

## ADDENDUM NO. 2

TO: PLANS AND SPECIFICATIONS FOR STATE OF MISSOURI

*Renovate Interior and Exterior*  
*George Washington Carver State Office Building*  
1616 Missouri Blvd., Jefferson City, MO 65109  
PROJECT NO. O2424-01

**Bid Opening Date:** 1:30 PM, February 19, 2025 (unchanged)

**Bidders are hereby informed of the following:**

**SPECIFICATION CHANGES:**

1. Section 011000 – Summary of Work

a. REVISE section 1.07 – A to read as follows:

“The owner will furnish systems furniture as part of Alternate no. 1 as well as lighting that is not tagged on plans which is part of base bid.

2. Section 012200 – Unit Prices

a. REVISE section 3.01 – B to read as follows:

“1. Description: Blank wall or floor plate according to Division 26 Section “262726 Wiring Devices”

2. Unit of Measurement: Single blank wall or floor plate

3. Base bid Quantity 28.”

3. Section 09300 – Tiling

a. REVISE section 2.04 – B to read as follows:

“Large Format Tile Mortar with Polymer: ANSI A118.4

4. Section 102113.19 – Plastic Toilet Compartments

a. ADD to paragraph 2.01 – A (manufacturers) as follows:

“5. Meridian Solid Surface Toilet Partitions.”

5. Section 085113 – Aluminum Windows

b. ADD to paragraph 2.01 – B (manufacturers) as follows”

“6. Wojan Window and Door Systems: [www.wojan.com](http://www.wojan.com)”

## **DRAWING CHANGES:**

### 1. Sheet A-101 – 1<sup>st</sup> Floor Renovation Plan and Room Schedule

- a. REVISE keynote “10” from Renovation Plan Tag Notes as follows:

“Old fan coil unit wall cavity to be insulated with mineral wool. ¼” drywall to be added in each room wall to wall from under window ledge to floor. Tape and finish for paint. See Sheet A-504 sections 4 & 5.”

### 2. Sheet A-102 – 2<sup>nd</sup> Floor Renovation Plan and Room Schedule

- a. REVISE keynote “8” from Renovation Plan Tag Notes as follows:

“Old fan coil unit wall cavity to be insulated with mineral wool. ¼” drywall to be added in each room wall to wall from under window ledge to floor. Tape and finish for paint. See Sheet A-504 sections 4 & 5.”

### 3. Sheet A-103 – 3<sup>rd</sup> Floor Plan & Room Schedule

- a. REMOVE keynote “2” from Renovation Plan Tag Notes and Floorplan in Room 301

- b. REMOVE keynote “4” from Renovation Plan Tag Notes and Floorplan in Room 301

- c. REMOVE keynote “5” from Renovation Plan Tag Notes and Floorplan in Room 324

- d. REVISE keynote “6” from Renovation Plan Tag Notes as follows:

“Closet Doors to be replaced with new door and frame, refer to door schedule”

- e. REVISE keynote “10” from Renovation Plan Tag Notes as follows:

“Old fan coil unit wall cavity to be insulated with mineral wool. ¼” drywall to be added in each room wall to wall from under window ledge to floor. Tape and finish for paint. See Sheet A-504 sections 4 & 5.”

## **GENERAL:**

1. Please contact April Howser, Contract Specialist, at 573-751-0053 or [april.howser@oa.mo.gov](mailto:april.howser@oa.mo.gov) for questions about bidding procedures, MBE\WBE\SDVE Goals, and other submittal requirements.
2. Changes to, or clarification of, the bid documents are only made as issued in the addenda.
3. All correspondence with respect to this project must include the State of Missouri project number as indicated above.
4. Current Plan Holders list available online at: [Bid Listing/ Electronic Plans \(Projects Currently Bidding\) | Office of Administration \(mo.gov\)](#) O2424-01 - George Washington Carver State Office Building - Renovate Interior and Exterior.
5. Prospective Bidders contact American Document Solutions, 1400 Forum Blvd Suite 7A,

Columbia MO 65203, 573-446-7768 to order official plans and specifications.

6. 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 Unit Prices. Failure to do so will result in rejection of the bid.

#### **QUESTIONS RECEIVED AND ANSWERED:**

- 1) General Note 16/G002 requires GPR testing to detect for MEP/FP core drill penetrations to miss rebar. Is this required for any anchoring devices (such as tapcons or pneumatic fasteners)? **We need to avoid cutting rebar which could occur when core drilling. It is not believed that any anchors will cut the rebar, but care should be taken if drilling into the slab.**
- 2) Select Demolition specification and plan sheets do not directly identify the extents of preparation procedures for the flooring system.  
The closest identification relates to Flooring Renovation Note 1/A101 which refers to manufacturer recommendations which become somewhat ambiguous. Clarity we need:
  - a) Existing VCT is located randomly throughout the floors. Is it the intent of this contract to include removal of any/all existing VCT or lay over? **Yes, Existing VCT is to be removed.**
  - b) Existing glue is prevalent throughout all floors. Is it the intent of this contract to include glue removal as necessary to facilitate new flooring install and be warrantable? **Existing glue is to be removed to ensure an adequate adhesion surface.**
  - c) Existing concrete deck has delaminations on all floors. Is it the intent of this contract to selectively demo until delaminations stop delaminating, and then feather out for a smooth substrate for flooring? **Yes, Demolition is to be until delaminations no longer occur with careful removal by Contractor. If damage is extensive and not caused by construction activities, then contractor will notify owner.**
  - d) Most existing concrete decks have deflections that conflict with manufacturer flooring tolerances. Is it the intent of this contract to include floor leveling as necessary to meet manufacturer tolerances of flooring or is it the intent to accept substrate as is with no extra leveling required? **Only necessary floor leveling will be feathering around installed FRP floor panels to limit grade change.**
  - e) There are existing tombstones (power outlets) that stick up down the main floors proper. They appear to be correlate with Note 2/E101, Note 3/E102, and Note 4/E103. Is it the intent to maintain these tombstones exposed above finished floor or to replace to make flush with finished floor? **The existing floor outlets are to remain.**
  - f) Some tombstones are no longer there in main floor proper, leaving behind hole in floor. Is it the intent of this contract to patch and fill those tombstone holes or leave as is? **Section 012200 Unit Prices will be reissued to include blank floor plates.**
  - g) Restroom floors have been demolished out, leaving behind a discrepancy in flooring elevation between existing concrete deck and mortar bed. Is it the intent of this contract to demo out the existing mortar bed or to infill the concrete deck to match mortar bed between each restroom in preparation for new walls and floors? **Existing mortar bed is to be demolished per demolition keynote 14 on sheet A402, A403, and A404**
  - h) FRP is prevalent on all floors with a traffic coating over top. This FRP and traffic coating creates an elevation difference compared to the existing concrete deck. Is it the intent of this contract to feather out the elevation differences between existing concrete deck and FRP so it is not noticeable in preparation for new flooring? **Yes, areas are to be feathered to limit transition obstruction before carpet is applied.**
  - i) 1<sup>st</sup> Floor Lobby to Plan East Main Floor Proper has concrete slab transitional build up which impedes a smooth transition. Is it the intent of this contract to grind build up down to allow smooth transition? **Existing transition will remain. Transition strip will be installed.**

- 3) The permanent mechanical system will be in place during this project. Is it permissible to utilize permanent mechanical system for conditioning of facilities during finishes?  
If permissible, is it the intent of this contract to then be responsible for temporary filters and duct cleaning, and any/all other temporary protection measures deemed required by Manufacturer? **The HVAC system will be needed to maintain temperature and humidity as required to install interior finishes etc. Sections 015000 Construction Facilities and Temporary Controls and 017400 Cleaning both state the requirement for cleaning air devices and ductwork and replacing filters.**
- 4) Contract Drawings do not show a laydown area for this project. Is it acceptable to utilize parking lot for laydown, storage, and contractor parking or is it not allowed since it is separate project and separate contractor?  
If deemed acceptable, is it the intent of this contract to be responsible for any/all damage and/or redressing of sub-base for parking lot that may be required from contractor parking/laydown/storage areas? **Laydown area is typically discussed during the pre-construction meeting and is not shown on plans. Laydown area will be available at the back of the building. Coordination for possible laydown area in the new parking lot will need to be coordinated with paving contractor. The Contractor for this renovation project O2424-01 will be responsible for repairing any damage caused to existing or new areas.**
- 5) Specification Section 09 97 25 Mineral Based Coatings appears to dictate the staining requirements for exterior brick. This is typically a breatheable stain; however, our experience indicates these systems are only as good as the substrate being applied upon. This means if the brick and/or mortar is deteriorated, it typically requires repointing of the mortar joints and does not solve moisture intrusion issues unless repointed. With this in mind, has the brick and mortar been tested for porosity and/or deterioration? Brick and mortar has not been tested. **Contractor to notify owner if mortar repair necessity is observed.**  
Is it the intent of the State of Missouri to test these systems where concerns are raised? **Testing need would be determined by owner if observation dictates as previous comment.**  
It would be better to know what you are dealing with prior to system application.
- 6) Main Floor Area Lighting is being supplied by Owner for Contractor Install. Where is the transition of responsibility?  
Is it the intent for Contractor to pick up lighting from Owner Warehouse or will the lighting be delivered to the project site for unload by Contractor?  
Should damage be apparent in transit, whom is responsible for the damage? **Section 011000 Summary of Work will be reissued the clarify that the Contractor is responsible for delivery of owner furnished items (lighting) that are not part of Alternate 1 as well.**
- 7) Drawings I101, I102, and I103 indicate it is Contractor responsibility to pickup Owner systems furniture from Owner's warehouse.  
It was clarified today the furniture will be palletized.  
Should furniture be damaged in transit, whom is responsible for the damage? **The Contractor will arrange and pay for delivery of Owner-furnished items from Owners warehouse at 4720 Scruggs Station Rd., Jefferson City MO to job site. (addendum 1)**
- 8) There are various existing walls shown in Floor Plans A101, A102, and A103 that are not onsite in its existing state.  
We anticipate this is due to the over demo requirements for the FRP installation.  
Is it the intent of this contract for all GC's to inspect and know what additional walls (not shown on prints) need to be framed back?  
Or is it the intent for floor plans to be revised to reflect walls that need to be framed back from the FRP over demo?

Or is it the intent to handle those extra walls via change order after bid day? **Walls demolished to install FRP will be rebuilt under the current project in construction. Only those walls shown on the plans are intended to be rebuilt in project O2424-01.**

- 9) Existing conditions reveal existing duct located on all floors in the main floor proper area that is currently called to remain. These ducts have damaged and/or deteriorated insulation as well as missing insulation. Is it the intent of this contract to repair and/or replace all damaged, deteriorated, or missing insulation? **There is no plan to replace the insulation. The duct is providing room neutral air and will not condense.**
- 10) 100 Working Days (140 Calendar Days) is approximately 4 ? Months (Middle of June) to final completion. Prebid indicated a June 1 Final Completion Date. **The June 1 deadline will remain part of this contract. As we have stated during the prebid, if there are any delays in product delivery that will affect the completion date, the order and delivery information should be documented and will be taken into account if an extension is warranted. Also, the acceptance of Alternate 1 would move the completion date of the project to July 1.**
- 11) Detail 2/A202 indicates a limestone paver sample to be submitted for AOR review/approval with no paver specification. The issue is the quarry in which sample is being requested. Quarry location will dictate the monetary value to assign to this project. Please confirm quarry location and/or paver specification section which identifies the standard of the material to bid. **We do not dictate what quarry to source the material.**
- 12) Note 9/A202 indicates a stacked wood wall accent which takes us to Elevation 6/A202. Please provide specification section and cut section of this wall to be able to price supply and assemble thereof. **Stacked wood panel is noted as floor to ceiling and is applied to gypsum/plaster wall. Please refer to sheet A-701 for ceiling height.**
- 13) Note 2/A407 indicates a decorative 3 Form polycarbonate protection panel design to be chosen by Owner. It should be noted 3 Form has various designs which all differ in pricing. Please provide specification section for 3 Form and/or Lumicor which conveys a basis of design to establish leveled pricing across the trades. **Section 088400 – 2.02 – A indicates that the 1 form material is chosen from the “Varia Line” of products.**
- 14) General Note 12/A701, A702, and A703 indicates to refer to GC generated Design/Build Fire Protection Drawings. There are no specifications provided to indicate fire suppression should be added to this contract. Is it the intent of this contract to have delegated design fire suppression system included? **No, Delegated fire suppression system design is not to be included with this project.**
- 15) Drawing P102 indicates the extents of sanitary sewer for first floor bathrooms on slab-on-grade with no selective demolition. Please confirm it is the intent of this contract to include sawcutting, removal of existing slab, trenching, installation of new sewer line(s), backfilling, compacting, and placing/finishing new slab on grade as necessary to facilitate the totality of new sanitary sewer scope of work. **The first floor restroom is above a basement. It is not on a slab on grade, so no saw cutting etc. is required.**
- 16) Addendum says we have to pay to have the furniture shipped from your warehouse. Does this mean we need to/can do it ourselves or do you have someone lined out to ship the materials to building and we have to pay them? Also, we this furniture labeled per floor when demoed so we know which floor it goes back too? **We do not have a shipping preference. Furniture plans show where each piece is installed.**

**ATTACHMENTS:**

1. None

By the Order of:

Tracie Siebeneck, Project Manager  
Division of Facilities Management,  
Design and Construction  
February 3, 2026

**END ADDENDUM NO. 2**