

## SECTION 001116 - INVITATION FOR BID

### 1.0 OWNER:

- A. The State of Missouri  
Office of Administration,  
Division of Facilities Management, Design and Construction  
Jefferson City, Missouri

### 2.0 PROJECT TITLE AND NUMBER:

- A. Renovate Lobby and Restroom 1st and 2nd Floor  
Howerton State Office Building  
Jefferson City, Missouri  
**Project No.: O2339-01**

### 3.0 BIDS WILL BE RECEIVED:

- A. Until: 1:30 PM, April 22, 2025
- B. **Only electronic bids sent to [FMDCBids@oa.mo.gov](mailto:FMDCBids@oa.mo.gov) shall be accepted: (See Instructions to Bidders for further detail)**

### 4.0 DESCRIPTION:

- A. Scope: The project includes restroom updates, paint, door replacements, first and second floor lobby modifications and updates, as well as creating a new conference room and two storage rooms. The Work also includes selective demolition and renovation of fire sprinkler system, replacement and integration of ceiling mounted fire alarm strobes and smoke detectors into the existing fire protection system, replacement of restroom plumbing fixtures and adjustment of water supply inlet for urinal and water closet installation, replacement of air devices and modification of any associated duct, replacement of lighting fixtures and extension of lighting circuit, installation of new feature light, and replacement of all wiring devices located within area of work.
- B. MBE/WBE/SDVE Goals: MBE 10%, WBE 10%, and SDVE 3%. **NOTE: Only MBE/WBE firms certified by the State of Missouri Office of Equal Opportunity as of the date of bid opening, or SDVE(s) meeting the requirements of Section 34.074, RSMo and 1 CSR 30-5.010, can be used to satisfy the MBE/WBE/SDVE participation goals for this project.**

### 5.0 PRE-BID MEETING:

- A. Place/Time: 11 AM, April, 8, 2025, at 615 Howerton Court, Jefferson City, MO. 65102.
- B. Access to State of Missouri property requires presentation of a photo ID by all persons

### 6.0 HOW TO GET PLANS & SPECIFICATIONS:

- A. View Only Electronic bid sets are available at no cost or paper bid sets for a **deposit of \$100.00** from American Document Solutions (ADS). MAKE CHECKS PAYABLE TO: American Document Solutions. Mail to: American Document Solutions, 1400 Forum Blvd., Suite 7A, Columbia, Missouri 65203. Phone 573-446-7768, Fax 573-355-5433, <https://www.adsplanroom.net>. NOTE: Prime contractors will be allowed a maximum of two bid sets at the deposit rate shown above. Other requesters will be allowed only one bid set at this rate. Additional bid sets or parts thereof may be obtained by any bidder at the cost of printing and shipping by request to American Document Solutions at the address shown above. Bidder must secure at least one bid set to become a planholder.
- B. **Refunds: Return plans and specifications in unmarked condition within 15 working days of bid opening to American Document Solutions, 1400 Forum Blvd., Suite 7A, Columbia, Missouri 65203. Phone 573-446-7768, Fax 573-355-5433. Deposits for plans not returned within 15 working days shall be forfeited.**
- C. Information for upcoming bids, including downloadable plans, specifications, Invitation for Bid, bid tabulation, award, addenda, and access to the ADS planholders list, is available on the Division of Facilities Management, Design and Construction's web site: <https://oa.mo.gov/facilities/bid-opportunities/bid-listing-electronic-plans>.

### 7.0 POINT OF CONTACT:

- A. Designer: OA-FMDC Project Design Unit, Brad M. Schaefer, 573-526-0136, email: [Brad.Schaefer@oa.mo.gov](mailto:Brad.Schaefer@oa.mo.gov)
- B. Project Manager: Andy Carroll, 573-751-8913, email: [Andy.Carroll@oa.mo.gov](mailto:Andy.Carroll@oa.mo.gov)

### 8.0 GENERAL INFORMATION:

- A. The State reserves the right to reject any and all bids and to waive all informalities in bids. No bid may be withdrawn for a period of 20 working days subsequent to the specified bid opening time. The contractor shall pay not less than the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed, as determined by the Missouri Department of Labor and Industrial Relations and as set out in the detailed plans and specifications.
- B. Bid results will be available at <https://oa.mo.gov/facilities/bid-opportunities/bid-listing-electronic-plans> after it is verified that at least one bid is awardable and affordable.