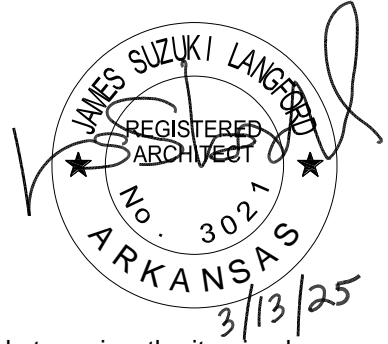


## ADDENDUM NUMBER 1

**TO:** BIDDERS OF RECORD  
**FROM:** SpiritArchitecture  
**RE:** Johnson County Court Addition & Renovation  
SA Project No.: 24-009A  
**DATE:** March 13, 2025



**SUMMARY:** The following is a summary only, Contractor(s) is responsible to review the itemized description to see what effects their work.

### **Pre-Bid Meeting, Fencing, Concrete Aggregate, Trap Guards, and HVAC Demolition**

**A100** This addendum forms a part of the contract and modifies the contract documents. Contractor(s) will adjust and coordinate all trades that may be affected by this addendum. (Items A100 through A110)

### **CHANGES TO THE CONSTRUCTION MANAGER MANUAL:**

- A101** Per the Construction Manager, see the attached meeting minutes from the non-mandatory Pre-bid meeting held on March 11, 2025.
- A102** Per the Construction Manager, a final Walk-thru will be held on Friday, March 21, 2025 @ 10:30 AM. All potential bidders that did not attend the Pre-bid meeting are encouraged to attend.
- A103** Per the Construction Manager, see the revised **NOTICE TO BIDDERS 00010**; Bid Package, No. 3, is deleted from the work in its entirety. The County is doing this work separately from this contract.

### **CHANGES TO THE PROJECT MANUAL:**

- A104** **Specification section CAST-IN-PLACE CONCRETE 03 30 00**, Substitution of limestone aggregate with hard sandstone aggregate is acceptable.
- A105** **Specification section NON-SECURITY FENCES AND GATES 32 31 00:** is to be removed from the manual.

### **CHANGES TO THE DRAWINGS:**

- A106** Drawing AS1.0, ARCHITECTURAL SITE PLANS: delete Keynotes 1, 2, 4, 5, and 15.
- A107** Drawing AS1.0, ARCHITECTURAL SITE PLANS: delete details 4, 5, 6, 7 and 8.
- A108** Drawing P1.0, FLOOR PLANS – PLUMBING: Eliminate reference to WH-3, this heater is no longer required.

### **CLARIFICATIONS:**

- A109** Trap Guards are acceptable for FD-1 and FD-2 if the AHJ allows them.
- A110** The existing hvac split condensing unit, air handler unit assembly and furnace, noted to be demolished on HD1.0, is to be salvaged for the county.

**END OF ADDENDUM No. ONE**

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## **SMITH-DOYLE CONTRACTORS, INC.**

### **JOHNSON COUNTY COURT ADDITION & RENOVATION Pre-Bid Conference**

#### **Agenda**

March 11, 2025

- I. Introductions**
- II. Bid Documents**
  1. Construction Manager's Instructions to Bidders and Bid Documents dated February 13, 2025
    - a. aka "the CM Manual"
      1. includes the Bid Forms, Instructions to Bidders, Bid Scopes, Insurance requirements, etc.
  2. Architectural Specifications – dated January 2025 (Project #24-009A)
  3. Drawings – 35 drawings
  4. Addenda – Addenda #1 will be issue after Pre-Bid meeting; hopefully by week ending 3/21/25
  5. Alternates – 1 Alternate; setup as deductive Alternate, meaning the Base Bid is supposed to be the larger area; see Specification Section 01 23 00.
- III. Construction Manager's Instruction's to Bidders and Bid Documents (CM Manual)**
  - A. Notice to Bidders 0010:**
    1. Sealed bids will be received until 2:00 PM local time on April 2, 2025.
    2. Bids will be opened and read aloud shortly after 2:00 PM.
  - B. Instructions to Bidders 00104:**
    1. All bidders providing on-site installation must meet the minimum requirements of the Arkansas State Licensing law for Contractors (Act 150 of 1965 with all amendments and revisions). When bids, including on-site labor, exceed \$50,000, evidence of a current license in the appropriate classification must be provided; otherwise, the bid shall not be considered.
    2. All submitted bids in excess of \$50,000.00 shall include a Bid Security with the bid. Make Bid Security payable to Johnson County Arkansas Government in an amount equal to five percent (5%) of the bid sum. Bid Security may be in the form of a Bid Bond issued by a surety licensed to conduct business in the State of Arkansas, a Certified Check or a Cashier's Check. The successful bidder's bid security will be retained until the signed contract agreement is delivered to the Office of the Construction Manager, in

addition to the required insurance certificates and Performance and Payment bonds, if required.

3. The County reserves the right to retain the security of the two next lowest bidders until the lowest bidder enters into contract or purchase order agreement or until 60 days after bid opening, whichever is the shorter. All other bid securities will be returned as soon as possible. If a bidder refuses to enter into a contract, the County may retain his Security as liquidated damages, but not as a penalty.
4. Any bidder who is selected to enter into a Contract Agreement, whose contract amount will exceed \$50,000.00, shall furnish a Performance and Payment Bond, the cost of which is to be included in the Contractor's bid amount. Such bonds shall be for 100% of the contract sum, shall be provided on AIA Document A312™-2010 forms or approved equal, and shall be delivered to the Construction Manager for the Owner's approval. The bonds shall be properly issued by Surety licensed to do business in the State of Arkansas, no later than the time of execution of the Contract Agreement. Failure of bidder to deliver such bonds will result in forfeiture of the Bid Security.
5. Bid Submission:
  - a. Bidders must submit the original executed bid form provided by the Construction Manager.
  - b. The envelope shall be addressed to the party receiving the Bid and shall be identified with the project Name, the Bidder's name and Address, and the portion of the Project, or Bid Package for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope should be marked with the notation "BID ENCLOSED" on the face thereof.
6. Method of delivery of any bid is at the sole discretion and risk of the Bidder. Those having their bid delivered by mail or courier should allow sufficient time to ensure receipt of their bid by the time specified. Such bids, having all information stated previously, shall be placed inside another envelope and the outside envelope should be addressed to:

Herman Houston, Johnson County Judge  
Johnson County Judge's Office  
215 West Main St.  
Clarksville, AR 72830
7. The jobsite will be maintained in a clean condition at all times. Should any contractor fail to keep his work area clean, the Construction Manager may perform the clean up and charge the cost back to the non-conforming contractor. Either a dumpster or a designated area will be provided for all trash. The Owner will remove the trash from the site.

8. Supervision – Supervisor onsite at all times work is commencing Includes any overtime and/or weekends plus supervision for any Subcontractors hired by that Contractor.
9. Record Set of Drawings - As-builts turned over to the CM upon the completion of the project. Retainage is not to be released until all closeout documents are provided.
10. Contract Form shall be an AIA Document A132-2019, *Standard form of Agreement between Owner and Contractor where the basis of payment is a Stipulated Sum*.
11. Bidders shall be prepared to execute a formal Contract Agreement within ten (10) days after receipt of Notice of Bid Acceptance and/or to immediately proceed with work upon the issuance of a written Notice to Proceed.
12. Work Schedule - The regular work week for this project will consist of a minimum of 40 regular hours per week, Monday through Thursday, as scheduled by the Construction Manager. Alternate schedules must be approved by the Construction Manager.
13. Project Schedule:
  - a. From the date the initial Notice of Award and/or Notice to Proceed is established, initial mobilization of the Work shall occur within 14 calendar days (or an alternate date approved by the CM) and Substantial Completion of the entire project by all Trade Contractors shall be attained in 280 calendar days (9 months) thereafter.
  - b. All considerations for normal weather events and delays shall be included in the time for the completion of the project in accordance with national weather standards.
  - c. The Contractor shall perform the Work in general accordance with the most recent schedules.

14. Meetings:

- a. A mandatory Pre-Construction Meeting will be held. The time and date to be scheduled by the Construction Manager with all awarded Trade Contractors
- b. Weekly Project Coordination Meetings will be held in the jobsite trailer and conducted by the Construction Manager to discuss weekly progress and safety concerns with the foreman or superintendent of each contractor actively working onsite. The time and date of these meetings will be determined by the Construction Manager.
- c. Monthly Progress Meetings will be held in the jobsite trailer and will be conducted and scheduled by the Construction Manager. One representative (with decision-making authority) of each contractor actively working onsite or scheduled to begin working onsite prior to the next monthly meeting must attend. The time and date of these meetings will be determined by the Construction Manager.

15. Insurance - Each contractor will be required to provide an insurance certificate signed by a properly authorized agent of the insurance company showing evidence that the contractor has obtained insurance coverage to conform to requirements of the Contract Documents. Certificates must be provided prior to execution of contract and coverage must remain in effect throughout the life of the contract. The certificate must show that Johnson County Arkansas Government, SpiritArchitecture Group, LLC and Smith-Doyle Contractors, Inc. are named as additional insured on all policies and must provide a waiver of subrogation for Worker's Compensation coverage to the benefit of Johnson County, Arkansas Government, SpiritArchitecture Group, LLC and Smith-Doyle Contractors, Inc.

**Scopes of Work:**

1. The project is broken down into 18 separate bid packages which shall constitute the complete project.
2. Bid each package according to the Scope of Work bound in the CM Manual.
3. Scopes of Work are provided for each bid package in the Construction Manager's Instructions to Bidders and Bid Documents manual dated February 13, 2025

- a. **Bid Package No. 1 – Site Clearing, Grading and Storm Draining Package**
  1. includes the specified undercutting under the building, drives and parking areas specified on the civil engineer’s drawings
  2. Demolition
  3. Includes stone base beneath the concrete and asphalt paving
  4. Includes engineering layout for that work
  5. Unit Price to provide undercutting if required by the County’s Quality Control Testing firm
  
- b. **Bid Package No. 2 - Asphalt Paving and Markings Package**
  1. Includes engineering and layout for that work
  2. Includes precast wheel stop and traffic signage
  3. Includes striping and markings
  4. Unit Price to provide additional stone—place and compact as needed. Level out the stone base and furnish additional if needed on Unit Price basis
  
- c. **Bid Package No. 3 - Non-Security Fencing and Gates Package**
  
- d. **Bid Package No. 4 - Cast-in-Place Concrete Package**
  1. Includes all concrete for the entire project unless specifically excluded.
  2. Includes all rebar encased in concrete including dowels for CMU walls
  3. Receive, unload and install steel items embedded in concrete
  4. Includes site concrete ad concrete paving work complete, however it does exclude concrete for fencing posts and storm drainage headwalls, storm drainage inlets and manholes; includes housekeeping pads for mechanical and electrical equipment, curbs, sidewalks, concrete paving, etc.
  5. Includes the concrete hardener application. No clear sealer application on this project.
  
- e. **Bid Package No. 5 – Miscellaneous Fabrications Package**
  1. Furnish misc. steel for embedding in concrete by others
  
- f. **Bid Package No. 6 – Metal Wall Panel Package**
  1. Furnish and erect all metal wall panels
  
- g. **Bid Package No. 7 - Custom Woodwork and Cabinets Package**
  1. Furnish and install millwork and elevated wood platforms using 2x lumber and plywood
  2. Includes the synthetic marble window sills as required

- h. **Package No. 8 – Courtroom Pew Seating Package**
  - 1. Includes furnishing and installation of all courtroom pews
- i. **Bid Package No. 9 - Caulking, Sealing, and Fire Caulking Package**
  - 1. Includes furnishing and installing caulking and sealing where shown or specified.
  - 2. Furnish and install sealants in concrete slab construction joints and control joints
  - 3. Furnish and install firestopping and/or smoke safing at walls shown to receive such treatment. This includes fireproofing of joists and other such items in wall as required.
- j. **Bid Package No. 10 – Roofing and Roof Accessories Package**
  - 1. Includes wood blocking where required.
- k. **Bid Package No. 11 - Aluminum Storefront, Glass and Glazing Package**
  - 1. Electronic access control door hardware at storefront entry door (if applicable) by others; standard hardware by this Contractor
- l. **Bid Package No. 12 – Rough Carpentry (wood trusses and sheathing), Drywall Systems and Acoustical Ceilings Package**
  - 1. Contractor Option to bid each individually or a combination of all both packages
  - 2. Demolition
- m. **Bid Package No. 13 – Doors, Frames and Finish Hardware Package**
  - 1. Includes furnishing and delivering all doors, frames and hardware
- n. **Bid Package No. 14 – Floor Coverings Package**
  - 1. Includes the waxing of the VCT floors following installation
- o. **Bid Package No. 15 - Painting Package**
- p. **Bid Package No. 16 - Miscellaneous Items Package (Furnish Only)**
- q. **Bid Package No. 17 - Plumbing Systems and HVAC Package**
  - 1. Contractor’s Option to bid Plumbing only, HVAC only or a combo for both packages.
  - 2. Plumbing is to include the gas piping
  - 3. Demolition of any existing piping, fixtures, etc.

4. Plumbing to include domestic water from the meter location and the underground sewer piping to the tap location.
5. Note the date on the schedule for HVAC start-up. HVAC units are to be started up several months before Substantial Completion in order to remove moisture from the walls and floors. All filter changes and filter media on the return grilles by the HVAC Contractor.
6. T&B will be provided by CM. Owner will provide the Special Inspections

r. **Bid Package No. 18 - Electrical Systems Package**

1. Includes all conduit, boxes and pull strings.
2. Demolition of any existing wiring, fixtures, etc.

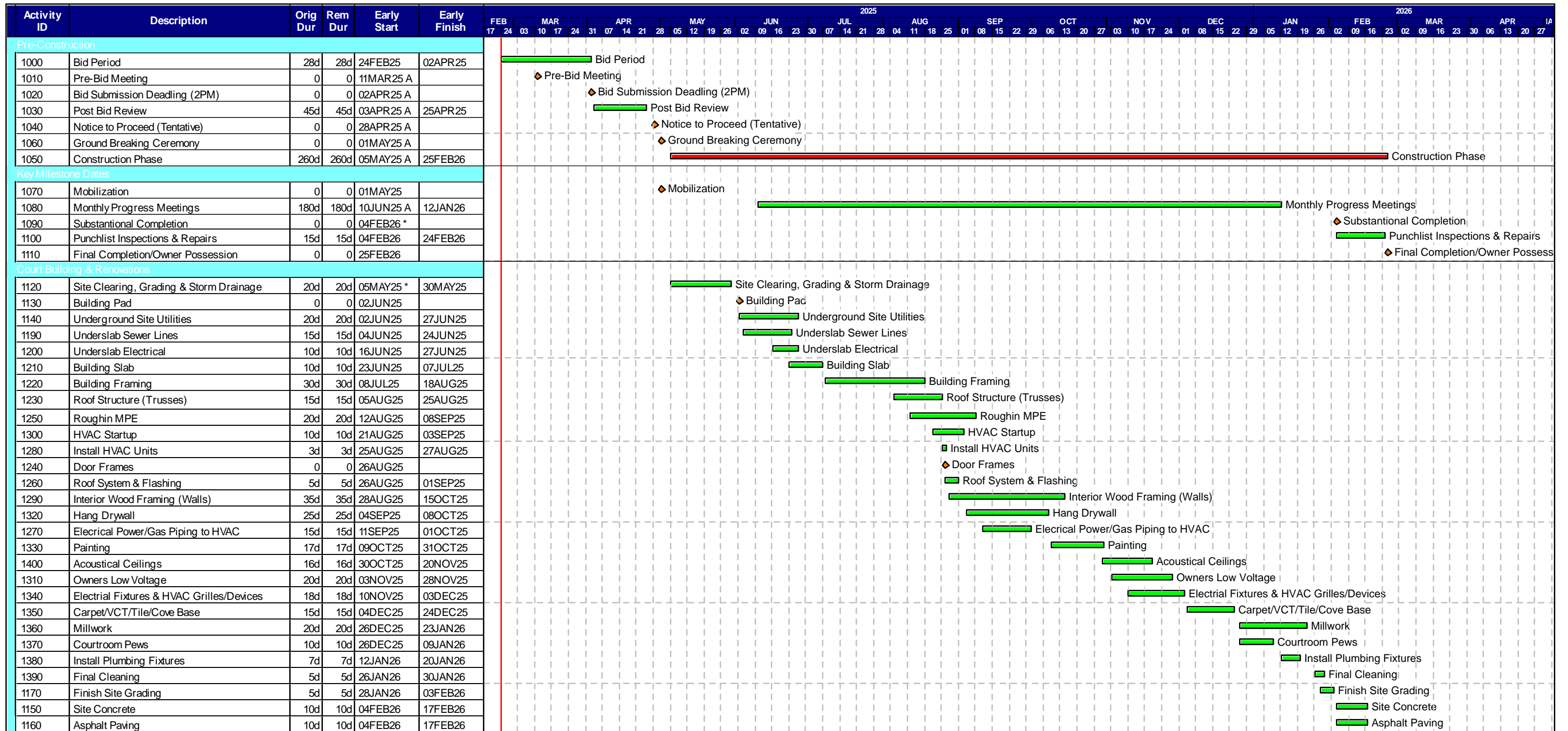
**IV. Questions and Answers**

**V. Adjourn / Site Visit**



**JOHNSON COUNTY COURT ADDITION & RENOVATION  
PRE-BID MEETING  
Sign In Sheet  
March 11, 2025**

<b>Name</b>	<b>Company</b>	<b>Email</b>
Bo James	AEI	bojames@aleshireelectric.com
PATRICK WILKERSON	KIGHT EKTISON	PATRICKWILKERSON1967@ICLDO.COM
MARK HAMMER	SPIRETT ARCHITECTURE	MARK@SPIRETTARCH.COM
Richard Hubbard	Smith Doyle Co. Inc.	rhubbard@smithdoyle.com
Mike Johnson	Alarmtec	mjohnson@alarmtec.com
Jeremiah McNeely	McNeely Plumbing	mcneelyplumbing18@gmail.com
Brod Roberts	Roys	<del>brod</del> .roysheatingandcooling@yahoo.com
HUNTER MOLLINS	VALLEY ELECTRIC	hunter.valleges@gmail.com
Shane Carnes	Multi-Craft Elec	scarnes@multi-craft.net
Robert Jagmelin	Core Creek Construction	robert@corecreekconstruction.com
Hannah Singleton	T2T Asphalt	curbtimesolution@gmail.com
Chuck Phillips	Miller Roofing	chuck@milleroofing.net
Terry Blackard	Blackard Floors	18blackard@gmail.com



Start date 24FEB25  
 Finish date 25FEB26  
 Data date 24FEB25  
 Run date 07MAR25  
 Page number 1A  
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**Johnson County Court Addition & Reno**

█ Early bar  
█ Progress bar  
█ Critical bar  
█ Summary bar  
◆ Start milestone point  
◆ Finish milestone point

**NOTICE TO BIDDERS 00010**

NOTICE TO BIDDERS  
JOHNSON COUNTY COURT ADDITION & RENOVATION  
CLARKSVILLE, ARKANSAS  
**Bid Submission Deadline: APRIL 2, 2025 @ 2:00 PM**

Notice is hereby given that Johnson County Arkansas Government is requesting bids for work included in the following bid packages for the construction of the new JOHNSON COUNTY COURT ADDITION & RENOVATION to be located on County owned property in Clarksville, AR 72830.

<b><u>Bid Package No.</u></b>	<b><u>DESCRIPTION</u></b>
Bid Package No. 1	Site Clearing, Grading and Storm Drainage Package
Bid Package No. 2	Asphalt Paving and Markings Package
Bid Package No. 4	Cast-in-Place Concrete Package
Bid Package No. 5	Miscellaneous Fabrications Package
Bid Package No. 6	Metal Wall Panel Package
Bid Package No. 7	Custom Woodwork and Cabinets Package
Bid Package No. 8	Courtroom Pew Seating Package
Bid Package No. 9	Caulking, Sealing, and Fire Caulking Package
Bid Package No. 10	Roofing and Roof Accessories Package
Bid Package No. 11	Aluminum Storefront, Glass and Glazing Package
Bid Package No. 12	Rough Carpentry, Wood Trusses, Sheathing, Drywall System and Acoustical Ceiling Package
Bid Package No. 13	Door, Frames and Hardware Package
Bid Package No. 14	Floor Coverings Package
Bid Package No. 15	Painting Package
Bid Package No. 16	Miscellaneous Items Package (Furnish Only)
Bid Package No. 17	Plumbing Systems and HVAC Package
Bid Package No. 18	Electrical Systems

Sealed bids will be received in the Office of the Johnson County Judge located at the Johnson County Courthouse located 215 West Main Street Clarksville, AR 72830 until 2:00 PM on April 2, 2025. Immediately following the bid submission deadline, the bids will be publicly opened and read aloud in the Johnson County Courthouse.

A non-mandatory Pre-bid meeting will be held at the Johnson County Sheriff's Office located at 301 Porter Industrial Rd. Clarksville, AR 72830 on Tuesday, March 11, 2025 @ 2:00 PM. A final walk-thru will be held on Friday, March 21, 2025 @ 10.30AM. All potential bidders are encouraged to attend.

All bids must meet or exceed the requirements of the bid documents and must be submitted on the proper bid form as prepared and provided by the Construction Manager.

The Owner reserves the right to reject any and all bids, waive informalities, negotiate with any bidder and/or accept any bid that is deemed to be in the best interest of the Owner.

All bidders must meet the requirements of the Arkansas State Licensing Law for Contractors (Act 150 of 1965 with all Amendments and Revisions). All bids are required to include a 5% bid security with the bid.

Interested bidders should contact the Construction Manager for complete bidding documents (\$100.00 refundable plan deposit for all unsuccessful bidders; plan deposit for successful bidders are non-refundable) at this address:

Smith-Doyle Contractors, Inc.  
1635 Wynne Road  
Cordova, TN 38016  
ATTN: Jason Roberts, Project Manager  
[jroberts@smithdoyle.com](mailto:jroberts@smithdoyle.com)  
Telephone #: 901/213-3993  
Fax: 901/213-3994

**END OF SECTION**