



November 4, 2024

Addendum #1
Jungle of the Apes Workspace Remodel RFP 2024
Project Number: 2024-01-042

From: Candace Bingham, CSDP
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PRE-BID MEETING NOTES | OCTOBER 31, 2024 | 9:00 AM CST

Attendee List:

Organization	First Name	Last Name	Email
Integra Inc.	Nate	Ribbing	NRibbing@lccstlmo.com
Raineri Construction	Bob	Moske	bmoske@rainericonstruction.com
Lejas Corporation	Randy	Ringleb	rringleb@lejascorp.com
C. Rallo Contracting Co.	Jake	O'Brien	jakeo@crallo.com
Hillsdale Demolition Contracting	Ley	Woods	LeyGM@hillsdaledemoco.com
Rhodey Construction Inc.	Andrew	Kovacich	akovacich@rhodeyconstruction.com
United Construction	David	Rees	davidr@unitedconst.com
Hankins Construction Co.	Stephen	Hankins	SteveH@Hankinsmidwest.com
	Greg	Graham	gregg@pcs-energy.com
Earll Construction Company	Steven	Trautvetter	stevent@earllconstruction.com
KB Contracting	Mike	Thomas	mthomas@kbcontracting618.com
Schaeffer Electric	Natalie	Howell	nhowell@schaefferelectric.com
Aspire Construction Services	Cole	Simington	csimington@aspire-stl.com

PRE-BID MEETING QUESTIONS | ANSWERS

1. What is the anticipated cost of construction? **Undetermined, but with the limited scope of the project, the Zoo is optimistic this project a bond will not be required.**
2. Is there an anticipated start date? **The Zoo can work with the awarded Bidders schedule and is open to starting before the end of the year.**
3. Should the alternates be included with the base scope of work in our proposed schedule? **The base scope of work is the important factor in the proposed schedule.**
4. Are the documents provided sufficient to secure building permits? **The costs of any permits, if required, will be reimbursed by the Zoo.**
5. How far might electrical services need to be run? **All of the rooms do currently have electrical service to outlets and lighting that sufficiently serve similar conditions. The distance to the main electrical panel, in the mechanical room shown on the lower level building plan, is about 80 ft. (see image #1 below).**
6. Do you anticipate the new loads will exceed the current capacity provided to this area? **No. The contractor will need to confirm outlets and circuits are sufficient for new equipment.**
7. What is the depth of the foundation wall at the area for excavation and waterproofing? **The foundation wall steps in this area. The depth of the waterproofing needed will vary between 10' and 16' maximum (see images #2 and #3 below).**
8. Are there any known existing utilities in the area? **There appears to be a water line plus power and communications lines adjacent to, but not through, the noted area of excavation. The Zoo will locate and mark these private utilities.**

A recording of the pre-bid meeting can be found along with the bid documents here:

<https://stlzoopoc.egnyte.com/fl/MZMF7vmkis>

SITE VISIT

A site visit will be held at **1:30 p.m. CST on Tuesday November 5, 2024** at the entrance to the Jungle of the Apes.

ATTACHMENTS

1. Zoo-Gates.pdf

QUESTIONS | ANSWERS

1. On 2/ A1.0 shows 15LF of guardrail is shown. Is this an existing guardrail to be removed, or new guardrail? If this is new guardrail, we would need type of handrail, i.e.: Pipe , tube steel etc., and sections for height of HR and connection detail to existing materials. We would also need to know whether this material would be galvanized & painted or just painted. Is this a straight piece of handrail or an L shape? **Disregard. No guardrail is included in this project.**

2. At the area to be excavated for Alternate #2, what is the depth of the footing in this area? Is there an estimate for the Sq. footage of waterproofing required at this area? **The depth of the waterproofing needed on the foundation wall will vary between 10' and 16'.** See supplemental drawings below. There appears to be a water line as well as power and communications lines adjacent to, but not through, the noted area of excavation. The Zoo will locate and mark these private utilities for you.

Note: EIFS repairs are no longer needed and should be excluded from Add Alt. #2 of this bid.

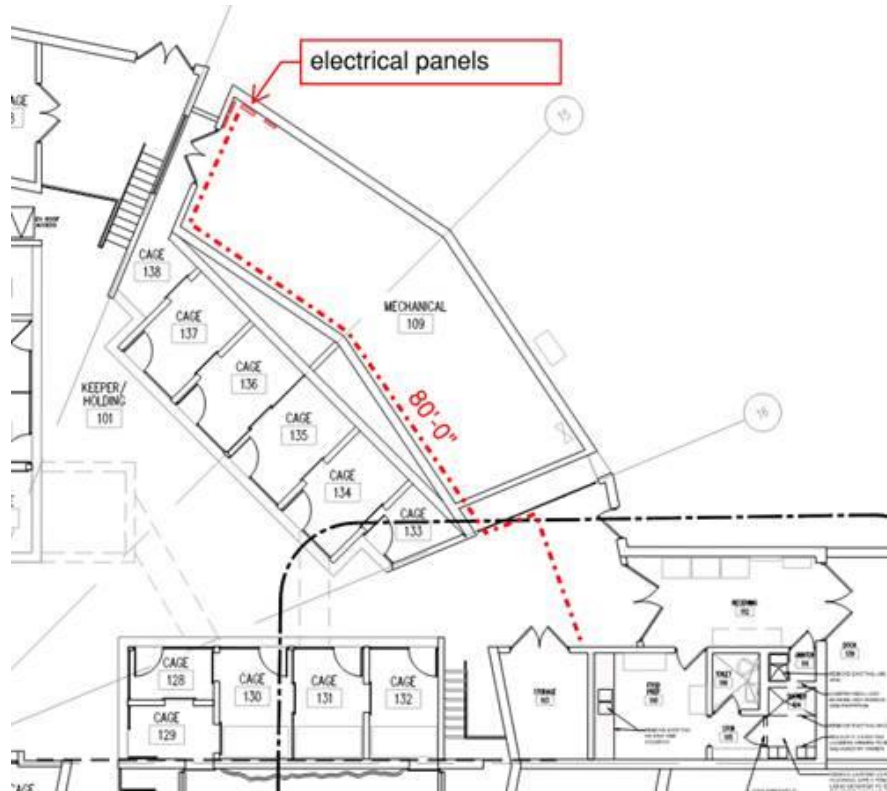


Image 1

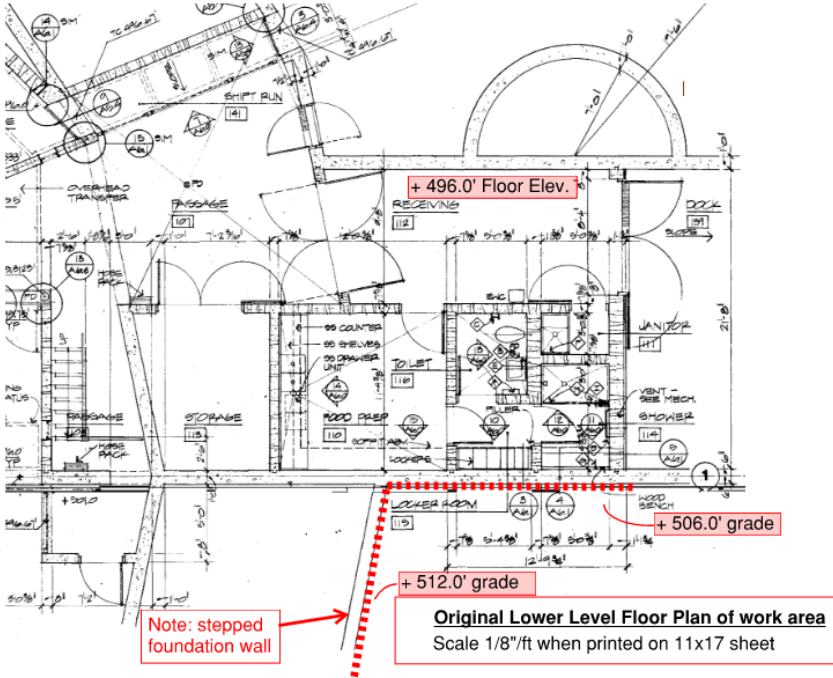


Image 2

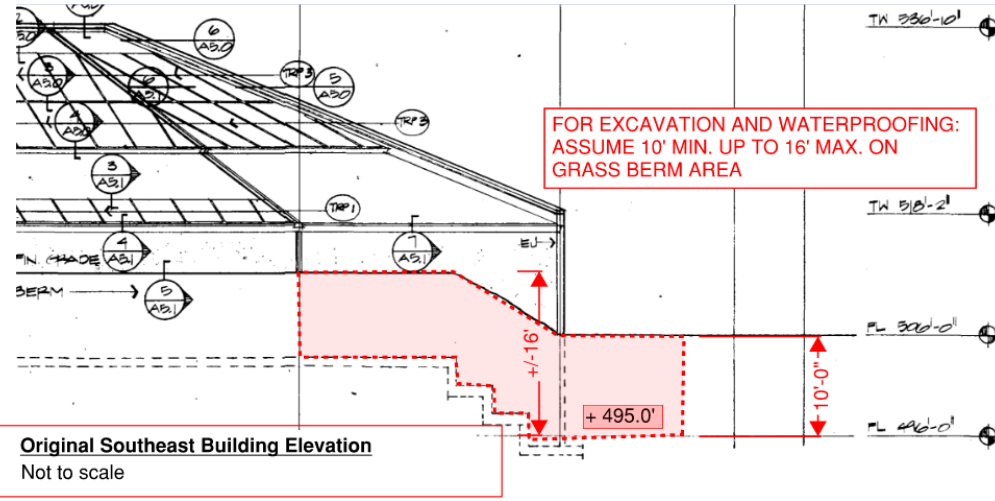


Image 3

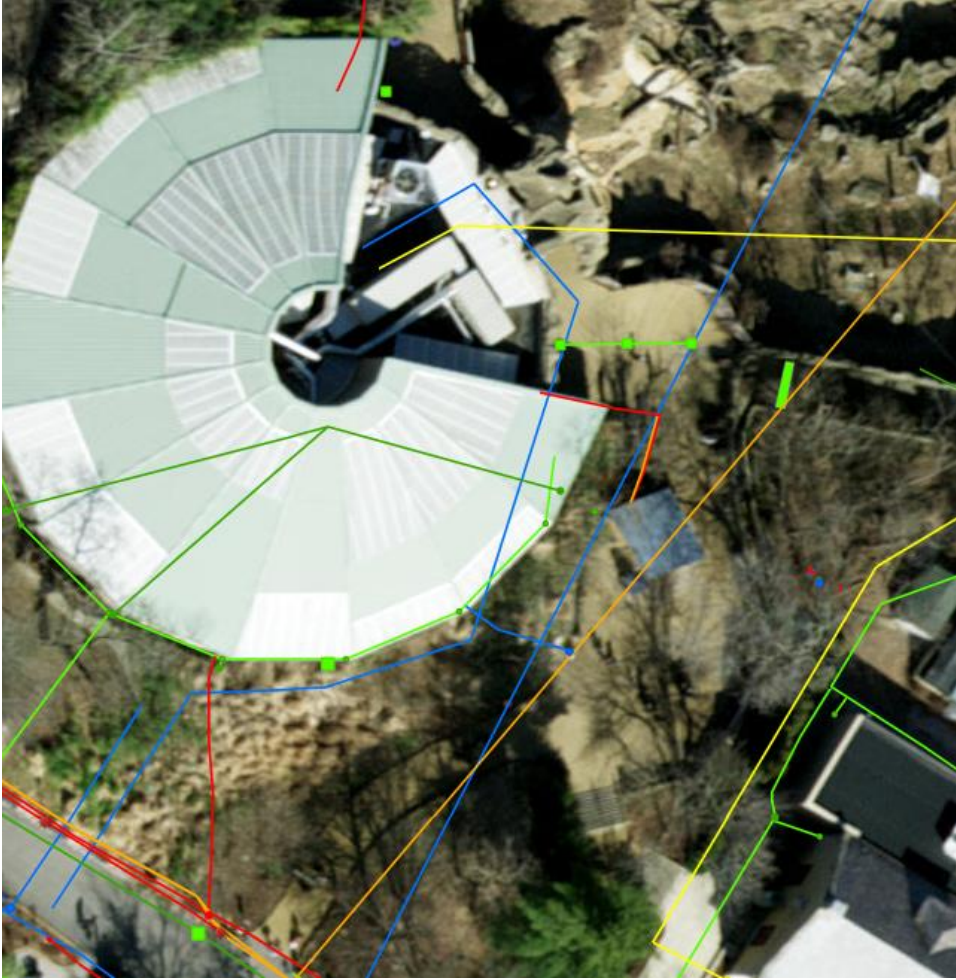


Image 4 utility map

END OF ADDENDUM