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Addendum Number One

DATE: February 18, 2026

PROJECT: Minidoka County Commissioners Office, Rupert, ID

PROJECT NO.: 25679

OWNER: Minidoka County
 PO Box 368
 715 G Street
 Rupert, Idaho 83350

ARCHITECT: Myers Anderson Architects, PLLC
 122 South Main Street, Suite 1
 Pocatello, Idaho 83204

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated January 2026.

Acknowledge receipt of this Addendum in the space provided in the Bid Form. Failure to do so may disqualify the Bidder.

This Addendum consists of four (4) pages plus attachments. **Total: Nine (9) pages.**

GENERAL

1. Minidoka County will receive sealed Bid Proposals for the Minidoka County Commissioners Office project at the Minidoka County Courthouse, 715 G Street, Rupert, Idaho 83350, until **1:30 PM local time on February 23, 2026.** Bidder is solely responsible for ensuring timely delivery. Envelope shall be clearly marked: "BID – Minidoka County Commissioners Office". Bids will be publicly opened and read aloud at 2:00 PM on February 23, 2026.
2. Bids shall be submitted on the attached Revised Bid Proposal Form.
3. Attached is the Prebid Conference Attendance Sheet for reference.
4. Clarification regarding the undocumented fill mentioned in the Geotechnical Investigation: It is recommended in the report that at least 1.5' of the existing grade be fully removed from the site. Requirements are as follows:
 - a. 3' of undocumented fill is required to be removed for the building footprint.
 - b. 1.5' of undocumented fill is required to be removed from the remainder of the project site.

QUESTIONS AND ANSWERS

ITEM	QUESTION	ANSWER
1	I wanted to follow up on the curtain wall vs. storefront discussion so we can move forward cleanly. From our understanding, storefront is typically used for single story conditions, so with this being a two story building, we just want to confirm if that's why curtain wall was originally detailed?	Yes, refer to drawing sheet A400, Door Note #12 and sheet A403, Window Note #10 that reference storefront vs curtain wall systems at two-story openings.

2	Furthermore, with the brick exterior, we've generally seen curtain walls perform better when it comes to maintaining a continuous weather barrier and handling the pressure that brick can put on openings. If that was part of your design intent, please let us know.	Refer to answer to question #1.
3	Given the snow and ice loads in our area, we also want to verify whether curtain wall was selected to help reduce any buildup or ledges where snow and ice could collect. Before we finalize some additional detail in our pre-proposal phases, we just want to confirm that sticking with curtain wall is the preferred direction.	The design calcs for a storefront system vs a curtain wall system should be performed by and verified with the system manufacturer. We do not list a preference of system, only to go with the storefront system <u>if</u> within manufacturer's acceptable design parameters. Base bid identifies a curtain wall system.
4	What pipe material, water/waste and vent, is approved for the building? Can PEX and PVC be used, or will copper and cast iron be required? Specifically in the ceiling, if there are fire code restrictions in place for this building. The plans never specifically identify what type of pipe can be used. Please advise.	Refer to Division 22 specifications: <ol style="list-style-type: none"> 1. Section 22 1116: Domestic Water Piping (Copper All sizes are allowed). 2. Section 22 1117: Domestic Water Piping (PEX: 1" and smaller allowed). 3. Section 22 1313: Cast iron and PVC is allowed for waste and vent. 4. All other sections: There are other sections for gas and condensate pipe. We also allow compression fittings. <p>There are no return air plenums so plastic and PVC pipe are allowed/were specified.</p>
5	On Window Coverings for ALT 1 it doesn't call out for specs on material / type / manufacturer?	Refer to drawing sheet G101 for Add Alternate #1 verbiage to include roller shades. Refer to sheet A403, the Window Schedule identifies a column labeled "WINDOW COVERING" that identifies roller shade locations. Window Note #8 calls for roller shades. See Window Notes #11, #12 & #13 for additional roller shade info & locations. Also, Sheet A500, General Note #5 calls for roller shades. Refer to specification Section 12 49 20 Roller Shades for additional information.
6	Request for Clarification on the Wind Load. This was not found in the Specs nor the Plans.	Refer to Sheet S100 for Basis of design information, #5, items A. (ultimate wind speed 110 MPH) & B. (nominal wind speed 85.2 MPH)
7	Contradicting notes on plans for reception desk glass. Is this to be (2) 3/8" glass sheets?	Refer to Sheet A503 detail #3, Sheet A503 detail #5 and Sheet A507 detail #7 for fixed window at

		Reception info with (2) pieces of 3/8" tempered glass with glass clamps, vertically stacked.
8	Kn#7 on E200 refers to a lighting inverter and appears to be referring to the type X fixture that comes with a battery backup. This contradiction raises the question of whether or not that inverter is needed and if so, the total quantity needed.	Fixture type X does not require an inverter as it has in internal battery.
9	Please also note that we are also being told that the specified fixtures for types W2, W3 & W4 do not have an EM option and would require individual inverters for each EM type needed.	There is (1) inverter for the exterior egress lighting. It will power the W2, W3, and W4 emergency fixtures as shown on the lighting sheet E200.
10	Fire Sprinkler System Water Supply Data: Please provide the available water supply information for the fire sprinkler design, specifically: <ul style="list-style-type: none"> ▪ Static pressure (psi) ▪ Available gallons per minute (GPM) at a residual pressure of 20 psi 	Provided by Rupert Fire Chief: See below for the numbers associated with hydrant #10 located and 612 7th Street. <ul style="list-style-type: none"> ▪ Size of main – 8" ▪ Static pressure – 56 psi ▪ GPM – 1190 ▪ Flow pressure – 42 psi
11	The project manual does not appear to include a paint specification section. Please confirm whether a paint spec will be issued, and if so, provide the appropriate section or addendum.	Refer to Specification Section 09 90 00 Painting and Coating and drawing sheet A500 for painting information.
12	Concrete Floor Finish – Rooms 126 & 131: The drawings indicate concrete flooring in Rooms 126 and 131; however, the Room Finish Schedule does not identify any sealer or finish requirements. Please confirm whether a concrete sealer is required in these rooms, and if so, provide the specification section and product requirements.	Refer to drawing sheet A500 for concrete floor finish "CON-1" with (2) coats of clear sealer.
13	Please confirm whether the exterior brick veneer is required to receive a sealer. If a sealer is required, please provide the applicable specification section and product criteria.	Refer to Specification Section 09 90 00 Painting and Coating, section 2.2, item E. Masonry sealer. Exterior brick surface to receive two coats clear sealer.
14	When developing the 300 calendar day schedule was consideration given to elevator lead times and it's required State of Idaho inspections?	Yes, elevator basis of design is identified. If time extension for the MRL elevator is needed, the Contractor can present the timeline, and a no-cost CO time extension can be reviewed for approval. Alternatively, a partial substantial completion may be considered if additional time is needed for elevator finalization.

15	Section 09 90 00 Painting and Coating: Section 3.9.B.3: Two coats of varnish, gloss. Please confirm that you did indeed want varnish. It's a bit of an outdated option; we recommend either polyurethane or precatyzed lacquer in lieu of varnish.	Two coats of polyurethane or precatyzed lacquer in lieu of varnish is acceptable.
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ARCHITECTURAL

- The following are approved substitutions.

Section	Product	Approved Alternate
07 21 13	Board Insulation	EnergyShield XR Continuous Insulation
08 71 00	Door Hardware	Dormakaba Apex 2000 Series

MECHANICAL

- Sheet M102: The eight (8) ceiling diffusers (CD-2) serving Multi-Purpose / Expansion are not required to be VAV type diffusers as scheduled. They are required to match the size, capacity, and lay-in type.
- The following are approved substitutions.

Section	Product	Approved Alternate
23 2166	Split System Pump Units	Daikin
23 3713	Air Outlets & Inlets	Nailor
23 5417	High Efficiency Natural Gas Furnace	Daikin
23 6213	Air-Cooled Condensing Units	Daikin
23 7413	Packaged Rooftop Air Conditioning Units	Daikin

ATTACHMENTS

- Revised Bid Proposal Form
- Prebid Conference Attendance Sheet

End of Addendum No. 1

REVISED BID PROPOSAL FORM

To: Minidoka County
715 G Street
Rupert, Idaho 83350

Project: Minidoka County Commissioners Office
Rupert, Idaho

Date: _____

Submitted by: _____

Address: _____

BASE BID PROPOSAL

Having examined the place of work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by Myers Anderson Architects for the above-mentioned project, we, the undersigned, hereby offer to enter a Contract to perform the work for the price of:

Dollars (\$ _____)
(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)

All applicable Federal, State of Idaho, County taxes and/or fees are included in the bid price.

ALTERNATES

The following amounts shall be added to the Bid Price. Refer to Section 01 20 00 – Price and Payment Procedure: Schedule of Alternates for description of alternates.

Alternate No. 1: Finishing of the Second Floor (Rooms 201-217 Only)

\$ _____ Dollars (\$ _____)

Alternate No. 2: Wood Doors at Second Floor (Doors 202A, 203A, 204A, 208A, 209A, 211A, and 213A Only)

\$ _____ Dollars (\$ _____)

Alternate No. 3: Standing Seam Metal Roof

\$ _____ Dollars (\$ _____)

ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for forty-five days from the Bid closing date.

If this Bid is accepted by the Owner within the time period stated above, we will:

1. Execute the Agreement within twenty days of receipt of Notice of Award.
2. Furnish the required bonds within ten days of receipt of Notice of Award.
3. Commence work within seven days after written Notice to Proceed.

If this Bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to the Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this Bid and the Bid upon which the Contract is signed.

In the event our Bid is not accepted within the time stated above, the required security deposit shall be returned to

the undersigned, in accordance with the provisions of the Instructions to Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

CONTRACT TIME

Bidder hereby agrees to commence Work under this Contract on a date to be specified in the written "Notice to Proceed" of the Owner and to substantially complete the Project within three hundred (300) consecutive calendar days thereafter, as stipulated in the specifications. Bidder further agrees to pay as liquidated damages, the sum of three hundred dollars (\$300.00) for each consecutive calendar day after the established substantial completion date or adjusted date as established by change order.

SUBCONTRACTORS

The names and addresses of the entities who will perform the Work identified below, subject to approval of Owner and Architect, if Undersigned is awarded the Contract, are as follows:

Plumbing (PWCL Category 15400)

Name: _____

Address: _____

Idaho Plumbing Contractors License No. _____

Heating, Ventilating & Air Conditioning (PWCL Category 15700-HVAC)

Name: _____

Address: _____

Idaho HVAC Contractors License No. _____

Electrical (PWCL Category 16000)

Name: _____

Address: _____

Idaho Electrical Contractors License No. _____

FAILURE TO NAME A PROPERLY LICENSED SUBCONTRACTOR IN EACH OF THE ABOVE CATEGORIES WILL RENDER THE BID UNRESPONSIVE AND VOID.

IDAPA 18.01.49 requires that the fire sprinkler contractor/subcontractor be licensed as an Idaho Fire Sprinkler Contractor. The Owner requests the name, address and license numbers of the contractor/subcontractor who will perform the fire sprinkler Work, subject to approval of Owner and Design Professional, if undersigned is awarded the Contract:

Name: _____

Address: _____

Fire Sprinkler Contractors License No. _____

Should the listing of subcontractors change due to selection of alternates or other similar circumstances, attach explanation.

The Owner requests the names, addresses and license numbers for all Contractor/Subcontractors who will perform work on the project within twenty-four (24) hours after the Bid Opening for Owner review and approval.

ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted therein have been considered and all costs thereto are included in the Bid Price.

Addendum # _____ Dated _____

Addendum # _____ Dated _____

Addendum # _____ Dated _____

BID FORM SIGNATURE(S)

The undersigned notifies that it is of this date duly licensed as an Idaho Public Works Contractor and further that it possesses Idaho Public Works Contractor's License No. _____, and is domiciled in the State of _____.

Dated this _____ day of _____, _____.
(date) (month) (year)

(Seal - if bid is by a corporation)

Respectfully submitted by:

(Company)

(Street or PO Address)

(City, State and zip code)

(Authorized Signature)

(Title)

(Telephone Number)

(FAX Number)

End of Document

**PREBID CONFERENCE ATTENDANCE SHEET
MINIDOKA COUNTY COMMISSIONERS OFFICE BUILDING, RUPERT, ID**

Virtual meeting held via Microsoft Teams: February 6, 2026, at 11:00 AM

Name	Company	Email Address	Telephone
Commissioners and Clerk	Minidoka County	N/A	N/A
Matt Frankel	Myers Anderson Architects	matt@myersanderson.com	(208) 232-3741
Devin Carpenter	Koyle's Classic Construction	kcc.devin@gmail.com	(435) 559-1663
Matt Hoskins	American Vac Services	matt@americanvacservices.com	(208) 450-1896
Bob Allred	PRT Builders	bids@prtbuilders.com	(435) 383-8799
Jack Adams	Freedom Electric, Inc.	jadams@freedomelectric.org	
Jim Schnittgen	Rivers West Construction	bids@rwcidaho.com	(208) 522-4758
Caden Hamilton	Gary Jones Construction	hamilton@garyjonesconstruction.com	(208) 678-1118
Mike Snodgrass	Stanley Associates, Inc.	mikes@stanleyassociates.net	
Buddy Bryant	Stanley Associates, Inc.	buddy@stanleyassociates.net	
Nate Thomas	Petersen Brothers Construction	nate@pbcbuilds.com	(208) 734-6303
Malachi Tesarik	Veritas Facility & Construction Services	malachi@veritasfcs.com	(509) 994-3651
Alex Alfone	Conrad Brothers Construction	alex@conradbrothersconstruction.com	(208) 726-3830
Burke Anderson	Heglar Creek Electric	burke@heglarcreekelectric.com	
Lucas Ribeiro	Ryte Flooring	lucas@ryteflooring.com	
Ashley Keepers	Petersen Brothers Construction	ashley@pbcbuilds.com	(208) 734-6303

Cade Jones	Gary Jones Construction	cade@garyjonesconstruction.com	(208) 678-1118
Matthew Pihl	Conrad Brothers Construction	matthew@conradbrothersconstruction.com	(208) 726-3830
Troy Brown	Conrad Brothers Construction	troy@conradbrothersconstruction.com	(208) 726-3830
Sammy J. Riddle	Draype Interiors	info@draypeinteriors.com	
John Olson	Koyle's Classic Construction	jolson@koylesclassic.com	(435) 559-1663
Jack Hsu	Conrad Brothers Construction	jack@conradbrothersconstruction.com	(208) 726-3830
Ruben Coronel Rosas	Alpine Construction Management	rcoronelrosas@buildwithacm.com	(208) 982-6158
Dominic Carnazzo	Alpine Construction Management	dcarnazzo@buildwithacm.com	(208) 970-9812
Bryce Harper	Harper Construction	bryce@harperconst.com	(208) 680-4181
Madeline Tugg	Inline Construction	bids@inline-cc.com	(503) 939-3430