

ADDENDUM NO. 2

TO: PLANS AND SPECIFICATIONS FOR THE STATE OF MISSOURI

Replacement of HVAC and Upgrade Lighting, Buehler & Annex Buildings
Geological Survey
Rolla, MO
PROJECT NO. W2401-01

Bid Opening Date: 1:30 PM, October 23, 2025 (Unchanged)

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

SPECIFICATION CHANGES:

Spec Section 23 8127:

1. Part 2 Products paragraph 2.01 Manufacturers: Add Geocomfort as an approved manufacturer.
2. Replace paragraph 2.03 A. with the following:
 - A. Room Thermostat: Brightstat model 8403-081 or equivalent by Alerton or Honeywell. Bacnet compatible room thermostat to maintain temperature and humidity setpoints with integral humidistat. Low-voltage with the following features:
 1. Automatic switching from heating to cooling.
 2. Preferential rate control to minimize overshoot and deviation from setpoint.
 3. Short cycle protection.
 4. Input to receive occupied/unoccupied status from space occupancy sensor relay.
 5. Thermostat Display:
 - a. Actual room temperature.
 - b. Programmed temperature.
 - c. System Mode Indication: Heating, Cooling, Fan Auto, Fan On, Humidity Control On, Occupied, Unoccupied

Condenser Water Treatment:

1. Owners water treatment provider is Water Consultants of Texas, Inc. Contact Kenny Byrd at 817-366-5722.
2. Provide PH adjustment and corrosion inhibitors for the Buehler Building and Annex Building condenser water systems. Chemicals shall be formulated to prevent scale and corrosion in closed loop piping systems and connected equipment. Maintain the system PH in the 8.0 to 10.5 range.
3. In the Annex building the system shall contain a solution of 15% Propylene Glycol and 85% water by volume in addition to the corrosion inhibitors.
4. Contractor will be responsible for all chemical treatment to get system back to specifications.

DRAWING CHANGES:

Drawing ME-104:

1. The existing plate and frame heat exchanger on the open loop geothermal system shall be taken apart, cleaned, and put back together. For reference the specified heat exchanger from the original plans is attached. No new drawing attachment.

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Drawing M-201:

1. The De-Super Heaters indicated in the heat pump schedule for HPM-3, HPM-6, HPA-3, and HPA-5 are not required. No new drawing attachment.
2. Equivalent pumps from Grundfos or Taco are acceptable as replacements for the listed B&G circ pumps indicated in the heat pump schedule. No new drawing attachment.
3. Detail 01 Heat Pump Connection Detail indicates a ball valve and a circuit setter on the condenser water return line. The ball valve is not required. The circuit setter may be utilized as the shut-off valve also. No new drawing attachment.

Drawing E-105:

1. The two unlabeled 2x2 fixtures in room Storage 162 shall be type "N" fixtures. No new drawing attachment.
2. The unlabeled 2x2 fixture in room Storage 164 shall be a type "N" fixture. No new drawing attachment.
3. The three unlabeled can light fixtures in room Dark 163 shall be type "F" fixtures. No new drawing attachment.
4. There are a total of three type "Q" light fixtures in the project.
5. The type "B" and type "C" fixtures shown with a portion of the fixture shaded in rooms Multipurpose 112 and Conference 108 shall be provided with a 4' section of that light that has emergency battery backup. No new drawing attachment.

Drawing E-106:

1. The two unlabeled 2x2 fixtures in room Dark 117 shall be type "N" fixtures. No new drawing attachment.
2. The unlabeled 2x4 fixture in room Stair 125 shall be a type "H" fixture. No new drawing attachment.
3. The type "B" and type "C" fixtures shown with a portion of the fixture shaded in room Display 105 shall be provided with a 4' section of that light that has emergency battery backup. No new drawing attachment.

Drawing E-201:

1. The type "Q" fixture indicated in the Light Fixture Schedule shall be changed to a Halo model ARFL50DBZ light fixture.

BIDDERS QUESTIONS AND RESPONSES:

1. What manufacturer were the original heat pumps being replaced?
Response: Florida Heat Pump was the manufacturer of the original heat pumps that are being replaced under this project.
2. Can a scissor lift be utilized in the building for this project?
Response: Yes, a scissor lift may be utilized for this project. Care will need to be taken to not damage the flooring.
3. Whose controls are in the building at this time?
Response: Johnson Controls has some limited controls for the geothermal system in the existing buildings. No BAS is being added as part of this project.
4. Are all lighting controls on the drawings existing?

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Response: Yes, all of the lighting controls on the project are existing and shall be connected back to the new replacement lights. In addition there are existing auxiliary relays in the lighting control occupancy sensors that shall be connected to the HVAC thermostats for occupied/unoccupied mode on the new heat pumps.

GENERAL COMMENTS:

1. The Pre-Bid Meeting was held October 9, 2025, followed by a walk-through of the project site.
2. If an additional site visit is necessary, please contact Jerry Prewett, 573-368-9136, Jerry.prewett@dnr.mo.gov who will coordinate with the on-site personnel.
3. Please contact April Howser, contract specialist, at April.Howser@oa.mo.gov for questions about bidding procedures, MBE/WBE/SDVE goals, good faith effort forms, and bid submittal requirements.
4. All bids shall be submitted on the provided 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 0%/0%/3%, respectively. All MBE, WBE, and SDVE 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. Changes to, or clarification of, the bid documents are only made as issued in the addenda.
7. All correspondence with respect to this project must include the State of Missouri project number as indicated above.
8. Current Planholders list available online at: <https://oa.mo.gov/facilities/bid-opportunities/bid-listing-electronic-plans> 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. Heat Exchanger Schedule from Original Design

END ADDENDUM NO. 2

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