

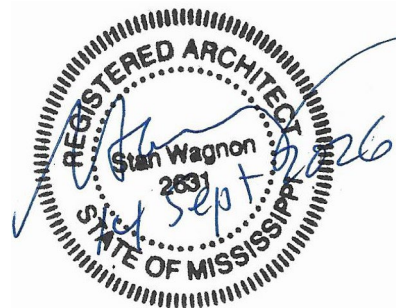
BURRIS/WAGNON ARCHITECTS, P.A.

500 L EAST WOODROW WILSON AVENUE JACKSON MS 39216 PH 6019697543

14 September 2026

ADDENDUM NO. 1

Re: **Batson 2nd & 4th Floor Finishes**
University of Mississippi Medical Center
Jackson, MS
UMMC# 209-590



Bid Date: Thursday, September 17, 2026 (2:00 P.M)

NOTICE TO ALL DOCUMENT HOLDERS:

The following additions, changes, and clarifications to the Specifications for the subject project are to be included as part of the Contract Documents, and thus amend the Scope of Work:

GENERAL

- Item No. 1: A Pre-Bid Conference was held at UMMC Facilities Conference Room at 1:00 p.m., September 8, 2026 (attendance list attached). The following items were discussed:
- A. Stan Wagnon reviewed Advertisement for Bids, Instructions to Bidders, and Proposal Form. **Last addendum must be released by 5:00 p.m., Monday, September 14, 2026; please submit last questions by noon of that day.** Please submit all bidding RFI's to Stan Wagnon (stan@burriswagnon.com).
 - B. Architect pointed bidders to Instructions to Bidders, and discussed basic elements of bid preparation (per Instructions to Bidders), such as Certificate of Responsibility, listing of M/P/E subs on Proposal Form, listing of Unit Prices on Proposal Form, etc. It was discussed that hand delivery of bids is a reliable way to get bid stamped in and opened at the bid opening. Architect also specifically noted for bidders:
 1. At Heading 1.10 Contract at Instructions to Bidders, bidder shall be aware of paragraph "B.", Post-Bid Information/Contractor's Qualifications Submission, and its attached Supplements A and B, and the fact that this submission, and all of its supporting documentation, **shall be required for Owner's review before a contract can be awarded.**
 2. For electronic bid submission, Architect pointed bidders to the Advertisement for Bids, and to Instructions to Bidders, Heading 1.9/A.
 3. On Proposal Form, note that the Base Bid is to be broken down into four (4) categories listed. The sum of these 4 categories shall equal the Base Bid stated.
 4. On Proposal Form, note that unit prices shall be filled in as listed (unit price descriptions occur on Sht 4.0 of Drawings).
 5. Contract Time shown on Proposal Form is 270 (maximum) consecutive calendar days, for both Phases 1 and 2. Bidders were also directed to specific phasing notes and requirements on Sht "TS" of Drawings. **Note: 270 days is being changed to 300 days as per this addendum—see below.**
 - C. It was discussed that parking for two vehicles would be provided, and that material delivery would occur thru the elevator noted on Drawings, after hours (after 4:30 p.m.-8:00 p.m.—see also Drawings). Optionally, Contractor may lift materials thru a window via lull, if there is adequate maneuvering room in Parking lot 16. **Removal of**

- demolished materials shall be thru a fully-enclosed trash chute (provided by the Contractor), dumping directly into a dumpster, on east side of building (remove/reinstall existing window, or windows, as required).
- D. The Batson 2nd & 4th floors will be completely vacated (one at a time) during this project (beginning with 4th Floor, Phase 1).
- E. The Project is set up as Base Bid, and no Alternates.
- F. Architect noted that there are cash allowances in Section 012100 that must be included in bid.
- G. Fire sprinkler work will not be done in any hatched “not in contract” rooms. Ceiling tiles to be replaced in the Contract shall be removed from existing grid, all at one time, at which time sprinkler heads shall be turned up for the duration of the job. Contractor shall turn heads back down as ceiling is restored with new tiles.
- H. Note the Base Bid Assumptions on Sheet 4.0. Please note that the Base Bid Assumptions *shall be included in the Base Bid* (example, at Assumption #1a: 200 SF x Contractor’s cost per square foot = amount to include in Bid for this Assumption #1a). These Base Bid Assumptions will be broken out on Contractor’s Schedule of Values.
- I. The following additional items were discussed in meeting, and/or the in the site walk-thru following the meeting:
1. Personnel access to site shall be through stairwell at south end of site that exits to parking lot 16. Materials may also be carried up the south stair, if needed during a work day (before elevator can be used at 4:30 p.m.), or if the lull option is impractical.
 2. Contractor shall patch any existing spray applied fireproofing that may be damaged by work occurring in this Contract. Match existing type and thickness.
 3. The Architect pointed out there is a sizable quantity of Vinyl Wall Covering that must be removed from existing gypsum board on these two floors. Bidders to determine quantities, prior to bid. See: General Demolition Note 5, Sht TS; 09 91 00/3.03/C. and 3.04/B for treatment of walls where VWC is removed; and 09 21 16/3.03/J., requiring Level “5” gypsum board finish..
 4. As noted in General Demolition Note “3.” at Sht TS, painted ceiling tiles are to be removed, with UMMC being given first right of refusal of such tiles before they are disposed of.
 5. Architect noted a number of Owner-Furnished/Contractor-Installed wall-hung accessories (on Sht TS, and elsewhere) whose *installation* shall be included in Bid. Owner noted that UMMC’s Life Safety Team will remove sharps containers and narcotics waste containers, store, and return to the floor at project completion for contractor installation. It was noted that per General Note 21 (Sht TS), all accessories shall be installed with screws, not adhesive strips.
 6. It was discussed that Contractor is responsible for checking out a badge and key on a daily basis for building access.
 7. It was discussed that 06 06 60 Plastic Fabrications at Child Life Room (Floor 2C) shall be installed by GC, a ceiling sub, or the plastics fabricator, and that an installation plan shall be coordinated with subs or suppliers, prior to Bid.
 8. It was discussed that the specified 150 calendar days of contract time for Phase 1 was based on two (2) previous Batson projects, all based on expected lead times for the headwall units. In addition to the headwalls, other materials proved to have longer lead times than expected, and thus the full 150 days was utilized for the project. Timing for the current project is important to the function of the overall children’s hospital, and it is critical that bidders have resources in place to begin project immediately at the Notice to Proceed, and to be complete with Phase 1 within the 150-day Contract Time. As noted in the phasing description on Sht TS, during Phase 1, Contractor shall be ordering and

storing longlead items for Phase 2, storing them in designated storage area in the hospital. When Phase 1 is complete, up to 30 days (maximum) are allowed for completion of punchlist, after which contractor shall immediately commence with the construction of Phase 2 (90-day contract time).

J. Other questions are addressed below.

SPECIFICATIONS

- Item No. 1: Refer to Proposal Form and replace first page with attached page 1 (Exhibit A).
- Item No. 2: Refer to Section 01 21 00/1.6/H., HVAC Controls Allowance, paragraph 2., and change “installation” in first line to “replacement”.
- Item No. 3: Refer to Section 08 14 00, heading 2.02, and change as follows:
- A. Change 2.02 heading to “FLUSH DOORS (NON-LABELED/LABELED)”
 - B. At paragraph “A.”, change as follows: “...veneer Aspiro series, particleboard (mineral core at labeled doors) core, type...”

DRAWINGS

- Item No. 1: Refer to Sht TS: At General Note 22, add the following sentence: “Any rusted-thru traps located during scoping shall be repaired by Contractor, per Item 3/C./1. hereinbelow (modified by this Addendum #1)””; at Project Phasing notes, Note 3, and change Phase 2 construction time from 90 days to 120 days.
- Item No. 2: Refer to Sht 1.0: At Demolition Plan 4C, change keyed note “16” at Child Life Room to keyed note “23”; at Keyed Demolition Notes, renumber the first keyed note “16. Remove exist. clg. tile & grid in Child Life, Stor., and Office.” to keyed note “**23**”.
- Item No. 3: Refer to Plumbing drawings and clarify the following:
- A. At Sht P201:
 - 1. Cap plumbing in wall at north wall of C479—01. Patch wall, typical.
 - 2. At west end of Nutrition C483, delete 2” floor drain; add note “pipe ½” drain from icemaker box in this area to sink trap—run below counter”.
 - 3. At west end Meds C483A, remove existing floor drain below millwork, and cap supply water in wall above counter (within the wall).
 - B. At Sht P202:
 - 1. Cap plumbing in wall at north wall of C279—01. Patch wall, typical.
 - 2. At west end of Nutrition C283, delete 2” floor drain; add note “pipe ½” drain from icemaker box in this area to sink trap—run below counter”.
 - 3. At west end Meds C283A, remove existing floor drain below millwork, and cap supply water in wall above counter (within the wall).
 - 4. At C287: cap exposed plumbing in wall at east wall.
 - C. At Shts P201 and P202, refer to General Notes:
 - 1. Change Note “B.” as follows: “Contractor shall replace all shower drain grates. Contractor shall, after preliminary scoping of drain lines (required by General Note 22 at Title Sheet), include cost in Bid to repair up to (4) rusted-thru traps, per floor (8 total), located by the scoping. (Note: As described at TS note 22, Owner shall unclog any drains found during the scoping effort.)

2. Change Note "C." as follows: Contractor shall examine/check the functionality of all shower valves, and shall include, in the Bid, the cost to replace (4) valves per floor (8 total).
3. Delete note "D.", "Contractor shall install up to 4"..."
- D. Refer to Plumbing sheet P301: change plumbing fixture schedule entry, WC-1 water closet (ligature resistant) Make and Model to Acorn behavioral toilet CWC156-AST (polar white color fixture and seat). Use flush valve assembly indicated in schedule.

Item No. 4: Refer to Electrical drawings and clarify the following:

- A. At Sht E104: Note that C261-01 and 262-01 shall match configuration shown at arch. At C262-01, reconfigure box for nurse call as required, installing box directed. Provide conduit to above ceiling.
- B. At Sht E301:
 1. At Child Life C279 Lighting Plan, note that main switches beside entrance shall have dimmers.
 2. At Child Life C279 Power/Communications Plan, note that existing receptacles along curved wall shall be routed to fit into new sides of window wall millwork (see arch'l drawings).
 3. At Child Life C479 Lighting Plan, note that main switches beside entrance shall have dimmers. Irregular line around perimeter of this plan is a Type "F" fixture rope light.

No other items in this addendum.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stan Wagon", with a stylized flourish extending to the right.

Stan Wagon, AIA, LEED AP
BURRIS/WAGNON ARCHITECTS, P.A.

End of Addendum No. 1

BID PROPOSAL FORM

Date: _____

Proposal From: _____
(Bidder)

Facilities Services
The University of Mississippi Medical Center
2500 North State Street
Jackson, Mississippi 39216-4505

RE: Bid File # _____

To whom it may concern:

Having carefully examined the Contract Documents and all addenda for the referenced Project, as well as the premises and conditions affecting the work, I, the undersigned, propose to furnish all labor, materials, and services required by the Contract Documents in accordance with the conditions of said Contract Documents for the sums set forth below:

BASE BID: _____ (\$ _____)

BASE BID BREAKDOWN:

- A. Floor 4C Patient Wing: (\$ _____).
- B. Floor 4C Child Life Suite: (\$ _____).
- C. Floor 2C Patient Wing: (\$ _____).
- D. Floor 2C Child Life Suite: (\$ _____).

ALTERNATE #1: _____
(NOT USED) (\$ _____).

ALTERNATE #2: _____
(NOT USED) (\$ _____).

ALTERNATE #3: _____
(NOT USED) (\$ _____).

ALTERNATE #4: _____
(NOT USED) (\$ _____).

UNIT PRICES:

Refer to Drawings, Sheet "4.0", for descriptions of Unit Prices.

Unit Price #1 Gypsum Board .

- a) \$ _____ per sq. ft.
- b) \$ _____ per sq. ft.
- c) \$ _____ per sq. ft.
- d) \$ _____ per sq. ft.
- e) \$ _____ per sq. ft.
- f) \$ _____ per each

Unit Price #2 Gypsum Board Trenching..... \$ _____ per linear ft.

Unit Price #3 Ceramic Wall Tile..... \$ _____ per sq. ft.

I (We) agree to hold our bid open for acceptance for sixty (60) calendar days from the date of bid opening.

If awarded this Contract, I, (We), agree to execute a Contract and start Work on a date to be set in a Notice to Proceed and to complete the entire work in 300 calendar days(maximum), subject to the terms and conditions of the Contract.



University of Mississippi Medical Center

Date: 9/8/2026

Time: 1:00 P.M.

Project #: 209-590

Project Professional: Burris/Wagnon Architects, P.A.

Project Name: Batson 2nd and 4th Floor Finishes

Pre-Bid Meeting Sign-in-Sheet

NAME:	COMPANY:	OFFICE:	CELL:	EMAIL:
stan wagnon	B/W	601 969 7543		stanc@burriswagnon.com
nick karriner	Mayrant	601.573.6985		nick@mayrant.com
JOHN CARVER	Mayrant	601-942-1699		john@mayrant.com
Blake Fortenberry	Corrie Regan	601-397-9159		Blake.Fortenberry@CorrieRegan.com
Charles Regan	Corrie-Regan	205-572-9249		Charles.Regan@corrieregans.com
Claudia Espinosa	M&P Construction Inc	601-421-3568		Mcancio@mpconstructionms.com
Liliet Mora	M&P Construction Inc	601-421-3568		mcancio@mpconstructionms.com
David Rodriguez	M&P Construction Inc	365-450-0895		mcancio@mpconstructionms.com
Ryan Bukwich	Sunbelt General cont.	601-927-1863		info@sunbeltgc.com
Jake Layman	Fountain CC	601-573-1786		Estimating@FountainConstruction.com
Janie Fountain	Fountain Construction	601-405-7940		estimating@fountainconstruction.com
Brandon Rhodes	McLain Plumbing	601-656-6333		brandon@mcclaininc.com
Jacob Westerfield	Westerfield Demolition	769-230-8939		jacobwesterfield0724@icloud.com
Ken Taylor	Probity Contracting	769-243-8385		KTAYLOR@Probityeg.com
Richard Matthews	Dulaney Elect	601-372-1666		rmatthews@dulaneyelectric.com
Tony Klingler	Apex electric	601-502-7494		TKlingler@apexelectricms.com
Brent Pigg	Apex Electric LLC	662-540-5410		Brent@apexelectricms.com
Raees Parker	JE Stevens Construction Group	769-222-5077		rparker@jestevensgroup.com
Tyler Sheffield	JE Stevens Construction Group	769-222-5077		TSheffield@jestevensgroup.com
Benjamin Hernandez	BJ Construction	601-497-3841		BonH@BJConstructionLLC@umc.edu
Melinda Glubb	UMMC IP	662-820-1174		mglubb@umc.edu
Sanjosa Martin	UMMC Infection Prevention	601-984-6783		smartin3@umc.edu

