

ADDENDUM NO. 1

TO: PLANS AND SPECIFICATIONS FOR STATE OF MISSOURI

Construct Four New Yurts
Lake of the Ozarks State Park
Kaiser, Missouri
PROJECT NO. X2315-01

Bid Opening Date: 1:30 PM, Tuesday, September 17, 2024

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

SPECIFICATION CHANGES:

1. No Specification changes.

DRAWING CHANGES:

1. **Sheet C-101**

- a. REPLACE Sheet C-101 with attached revised Sheet C-101.

Sheet C-101 was amended to show existing camp site numbers for each of the sites being modified.

2. **Sheet C-103**

- a. REPLACE Sheet C-103 with attached revised Sheet C-103.

Sheet C-103 was amended to correct the deck elevation to 773.69.

3. **Sheet A-201**

- a. REPLACE Sheet A-201 with attached revised Sheet A-201.

Sheet A-201 was revised to correct the top of rafter elevation consistent with a 16' yurt.

GENERAL COMMENTS:

1. The Pre-Bid Meeting was held September 4, 2024. The Pre-Bid Meeting sign-in sheet is attached.
2. Please contact Lorena Villalobos: 573-751-3565, Lorena.Villalobos@oa.mo.gov for questions regarding bidding procedures, MBE/WBE/SDVE Goals, and other submittal requirements.
3. The deadline for technical questions was September 10, 2024, at noon (12 pm).
4. Changes to, or clarification of, the Bid Documents are only made as issued in the

Addenda.

5. All correspondence with respect to this project must include the State of Missouri project number as indicated above.
6. Current Plan holders list is available online at:
<https://www.oafmdcplanroom.com/projects/2580/details/x2315-01-construct-four-new-yurts-lake-of-the-ozarks-state-park>
7. Prospective Bidders contact American Document Solutions, 1400 Forum Blvd., Suite 7A, Columbia, Missouri 65203, 573-446-7768 to order official plans and specifications.
8. **All bids shall be submitted without additional terms and conditions, modification or reservation on the bid form with each space properly filled. Bids not on these forms will be rejected. Failure to do so will result in rejection of the bid.**
9. **MBE/WBE/SDVE participation requirements can be found in DIVISION 00. 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. 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.**
10. The project site is less than one acre, so no DNR land disturbance permit is required. Plans require erosion and sediment control devices around each site.
11. The contractor is responsible for engaging a qualified testing firm for all testing and inspection of materials.
12. Contractor is responsible for obtaining Building permit from the Osage Beach Fire Protection District for each yurt and the lodging permit from Missouri Department of Health and Senior Services for each yurt.
13. The decks for the yurts are designed around the yurt. The yurt floor shall not be placed on the deck, but on a separate system as recommended by the manufacturer.
14. Contractor coordination is required as there will be two other construction projects occurring within the park at the same time. A waterline project will pass through this project. Approaches to parking spots were designed to allow the waterline.
15. Reservations for the camp sites will be halted on 10/31/24. Construction can begin on 11/1/24. It was reiterated that there was no burning in the park. Trees would have to be removed off site.
16. The contractor is to provide any additional surveying.
17. Contractor to coordinate with Parks staff if boring under the road for electrical as there is a force main running under the roadway.
18. Parks staff will put Owner supplied furniture together. The contractor is responsible for installing the furniture.

ATTACHMENTS:

1. Pre-Bid Meeting Sign-In Sheet
2. Sheets C-101, C-103, A-201

September 11, 2024

END ADDENDUM NO. 1

Pre-Bid Meeting Attendance Sheet
Construct Four New Yurts
Lake of the Ozarks State Park
Kaiser, Missouri
Project No. X2315-01
September 4, 2024 & 10:00 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
Brian Williams	BS&S		573-636-3303	<u>bwilliams@ess-inc.com</u>
Chris Yarnell	"		"	<u>cyarnell@ess-inc.com</u>
Adam ENSODEN	MSP		417/532-7161	<u>adam.ensoden@dnr.mo.gov</u>
Dwayne Thompson	MSP		573/348-2694	<u>Dwayne.Thompson@dnr.mo.gov</u>
LARRY WEBB	MSP		573-348-2694	<u>larry.webb@dnr.mo.gov</u>
ERNEST NIGHT K	YURTS		314 225 7988	<u>ernie63040@VIAAGS.COM</u>

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Construct Four New Yurts
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Kaiser, Missouri
Project No. X2315-01
September 4, 2024 & 10:00 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
J.J. GATES MSP P/W Project Manager	Missouri State Parks (MSP)		573-644-3723 (6) 573-622-6390 (6)	jj.gates@dnr.mo.gov
Bailey Huhmann Brown + Root PM	Brown + Root		573-3537495 573-259-0509	bailey.huhmann@brownandroot.com terry.tobias@brownandroot.com
LORENA VILLALOBOS Project Manager	OA / FMDC		(573) 645. 6526	Lorena.Villalobos@or.mo.gov

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Scotty Gurley	Snodgrass Contracting	8-A /SDVE	573-433-6438	<u>scottyg@snodgrasscontracting.com</u>
J. Teets	Snodgrass Contracting	8-A /SDVE	719-3559110	<u>Jteets@SnodgrassContracting.com</u>
Dustin Armstrong	Dynamic EVC L&B Services	DU	417-920-4469	<u>darmstrong@dynamicevc.com</u>
Justin Wall CEO	Wall's HVAC Service LLC		573-505-1849	<u>RanserJustin@hotmail.com</u>
ERIC SHERRELL	PCE Construction		573-201-1834	<u>esherrell@pce-mo.com</u>
Debbie Rosipal for Guy Augenstein	Thomas Construction		314-792-3316 543-348-3636	<u>gaugenstein@thomasbuilder.com</u> <u>drosipal@thomasbuilder.com</u>

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Ethan Olson + Robert Berry	REI Development	WBE	573-821-7533	ethan@reidevgroup.com
Todd Floyd Estimator	Teel Mechanical		573-216-3203	+floyd@teelmechanical.com
Robb Kemna	Meyer Electric		573 690 3315	robbkemna.meyerelectric@gmail.com



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DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
NATURAL RESOURCES,
DIVISION OF STATE PARKS

LAKE OF THE OZARKS
STATE PARK
CONSTRUCT 4 NEW YURTS

LAKE OF THE OZARKS
STATE PARK
MO ROUTE 134
KAISER, MISSOURI 65047
CAMDEN COUNTY

PROJECT # X2315-01
SITE # 5306
ASSET# 7815306134

REVISION: Δ ADDENDUM 1
DATE: 09/06/2024
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 06/24/2024

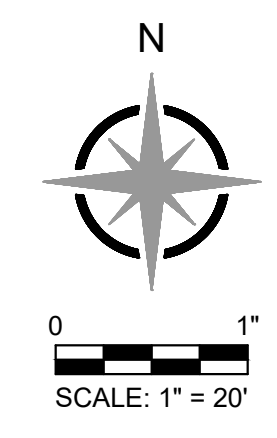
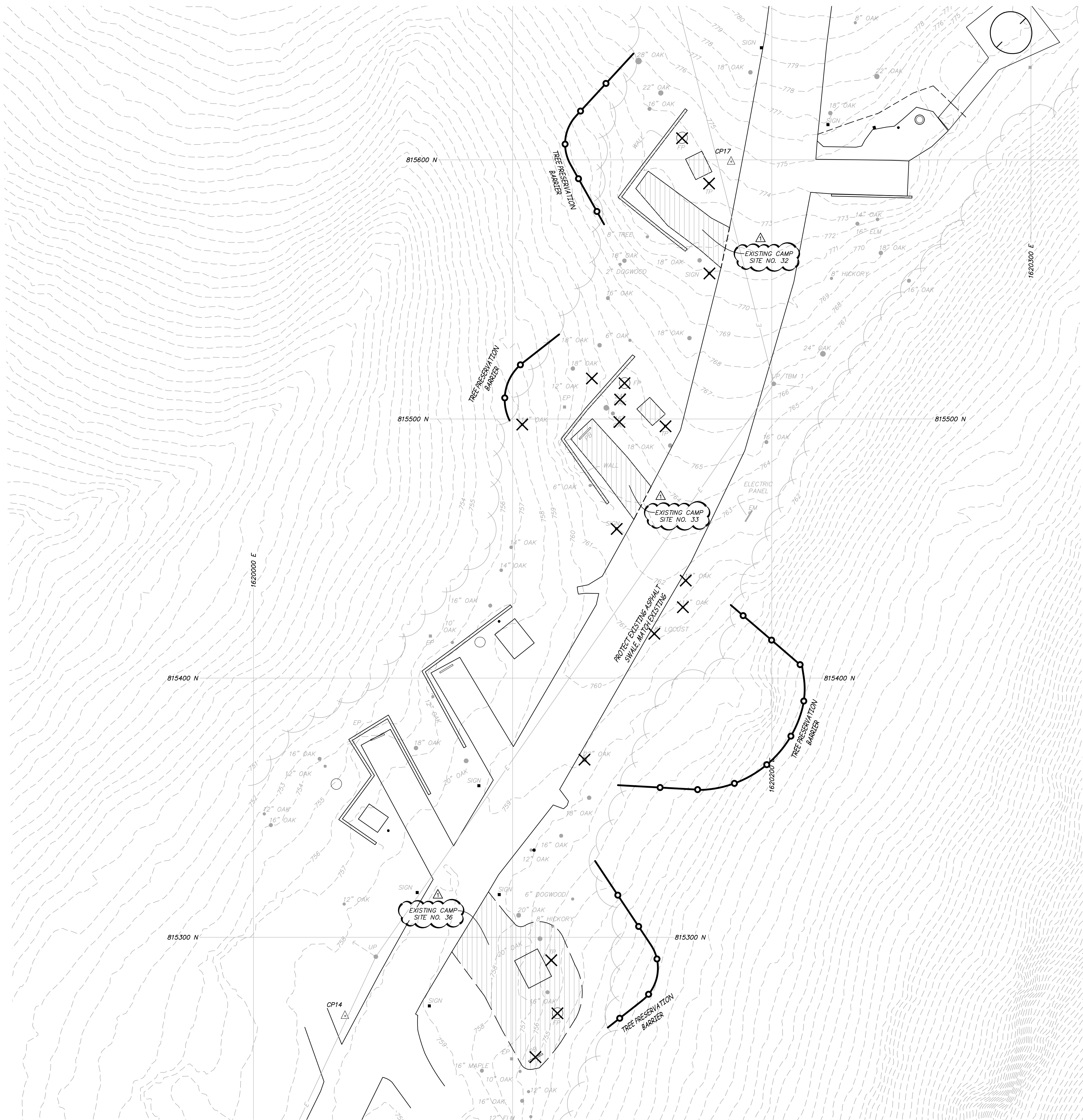
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CHECKED BY: JCB
DESIGNED BY: CWY

SHEET TITLE:
DEMOLITION PLAN

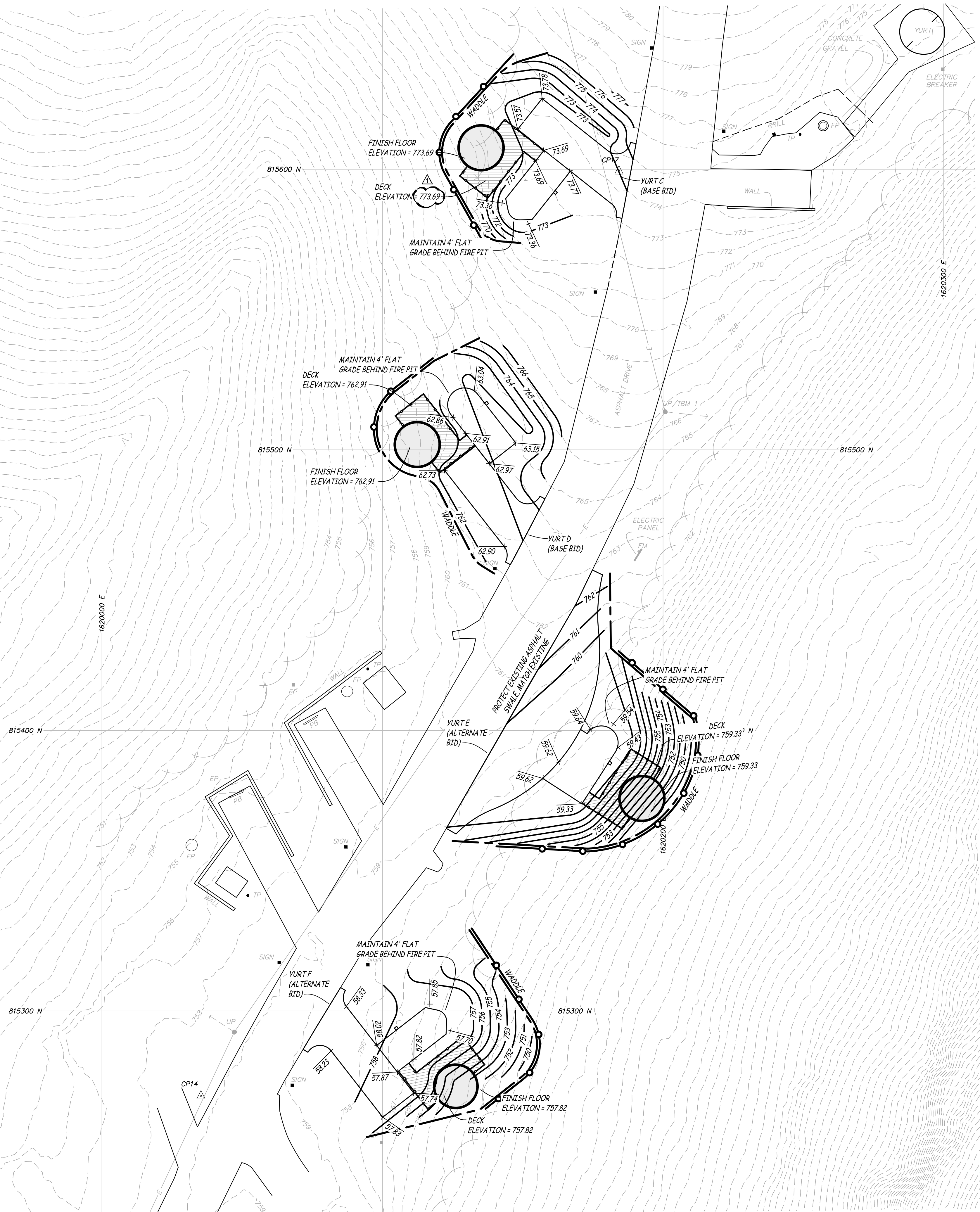
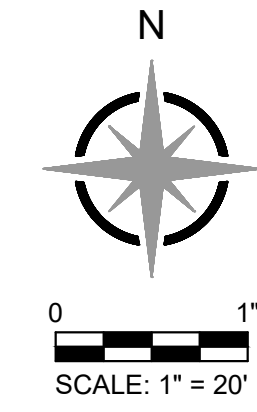
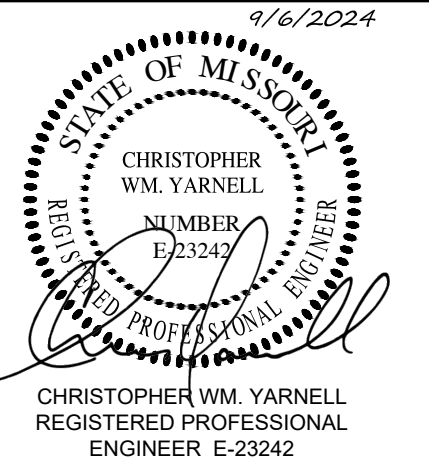
SHEET NUMBER:

C-101

3 OF 12 SHEETS
6/24/2024



LEGEND	
	PROPERTY LINE
	ELECTRIC LINE
	TELECOMMUNICATIONS LINE
	UNDERGROUND ELECTRIC LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	WATER LINE
	FENCE
	TREE & BRUSH LINE
	DRAINAGE SWALE
	EXISTING CONTOUR
	ANCHOR
	IRON
	R/W MARKER
	CONTROL POINT
	CORRUGATED METAL PIPE
	CLEANOUT
	ELECTRIC PEDESTAL
	FLARED END SECTION
	FLOW LINE
	FIRE PIT (SIZES VARY)
	UTILITY POLE
	TRASH POST
	WATER HYDRANT
	WATER METER
	WATER VALVE
	ROCK DITCH CHECK
	SEDIMENT TRAP
	WADDLE
	TREE PRESERVATION BARRIER
	FINISH CONTOUR
	FINISH GRADE ELEVATION
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED RAILING
	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE



- NOTES:
1. BMPs MAY BE ADJUSTED TO FIT FIELD CONDITIONS. ADJUSTMENTS SHALL BE DOCUMENTED IN THE SWPPP.
2. USE WILDLIFE FRIENDLY EROSION CONTROL PRODUCTS. PLEASE USE THE FOLLOWING RESOURCE FOR REFERENCE:
[HTTPS://WWW.FWS.GOV/INITIATIVE/PROTECTING-WILDLIFE/MAKE-CHANGE-WILDLIFE-FRIENDLY-EROSION-CONTROL-PRODUCTS.](https://www.fws.gov/initiative/protecting-wildlife/make-change-wildlife-friendly-erosion-control-products)

LEGEND

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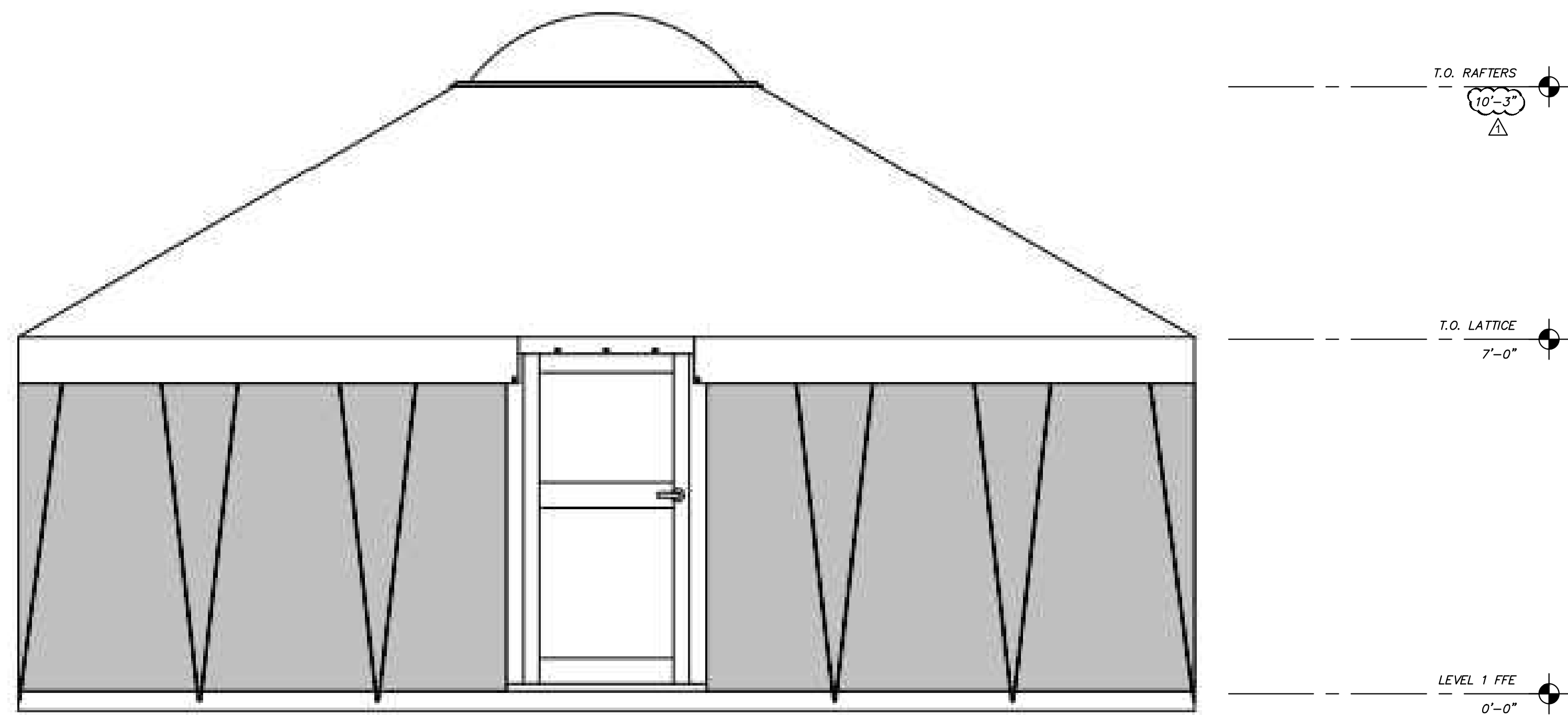
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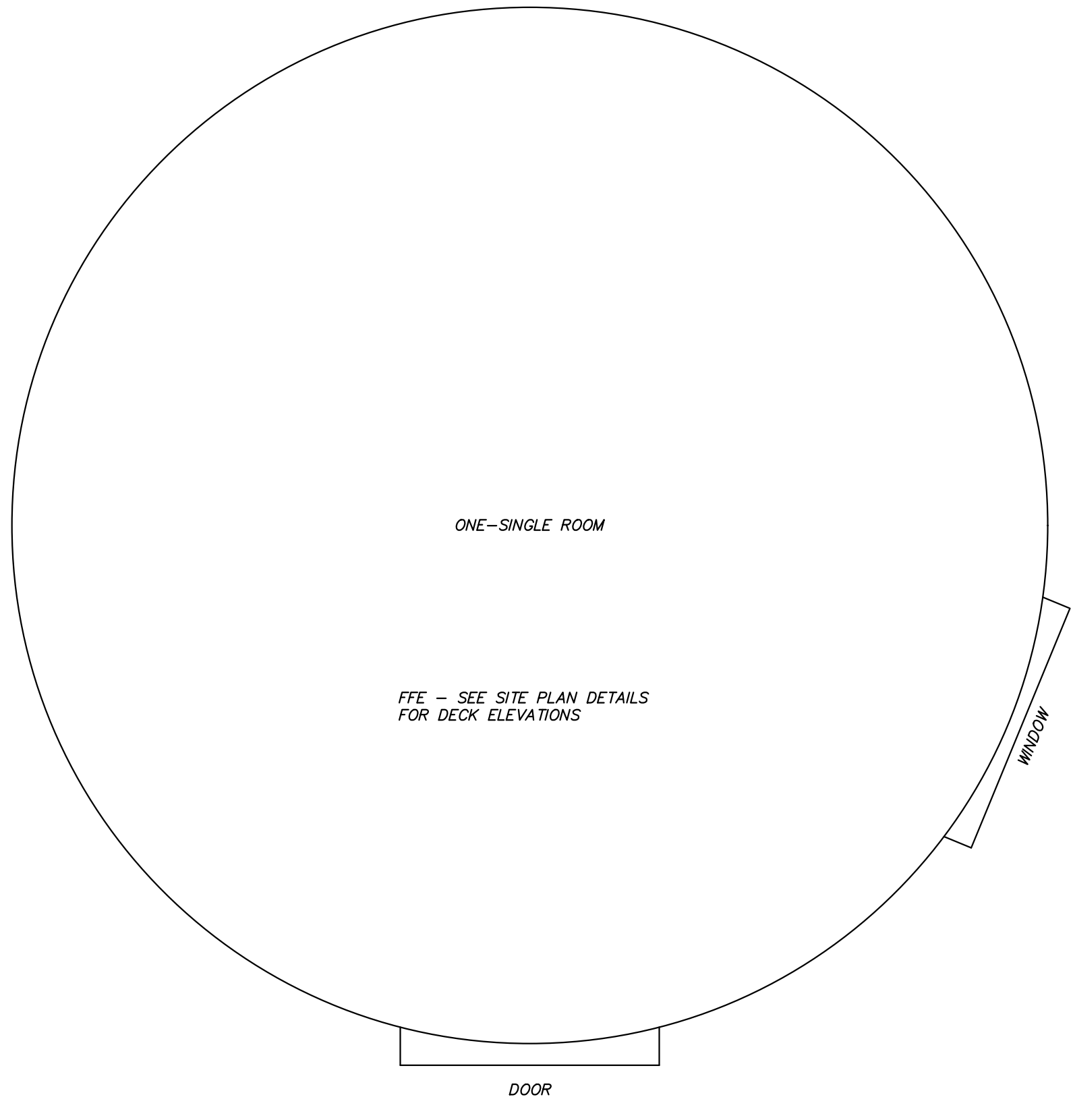
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DRAWN BY: DKW
CHECKED BY: JCB
DESIGNED BY: CWY

SHEET TITLE:
**GRADING AND
EROSION CONTROL
PLAN**

SHEET NUMBER:
C-103



ELEVATION VIEW
NOT TO SCALE



- NOTES:
1. YURT FLOOR PLAN, WALL DETAILS, AND RAFTER PLANS SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF THE YURT TYPE PROVIDED.
 2. CONTRACTOR SHALL CONTACT THE CAMDEN COUNTY FIRE MARSHALL AND CAMDEN COUNTY HEALTH DEPARTMENT TO COORDINATE THE NECESSARY INSPECTIONS FOR THE LODGE PERMITS.
 3. YURT CANVAS COLOR SHALL BE APPROVED BY MISSOURI STATE PARKS.
 4. YURT INTERIOR FURNISHINGS (BED, TABLE, MICROWAVE, REFRIGERATOR, AND FUTON BUNK BED) WILL BE SUPPLIED BY MISSOURI STATE PARKS AND SHALL BE INSTALLED BY THE CONTRACTOR.



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CHECKED BY: JCB
DESIGNED BY: CWY

SHEET TITLE:
**YURT ELEVATION
AND DETAILS**

SHEET NUMBER:

A-201