SHAFER | ZAHNER | ZAHNER
OFFICE OF ARCHITECTURE

November 4, 2024
GS# 612-021, Bath House Renovation (REBID)
Lake Lowndes State Park, Columbus, MS

Addendum No. 1

This Addendum forms part of the Contract Documents for the above referenced project. All other requirements of the original Contract Documents shall remain in effect except as specifically modified in this Addendum. Bidder is to acknowledge receipt of this Addendum with their bid proposal. Failure to do so may subject the Bidder to disqualification. This Addendum is issued to all known Plan Holders.

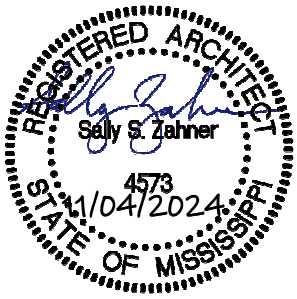
1. A Pre-Bid Meeting was held on October 30, 2024. See this addendum for resolution of questions asked and other information discussed at this meeting. See the Pre-Bid Conference Meeting Minutes, sign-in sheet and discussion points attached. The Pre-Bid minutes, discussion points and other information that was provided are included as part of this addendum. The attached **Discussion Points and Pre-Bid Conference Meeting Minutes** contain many of the requirements for this project. The contractor will be responsible for adhering to these and all rules associated with this project.
2. See the attached Bureau's Instructions to Bidders for electronic bidding requirements to be included as part of this addendum.

Drawings and Specifications: The following General Notes shall apply to all drawings and specification sections:

3. Weekend work may be allowed with prior approval from the park staff. Approval will be completely dependent upon planned State Park activities and be at the discretion of the park staff.
4. The concrete floors shall be coated with the Armorseal Epoxy Coating System as defined in 09920, INTERIOR, EXTERIOR AND HIGHPERFORMANCE PAINTS AND COATINGS (EPOXY CONCRETE FLOOR COATING) specification section. All references to concrete floors in the 09900, PAINTING specification will not apply to concrete floors.
5. See the information regarding Laydown/Storage Areas/Access in the Discussion Points of the Pre-Bid minutes.

Contents: This addendum consists of **13** (8 ½" x 11") sheets

End of Addendum No. for: GS# 612-021, Bath House Renovation (REBID), Lake Lowndes State Park, Columbus, MS



510 University Drive ●Starkville, Mississippi 39759 ●662.323.1628 T ● info@szzarch.com E
A LIMITED LIABILITY CORPORATION

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GS# 612-021
Bath House Renovation (REBID) Pre-Bid Meeting October 30, 2024 @ 2:00 pm
Lake Lowndes State Park, MS

Project Contacts:
Mr. Michael Collins,– MDWFP
Mr. Shomari Rawls, Project Manager - BOB
Scott Comish, Project Manager – Shafer-Zahner-Zahner

Bid Date: **Thursday, November 7, 2024 @ 2:00:00 pm** @ the Bureau of Building, Grounds and Real Property Management (see ***Advertisement For Bids, Section 00 11000*** for official information). Official Time is by the Bureau of Building. See Advertisement for RFx # if you are bidding electronically.

Meeting Attendees: See attached sign in sheet.

Current Bidders List: 3 General Contractors (currently), see sign-in sheet for meeting attendees
If you are a sub-contractor looking for GC's contact our office for a current list

Construction days: **160** days for project (see *Proposal Form*)
Notice to Proceed – by BOB. Must hold price per specifications.

Contract Administration: Architects will be on site regularly once construction begins. Using Agency and BOB construction administrators will also visit regularly.

Construction Progress Meetings held monthly as required by Division 1.

Commissioning- none on this project.

Construction Access: Discuss: weekends, Sunday work, holidays, etc. **Weekend work may be allowed with prior permission depending upon planned activities at the State Park, parking permits will not be required.**
Restricted "no work" days due to events: **None noted.**

Staging Areas/Fencing/Access – Discuss: **See Discussion Points**

Protection: (responsibility of the Contractor, see specs.) **Note that the contractor is responsible for protecting all adjacent site features, construction and materials.** 6' chain link fencing is required around all active work areas and lay down areas. Windscreen is not required.

Scope of work: Discuss: See description in Discussion Points

Bidding rules: Pay attention to *Instructions To Bidders*. See Bidders Checklist.
Pay particular attention to Special Conditions

BOB is the owner- Contract is between BOB and Contractor.

Common mistakes: -Certificate of Responsibility number on envelope.
-Any changes to bid on outside of envelope. Initial and date.
-Acknowledge addenda.

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GS# 612-021
BATH HOUSE RENOVATION (REBID)
LOWNDES COUNTY STATE PARK **Pre-Bid Meeting 10/30/2024, DISCUSSION POINTS**

General:

- The park will be in operation and adjacent RV spots may be in use
- Site and construction in progress must be protected at all times.
- All interior and exterior construction that is not scheduled for work must be protected.
- Details were developed by using on site observation and partial original drawings, some conditions are assumed. Variation may exist in the details and actual conditions, contractor to coordinate.

Scope of Work:

- The original drawings for this building (that are known exist) were provided in the Appendix of the Specifications for reference.
- See drawings/specifications for complete description of work.
    - Discuss General Description of the work, see attached

Questions/Clarifications:

- Access: **Laydown and storage areas** as defined by owner, see below.
- No field office is required.
- Port-a-Jon is required.
- Limit access to adjacent portions of the park so as to not interfere with the park's operations.
- The contractor and all workers are to follow all Park rules when on the site
- Fencing is required ~~with wind screens~~ (wind screens not required) around all active work or laydown areas. See description below in "Laydown/Storage Areas/Access".
- Liquidated Damages are $250.00 per day.
- Objectional workmen: will be removed from the site and not be allowed to return.
- The contractor is not to interrupt utilities or egress/access without prior permission and notice.

Laydown/Storage Areas/Access:

- The contractor will be allowed to use the areas immediately adjacent to the bath house for staging. In general, the road in front of the building must remain accessible by the public unless prior permission is given by the park staff. At a minimum, the two RV spaces that are immediately adjacent to the existing bath house will be vacant once construction activities begin and will be available for the contractor's use. Any other areas that the contractor would like to use require prior approval from the Owner. In the event that any additional RV space(s) would need to be vacant for specific activities, this will need to be requested in advance from the park staff so that they will have enough notice to not rent those spaces and to make any other accommodations to meet their operational needs. This type of request can be made in writing or coordinated at the monthly progress meetings. 6' tall chain link fencing will be required around all active work and staging areas. Fencing on pavement must be supported with weights/sandbags so that the existing pavement is not damaged. Windscreen will not be required.
- the pavement edge (shoulder), ditches, campsite features, grassed areas, etc. must be protected and restored to their original condition. All damaged site grades, grassed area, etc. must be repaired to match the adjacent and original conditions. In general, the contractor is expected to take reasonable precautions to protect the roads, grounds, trees, etc.
- Weekend work may be allowed with prior approval from the park staff. Approval will be completely dependent upon planned State Park activities and be at the discretion of the park staff.

BELOW IS A GENERAL DESCRIPTION OF THE WORK FOR DISCUSSION PURPOSES ONLY. THIS LIST IS NOT ALL INCLUSIVE, SEE PLANS AND SPECIFICATIONS FOR A COMPLETE DESCRIPTION.

Site:

- Ramp and front entry retained (no change), handrails painted.
- The rear sidewalk and retaining wall remain (no change).
- The asphalt overlay at the front parking is base bid. The overlay of the drive to the north is an alternate bid.

Building Exterior:

- Replace and patch all rotted wood siding. Replace fascia boards.
- New paint on all wood surfaces.
- Lightly pressure wash the stone surfaces.
- Replace the missing stone on the north side of the building.
- Clean out the drainage areas and create a swale in to allow water to drain from the building.

Roof:

- Asbestos is to be removed from the roof (flashing) prior to roofing work.
- New shingles, underlayment, etc. We clearly noted for new shingle nails not to penetrate the deck to the interior (the existing roof deck is the interior sloped ceiling).
- New modified bitumen roof on the small "flat" section over the plumbing chase.
- New metal caps on the stone parapet walls.
- There are currently no gutters or downspouts…. We are not adding gutters or downspouts. We assume that with all of the pine trees around the site, this would be a maintenance issue.

Bathrooms:

- New bathroom accessories
- New baby changing stations.
- New shower finishes.
- New toilet partitions (one fixture is ADA compliant)
- New countertops and sinks are being installed (ADA compliant)
- New exhaust fans, heaters and lighting.
- New paint (walls and ceiling), patch all holes. New epoxy floor coating, grout all cracks in floor.

Laundry Area:

- The floor is being repaired, then a new epoxy coating is being applied.
- New paint (walls and ceiling), patch holes.
- New light fixtures and heater.
- New aluminum storefront (fixed) windows.
- New aluminum storefront entry with new door. We changed the door swing so that it swings out (not in as it does currently) for egress purposes.
- New countertops and a sink is being installed.
- The washers and dryers are to be removed, protected and reinstalled.
- The existing drinking fountain is being removed, protected and reinstalled with new connections.

Plumbing:

- Plumbing fixtures and services are being replaced.

- The west most shower 1 each (male and female) restrooms are being reconfigured to meet ADA. The fiberglass wall panels are being removed and new ceramic tile is being installed.
- New water heater is being installed.
- New freeze proof hose bibs.
- The existing under slab plumbing is not specifically called to replaced . The engineer called the operation of these plumbing lines to be verified.

Electrical:

- Replacing light fixtures.
- Adding emergency egress lighting.
- Replacing the breaker box.
- Supplying power to all mechanical (fans, heaters, etc.)
- Replacing switches, receptacles, etc.

SEE PLANS AND SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF THE WORK.

STATE OF MISSISSIPPI
GOVERNOR PHIL BRYANT

DEPARTMENT OF FINANCE AND ADMINISTRATION

Liz Welch
EXECUTIVE DIRECTOR

M E M O R A N D U M

TO: Contractors, through the AGC, ABC, and MBOC

FROM: Bureau of Building, Grounds and Real Property Management

DATE: May 30, 2023 (links modified)

SUBJECT: Electronic Construction Bidding per Law effective 1/1/2018

Beginning January of 2018, the Mississippi Department of Finance and Administration / Bureau of Building Grounds and Real Property Management started receiving construction bids electronically as required by House Bill 1106, Laws of 2017. Electronic bids are at the discretion of the Bidder/Supplier. Paper bids WILL STILL BE received as stipulated in the Advertisement / Request for Bids The instrument being used to carry out this is a program called MAGIC which is available to all State of Mississippi departments, agencies, and Bidders/Suppliers. (MAGIC is the State's Accounting System.)

TO BID USING MAGIC: Potential Bidder/Supplier must first register (see below). When the Bidder/Supplier registers themselves, they will automatically receive their Magic sign-in information. (The Bureau of Building, et al, can assist with this, and, if so, will notify the Bidder/Supplier by email of doing so, so they can contact Magic to get their sign-in information for bidding electronically) Construction Bidders/Suppliers who have received awards in recent years through the Bureau of Building, et al, should already have their company information properly entered. Those companies should still verify that their system "Product Code" is set to "90922" [for construction] in order to receive "system generated Bid Notices" for construction projects. (Bid Opportunities will continue to be in the newspaper, on the Magic Portal, and on the Bureau of Building, et al, web.) When registering, a company should enter their company information EXACTLY as shown per the Mississippi Secretary of State's listing and per their W9. Contact Magic at: mash@dfa.ms.gov or 601-359-1343. A tutorial is available at: http://uperform.magic.ms.gov/gm/folder-1.11.7512?originalContext=1.11.8507
(when registering, the MS SoS, MBOC, and W9 should all agree.)

HOW BIDDER/SUPPLIER REGISTERES THEMSELVES:
www.dfa.ms.gov
vendor registration (middle of the page)
down the page to State of Mississippi Supplier Registration
Complete that form
And "send" (top left or bottom of form on left)
This is the current link for the info above: https://sus.magic.ms.gov/sap/bc/webdynpro/sapsrm/wda_e_suco_sreg?sap-client=100#

TO ADD THE PRODUCT CODE 90922 once in your MAGIC Address Table click the steps below:
1. Click on Suppliers Self Service Tab.
2. Click Company Data.
3. Click the Process Button.
4. Click Add Categories in the Product Categories section
5. Add the product Categories from here (90922 for construction)

TO VIEW ADVERTISED PROJECT INFORMATION on line
1. DFA Web site
2. Supplier/Vendor
3. Mississippi Procurement Portal
4. (RFx) Procurement Opportunities and Public Notifications
5. Advanced Search Options
6. Major Procurement Category: Select Construction
7. Dept/Agency: Select MS DEPT FINANCE AND ADMINISTRATION 6. SEARCH

Another option from the DFA/BoB web site is to:
1. Select DFA Offices
2. Select Bureau of Building Grounds and Real Property Management.
3. Bid and RFP Notice
4. Construction Solicitations and Bid Tabs
5. Locate the GS# at left of the list and the RFx number at the right.

On both lists, the RFx number for each project is listed which is required in MAGIC when preparing bids.

For additional information regarding registration in MAGIC, contact MMRS at (601) 359-1343 or by email at mash@dfa.ms.gov .

/pgw

PRE-BID AGENDA

GS #612-021

Bath House Renovation REBID

LAKE LOWNDES STATE PARK

TIME/ DATE/ LOCATION

- Sealed bids can be received electronically via MAGIC or physically delivered to the office of the Bureau of Building, Grounds and Real Property Management, 501 North West Street, Suite 1401 B, Jackson, Mississippi, 39201, ***until 2:00:00 p.m. Thursday, 11/07/2024.*** At that time they will be publicly opened and read.

- Contract documents may be obtained from Shafer-Zahner-Zahner, PLLC Starkville, MS

PART 1 - GENERAL

- *Instructions to Bidders* can be found in DIV 0, Section 00 2100 of the project specifications

- All questions shall be directed to the Professional. See 1.01

- *Certificate of Responsibility* is required at bid time and during the entire length of

  the job....see 1.02 A.

- Certificate of Responsibility number for Bids Over $50K must be visible on both on the face of the envelope and on the Proposal Form.

- For Joint Venture Bid or multiple Contractors submitting a bid exceeding $50K... see 1.02D.

- NON-Resident bidders shall submit with the Proposal Form either a CURRENT copy of their State Bidder preference law, or a STATEMENT from the "State of (NAME STATE) has no resident Contractor preference law...see 1.03 B.

- *Conditions of Work*, be fully inform of all conditions relating to the construction of the Project and their employment type...see 1.05
- *Examining the Site*, Contractor and Subcontractors, shall visit the building site, compare the Drawings and Project Manual with any work in place and be informed of all conditions...see 1.06

- *Law and Regulation*, all applicable Mississippi state laws, rules and regulations apply to the Contract...see 1.07
- For Obligation of Bidders...see 1.08

PART 2 - PROPOSAL FORM

- Make all proposals on the Proposal Form provided and fill in all relevant blank spaces, No oral or telegraphic proposals will be considered...see 2.02

- Proposal Form will have ample space to indicate the receipt of each addendum...see 2.06 **(cut-off Monday, November 4)**

- For Bidders Identification...see 2.07 A, B, D

- *Bid Security* shall be in the form of a Bid Bond, or a Certified Check...see 2.08

- *Certified Checks* made out to the Bureau of Building, Grounds and Real Property Management in the amount of five percent (5%) of the base bid...2.08 B

PART 3 - SUBMITTING THE PROPOSAL

- Submit your proposal either electronically via MAGIC or physically deliver to the address on the Advertisement for Bids....see 3.01

- Rfx number to project 3160006960...to BID using MAGIC you must register at 601.359.1343 or email at mash@dfa.ms.gov

PART 4 - FOLLOWING BID OPENING

- Protest must be delivered in writing to the Owner within twenty-four (24) hours after the bid opening...see 4.03

- Errors must be delivered in writing to the Owner within twenty-four (24) hours after the bid opening...see 4.04

- For Award of Contract...see 4.05

- Failure to enter into a Contract, shall forfeit the Bid Security to the Owner as liquidated damages ...see 4.06

BIDDER'S CHECKLIST... please read the entire checklist and pay close attention to sections

5.05 SUBCONTRACTORS NAME and section 5.06 SUBCONTRACTORS C.O.R. NUMBER

PART 5 - BIDDER'S CHECKLIST

The following checklist is for the Bidder's assistance only. It is not inclusive and does not have to be included with the Proposal Form when submitting a bid proposal.

5.01 **PROPOSAL FORM**: (only one original proposal form to be submitted)

Base Bid

( ) Write in the amount of the base bid in words and numbers. In the case of a conflict, the written word shall govern.

Alternates

( ) Write in each alternates amount in words and numbers. In the case of a conflict, the written word shall govern.

Addenda

( ) Acknowledge the receipt of each addendum by writing in the number of the addendum.

Acceptance

( ) Proposal is signed by authorized person

( ) Name of Business - complete spelling of bidder's name and address - exact as recorded at the Secretary of State

[http://www.sos.state.ms.us/busserv/corp/soskb/csearch.asp] which should be the same as you applied for at the Mississippi State Board of Contractors [http://www.msboc.us/Search2.CFM]

( ) Legal address of the business listed above (at SOS and Contractor's Board)

( ) Correct Certificate of Responsibility Number(s) as it appears in the current MS State Board of Contractors Roster

Certificate of Responsibility Number(s)

( ) Base Bid is under $50,000 and no number is required AND the statement "bid does not exceed $50,000" is on the outside of the sealed envelope or statement included with electronic bid

OR ( ) Base Bid is $50,000 or more and number is required and is on the outside of the sealed envelope or included with electronic bid

( ) Joint Venture and *joint venture* number is required

OR ( ) Joint Venture participants' numbers are required

5.02 **BID SECURITY:**

( ) Included Bid Bond

OR ( ) Included Certified Check

5.03 **POWER OF ATTORNEY:**

( ) Included Power of Attorney

5.04 **NON-RESIDENT BIDDER:**

( ) Attached a Copy of Non-Resident Bidder's Preference Law

OR ( ) Attached a Statement

5.05 **SUB-CONTRACTORS NAME:**

( ) List any Mechanical, Plumbing, and/or Electrical Sub-Contractors regardless of cost.

* List name even for under $50,000 (see 5.06 regarding COR)
* Fire Protection Sprinkler Contractors do not have to be listed
* If there is a separate HVAC/Plumbing Sub-Contractor, so notate as mentioned herein
* If Mechanical, Plumbing, and/or Electrical Sub-Contractor is performed by the General, be sure the General has a COR for said discipline
* If there is no Mechanical, Plumbing, and/or Electrical Sub-Contractor listed, then use of Sub-Contractor to perform such scope will not be permitted.

5.06 **SUB-CONTRACTORS' COR NUMBER**

( ) * List Certificate of Responsibility Number for any listed Sub-Contractor over $50,000.00

***** END OF SECTION *****

Division 0

DEPARTMENT OF FINANCE AND ADMINISTRATION
BUREAU OF BUILDING, GROUNDS AND
REAL PROPERTY MANAGEMENT
JACKSON, MISSISSIPPI

ADVERTISEMENT FOR BIDS

Sealed bids will be received electronically via MAGIC or physically delivered to the office of the Bureau of Building, Grounds and Real Property Management, 501 North West Street, Suite 1401 B, Jackson, Mississippi, 39201, until 2:00:00 p.m. (14:00:00 Military Time) on Thursday, 11/07/2024, for:

RE: GS# 612-021 Bath House Renovation (Rebid)
Lake Lowndes State Park
RFx # 3160006960

at which time they will be publicly opened and read. Contract documents may be obtained from:

Professional:	Shafer-Zahner-Zahner, PLLC
Address:	510 University Drive Starkville, Mississippi 39759
Phone:	662-323-1628
Email:	lsims@szzarch.com

A deposit of $100.00 is required. Bid preparation will be in accordance with Instructions to Bidders bound in the project manual. The Bureau of Building, Grounds and Real Property Management reserves the right to waive irregularities and to reject any or all bids. **NOTE: Telephones and desks will not be available for bidders use at the bid site.**

Bureau of Building, Grounds and Real Property Management

Dates of Publication:

10/08/2024
10/15/2024

Note: Whenever reference is made, in any document or meeting, to 2:00:00 p.m., it shall also mean, and be the same as, 14:00:00 Military Time.

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OFFICE OF ARCHITECTURE

GS# 612-021,
Bath House Renovation (REBID)
Lake Lowndes State Park

Sign-In Sheet

NAME	FIRM	EMAIL
Scott Comish	Shafer-Zahner-Zahner	scomish@szzarch.com
Ricky Mordecai	Burks-Mordecai	rmordecai@burksmordecai.net
Shomari Rawls	BOR	shomari.rawls@dfa.ms.gov

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