

ADDENDUM NO. 1

TO: PLANS AND SPECIFICATIONS FOR STATE OF MISSOURI

**Replace HVAC, Structural Repairs & Replace Roof
George Washington Carver State Office Building
Jefferson City, Missouri
Project No: O2440-01**

Bid Opening Date: 1:30 PM, Thursday, September 19, 2024 (Not Changed)

Bidders are hereby informed that the construction Plans and/or Specifications are modified as follows:

VOLUME 1:

SPECIFICATION CHANGES:

1. Section 000110 - Table of Contents
 - a. Remove Volume 1/Division 10
 - b. Add Volume 3/Division 07: Section 077200 - Roof Accessories
2. Section 011000 - Summary of Work
 - a. Add: 1.3B: Facility staff will be relocated by others prior to August 1, 2025.
 - b. Add: 1.3C: The existing furniture, cubicles, carpet, ceiling grid, and lighting will be removed by others prior to August 1, 2025.
3. Section 015000 - Construction Facilities and Temporary Controls
 - a. Add: 3.2H: Temporary Lighting: Provide temporary lighting with local switching. Install and operate temporary lighting that will fulfill security and protection requirements without operating the entire system. Provide temporary lighting that will provide adequate illumination for construction operations.
4. Section 102600 - Wall Protection
 - a. REMOVE entire section.
5. Section 232113 - Hydronic Piping
 - a. MODIFY Paragraph 3.1, B., 1. As follows: Schedule 40 steel pipe; welded, mechanical joint coupling and fittings; and welded, mechanical joints.
6. Section 230523 - General Duty Valves for HVAC Piping
 - a. ADD Paragraph 2.6, A., 1., j. Tour & Andersson.

DRAWING CHANGES:

1. Sheet AB501

- a. MODIFY Detail 5, Note 4 as follows:
Seal up the negative air machine opening and leave the plywood in place.
2. Sheet A101
 - a. MODIFY Keynote A01 as follows:
New Reinforced concrete equipment pad, paint safety yellow. Refer to M503, Detail 3 and Detail 5.
3. Sheet D101
 - a. MODIFY Keynote D08 as follows:
Remove existing domestic water heater and circulator pump. Disconnect existing domestic water heater and circulator pump from existing electrical feeders. Existing feeders to be extended as required to connect to new water heater and circulator pump. Demolished water heater and circulator pump shall be returned to owner without damage.
 - b. REMOVE Note: Existing Underground Tunnel To Remain.
4. Sheet D102
 - a. REMOVE Note: Existing Underground Tunnel To Remain.
5. Sheet M101
 - a. REMOVE Note: Existing Underground Tunnel To Remain.
6. Sheet M102
 - a. REMOVE Note: Existing Underground Tunnel To Remain.
7. Sheet M602
 - a. REMOVE Note 1 from Cabinet Fan Coil Unit Schedule.

REQUESTS FOR INFORMATION:

1. Section 08 11 13 - 2.3B: Can we furnish timely, readi-frames or knockdown frames?
 - a. Welded frames, as specified, are required.
2. Throughout the specs it calls out finish to be from manufacturers full range of colors, does this mean standard colors only or custom colors too?
 - a. Manufacturer's standard color options are acceptable. Contractor to coordinate with Architect and Owner on final color selection.
3. Please provide a finish schedule.
 - a. Finish schedules are covered in the project manual.

Section 0965000 – Resilient Flooring: Luxury Vinyl Tile & Resilient Base
Section 099000 – Painting and Coating: CMU, Metal, and Drywall surfaces
Any items not specified are to be coordinated by the Owner.

4. Does the grey basement floor paint containing lead need to be removed in its entirety or does the floor need to be cleaned, removing the loose paint allowing the bonded paint to be painted over?
 - a. Contractor is only required to prepare these surfaces for painting. Contractor shall comply with the OSHA Lead Standard, 1926.62 and is responsible for their own worker protection.
5. Does the red paint at the base of the walls containing lead need to be removed in its entirety or do the walls need to be cleaned, removing the loose paint allowing the bonded paint to be painted over?
 - a. Contractor is only required to prepare these surfaces for painting. Contractor shall comply with the OSHA Lead Standard, 1926.62 and is responsible for their own worker protection.
6. What areas are construction activity restricted around the Missouri Petroleum Laboratory?
 - a. Parking spaces directly in front of the MPL may be reserved for employee parking. This will be coordinated during the pre-construction meeting.
7. Please supply the name of the firm that performed the Ground Penetrating Radar testing.
 - a. General Contractor is responsible for selecting GPR contractor.
8. What is the scheduling and summary of work for “work under other contracts” per spec 011000 1.4A? Will there be one contract for all six scopes of work or multiple?
 - a. These projects will not be defined and schedules will not be determined before bidding for this project. There may be more than one scope of work but the intent is to combine the projects as much as possible.
9. Are there any as-built drawings of the existing underground tunnel which is to remain on drawing D102? Note D10 and D11 have removal of the condenser water supply and return piping and accessories in the tunnel. Does this tunnel have a top lid that can be removed to get access to the piping which needs to be demolished? If no not lid, the top of the tunnel would need to be demolished. Can we just demolish the entire tunnel after the piping is removed or do, we have to place a new concrete top on the tunnel?
 - a. Pipe trench was hand dug and filled with sand, pea gravel, and compacted soil. Contractor shall demolish existing condenser water, make-up water, and electrical conduits buried in this area and refill trench level with grade.
10. Is there a grout patch detail for existing floor penetrations where they are not used to be filled as noted on drawing A310?
 - a. No detail is provided. Grout former piping penetrations as specified.
11. There is a note near the hydronic piping risers that states to shore and demo the steel beam. Is this beam supporting the structure itself or just the piping?

- a. The existing beam is supporting the floor infill of the duct shaft.
12. Are the condensate risers associated with keynote M55 on sheet M101 discharging to the exterior of the building or connecting to an existing condensate system?
- a. Condensate risers associated with Keynote M55 follow the path of the existing condensate piping and are intended to connect to an existing condensate system.
13. Can you provide pipe tunnel construction details and patch back details? Also, will this need to be waterproofed after the lid is put back/patched? If so, can you please provide a waterproofing spec?
- a. Pipe trench was hand dug and filled with sand, pea gravel, and compacted soil. Contractor shall demolish existing condenser water, make-up water, and electrical conduits buried in this area and refill trench level with grade.
14. There is no gas piping on the new drawings in the basement, will this be added?
- a. Refer to Keynote M05 on Sheet M101.
15. Same as above, there is no intake/exhaust piping for the boilers or water heater. There is a detail for the wall penetration portion but not where it needs to exit the building. Will the piping layout be added?
- a. Refer to Sheet M105 and Sheet M503, Detail 7.
16. Are all the volumes bidding separately or together?
- a. Refer to Section 011000 – Summary of Work 1.2, D.
17. I could not find a spec for the condensate drains. Can you provide?
- a. Condensate risers associated with Keynote M55 follow the path of the existing condensate piping and are intended to connect to an existing condensate system.

VOLUME 2:

SPECIFICATION CHANGES:

1. Section 000110 - Table of Contents
 - a. Remove Volume 1/Division 10
 - b. Add Volume 3/Division 07: Section 077200 - Roof Accessories

DRAWING CHANGES:

1. None.

REQUESTS FOR INFORMATION:

1. Section 03 30 00 - 1.10.A and Section 07 81 23 - 3.4.A: Specs call out to engage special inspector in these spec sections. Whom (Owner/Contractor) is responsible for the cost of each specific spec section special inspector above?
 - a. Owner will pay for special inspection services, contractor responsible for reviewing inspector scope and coordinating timing of special inspections.
2. Where does MVRA add mixture apply (which type of concrete pours) SOG/SOD/Housekeeping pads?
 - a. MVRA is not required for column capitals. Refer to mechanical (Volume 1 work) for any housekeeping pads.
3. Section 03 30 00 – 2.9.T: Where does ASR inhibitor apply?
 - a. ASR inhibitor is only required if the concrete mixture contains reactive aggregates.
4. Where does corrosion inhibitor apply?
 - a. Corrosion inhibitor is only required for concrete designated Freeze and Thaw F2 or F3, column capital concrete is not designated freeze and thaw.

VOLUME 3:

SPECIFICATION CHANGES:

1. Section 000110 - Table of Contents
 - a. Remove Volume 1/Division 10
 - b. Add Volume 3/Division 07: Section 077200 - Roof Accessories
2. Add Section 077200 - Roof Accessories
 - a. See attachment.

DRAWING CHANGES:

1. Sheet A100
 - a. Drawing 1/A100: Remove and dispose of existing roof hatch.
2. Sheet A101
 - a. Drawing 1/A101: Install new roof hatch, equal to Bilco S-20.

REQUESTS FOR INFORMATION:

1. A request was made to consider Sikaplan, by Sika Sarnafil, as an alternate for the roof membrane specified.
 - a. Sikaplan is not approved for use on the project.

GENERAL COMMENTS:

1. The Pre-Bid Meeting was held Wednesday, September 4, 2024 followed by a walk-through of the facility. The Pre-Bid Meeting sign-in sheet is attached.
2. Bidders needing additional site inspection should contact Tracie Siebeneck at 573-508-9480 to schedule a time.
3. Please contact Paul Girouard, Contract Specialist, at 573-751-4797 or paul.girouard@oa.mo.gov for questions about bidding procedures and MBE\WBE\SDVE goals and submittal requirements.
4. **All bids shall be submitted on the bid forms without additional terms and conditions, modifications, or stipulations. Each space on the bid forms shall be properly filled. Failure to do so will result in rejection of the bid.**
5. **MBE/WBE/SDVE participation requirements can be found in DIVISION 00. The MBE/WBE/SDVE participation goals are 10%/10%/3%, respectively. All MBE, WBE, and MBE/WBE contractors, subcontractors, and suppliers must be certified by the State of Missouri, Office of Equal Opportunity. No other certifications from other Missouri certifying agencies will be accepted. If a bidder is unable to meet a participation goal, a Good Faith Effort Determination Form must be completed. Failure to complete this process will result in rejection of the bid.**
6. The deadline for technical questions was September 12, 2024 at 12:00 PM.
7. Changes to, or clarification of, the bid documents are only made as issued in the addenda.
8. All correspondence with respect to this project must include the State of Missouri project number as indicated above.
9. Current Plan holders list available online at: <https://www.oafmdcplanroom.com/projects/2567/plan-holders/o2440-01-repl-hvac-structural-repairs-repl-roof-george-washington-carver-state-office-building>.
10. Prospective Bidders contact American Document Solutions, 1400 Forum Blvd., Suite 7A, Columbia MO 65203, 573-446-7768 to order official plans and specifications.

ATTACHMENTS:

1. Pre-Bid Meeting Sign In Sheet
2. Section 077200 - Roof Accessories

September 12, 2024

END ADDENDUM NO. 1

Pre-Bid Meeting Attendance Sheet

George Washington Carver State Office Building-Replace HVAC, Structural Repairs & Replace Roof

Project No. O2440-01
September 4, 2024 at 11:00 am

Name & Title	Company Name	Phone	E-Mail Address
Destanie Thomas Pre-Con Admin	Prost Builders Inc. Pro-Prost J.V. - SDVE	573-691-9867	Destanie@prostbuilders.com
VAUGHN PROST Thomas Lopez	Prost Builders Inc Pro-Prost J.V. - SDVE	573-694-1095	estimating@prostbuilders.com
Anthony Silistria Project Manager	Integrated Facility Services	(573)223-3178	anthony@intfs.com
Brent Parr's Business Agent	Roofers Local #20	573-216-6040	brent@rooferslocal20.com
Curtis Dittner Estimator	Harold G. Butzer, Inc	573-636-4115	CurtisD@HGButzer.com
NATHAN DIETKER PM	WATKINS ROOFING	573-449-2951	NATHAND@WATKINSROOFING.NET

Pre-Bid Meeting Attendance Sheet

George Washington Carver State Office Building-Replace HVAC, Structural Repairs & Replace Roof

Project No. O2440-01
September 4, 2024 at 11:00 am

Name & Title	Company Name	Phone	E-Mail Address
Blake Potts	Septagon	573-590-0885	bpotts@septagon.com
Vince Bommarito	Victaulic	314-705-0065	vincent.bommarito@victaulic.com
TERRY Tobias	BYRIS	573-257-0509	Terry.Tobias@brownandroot.com
RONALD MADISON EL	T.A.B. COMPANY INC	314-441-5452	MADISONEL@TABSOLE.NET NET
Craig Linhardt	Meyer Electric	573-893-2335	craig@meyerelectric.net
Brian Fischer	Weathercraft Inc.	573-635-0141	bf@wcrfg.com

Pre-Bid Meeting Attendance Sheet

George Washington Carver State Office Building-Replace HVAC, Structural Repairs & Replace Roof

Project No. O2440-01
September 4, 2024 at 11:00 am

Name & Title	Company Name	Phone	E-Mail Address
Rick Clark	Kaiser Electric	573-556-6188	rclark@kaiser-centralmo.com
Jeremy Wilhelm	United Mechanical Services	577-248 4499	Jeremy.Wilhelm@ UnitedMechServ.com
Josh Fleck	Concrete Strategies	720 628 5257	fleckj@ concretestrategies.com
LARRY MOREAU	Environmental Engineering INC	573-636-3566	Larry@EnviroEng.com
Brian Hulett	Nabholz	573-239 6192	brian.hulett@nabholz.com
Joel Gray	Nabholz	913 940-5891	joelgray@nabholz.com

Pre-Bid Meeting Attendance Sheet

George Washington Carver State Office Building-Replace HVAC, Structural Repairs & Replace Roof

Project No. O2440-01
September 4, 2024 at 11:00 am

Name & Title	Company Name	Phone	E-Mail Address
Rusty Allen Dm	ARSI FAC. SDVE	573-896-0222	rustyallen@arsi-mo.com
BRIAN BOMAN Bus. Dev. Mgr.	PULLMAN (FAP Installer)	816-787-5626	bboman@pullman-services.com
Matthew Bridges Engineer	Klingner	573-355-5988	mbridges@klingner.com
Brad Berendzen	OA FMDC	694-0763	
John Gentsges	OA FMDC	573-291-9596	John.Gentsges@oa.mo.gov

**SECTION 077200
ROOF ACCESSORIES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Roof hatches.

1.02 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used.
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
 - 4. Maintenance requirements.

1.03 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store products under cover and elevated above grade.

PART 2 PRODUCTS

2.01 ROOF HATCHES AND VENTS, MANUAL AND AUTOMATIC OPERATION

- A. Roof Hatches: Factory-assembled aluminum frame and cover, complete with operating and release hardware.
 - 1. Roof Hatch: Equal to Bilco, S-20.
 - 2. Style: Provide flat metal covers unless otherwise indicated.
 - 3. Mounting: Provide frames and curbs suitable for mounting conditions as indicated on drawings.
 - 4. Size: Single leaf; 30 by 36 inches (762 by 914 mm), for ladder access.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.

3.02 INSTALLATION

- A. Install in accordance with manufacturer's instructions, in manner that maintains roofing system weather-tight integrity.

END OF SECTION