

ADDENDUM NO. 1

TO: PLANS AND SPECIFICATIONS FOR STATE OF MISSOURI

**REBID 2 – Change in Scope
Renovate Cabins 1-3
Sam A. Baker State Park
Patterson, Missouri
PROJECT No.: X2319-01**

Bid Opening Date is: 1:30 PM, THURSDAY, OCTOBER 8, 2026 (Not Changed)

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

SPECIFICATION CHANGES:

None

DRAWING CHANGES:

1. SHEET G-000
 - a. REMOVE and REPLACE entire sheet.
2. SHEET G-001
 - a. REMOVE and REPLACE entire sheet.
3. SHEET C-002
 - a. REVISE Demolition Notes #2 as follows:
 2. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OR TRENCHING TO AVOID DAMAGE THERETO. GENERAL CONTRACTOR OR GENERAL CONTRACTORS SUB TO COORDINATE WITH ALL PUBLIC LOCATES WHO WILL MARK THE DIG AREAS FOR ANY SUBSURFACE UTILITIES.
4. SHEET C-201
 - a. REMOVE KEYED NOTES 2, 3, 4, 5, 6, and 9
 - b. REMOVE DRAWING NOTES 3 and 4
5. SHEET C-202
 - a. REMOVE KEYED NOTES 2, 3, 4, 7, and 8
 - b. REMOVE DRAWING NOTES 3
6. SHEET C-203
 - a. REMOVE KEYED NOTES 4, 5, 6, 8, and 9
 - b. REMOVE DRAWING NOTES 3 and 4
7. SHEET C-301
 - a. REMOVE Detail D/C-301

8. SHEETS A-101 through A-104
 - a. REVISE note added below KEYED NOTES – DEMOLITON PLANS as follows:
*Typical keynotes for cabins #1 - #4.
 - b. REVISE the following KEYED NOTES – DEMOLITON PLANS:
 16. Not Used
 17. Not Used
 19. Not Used
 20. Not Used
 22. Not Used
 24. Not Used
9. SHEET A-501
 - a. ADD general note as follows:

AT GUTTER ATTACHMENTS WHERE THERE IS A ROOF WITHOUT VERTICAL FASCIA OR EXPOSED RAFTER TAILS PROVIDE ADJUSTABLE PITCH BRACKETS SIMILAR TO DETAIL 3/A-501.
 - b. DETAIL 5/A-501 REMOVE and REPLACE ALTERNATE #1 reference note to the following:

ALTERNATE #2
SYNTHETIC SHAKE SHINGLE ROOFING

GENERAL COMMENTS:

1. The Pre-Bid Meeting was held September 17, 2026, at 10:30 AM. The Pre-Bid Meeting sign-in sheet is attached.
2. Bidders needing additional site inspection should contact Sandra Walther at 573-257-7322 or sandra.walther@oa.mo.gov to schedule a time if access to the facility is required.
3. Please contact April Howser, Contract Specialist, at 573-690-9874 or april.howser@oa.mo.gov, for questions about bidding procedures, MBE\WBE\SDVE goals, and submittal requirements.
4. The deadline for technical questions is TUESDAY, SEPTEMBER 29, 2026, at noon.
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/3410/plan-holders/x2319-01-rebid-2-change-in-scope-renovate-cabins-1-3-sam-a-baker-state-park>
8. Prospective Bidders contact American Document Solutions, 1400 Forum Blvd Suite 1C, Columbia MO 65201, 573-446-7768 to order official plans and specifications.
9. **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 alternate. Failure to do so will result in rejection of the bid.**
10. **MBE/WBE/SDVE participation requirements can be found in DIVISION 00. The MBE/WBE/SDVE participation goals are 0%/0%/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.**
11. **The Contractor shall pay not less than the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed, as determined by the Missouri Department of Labor and Industrial Relations.**

Bidders are to adhere to Prevailing Wage Hourly Rate of Wages, and the Department of Labor and Industrial Relations can be contacted to determine the applicable wage rate for the work on this project.

ATTACHMENTS:

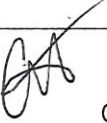
1. Pre-bid Meeting Sign-In Sheet
2. SHEET G-000
3. SHEET G-001

September 18, 2026

END ADDENDUM NO. 1

Pre-Bid Meeting Attendance Sheet
REBID 2 – Change in Scope
Renovate Cabins 1-3
Sam A Baker State Park
Patterson, Missouri

Project No. X2319-01
September 17, 2026 10:30 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
 Rob Wagstaff	Architect CORE10 Architecture, Inc.		314-570-5370	<u>rwagstaff@core10architecture</u>
Jamar Bohannon	CORE10 Architecture, Inc.			<u>jbohannon@core10architecture</u>
 Jeff Barber	Missouri State Parks Architect – P&D		573-751-5371	<u>jeff.barber@dnr.mo.gov</u> —
 Greg Combs	Missouri State Parks Natural Resource Manager		636-931-5202	<u>greg.combs@dnr.mo.gov</u>
 Jeff Hand	Missouri State Parks Sam A Baker Superintendent		573-856-4411	<u>jeff.hand@dnr.mo.gov</u> —
 Chad Hovis	Missouri State Parks Capital Improvement Specialist		636-931-5211	<u>chad.hovis@dnr.mo.gov</u>

Pre-Bid Meeting Attendance Sheet
REBID 2 – Change in Scope
Renovate Cabins 1-3
Sam A Baker State Park
Patterson, Missouri

Project No. X2319-01
September 17, 2026 10:30 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
Krista Kennon	Missouri State Parks Deputy Regional Director		636-931-5220	<u>krista.kennon@dnr.mo.gov</u>
Don Stier	Missouri State Parks Planner III		573-522-9525	<u>don.stier@dnr.mo.gov</u>
KH Kevin Hultberg	OA/FMDC Construction Administrator		636-524-8528	<u>kevin.hultberg@dnr.mo.gov</u>
SW Sandra Walther	OA/FMDC Project Manager		573-257-7322	<u>sandra.walther@oa.mo.gov</u>
Jason Kolks	OA/FMDC Capital Improvements Coordinator		573-751-6501	<u>jason.kolks@oa.mo.gov</u>
Stephan Bowles Maverick	Pella Union		636-262-4878 314-714-0140	<u>SBOWLES@PELLASTL.COM</u>

Pre-Bid Meeting Attendance Sheet
REBID 2 – Change in Scope
Renovate Cabins 1-3
Sam A Baker State Park
Patterson, Missouri

Project No. X2319-01
September 17, 2026 10:30 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
Josh Hittinger Project Manager	Anchors Contractors LLC GC	MBE/ WBE	660-988- 1234	josh@anchormo.com
Justin Rogers PM	Brown & Root GC		573 301 4915	Justin.Rogers @ Brownandroot.com
Kevin Hoggard SVP	R.H. Persons Construction Inc.		573-686-1323	khoggard@rpersons.com
Matt Roark	ARSI, Inc. Lead, RRP	—	573-896-0222	Mattroark@arsi-mo.com
Debbie Hand	MSP CI Budget Analyst			deborah.hand@dnr.mo.gov
Kimberly DIESEL	MSP		573 297 3232	Kimberly.diesel@dnr. mo.gov

REBID 2 - Change in Scope

RENOVATE CABINS 1-3

SAM A. BAKER STATE PARK

Patterson, Missouri



STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DESIGNER: CORE10 ARCHITECTURE

PROJECT NUMBER: X2319-01

SITE NUMBER: 5218

ASSET NUMBER:

CABIN #1: 7815218008
CABIN #2: 7815218007
CABIN #3: 7815218022
CABIN #4: 7815218005 (ALT)

SHEET NUMBER:

G-000

1 OF 41 SHEETS
06/01/26

SYMBOLS LEGEND

BUILDING SECTION

SECTION DETAIL

PLAN OR DETAIL CALLOUT

EXTERIOR ELEVATION

INTERIOR ELEVATION

LEVEL REFERENCE

SPOT ELEVATION

ROOM TAG

PARTITION TYPE

DOOR TAG

CEILING HEIGHT

COLUMN DESIGNATION

NORTH ARROW

TRUE NORTH ARROW

EXISTING PARTITION TO BE DEMOLISHED

EXISTING PARTITION TO REMAIN

NEW PARTITION

NEW/RELOCATED DOOR

EXISTING DOOR, FRAME, & HARDWARE TO REMAIN

REMOVE EXISTING DOOR, FRAME & HARDWARE

REVISED ITEM

ROOM AREA SCHEDULE		
ROOM NO.	ROOM NAME	AREA
CABIN #1		
101	LIVING / DINING ROOM	279 SF
102	BEDROOM	136 SF
103	BATHROOM	40 SF
104	KITCHEN	42 SF
CABIN #2		
101	LIVING / DINING ROOM	280 SF
102	BEDROOM	136 SF
103	BATHROOM	40 SF
104	KITCHEN	37 SF
CABIN #3		
101	LIVING / DINING ROOM	280 SF
102	BEDROOM	140 SF
103	BATHROOM	40 SF
104	KITCHEN	40 SF
CABIN #4 (ALT #1)		
101	LIVING / DINING ROOM	280 SF
102	BEDROOM	138 SF
103	BATHROOM	40 SF
104	KITCHEN	40 SF

AREA SCHEDULE (GROSS)	
CABIN NAME	GROSS AREA
CABIN #1	621 SF
CABIN #2	621 SF
CABIN #3	630 SF
CABIN #4 (ALT #1)	628 SF

AREA SCHEDULE (NET)	
CABIN NAME	NET AREA
CABIN #1	540 SF
CABIN #2	535 SF
CABIN #3	544 SF
CABIN #4 (ALT #1)	541 SF

ALTERNATE SCHEDULE		
ALTERNATE #	SHEET #	DESCRIPTION
1	A-104, A-204A, A-204B	CABIN #4 (SEE SPEC FOR SEQUENCING)
2	5/A-101	SYTHETIC SHAKE SHINGLE ROOFING (SEE SPEC FOR SEQUENCING)
3	A-411	PRE-MANUFACTURED FIREPLACE INSERT WITHIN EXISTING OPENING (SEE SPEC FOR SEQUENCING)
4	4/A-101 & A-411	WAINSCOT AT RANDOM WIDTH 4,6,8 PATTERN (SEE SPEC FOR SEQUENCING)

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- CIVIL DETAILS

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PLUMBING

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- PLUMBING PLANS
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- PLUMBING SPECIFICATIONS AND DETAILS

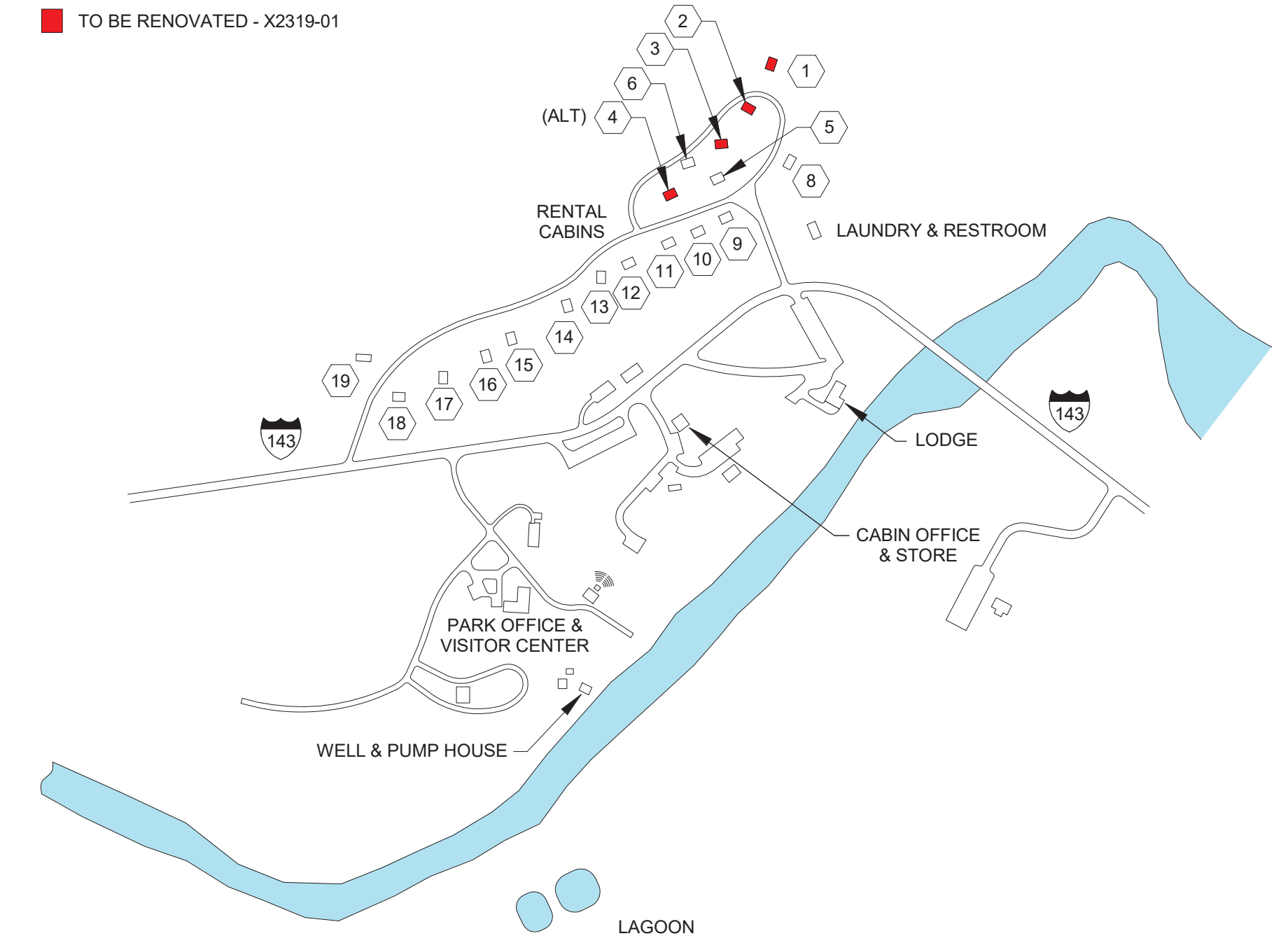
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- ELECTRICAL POWER AND LIGHTING PLAN

SAM A . BAKER STATE PARK
PATTERSON, MO



PROJECT DESCRIPTION

1. DESCRIPTION OF PROJECT:

THE PROJECT "RENOVATE CABINS SAM A. BAKER STATE PARK" CONSISTS OF THE RENOVATION OF 4 HISTORIC CABINS IN SAM A. BAKER STATE PARK. THE CABINS WERE CONSTRUCTED IN THE 1930'S BY THE CIVILIAN CONSERVATION CORPS (CCC) AND ARE EXAMPLES OF RUSTIC ARCHITECTURE EMPLOYED BY THE CCC. THE CABINS ARE WELL MAINTAINED BUT HAVE BEEN MODIFIED OVER THE YEARS ERODING SOME OF THE HISTORIC DETAILS. A 1970'S RENOVATION ADDED A SEPARATE BEDROOM, BATH, AND KITCHEN TO EACH CABIN WITH COMPLEMENTARY ARCHITECTURAL DESIGN.

4 OF THE SUBJECT CABINS ARE THE ORIGINAL STONE WITH THE 1970'S ADDITION ADDED TO THE REAR OF THE CABIN WITH FRAME CONSTRUCTION SHEATHED IN WOOD LAP SIDING. THE ADDITIONS HAVE A BEDROOM, BATH, AND SMALL KITCHEN. THE ORIGINAL STONE CABINS MAINTAIN THE HISTORIC "SINGLE ROOM" DESIGN AND CONTAIN A LARGE STONE FIREPLACE AND HEARTH. WINDOWS, DOORS AND HEARTH AND MANTLE APPEAR TO BE ALL ORIGINAL. 4X8 WOOD VENEER PANELING WAS ADDED TO THE INTERIOR OF THE HISTORIC CABINS LATER.

THE INTENT OF THE RENOVATION IS TO RESTORE THE HISTORIC NUANCES TO THE CABINS WHILE MAINTAINING AND IMPROVING THEIR FUNCTIONALITY FOR GUEST USE. KITCHENS WILL BE UPDATED TO MODERN APPLIANCES, APPROPRIATE FINISHES, AND BETTER FUNCTIONAL USE. BATHROOMS WILL BE UPGRADED TO MODERN FINISHES AND FIXTURES. MECHANICAL SYSTEMS WILL BE UPGRADED AND BETTER CONCEALED TO ALLOW BETTER DISTRIBUTION THROUGH OUT UNIT. ELECTRICAL SYSTEMS WILL BE 100% REPLACED WITH MODERN RELIABLE SYSTEMS. FINISHES FROM THE 1970'S ADDITION AND RENOVATION WILL BE REPLACED WITH A MORE APPROPRIATE HISTORIC FINISH. HISTORIC WINDOWS, DOORS AND EXTERIOR FINISH WILL BE RESTORED. NON HISTORIC WINDOWS, DOORS AND LIGHT FIXTURES WILL BE REPLACED WITH NEW HISTORICALLY APPROPRIATE ELEMENTS.

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



ROBERT WILSON WAGSTAFF - ARCHITECT
NO. A-7340

STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE
NO. 000639

PROFESSIONAL SEAL



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF NATURAL
RESOURCES DIVISION OF
STATE PARKS

PROJECT TITLE
RENOVATE CABINS 1-3
SAM A. BAKER STATE PARK
SAM A. BAKER STATE PARK
5580 STATE HIGHWAY 143
PATTERSON, MO 63956

PROJECT # X2319-01
SITE # 5218

ASSET #
CABIN #1: 7815218008
CABIN #2: 7815218007
CABIN #3: 7815218022
CABIN #4: 7815218005
(ALT #1)

DATE # REVISION

ISSUEDATE: 06/01/26

CAD DWG FILE:
DRAWN BY: JB
CHECKED BY: RW
DESIGNED BY:

SHEET TITLE:

PROJECT
DESCRIPTION

SHEET NUMBER:

G-001

2 OF 41 SHEETS
06/01/26