



Prairie Band Potawatomi Nation
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ADDENDUM NO. 1

“FOOD SOVEREIGNTY BUILDING”

RFP# 2024-CM002

1. Notice to Respondents

The Request for Proposal (RFP) is modified as set forth in this Addendum. This addendum shall hereby be made a part of the RFP documents and is issued to change, amplify, or delete from or otherwise explain these documents where provisions of this addendum differ from those of the original documents. This addendum shall have precedence over the original documents and shall govern.

2. Pre-Bid Conference Questions and Answers

The following information is provided as a matter of information to clarify issues raised about the RFP. To the extent that changes to the RFP are required based on the questions received, the RFP has been modified as noted.

2.1. Questions:

Q1: Who is the governing body that establishes requirements for the necessity of a red water lagoon?

A1: The agencies involved may change from site to site, as there are various items at each site that may assert their requirements as to this requirement. Due to the different sites, there may be requirements from PBPB PEP Department and PBPB Law and Order codes, Federal EPA due to existing licensing and permitting of existing wastewater facilities, and effects of the red water, BIA, and IHS-OEH department, and USDA due to the inspection process of the facility.

Q2: Are the three potential sites already zoned for the intended facility use, and if not, who will be responsible for securing the appropriate zoning?

A2: PBPB CMD department will work with the PBPB PEP department and zoning for any necessary changes and approvals of zoning. This will utilize the Survey team from the project to assist with all documents necessary for the re-zoning process.

Q3: Please clarify the role that the selected contractor will play in the site selection process.

A3: The selected Design/Build Team will work with PBPB CMD department and assess each site as to each site's Pros/cons to include amount of civil / earthwork required, availability of utilities to the site (water, electric, Wastewater (as applicable), PBPB Fiber Network, and Fire suppression as applicable). Part of the pros and cons will also include the cost estimates for the build-out of the proposed building and site package from selected of each site. Extreme costs due to infrastructure upgrades for Utilities and extreme amounts of earthwork will assist with the determination and approval for the building's final location.

Q4: Could you please provide Attachment B?

A4: Should be on the website as of 2/21/2024 for download.

Q5: Is landscape design a required component?

A5: This is not a required component for the RFP at this time. Final grading and seeding of disturbed ground is a required component of the project.

Q6: Are KDOT entrances mandatory for any potential site locations?

A6: The entrances are along county routes and not along a KDOT ROW section of the Road. No KDOT ROW is required. The design of roadway entrance should be designed to KDOT entrance requirements for semis with trailers.

Q7: The RFP mentions non-negotiable adjustments based on grant requirements on page 50. Could you provide clarification on what these adjustments entail?

A7: This is standard language used in the Scope of work due to some grants not allowing project to change square footage size or different than submitted in grant application.

On this project there are no limitations per the Federal funding requirements, but PBPN has the standard contracted contractors and specific material per attachments that are non-negotiable.

Q8: Does PBPN currently have an exclusive plumbing vendor?

A8: No there are no exclusive plumbing vendors. Please reference vendors on Attachment "M" as to vendors that are under contract and would be Sole Source.

Q9: Does the HVAC vendor also cover refrigeration services?

A9: Yes, McElroy's the PBPN Contracted HVAC vendor is also the refrigeration vendor, and includes the HVAC Solidyne controls also.

Q10: Is an elevator for a potential second floor necessary to fulfill the Scope of Work (SOW)?

A10: It is not required unless the project and building has a second floor in the proposed plan from that design / build team. If a second floor is added, then the elevator requirements as noted are required for the building.

Q11: Regarding the note about drawings being required for a complete proposal, could you please specify the details of what is being requested in the drawings?

A11: Close to a Schematic Design (SD) set of drawings. To include:

Proposed floor plan – Providing concept and layout depicting all requested rooms or items in the SOW are provided in the project. To include an elevation view to detail if the site is a one-story building, or multi-story building.

Generic site plan to show that there is planning for Semi truck traffic and turnaround, parking and any wastewater items as listed in the SOW.

Q12: Please advise on the approximate square footage needed for the farmers market area.

A12: To allow for space for 10-20 vendors and pedestrian walkway please allow for approximately 3,000 Sq. Ft.

Q13: It states that PBPN will purchase all of the kitchen equipment and the contractor will be responsible for installing and testing. Will PBPN also be providing kitchen equipment layout/design services to fit the space so that is best suits your needs, or will PBPN rely on the design team to layout the equipment and kitchen flow once a list of equipment is provided?

A13: Yes, PBPN will be purchasing the kitchen equipment, and contractor is responsible for installation and testing.

PBPN will not be providing layout design services for the kitchen space. Per RFP SOW all specialty design and engineering such as kitchen layout is responsibility of design/build team.

PBPN will be procuring a kitchen equipment vendor after executing the design build contract with one vendor for the project. This procurement process will require assistance from selected design build team as to scope for the kitchen equipment vendor. The kitchen equipment provider once under contract with PBPN can assist with equipment that will work with the space as laid out by design team.

The following changes have been made to the RFP:

CONFIDENTIALITY

The Contractor shall maintain all non-public information secured in connection with any contract with PBPN in strict confidence, with disclosure only to individuals as needed to perform under the contract and on a need-to-know basis.

All other provisions shall remain in their entirety.