

ADDENDUM NO. 01

TO: PLANS AND SPECIFICATIONS FOR STATE OF MISSOURI

Replace HVAC and Exterior Repairs, Military Education Facility
Ike Skelton Training Site
Jefferson City, Missouri
PROJECT NO.: T2406-01

Bid Opening Date: 1:30 PM, Tuesday, June 24, 2025 (Unchanged)

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

SPECIFICATION CHANGES:

1. Section 000110 – Table of Contents
 - a. ADD 012100 Allowances, 3 pages
2. Section 012100 – Allowances
 - a. ADD entire specification section
3. Section 084210 – Aluminum Storefront and Doors
 - a. REMOVE and REPLACE 2.1.A.1 as follows:
 1. Acceptable manufacturers: Kawneer, EFCO, YKK, Pittco or approved by Architect
3. Section 233300 – Air Duct Accessories
 - b. ADD 2.12.A.4 as follows:
 4. Price
4. Section 233423 – HVAC Power Ventilators
 - a. ADD 2.1.A.4 as follows:
 4. PennBarry, DX
5. Section 233600 – Air Terminal Units
 - a. ADD 2.1.A.4 as follows:
 4. Anemostat
 - b. ADD 2.1.A.5 as follows:
 5. Greenheck / Metalaire

6. Section 233713 – Diffusers, Registers, and Grilles

- a. ADD 2.2.A.1.d as follows:
 - d. Greenheck / Metalaire
- b. ADD 2.2.B.1.d as follows:
 - d. Greenheck / Metalaire
- c. ADD 2.3.A.1.d as follows:
 - d. Greenheck / Metalaire
- d. ADD 2.4.A.1.d as follows:
 - d. Greenheck / Metalaire
- e. ADD 2.4.B.1.d as follows:
 - d. Greenheck / Metalaire
- f. ADD 2.4.C.1.d as follows:
 - d. Greenheck / Metalaire

6. Section 237313 – Outdoor Central Station Air Handling Units

- g. ADD 2.1.A.4 as follows:
 - 4. Kilmor

3. Section 238239.13 – Cabinet Unit Heaters

- a. ADD 2.1.A.4 as follows:
 - 4. Zhender Rittling

DRAWINGS CHANGES:

1. Sheet A-201 – See Attached revised sheet A-201

- a. Adjusted keyed notes throughout drawing.

GENERAL COMMENTS:

1. The Pre-Bid Meeting was held June 10, 2025 followed by a walk-through of the site. The Pre-Bid Meeting sign-in sheet is attached.
2. Bidders needing additional site inspection should contact Joey Schaefer at (573) 638-9692 to schedule a time.
3. Please contact Mandy Roberson, Contract Specialist, at 573-522-0074 or Mandy.Roberson@oa.mo.gov, for questions about bidding procedures and MBE\WBE\SDVE goals and submittal requirements.
4. The deadline for technical questions was End of Business (5PM) on June 16, 2025.
5. Changes to, or clarification of, the bid documents are only made as issued in the addenda.
6. All correspondence with respect to this project must include the State of Missouri project number as indicated above.
7. Current Planholders list available online at:
<https://www.oafmdcplanroom.com/projects/2918/plan-holders/t2406-01-replace-hvac-exterior-repairs-ike-skelton-training-site> Prospective Bidders contact American Document Solutions, 1400 Forum Blvd Suite 1C, Columbia MO 65201, 573-446-7768 to order official plans and specifications.
8. **All bids shall be submitted on the bid form without additional terms and conditions, modifications, or stipulations. Each space on the bid form shall be properly filled including a bid amount for the alternates. Failure to do so will result in rejection of the bid.**
9. **MBE/WBE/SDVE participation requirements can be found in DIVISION 00. The MBE/WBE/SDVE participation goals are 10%/10%/3%, respectively. Only certified firms as of the bid opening date can be used to satisfy the MBE/WBE/SDVE participation goals for this project. 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.**

ATTACHMENTS:

- A. Pre-Bid Meeting Sign-In Sheet (4 Pages)
- B. Section 012100 Allowances (3 Pages)
- C. A-201 Addendum 01 Revision (1 Page)

END ADDENDUM 01

T2406-01 Pre-Bid Meeting Attendance Sheet
Replace HVAC and Exterior Repairs
Ike Skelton Training Site
Jefferson City, MO 65101

Project No. T2406-01
6.10.25 & 10 AM

Name & Title	Company Name & Type of Contracting	MBE/WBE/SDVE Status	Phone	E-Mail Address of Attendee & E-Mail Address of Individual filling out Bid Documents
Ryan Abbott	OA - FMDC		(573) 298-1967	<u>ryan.abbott@oa.mo.gov</u>
Scott Lueddecke	Casco		314-566-4882	<u>scott.lueddecke@meleng.com</u>
Cade Pointer	OA - FMDC		(573) 644-2757	<u>Cade.Pointer@oa.mo.gov</u>
Chase Schlup	OA - FMDC		(573) 644-3165	<u>Chase.Schlup@oa.mo.gov</u>
Brendan Frazer CA	OA - FMDC		573-508-6122	<u>Brendan.Frazer@oa.mo.gov</u>
Craig Linhardt	Meyer Electric		573-893-2335	<u>Craig@meyerelectric.net</u>

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Name & Title	Company Name Type of Contracting	MBE/WBE/ SDVE Status	Phone	E-Mail Address of Attendee and E-Mail Address of Individual filling out Bid Documents
Chad Nierman	GBH Builders		573-883-3633	<u>estimating@gbhbuilders.com</u>
Jeremy Walker	HG Butzer		573-636-4115	<u>Jeremy.Walker@hgbutzer.com</u>
SCOTT SCHRAMPT	QUESTEC		573.353.4509	<u>SCOTT.SCHRAMPT@QUESTEC.US</u>
Brandon Dorge	Missouri Builders		573-298-2338	<u>bdorge@missouribuilders.net</u>
Andrew Walenda	Arete Contracting	MBE SDVE	573-718-6305	<u>bids@aretecontracting.com</u>
Ken Porting Project Man	United Mechanical Services		573 418 9418	<u>office@unitedmechserv</u> <u>.com</u>

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Name & Title	Company Name Type of Contracting	MBE/WBE/ SDVE Status	Phone	E-Mail Address of Attendee and E-Mail Address of Individual filling out Bid Documents
MITCH FLETCHER	SUMMIT MECH.		573-636-4050	<u>mitchf@summitmechanical.biz</u>
Kevin Lehman	Lehman Htg		573-257-0516	<u>Kevin@lehmanhvac.com</u>
Ashton Vramme	Prost Builders	MBE	573-832-2380	<u>estimating@prostbuilders.com</u>
STEVE SALAMONE	" "		_____	_____
Josh Siebeneck	Brown and Root		573-301-8202	<u>Josh.Siebeneck@BrownandRoot.com</u>
Joey Schaefer	MONG			<u>Joseph.E.Schaefer@unityasmg.missouri.edu</u>

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Project No. T2406-01
6.10.25 & 10 AM

Name & Title	Company Name Type of Contracting	MBE/WBE/ SDVE Status	Phone	E-Mail Address of Attendee and E-Mail Address of Individual filling out Bid Documents
Regina Raineri, PM, EA	CASCO		314.221- 5192	regina.raineri@ the cd companies. com
Ryan LaFrance Mechanical Engineer	CASCO		314-443- 4519	ryan.lafrance@me1eng.com
Brandon Derge PM	MBS		573-298-20338	bderge@missouribuilders.net

SECTION 012100 – ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract including General and Supplementary Conditions and other Division 1 Specification Sections apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
 - 2. Weather allowances.
- C. Related Sections include the following:
 - 1. Division 1 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders for allowances.
 - 2. Division 1 Section "Unit Prices" for procedures for using unit prices.

1.3 WEATHER ALLOWANCE

- A. Included within the completion period for this project are a specified number of “bad weather” days (see Schedule of Allowances).
- B. The Contractor’s progress schedule shall clearly indicate the bad weather day allowance as an “activity” or “activities”. In the event weather conditions preclude performance of critical work activities for 50% or more of the Contractor’s scheduled workday, that day shall be declared unavailable for work due to weather (a “bad weather” day) and charged against the above allowance. Critical work activities will be determined by review of the Contractor’s current progress schedule.
- C. The Contractor’s Representative and the Construction Representative shall agree daily on the number of “bad weather” days to be charged against the allowance. This determination will be documented in writing and be signed by the Contractor and the Construction Representatives. If there is a failure to agree on all or part of the “bad weather” days for a particular month, that disagreement shall be noted on this written document and signed by each party’s representative. Failure of the Contractor’s representative to sign the “bad weather” day documentation after it is presented, with or

without the notes of disagreement, shall constitute agreement with the “bad weather” day determination contained in that document.

- D. There will be no modification to the time of contract performance due solely to the failure to deplete the “bad weather” day allowance.
- E. Once this allowance is depleted, a no cost Change Order time extension will be executed for “bad weather” days, as defined above, encountered during the remainder of the Project.

1.4 FACILITY INTERRUPTION ALLOWANCE

- A. Included within the completion period for this project are a specified number of “Facility Interruption” days (see Schedule of Allowances).
- B. The Contractor’s progress schedule shall clearly indicate the facility interruption day allowance as an “activity” or “activities”. In the event facility interruptions preclude performance of critical work activities for 50% or more of the Contractor’s scheduled workday, that day shall be declared unavailable for work due to facility interruption and charged against the above allowance. Critical work activities will be determined by review of the Contractor’s current progress schedule.
- C. The Contractor’s Representative and the Construction Representative shall agree monthly on the number of “facility interruption” days to be charged against the allowance. This determination will be documented in writing and be signed by the Contractor and the Construction Representatives. If there is a failure to agree on all or part of the “facility interruption” days for a particular month, that disagreement shall be noted on this written document and signed by each party’s representative. Failure of the Contractor’s representative to sign the “facility interruption” day documentation after it is presented, with or without the notes of disagreement, shall constitute agreement with the “facility interruption” day determination contained in that document.
- D. There will be no modification to the time of contract performance due solely to the failure to deplete the “facility interruption” day allowance.
- E. Once this allowance is depleted, a no cost Change Order time extension will be executed for “facility interruption days” days, as defined above, encountered during the remainder of the Project.

1.5 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, Designer of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Designer's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Designer from the designated supplier.

1.6 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.7 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.8 [LUMP-SUM] ALLOWANCES

- A. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials [selected by Designer] under allowance shall be included as part of the Contract Sum and not part of the allowance.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Weather Allowance: Included within the completion period for this Project 10 “bad weather” days.
- B. Facility Interruption: Included within the completion period for this Project. Zero “facility interruption” days.

END OF SECTION 012100

- GENERAL NOTES:

1. FIELD VERIFY STRUCTURAL MEMBERS BEFORE MAKING ANY CUTS IN WALLS AND ROOF DECK.

2. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

3. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING DEMO AND CONST. ANY DAMAGE SHALL BE PATCHED, REPAIRED, AND REFINISHED.
- KEYED NOTES: #

1. EXISTING STANDING SEAM METAL ROOF TO REMAIN. NO WORK.

2. EXISTING 5'-0" DIA. METAL LOUVER TO BE SEALED ON INTERIOR. REFER TO 2/A-103 FOR ADDITIONAL INFORMATION.

3. EXISTING EXPOSED BRICK JOINTS.

4. DEMOLISH EXISTING PENTHOUSE ENCLOSURE. REFER TO 1/A-102 FOR ADDITIONAL INFORMATION.

5. EXISTING ALUM. WINDOW SYSTEM WITH INSULATED GLASS TO REMAIN.

6. EXISTING PRE-FINISHED METAL COPING TO REMAIN.

7. EXISTING EXHAUST METAL LOUVER TO REMAIN.

8. EXISTING GLASS AND ALUM. STOREFRONT SYSTEM TO REMAIN.

9. NO WORK THIS AREA (BRICK WALLS AT NEWLY INSTALLED ELEVATOR TOWER).

10. EXISTING H.M. DOOR TO REMAIN.

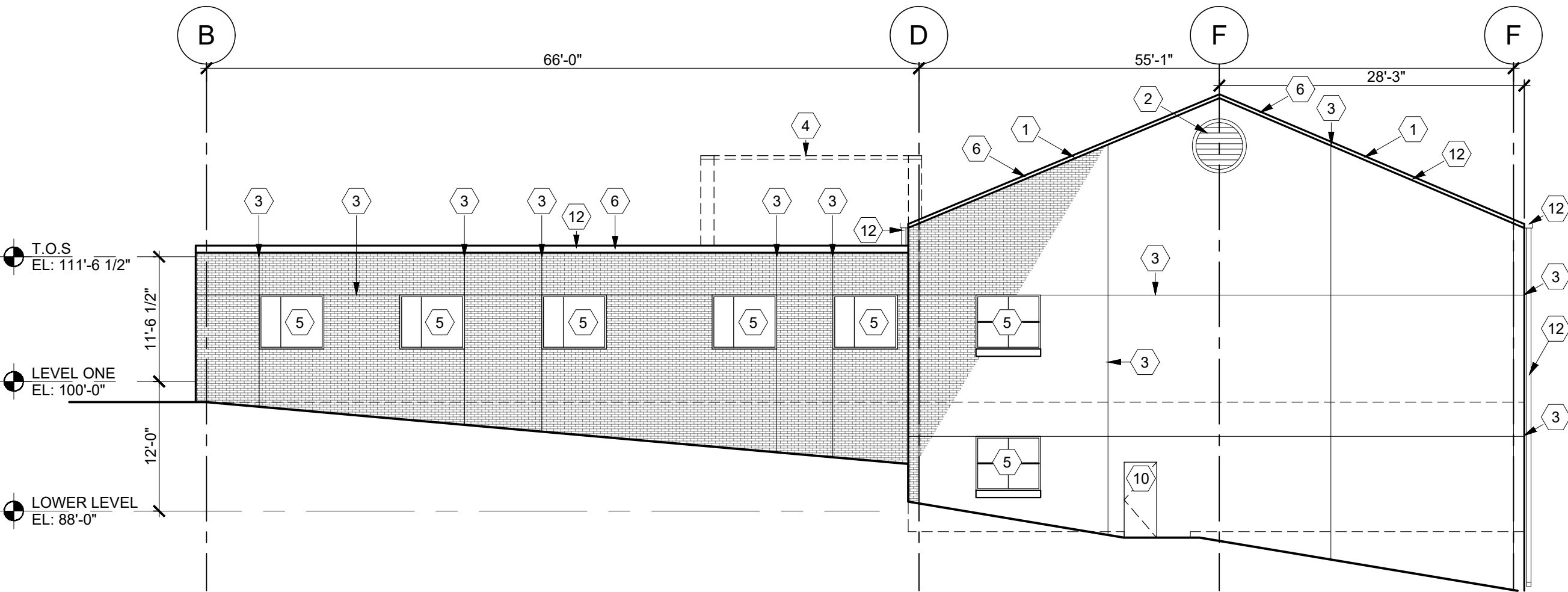
11. NEW WALL PENETRATION FOR NEW MECH. DUCTWORK. SEE MECH. DWGS. FOR ADDITIONAL INFORMATION. COOR. WITH MECH. CONTRACTOR.

12. EXISTING GUTTERS, DOWNSPOUTS, METAL COPING TO REMAIN. PROTECT DURING DEMO AND CONSTRUCTION.

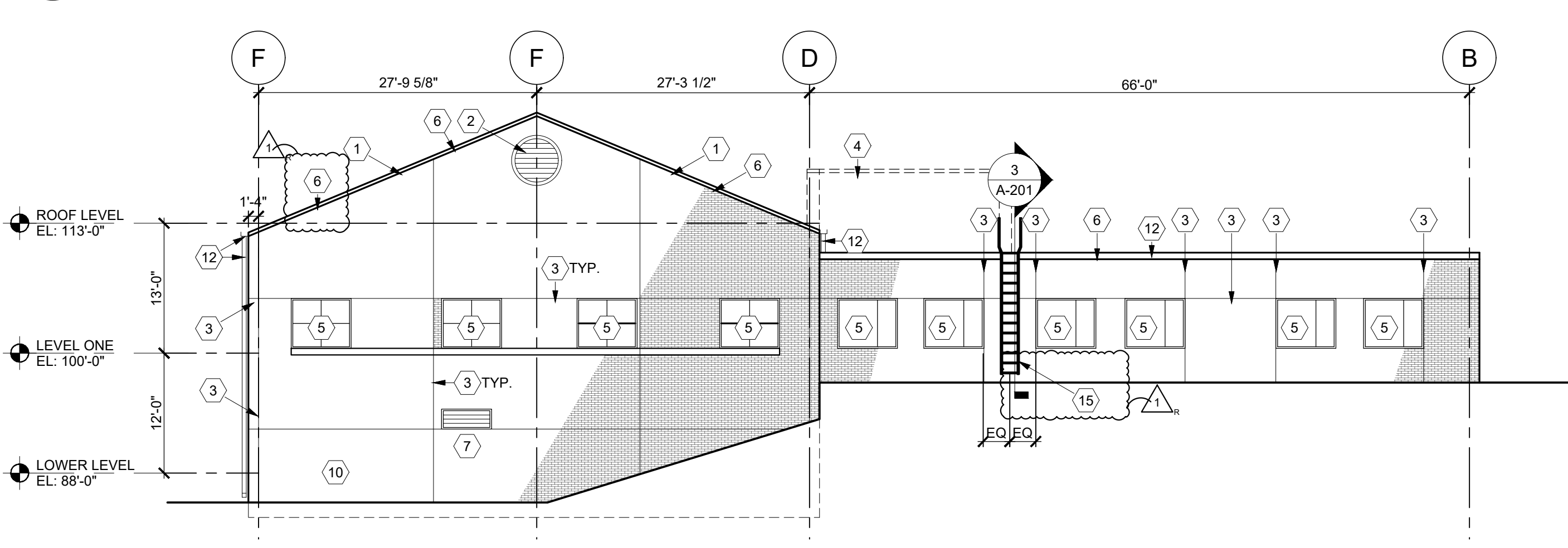
13. WASH ENTIRE NORTH FACADE TO REMOVE ALL ORGANIC GROWTH FROM BRICK WALLS. SEE SPECS.

14. EXISTING WOOD TRUSSES, FIELD VERIFY LOCATIONS PRIOR TO CUTTING NEW OPENINGS.

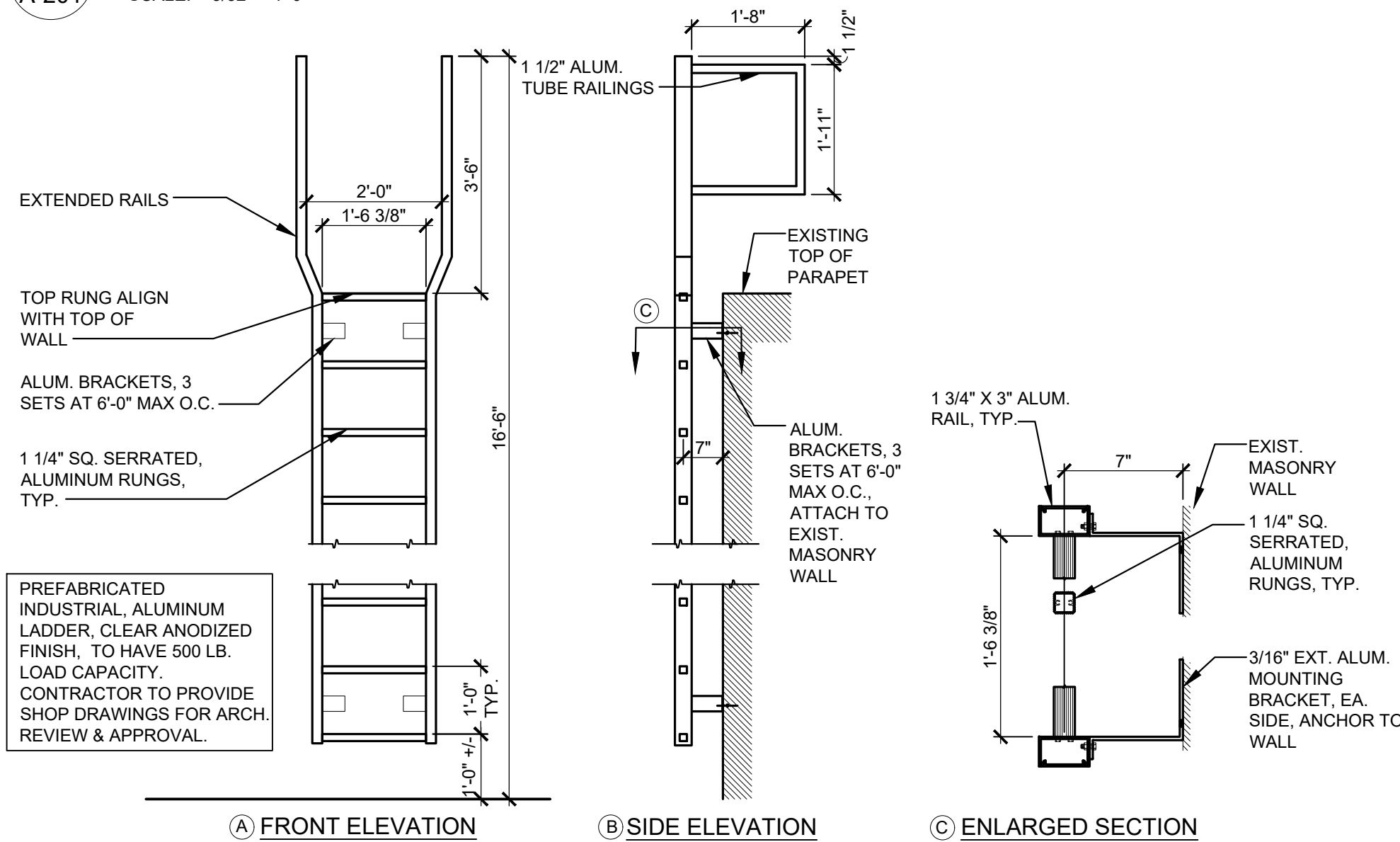
15. NEW ALUMINUM ROOF LADDER, SEE DETAILS THIS SHEET.



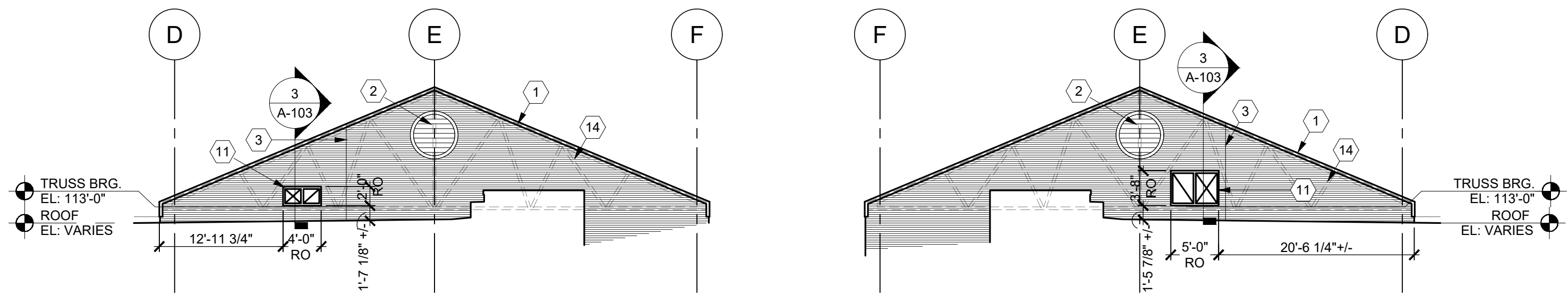
1
A-201
EXIST. EAST ELEVATION
SCALE: 3/32" = 1'-0"



2
A-201
EXIST. WEST ELEVATION
SCALE: 3/32" = 1'-0"

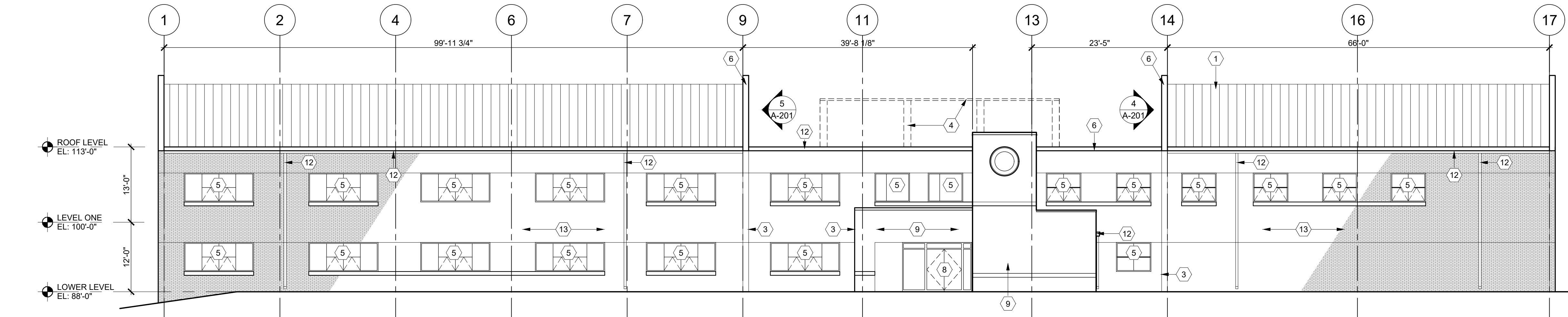


3
A-201
ROOF LADDER DETAILS
SCALE: 1/2" = 1'-0"



4
A-201
GABLE ELEV. LOOKING WEST
SCALE: 3/32" = 1'-0"

5
A-201
GABLE ELEV. LOOKING EAST
SCALE: 3/32" = 1'-0"



6
A-201
EXIST. NORTH ELEV.
SCALE: 3/32" = 1'-0"

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



MICHAEL S. SUNDERMEYER
License Number: 201402855
Expiration Date: 12/31/26
CASCO Diversified Corporation
MO Certificate of Authority #000329 Arch.
MO Certificate of Authority #000613 Eng.
Exp. Date: 12/31/25

CASCO

12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

OFFICE OF
ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND
CONSTRUCTION

MISSOURI NATIONAL
GUARD

REPLACE HVAC AND
EXTERIOR REPAIRS -
MILITARY EDUCATION
FACILITY
IKE SKELTON TRAINING
SITE

2302 MILITIA DRIVE
JEFFERSON CITY, MO

PROJECT # T2406-01
SITE # 6300
FACILITY # 8136300012

REVISION: ADD 1
DATE: 06.17.2025
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: _____

CAD DWG FILE: _____
DRAWN BY: _____
CHECKED BY: _____
DESIGNED BY: _____

SHEET TITLE:

BUILDING
ELEVATIONS

SHEET NUMBER:

A-201

8 OF 38 SHEETS
01/16/2025