

GS# 103-317
University Pointe – Buildings 100 & 200
Jackson State University
Project Number: 2017-006

Addendum No. 3

From: Vernell Barnes Architect, PLLC
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15May2026

The following additions, changes, clarifications, and substitutions to the specifications and drawings of the original plans and specifications dated 15April2026, are to be included as part of the contract documents. Receipt of this addendum shall be acknowledged in the bid proposal form. Some items listed herein are a response to RFIs submitted by plan holder(s).

Bid Date: The advertised bid date and time remains unchanged as **Tuesday May 19, 2026 at 2:00 p.m. CST**, the location for receipt of bids shall remain unchanged as follows:

Bureau of Building, Grounds and Real Property Management
501 North West Street, Suite 1401B [Woolfolk Building]
Jackson, Mississippi 39201

GENERAL INFORMATION:

Questions and requests for clarifications will be received until 5:00 p.m. CST on Thursday May 14, 2026. An addendum if required will be issued to the printing company for dissemination to all plan holders of record prior to midnight on May 14, 2026.

REFER TO THE SPECIFICATIONS:

ARCHITECTURAL:

Item No. 1 Unit Costs – Document 07

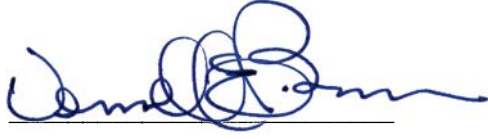
Revised: Note 35 on Sheet A-100 required that existing damaged concrete treads be replaced (total seven). Added a unit cost per tread requirement in Document 07.

REQUEST FOR INFORMATION:

Item No. 2 Section 064115 1.05.C.5 & E, 1.07.A.3 & B.1,2,3,4,5:
This specification indicates requirements for AWI/QCP certification & certificates for the architectural cabinetry which will require that the project be registered with AWI/QCP Certification Program. These requirements have an added cost & if waived would be a cost savings to the owner.
Please note, that even if the AWI/QCP certification & certificate requirements are waived the cabinetry will still be manufactured to the AWI standards as specified.
Can these requirements be waived for this project?

Response: **Yes.** These requirements shall be waived. The previous response in Addendum Number 2 in the “Request for Information” portion is hereby cancelled.

End of Addendum Number Three

A handwritten signature in blue ink, consisting of stylized cursive letters, positioned above a horizontal line.

Vernell E. Barnes, AIA
Vernell Barnes Architect, PLLC



DOCUMENT 07
UNIT COSTS

The following unit prices shall apply to authorized changes in quantities of items added or deducted from the scope of the work. These unit prices shall remain fixed and in effect throughout the duration of the construction contract period from the date of the executed contract between the Owner and the Contractor. During this period, the Owner shall have the option to execute change orders to the Contract for Construction for any and all items listed below at the unit prices listed by the Contractor. Any unused portion of the allotted lineal footage of materials not used in the base bid shall accrue to the Owner based on the unit costs per lineal foot listed below. Work for this unit costs shall be performed in accordance with the requirements of this project manual and other contract documents, unless noted otherwise. Contractor to determine the need for additional work in conjunction with unit cost and include in the unit cost.

Unit Cost No. 1: Replacement of Exterior Vinyl Siding

The Contractor shall include in the base Bid Proposal a cost for the tear off and replacement of three hundred (300) lineal feet of damaged/deteriorated exterior vinyl siding located at the facades, breezeways and exterior access walkways using salvaged materials from the breezeways of other buildings. Install OSB and vapor barrier to cover areas of salvaged material as a temporary closure.

The Contractor shall also provide a unit cost per lineal foot to remove damaged/deteriorated vinyl siding, vapor barrier and OSB substrate. Replace with salvaged material to match the thickness and edge profile of the existing siding to remain and install new substrate and vapor barrier. The salvaged siding shall be acquired from the breezeways of buildings to be selected by JSU.

Add: _____ Dollars (\$ _____) per Lineal Foot
(Alphanumerically stated amount) *(Numerically, in figures)*

Unit Cost No. 2: Replacement of Gypsum Cement Underlayment

The Contractor shall include in the base Bid Proposal a cost for the tear off and replacement of three thousand (3,000) square feet of damaged/deteriorated lightweight gypsum concrete underlayment and plywood deck.

The Contractor shall provide a unit cost per square foot to remove damaged/deteriorated lightweight gypsum concrete underlayment and plywood deck and replace with new to match the thickness and edge profile of the existing floor substrate to remain beyond the base proposal; according to Section 03 5413, Gypsum Cement Underlayment.

Add: _____ Dollars (\$ _____) per Square Foot
(Alphanumerically stated amount) *(Numerically, in figures)*

Unit Cost No. 3: Replacement of Patio/Balcony Door(s)

The Contractor shall include in the base Bid Proposal a cost for the removal of one (1) operable Sliding Aluminum Glass Door from one of the other buildings for use at the one known damaged/inoperable door. The cost shall also include the installation of a solid sheeting material at the location where the door was removed for reuse.

The Contractor shall also provide a unit cost to remove and replace additional damaged/inoperable Sliding Aluminum Glass Doors using the same method on a per door basis. The salvaged door(s) shall be acquired from a building to be selected by JSU. Install OSB to cover the opening(s) of the salvaged material as a temporary closure.

Add: _____ Dollars (\$ _____) per Door
(Alphanumerically stated amount) *(Numerically, in figures)*

Unit Cost No. 4: Replacement of Exterior Grade Plywood

The Contractor shall include in the base Bid Proposal a cost for the tear off and replacement of ninety-six (96) square feet of damaged/deteriorated exterior grade plywood deck to match thickness and edge profile with new underlayment and asphalt shingles to match existing color and texture at damaged roof areas.

The Contractor shall provide a unit cost per sheet (4' x 8') to remove and replace additional damaged/deteriorated exterior grade plywood deck and underlayment and plywood deck and replace with new to match the thickness and edge profile of the existing decking to remain beyond the base proposal; in accordance with Section 06 1000, Rough Carpentry.

Add: _____ Dollars (\$ _____) per Sheet
(Alphanumerically stated amount) *(Numerically, in figures)*

Unit Cost No. 5: Balcony Retrofit Lumber

The Contractor shall include in the base Bid Proposal an allowance of \$6,000.00 for the tear off and replacement of damaged balcony support framing based on details provided on drawing sheet A-502.

The Contractor shall provide a unit cost per board foot for additional pressure treated lumber (2"x4, 2"x6", & 2"x 8") that may be required once demolition of the affected areas has been completed to affect a sound finish product.

Add: _____ Dollars (\$ _____) per Board Foot
(Alphanumerically stated amount) *(Numerically, in figures)*

Unit Cost No. 6: Concrete Stair Treads

The Contractor shall include in the base Bid Proposal a cost for the removal of and replacement of seven (7) precast concrete exterior stair treads.

The Contractor shall provide a unit cost per precast concrete stair tread.

Add: _____ Dollars (\$ _____) per Tread
(Alphanumerically stated amount) *(Numerically, in figures)*

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