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**BRUCE McMILLAN AIA
ARCHITECTS, P.A.**

Date: January 6, 2016

To: All Bidders: Waterville Opera House

Project No. 15.05

From: Bruce McMillan AIA

Addendum No. 1: The following modifications shall be noted in the plans and specifications and be made a part of them as if originally issued.

Item No. 1 Pre-Bid Meeting Minutes are attached.

Item No. 2 Drawings: Sheet A3
Clarification: Details 1-20 will be performed as part of the base bid. An additional 500 sq. ft. of face stone and 200 linear feet of tuck-pointing will be included as a separate line item allowance in the base bid.

BIDDERS ARE REQUIRED TO ACKNOWLEDGE ALL ADDENDA RECEIVED ON PROPOSAL FORM.

PRE-BID MEETING MINUTES

Date: January 6, 2016
By: Bruce McMillan AIA, Architects P.A.

Re: Waterville Opera House Structural Repairs
Project No. 15.05

DISTRIBUTION

All Bidders Present: See attached Roster
Bruce McMillan AIA Architects, P.A.: Bruce McMillan, Garric Baker
Waterville Opera House: Joyce Stryker

PRESENT

Waterville Preservation Society: Joyce Stryker
Mid-Continental Restoration: Clint Womeldorff
Innovative Masonry Restoration, LLC: Mike Mann
BPW Masonry: Greg McKinley, Richard Pride
Bruce McMillan AIA, Architects, P.A.: Garric Baker, Bruce McMillan

The following notes were recorded during the pre-bid meeting held at the Waterville Opera House on the date aforementioned.

1. Bruce McMillan began the meeting with opening remarks and previous phases of construction at the Opera House.
2. A sign-in sheet was presented for those in attendance to sign.
3. McMillan and Baker discussed the base bid and alternates.
4. The base bid is to include the reconstruction of the southeast corner of the building and monitoring devices on the east and south facades. A \$10,000 contingency is to be included in the base bid for interior repairs as they arise during the reconstruction.
5. 500 sq. ft. of replacement stone as well as 200 linear feet of tuck-pointing will be listed as an allowance in the base bid. Work shown in details 1-20 on Sheet A3 of the construction documents will be performed under the base bid. An addendum will be issued to clarify this item.
6. Alternates include repairs to the south facade if movement over the monitoring period is significant and approved by the owner. Alternate #2 would be repairing a portion of the east facade if excessive movement is observed at that location and upon approval of the owner.
7. The contractor will need to provide unit prices for additional face stone and tuck-pointing.
8. An additional \$10,000.00 contingency allowance for the entire project should be included within the bid.
9. Bids shall be hand carried or delivered to City Hall in Waterville by 4:00pm on January 11, 2016. Bids should be mailed to:
City of Waterville
Attn: Nori Blackburn
P.O. Box 387
Waterville, KS 66548
10. A local electrical company provides power for the Opera House. Chuck with the City of Waterville will need to be contacted for arrangements. His phone number is 785-562-7485.
11. A brief walk around the building allowed contractors the opportunity to view areas of work that will be covered under the contract.
12. It was determined that contractors must have all questions in by Thursday, January 7, 2016 at 5:00pm and a final addendum will be issued on Friday, January 8, 2016.

The above constitutes the writer's understanding of the items discussed and the conclusions reached. This understanding will be deemed correct unless any additions and/or corrections are made within 7 days of this memorandum.
BEM/gb

WATERVILLE OPERA HOUSE STRUCTURAL STONE REPAIR
PRE-BID MEETING ATTENDANCE ROSTER
JANUARY 05, 2016

NAME	COMPANY	PHONE #	EMAIL
Clint Womeldorff	Mid-Continental Restoration	620-215-3824	clint_womeldorff@midcontinental.com
Mike Mann	Innovative Masonry Restoration, LLC	816-841-7455	mike@imrestoration.com
Greg McKinley	BPW Masonry	785-485-2840	bpwgreg@twinvalley.net
Richard Pride	BPW Masonry	785-485-2840	bpwrichard@twinvalley.net
Garric Baker	Bruce McMillan AIA Architects, P.A.	785-776-1011	garric@mcmillanarchitects.com
Bruce McMillan	Bruce McMillan AIA Architects, P.A.	785-776-1011	bruce@mcmillanarchitects.com
Joyce Stryker	Waterville Preservation	785-363-2168	jstryker1940@sbcglobal.net

Bruce McMillan AIA, Architects, P.A.

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