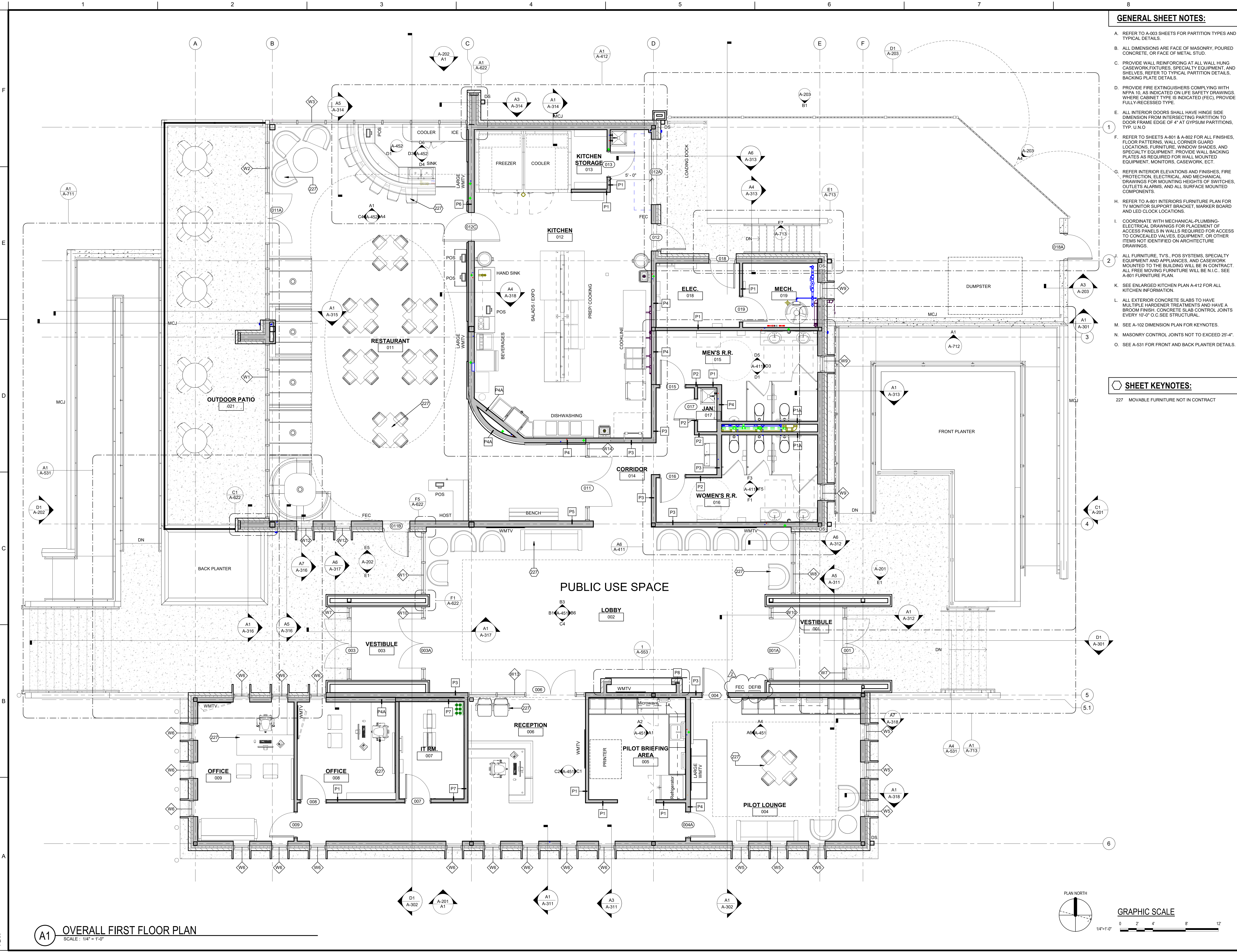
Name	Company	Telephone No.	E-mail
Daniz Haeerting	Pinnacles Electric	816-279-1800	daniz@pinnacles-electric-inc.com
Eric Uehlin	Lehr Construction	816-232-4431	eric@lehrconstruction.com
Jon Lehn	Lehr Const Co	816-232-4431	jon@lehrconstruction.com
Randy Schulte	Paul Walinger	816-232-4820	Randy.Schulte@walinger.com
Brandon Miller	WALINGER	816-262-6025	Brandon.Miller@walinger.com
Zach Schurman	Lawhon Const. Co	816-279-6366	zach@lawhonconst.com
Justin Shure	Hemer Construction	816-232-4551	justin@hemerconstruction.com
Shelby Swartz	RS Electric	816-844-2594	shelby@rselectriccorp.com
Bob Gibbons	KADEAN	913-375-0750	rgibbons@kadean.com
Wade Harris	E.L. Crawford	816-233-2596	Wade@elcrawford.com
Will Manis	Julius Kaaz Const.	913-682-3550	Will@Jkaaz.com
RICHARD SADLER	ALTMUELLER CONST	816-233-6055	RSADLER@ALTMUELLER.COM
Brycen Wiedner	Lee Grover Const.	(816) 279-7919	brycenw_lgc@dcglobal.net
Kelly Owens	Seaman & Schuske	816-261-7206	kowens@seamanschuske.com
JEFF HARTSCHEN	ECKARPS	816-752-0920	JEFF@ECKARPSFLOORING.COM
Tom Inghran	Musselman & Hall	816-705-7272	tinghram@musselmanandhall.com

Virtual Attendee Sign In

Name	Company / Organization
Greg Fisher	Maryville Glass and Lock
Andrea	MD Electric
Derek Johnson	Jviation a Woolpert Company
Adam Acree	Jviation a Woolpert Company
Joel Wiechmann	Jviation a Woolpert Company
Ed Hyatt	FAA
Andrew Hanks	MODOT



A-101 OVERALL FIRST FLOOR ARCHITECTURE STU_S Joseph Airport STU_ADMIN BLDG_ARCH_P201.rvt
11/13/2022 11:13:43 AM
PLAN



- GENERAL SHEET NOTES:**
- A. REFER TO A-003 SHEETS FOR PARTITION TYPES AND TYPICAL DETAILS.
 - B. ALL DIMENSIONS ARE FACE OF MASONRY, POURED CONCRETE, OR FACE OF METAL STUD.
 - C. PROVIDE WALL REINFORCING AT ALL WALL HUNG CASEWORK, FIXTURES, SPECIALTY EQUIPMENT, AND SHELVES. REFER TO TYPICAL PARTITION DETAILS, BACKING PLATE DETAILS.
 - D. PROVIDE FIRE EXTINGUISHERS COMPLYING WITH NFPA 10, AS INDICATED ON LIFE SAFETY DRAWINGS. WHERE CABINET TYPE IS INDICATED (FEC), PROVIDE FULLY-RECESSED TYPE.
 - E. ALL INTERIOR DOORS SHALL HAVE HINGE SIDE DIMENSION FROM INTERSECTING PARTITION TO DOOR FRAME EDGE OF 4" AT GYPSUM PARTITIONS, TYP. U.N.O.
 - F. REFER TO SHEETS A-801 & A-802 FOR ALL FINISHES, FLOOR PATTERNS, WALL CORNER GUARD LOCATIONS, FURNITURE, WINDOW SHADES, AND SPECIALTY EQUIPMENT. PROVIDE WALL BACKING PLATES AS REQUIRED FOR WALL MOUNTED EQUIPMENT, MONITORS, CASEWORK, ECT.
 - G. REFER INTERIOR ELEVATIONS AND FINISHES, FIRE PROTECTION, ELECTRICAL, AND MECHANICAL DRAWINGS FOR MOUNTING HEIGHTS OF SWITCHES, OUTLETS, ALARMS, AND ALL SURFACE MOUNTED COMPONENTS.
 - H. REFER TO A-801 INTERIORS FURNITURE PLAN FOR TV MONITOR SUPPORT BRACKET, MARKER BOARD AND LED CLOCK LOCATIONS.
 - I. COORDINATE WITH MECHANICAL-PLUMBING-ELECTRICAL DRAWINGS FOR PLACEMENT OF ACCESS PANELS IN WALLS REQUIRED FOR ACCESS TO CONCEALED VALVES, EQUIPMENT, OR OTHER ITEMS NOT IDENTIFIED ON ARCHITECTURE DRAWINGS.
 - J. ALL FURNITURE, TV'S, POS SYSTEMS, SPECIALTY EQUIPMENT AND APPLIANCES, AND CASEWORK MOUNTED TO THE BUILDING WILL BE IN CONTRACT. ALL FREE MOVING FURNITURE WILL BE N.I.C. SEE A-801 FURNITURE PLAN.
 - K. SEE ENLARGED KITCHEN PLAN A-412 FOR ALL KITCHEN INFORMATION.
 - L. ALL EXTERIOR CONCRETE SLABS TO HAVE MULTIPLE HARDENER TREATMENTS AND HAVE A BROOM FINISH. CONCRETE SLAB CONTROL JOINTS EVERY 10'-0" O.C. SEE STRUCTURAL.
 - M. SEE A-102 DIMENSION PLAN FOR KEYNOTES.
 - N. MASONRY CONTROL JOINTS NOT TO EXCEED 25'-4".
 - O. SEE A-531 FOR FRONT AND BACK PLANTER DETAILS.
- SHEET KEYNOTES:**
- 227 MOVABLE FURNITURE NOT IN CONTRACT

ROSECRANS MEMORIAL
AIRPORT
CITY OF ST. JOSEPH, MISSOURI

TERMINAL BUILDING

JVIATION
A WOOLPERT COMPANY

100 S NW Rosecrans Road, St. Joseph, MO 64503

ROSECRANS MEMORIAL AIRPORT

ISSUE RECORD

NO.	BY	DATE	DESCRIPTION
1	A.J.R.	11/16/2022	ISSUED FOR BID
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FOR AND ON BEHALF OF JVIATION, INC.

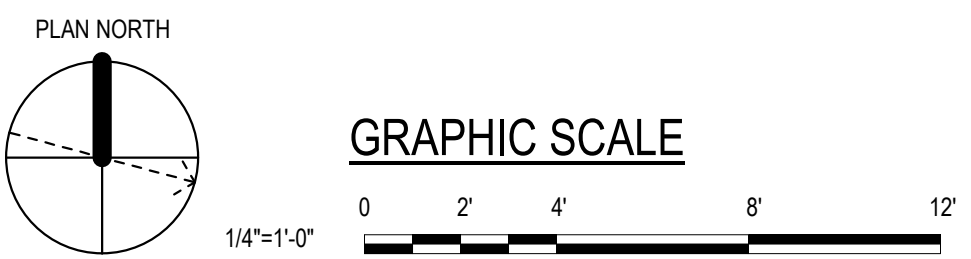
DRAWN: JBW CHECKED: AJR APPROVED: AJR

PROJECT NUMBER: MODOT #22-012A-1

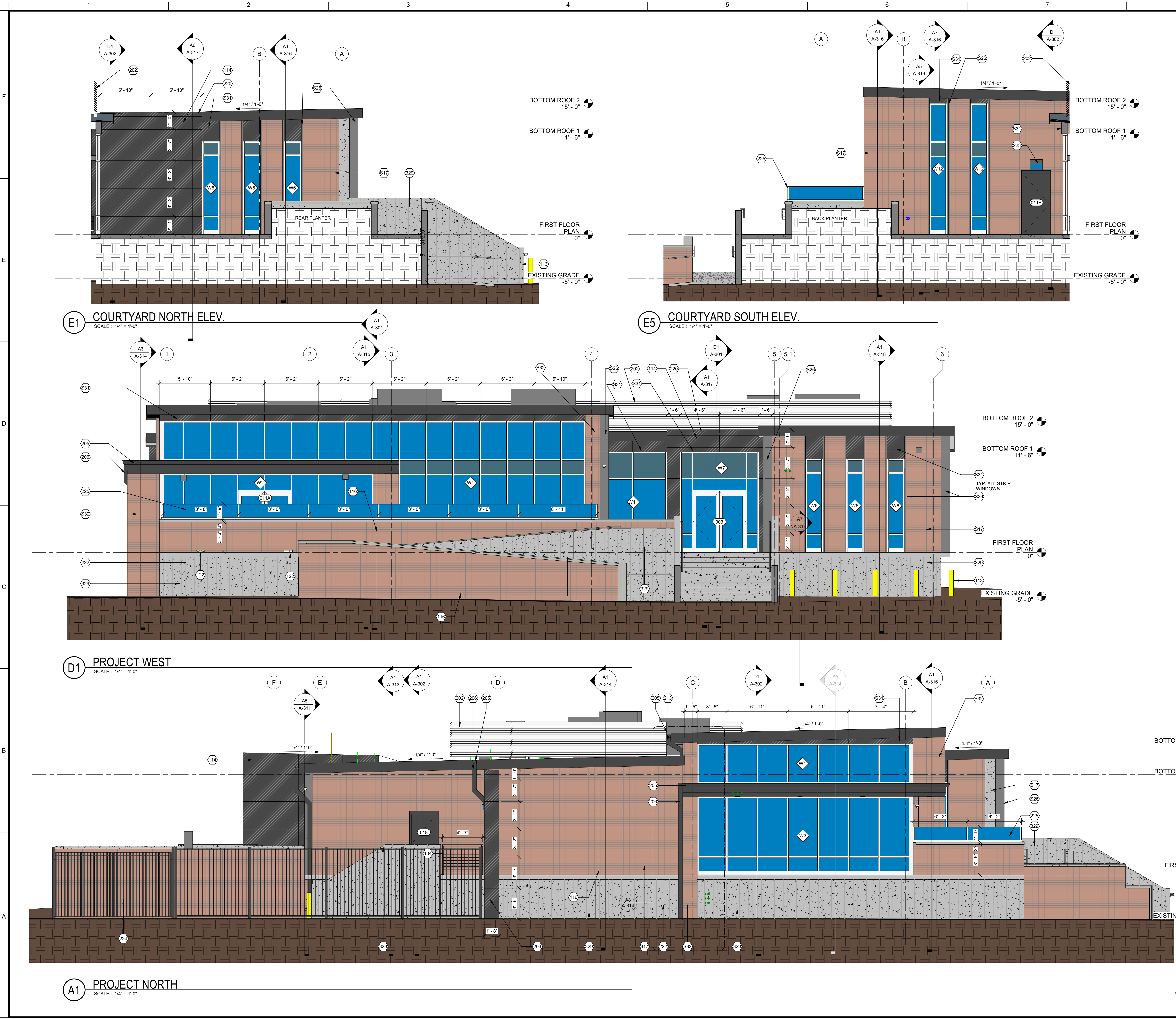
OVERALL FIRST FLOOR ARCHITECTURAL PLAN

A-101

A1 OVERALL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



12/22/2022 10:56:31 AM
A-202 BUILDING ELEVATIONS
BIN 3601\aviation_sjoseph airport\STU_ADMIN BLDG_ARCH_R201.rvt



- GENERAL SHEET NOTES:**
- A. SEE STAIR & RAMP RAILING DRAWINGS A-711 - A-713 FOR ALL RAILING INFORMATION AND ADJACENT EXTERIOR SITE WALL INFORMATION. SEE WALL SECTIONS.
- SHEET KEYNOTES:**
- 104 RAILING - BASIS OF DESIGN - VIEWRAIL ONYX ROD RAILING SYSTEMS - PRODUCT: ONYX 1/4" STAINLESS STEEL ROD RAILING - OR APPROVED EQUAL OR APPROVED EQUAL FABRICATION FROM CONTRACTOR. SEE A-711 TO A-713 STAIR AND RAMP DETAILS.
- 113 9" DIA. BOLLARD
- 114 METAL PANEL AT ENTRANCE FEATURES (COLOR BLACK ANODIZED). FASTENED OVER WEATHER BARRIER, 2" RIGID INSULATION, AND INTO 3/4" EXT. GRADE PLYWOOD / METAL STUD FRAMING W/ BATT INSULATION.
- 116 MCJ MASONRY CONTROL JOINT.
- 122 SCUPPER IN MASONRY/CONCRETE EXTERIOR WALL AT SLAB LEVEL. ALL EXTERIOR SLABS TO SLOPE AWAY FROM BUILDING TOWARDS SCUPPERS.
- 202 ROOFTOP HORIZONTAL LOUVERED MECHANICAL SCREEN WALL. FINISH TO BE ANODIZED ALUMINUM. STRUCTURAL STEEL POSTS TO BE RECEIVE PIPE BOOT FLASHING DETAIL AND BE FASTENED TO INTERIOR STRUCTURAL STEEL. LOUVERED STRUCTURAL STEEL TO BE PAINTED SILVER. SEE STRUCTURAL.
- 203 EXTRUDED METAL PANEL WRAPPED FRAME DETAIL. METAL PANEL OVER WEATHER BARRIER, 3/4" PLYWOOD AND FRAMED W/ METAL STUDS W/ BATT INSULATION FASTENED TO STRUCTURE. METAL PANEL TO EXTEND AND WRAP BACK TO MASONRY.
- 205 6" X 6" BLACK ANODIZED METAL GUTTER.
- 206 6" X 6" BLACK ANODIZED METAL DOWNSPOUT W/ CAST IRON BLACK METAL BOOT DOWN INTO UNDERGROUND STORMWATER SYSTEM. DOWNSPOUT TO PENETRATE CONCRETE LIP WHERE APPLICABLE.
- 213 6" X 6" BLACK ANODIZED METAL DOWNSPOUT FROM UPPER ROOF DOWN ONTO LOWER ROOF. DOWNSPOUT FASTENED ADJACENT MASONRY WALL.
- 220 FAUX EXTENDED PARAPET AT BACK ENTRANCE FEATURE WITH BUILT-UP WOOD NAILERS AND ROOF MEMBRANE EXTENDING UP UNDER BLACK METAL COPING AND ONTO ADJACENT ROOF MEMBRANE. METAL PANEL TO EXTEND UP UNDER METAL COPING WHERE APPLICABLE. CONT. SEALANT AND FLASHING AT ALL EDGES. SEE WALL SECTIONS.
- 222 CAST IN PLACE CONCRETE PLATFORM W/ EXTENDED LIP AT WINDOW FINIS WHERE APPLICABLE. ALL VERTICAL EXTERIOR CAST IN PLACE CONCRETE WALLS TO BE BOARD FORMED W/ 6" VERTICAL WOOD STUDS. SEE PLAN.
- 223 EXT. LIGHTS ABOVE EXTERIOR DOORS. SEE ELEC.
- 224 LOADING DOCK AREA GATE AND FENCE. SEE A-203.
- 225 3/8" TEMPERED LAMINATED GLASS HALF WALL W/ STAINLESS STEEL BOOT AND EDGE CASING (SIDES AND BOTTOM) EMBEDDED IN PRE-CAST SANDSTONE CAP ON TOP OF MASONRY WALL AT OUTDOOR PATIO.
- 329 EXTERIOR CONCRETE FINISH VERTICAL GRAIN BOARD FORM EVERY 6" TYP.
- S17 UNIT MASONRY VENEER STACKED STYLE, W/ 1" AIR GAP. WEATHER BARRIER ON 2" RIGID INSULATION OVER 3/4" EXT. GRADE PLYWOOD OVER 6" METAL STUDS W/ BATT INSULATION AND INTERIOR 5/8" GYPSUM BOARD FINISH.
- S26 2" METAL WINDOW FIN TO EXTEND DOWN INTO SLOPED CONCRETE SLAB LIP AND UP INTO METAL SOFFIT. CONT. SEALANT AND FLASHING ALL LOCATIONS AND EDGES. TO BE FASTENED TO COVER WEATHER BARRIER, RIGID INSULATION AND INTO PLYWOOD/FRAMING. TYP. ALL VERTICAL STRIP WINDOWS.
- S31 COMPOSITE METAL PANEL INFILL ABOVE WINDOWS BETWEEN FINIS UP TO ROOF SOFFIT (COLOR BLACK ANODIZED). FASTENED OVER WEATHER BARRIER, 2" RIGID INSULATION, AND INTO 3/4" EXT. GRADE PLYWOOD / METAL STUD FRAMING.
- S32 EXTERIOR PIER WALL. UNIT MASONRY VENEER W/ 5/8" AIR GAP. WEATHER BARRIER ON 2" RIGID INSULATION OVER 3/4" EXT. GRADE PLYWOOD OVER 6" METAL STUDS W/ BATT INSULATION. THEN OTHER SIDE SAME CONSTRUCTION 3/4" EXT. PLYWOOD, 2" RIGID INSULATION, WEATHER BARRIER, 5/8" AIR GAP AND UNIT MASONRY VENEER.

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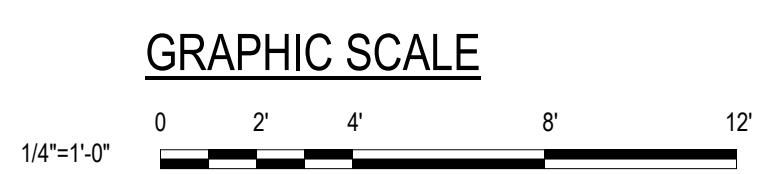
NAME: _____ REG. NO. _____ DATE: 11/16/2022
FOR AND ON BEHALF OF: JVIATION, INC.

DRAWN: JBW CHECKED: AJR APPROVED: AJR

PROJECT NUMBER: MODOT #22-012A-1

BUILDING ELEVATIONS

A-202



SCHEDULE II ELECTRICAL VAULT BUILDING

ROSECRANS MEMORIAL AIRPORT

MODOT PROJECT NO. 22-012A-1

ISSUED FOR BID - 11-16-2022

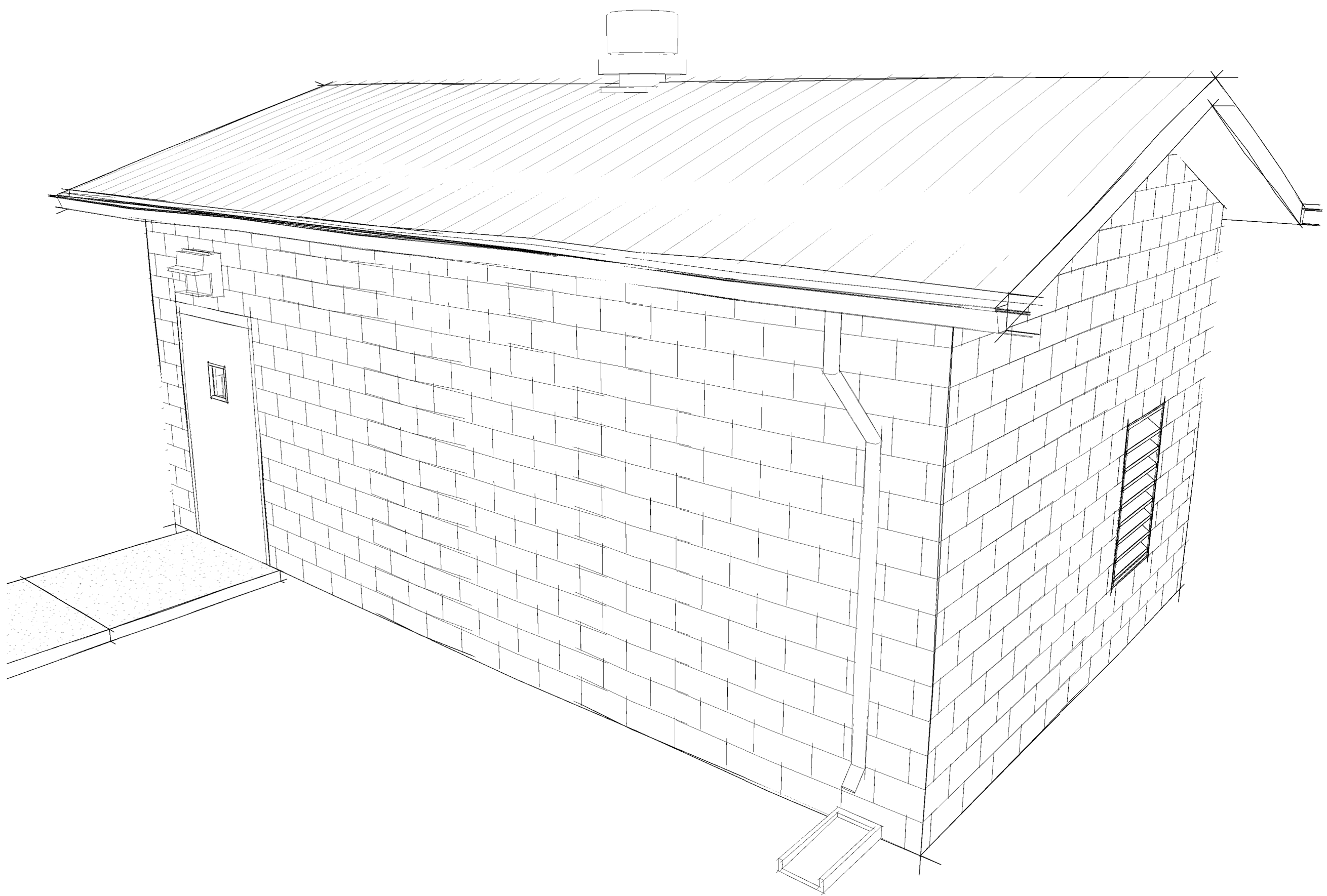
PROJECT TEAM

Architect, Civil and Electrical Engineering
Jviation, a Woolpert Company
12200 N Ambassador Dr.
Kansas, MO 64163
Attn: Andy Remstad
Attn: Derek Johnson
Attn: Joel Wiechmann

Life Safety
Woolpert, Inc.
Attn: Jim Zimmerman

Structural Engineering
The Vertex Companies, Inc.
Attn: Greg Hartley

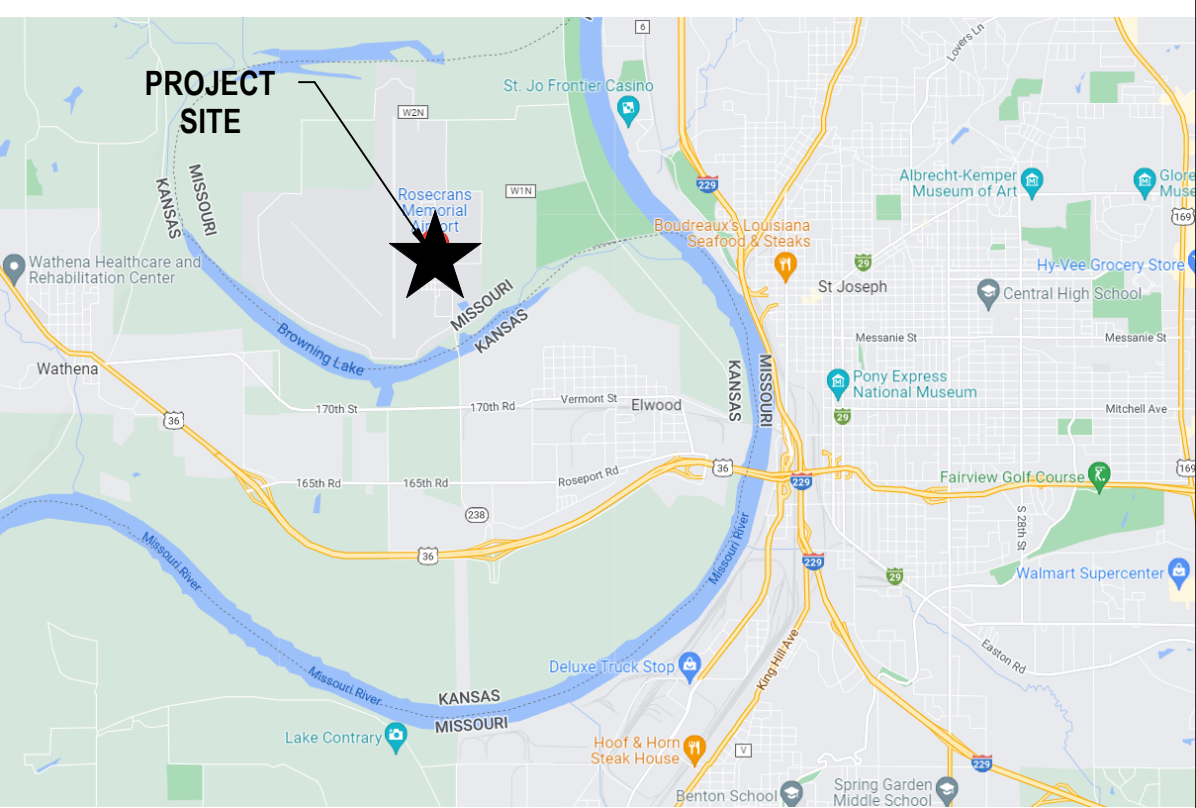
PROJECT IMAGE



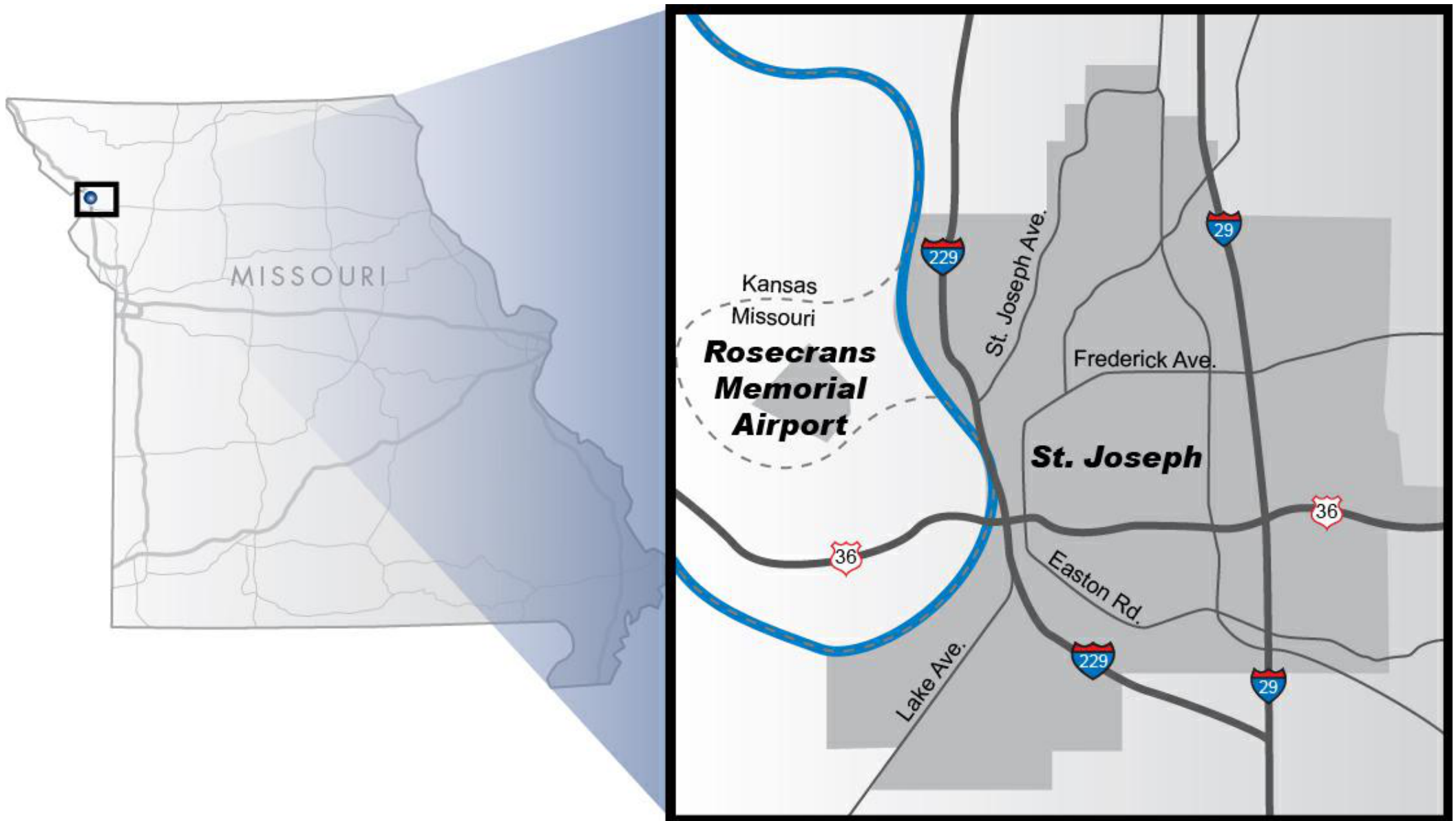
SHEET INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
G-001	COVER SHEET
G-002	MASTER LEGEND & ABBREVIATIONS
LIFE SAFETY	
LS101	CODE SUMMARY AND LIFE SAFETY PLAN
CIVIL	
C-050	VAULT PHASING PLAN
C-300	VAULT GRADING, PLAN & PROFILE
C-301	VAULT GRADING, PLAN & PROFILE
STRUCTURAL	
S-100	GENERAL NOTES AND SPECIAL INSPECTIONS
S-200	FOUNDATION AND ROOF FRAMING PLAN
S-300	TYPICAL FOUNDATION AND FRAMING DETAILS
ARCHITECTURAL	
A-101	FLOOR PLAN AND ELEVATIONS
A-102	BUILDING SECTIONS
A-501	DETAILS
ELECTRICAL	
E-300	ELECTRICAL PLAN
E-350	ELECTRICAL DETAILS

LOCATION MAP



VICINITY MAP



ROSECRANS MEMORIAL
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ELECTRICAL
VAULT BUILDING

JVIATION
A WOOLPERT COMPANY

ELECTRICAL VAULT BUILDING
A.AVE, ST. JOSEPH, MO 64503
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NAME	REG. NO.	DATE
FOR AND ON BEHALF OF JVIATION, INC.		11/16/2022
DRAWN: JBF	CHECKED: JAW	APPROVED: AR

PROJECT NUMBER: MODOT #22-012A-1

COVER SHEET

G-001