

June 24, 2022

GS# 361-009 Renovations & Repairs

War Memorial Building (Office of Capitol Facilities) (Department of Finance and Administration)

Jackson, MS

## Addendum No. 2

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 June 17, 2022.** See this addendum and meeting minutes for resolution of questions asked and other information discussed at this meeting. See the Pre-Bid Conference Meeting Minutes attached.
2. **The Contract Time for this project is changed to 365 days. See attached revised Proposal Form.**
3. **Clarifications:**
  - a. The parking lot at the rear of the building may be used for laydown and material storage. See attached diagram for anticipated extents of construction fencing and construction gate.
  - b. Plaster Ceiling Demolition: In 113 Auditorium and 207 Display Area, the existing plaster ceiling is to be removed and replaced as described here: The existing suspension system can remain in place if the suspension system is sound (free of rust & deterioration and properly anchored to the substrate). The existing plaster finish and lath is to be removed in all areas where lath is rusted and/or deteriorated, and as required to accommodate new ceiling mounted fixtures, grilles, etc as shown in the Drawings. If sections of the existing plaster finish and lath are sound, free of rust and deterioration, and can be repaired rather than replaced for a final homogenous overall appearance, these portions of the existing plaster system can remain in place.
4. **Specifications:**
  - a. Section 14240 Hydraulic Passenger Elevator, ADD Paragraph 2.36:  

2.36 Governor & Governor Rope (NEW)  
A. Set-Reset Governor (New)  
B. Governor Rope (New)
5. **Drawings:**
  - a. Sheet D111, A111, and associated Finish Schedule – ADD the following note: In 126 Conference Room, the existing carpet is to remain. The carpet is original to the building and contains a custom seal in the center portion. The Contractor is responsible for temporarily removing, protecting, and re-installing the carpet. The Contractor is responsible for professional cleaning of the carpet after it is re-installed.
  - b. Sheet E100: Revise site communication routing, add Keynote #3. See attached revised sheet E100.

SHAHER | ZAHNER | ZAHNER  
OFFICE OF ARCHITECTURE

- c. Sheet E401: Remove Keynote #4, Remove conduit from chase in Conference Room 101. See attached revised sheet E401.
- d. Sheet E404: Revise keynotes #2 and #4. Remove communications conduit through Storage 001 & 002, reference to communication conduits to IT 028. See attached revised sheet E404.

**Contents:** This addendum consists of 9 (8 ½" x 11") sheets and 3 (24" x 36") sheets.

**End of Addendum No. 2 for: GS# 361-009 Renovations & Repairs, War Memorial Building**





## PRE-BID CONFERENCE

**Project:** **GS# 361-009**  
**Renovation & Repairs War Memorial Building**  
(Office of Capitol Facilities)(Department of Finance and Administration)  
Jackson, Mississippi

**Date/Time:** Friday, June 17, 2022 at 10:30am

**Location:** BoB Conference Room (14<sup>th</sup> floor, Woolfolk Building)

**Present:** See attached sign-in sheet

### 1. Project Team:

- **Shafer Zahner Zahner (SZZ):**
  - i. Sally Zahner 662-323-1628, cell 662-364-1456 [szahner@szzarch.com](mailto:szahner@szzarch.com)
  - ii. Scott Comish 662-323-1628, cell 662-617-3866 [scomish@szzarch.com](mailto:scomish@szzarch.com)
- **Corbett Legge & Associates (CLA)**
  - i. John Benjamin 662-844-7114 [jbennjamin@corbettlegge.com](mailto:jbennjamin@corbettlegge.com)
  - ii. Keith Bryant 662-844-7114 [kbryant@corbettlegge.com](mailto:kbryant@corbettlegge.com)
- **Bureau of Building:**
  - i. Kevin Ingram [kevin.ingram@dfa.ms.gov](mailto:kevin.ingram@dfa.ms.gov)

Bid Date: **July 14, 2022 at 2:00 pm (changed by Addendum #1)** @ the office of the Bureau of Building, Grounds and Real Property Management, 501 North West Street [Woolfolk Building], Jackson, Mississippi, 39201. Official Time is by the BOB

- Current Bidders List: **3 current** General Contractors
- Construction days: **270** calendar days for project (see *Proposal Form*)
- Notice to Proceed – by BOB. Must hold price per specifications.

### 2. Instructions to bidders

- Proposed addendum dates: **Before 5:00 p.m. Monday, July 11<sup>th</sup>. Last day for questions to SZZ: Friday, July 8<sup>th</sup>. Email them to Sally Zahner: [szahner@szzarch.com](mailto:szahner@szzarch.com)**
- Division One.....follow all BOB rules. See Specification Section 00 2100 *Instructions To Bidders* for additional information.

### 3. Contract Administration: Architects and Engineers will be on site to inspect regularly.

- Construction Progress Meetings held monthly as required by Division 1.

### 4. Scope of work:

- selective demolition & abatement
- site work – new lights, planter repair
- interior renovations to upgrade mechanical system, fire alarm, elevator modernization
- basement floor and existing museum space to be reconfigured for office and meeting space

- existing historic office suites to receive finish replacement/restoration, plaster repair, terrazzo repair
  - auditorium to receive finish replacement, seat refurbishment, curtain/drape replacement, installation of new stage lift, etc.
  - all windows to receive new interior storm windows, new exterior sealant replacement
  - historic material restoration of interior wood doors/frames, plaster work due to previous water damage, stone panels, stage flooring, terrazzo flooring
  - landmark structure – protection of existing materials
  - There is (1) Additive Bid Alternates –
    - i. **1: Clean the exterior face of the building and replace existing flood lights**
  - There is an Allowance-
    - i. **See Section 01 8000 Special Requirements, 2.01 Schedule of allowances. A controls allowance is listed at this location and references the specification section defining the work in this allowance.**
5. Construction Access and Special Phasing; Discuss:
- Staging Areas/Fencing/Access/Construction Sign: **Discussed/to be addressed**
    - i. **Maintain right of ways**
    - ii. **Construction Traffic**
    - iii. **Lay down areas, parking, fencing locations to be addressed in the Pre-Construction Meeting with Owner representatives**
6. Bidding rules: Pay attention to *Instructions To Bidders*
7. Common mistakes:
- Certificate of Responsibility and Contractor's License number on envelope.
  - Any changes to bid on outside of envelope. Initial and date.
  - Acknowledge addenda.
8. Questions –
9. Walk through of existing facility and site

## PRE-BID MEETING SIGN IN SHEET

<b>Project:</b>	GS# 361-009 Renovations & Repairs War Memorial Building	<b>Meeting Date:</b>	6/17/2022
<b>Place/Room:</b>	Woolfolk Building (14 <sup>th</sup> floor conference room)		

Name	Company	Phone	E-Mail
Sally Zahner	Shafer-Zahner-Zahner	662-323-1628	szahner@szzarch.com
Scott Comish	Shafer-Zahner-Zahner	662-323-1628	scomish@szzarch.com
Oscar Tompkins	Tompkins LLC	601-922-8067	TompkinsElev@aol.com
Douglas PARRONE	PARRONE & CO	601-946-9786	daparrone@parrone.com
Conrad Westbrook	McINNIS Systems	601-397-2181	cwestbrook@mcinnis.com
MATT CAMERON	FLAGSTAR	601-209-7916	Matt@flagstarconstruction.com
Jonathan Logan	Castle Black Construction	901-443-0151	jo.logan@castleblackinc.com
Jessica Cannada	Patacraft	318-453-6464	jessica.cannada@patacraft.com
CHRIS WALKER	Diversified Elevator socrates	334-657-9748	Chris@diversifiedelevator.net
Joseph Antoin	Garrett INC.	601-573-8571	WLOvell@Garrett.eci.com
JASON THOMAS	DFA-CAP.FACILITIES	769-245-6329	JASON.THOMAS@DFA.MS.GOV
DR. MURPHY	CENTURY	662-601-6452	DMURPHY@CENTURYCG.COM
Scott Linn	CENTURY CG	601-260-3207	slinn@CENTURYCG.COM
Allen McDaniel	MSNF	601-546-2794	allenmcdaniel2@gmail.com
Mark Smith	MSVA	601-576-4864	msmith@msva.ms.gov
Andy Copeland	DCS	601-709-4604	Amarker@dcscorp.net
Paula DeYoung	Alliant	769-798-6468	pdeyoung@alliantconstruction.com
Brandon Johnston	Alliant	601-497-7871	bjohnston@alliantconstruction.com



[illegible]

# PROPOSAL FORM

## SECTION 00 4200

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

Re: Project # 361-009  
Project Title Renovation & Repairs  
Location Jackson, Mississippi

I propose to complete all work in accordance with the Project Manual and Drawings within 365 consecutive calendar days for the sum of: (Professional must specify number of days)

**BASE BID:** (Write in the amount of the base bid in words and numbers. In case of conflict, the written word governs.)

Words: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**ALTERNATES:** (Write in the amount of all of the alternates in words and numbers. In case of conflict, the written word governs.)

**Alternate #1** ☒ Adds ☐ Deducts  
Words: \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)  
Description Clean the exterior face of the building and replace existing flood light and all associated work as shown on the documents.

**Alternate #2** ☐ Adds ☐ Deducts  
Words: \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)  
Description N/A

**Alternate #3** ☐ Adds ☐ Deducts  
Words: \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)  
Description N/A

**Alternate #4** ☐ Adds ☐ Deducts  
Words: \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)  
Description N/A

**Alternate #5** ☐ Adds ☐ Deducts  
Words: \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)  
Description N/A

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**ADDENDA ACKNOWLEDGMENT:** (modified dates August 2016)

No. \_\_\_\_\_ No. \_\_\_\_\_ No. \_\_\_\_\_  
No. \_\_\_\_\_ No. \_\_\_\_\_ No. \_\_\_\_\_

**ACCEPTANCE:**

I certify that I am authorized to enter into a binding contract, if this Proposal is accepted.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Name and Title \_\_\_\_\_  
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.msdoc.us/Search2.CFM>] (see 2.07, 3.01, 5.01) **PLEASE LOOK IT UP at SoS. SoS rules when the 2 are different.**

Address \_\_\_\_\_ (mailing)

Address \_\_\_\_\_ (physical)

City/State/Zip Code \_\_\_\_\_ County \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

■ **BIDDER'S CERTIFICATE OF RESPONSIBILITY NUMBER(S):** \_\_\_\_\_

■ **MINORITY BUSINESS ENTERPRISE?** Yes \_\_\_\_\_ No \_\_\_\_\_ (to assist with Code 57-1-57)

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■ Attach copy of Non-Resident Bidder's Preference Law (5.04 of Bidder's Checklist)

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■ **Mechanical / Plumbing / Electrical Contractors:** (modified Dec 2013 SoS per 10/17/12 Addendum 1 & Feb 2014; 021219 sub over \$50,000.00; modified 04/06/2020)

Regarding said Divisions of the Specifications of the BoB Standard Form of Agreement Between The Owner and The Contractor: List any Mechanical/Plumbing and/or Electrical Sub-Contractors that will perform work of this contract; regardless of cost even for under \$50,000.00. COR must be included where sub-contract exceeds \$50,000.00. If no sub-contractor is listed, and such work is within scope of contract and over \$50,000.00, bidder's own COR classification(s) must be sufficient to self-perform any such work. If no sub-contractor is listed, then use of sub-contractor to perform such scope will not be permitted. This is in accordance with 5.05 and 5.06 of the Bidder's Checklist.

Mechanical Contractor: \_\_\_\_\_ Certificate of Responsibility No. \_\_\_\_\_  
Plumbing Contractor: \_\_\_\_\_ Certificate of Responsibility No. \_\_\_\_\_  
Electrical Contractor: \_\_\_\_\_ Certificate of Responsibility No. \_\_\_\_\_

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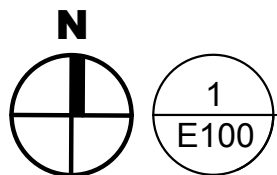
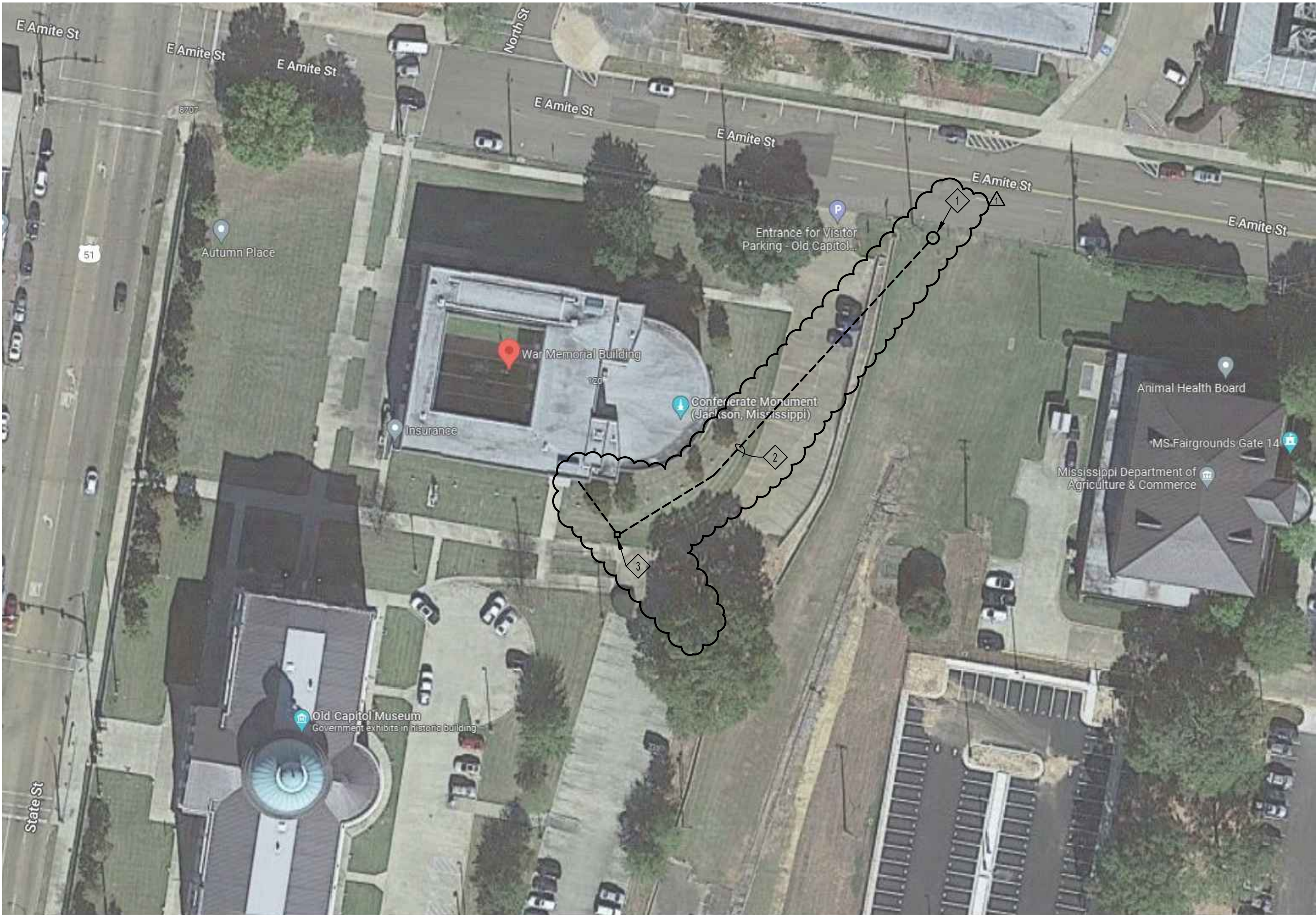


GS 361-009

Laydown area fencing and construction gate location







ELECTRICAL SITE PLAN  
SCALE: 1"=40'-0"



KEY NOTES

- 1 APPROXIMATE LOCATION OF EXISTING COMMUNICATIONS MANHOLE. CONTRACTOR TO VISIT SITE AND FIELD VERIFY LOCATION.
- 2 BORE (2) 4" CONDUITS FROM EXISTING MANHOLE TO BUILDING & STUB INTO IT 028. GROUT AND WEATHERPROOF CORES AT MANHOLE & BUILDING.
- 3 PROVIDE 24"x24"x24" ANSI TIER 15 RATED PG STYLE PULL BOX WITH 12" OF WASHED GRAVEL BELOW. CONDUITS TURNING INTO BOX SHOULD EXTEND ABOVE GRAVEL BUT NO HIGHER THAN 6" INTO BOX.

GS# 361-009 RENOVATION & REPAIRS WAR MEMORIAL

BUILDING (OFFICE OF CAPITOL FACILITIES)

JACKSON, MISSISSIPPI

SHAFER | ZAHNER | ZAHNER  
OFFICE OF ARCHITECTURE

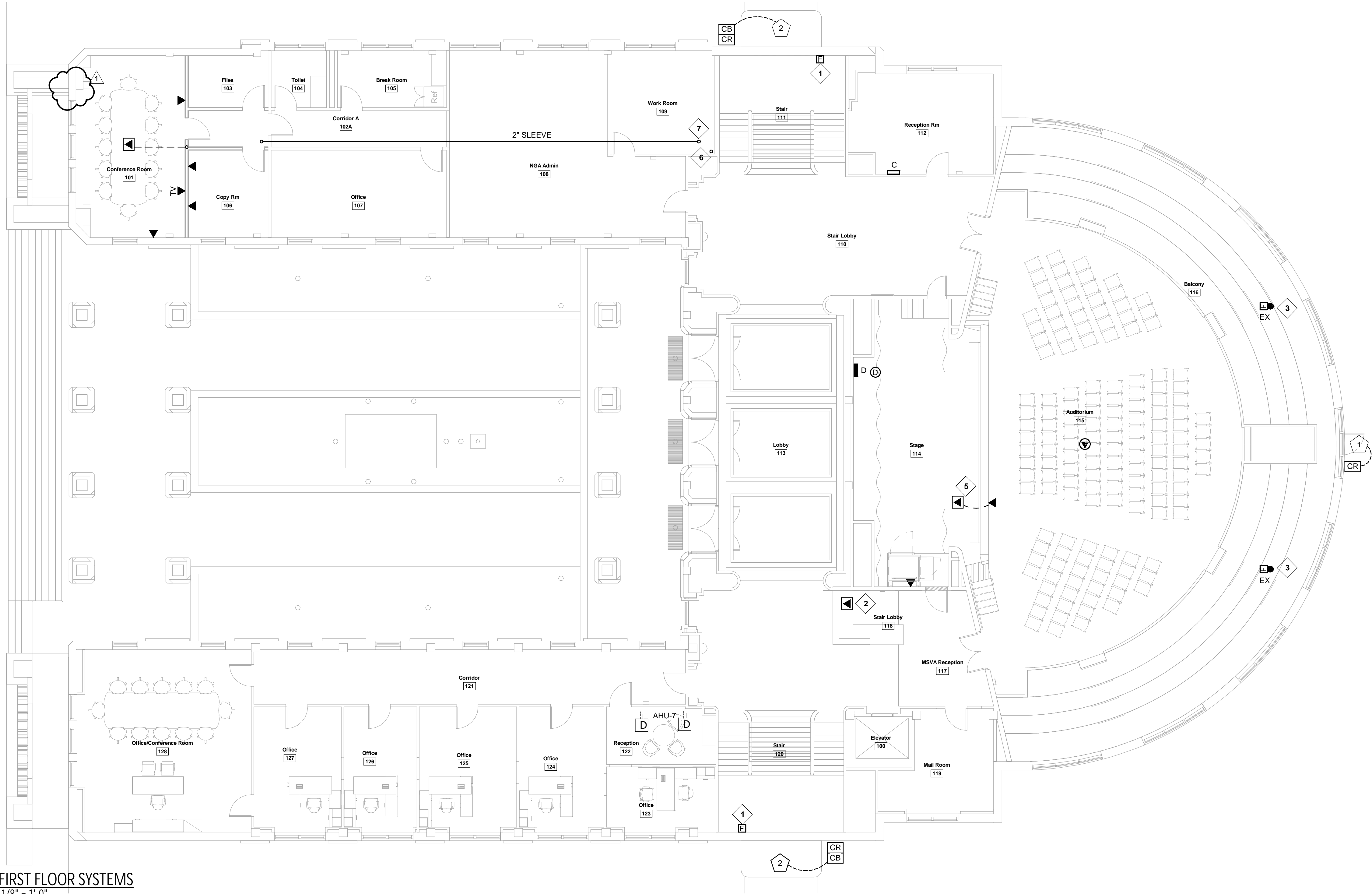
510 UNIVERSITY DRIVE | STARKVILLE, MISSISSIPPI 39759 | info@szzarch.com | T (662) 323-1628

SHEET

E100

SZZARCH#1844  
DRAWN BY: GMW  
CHECKED BY: KAB  
DATE: 5/17/2022





1  
E401

FIRST FLOOR SYSTEMS  
1/8" = 1'-0"

KEYNOTES

- 1

PULL STATION WIRING FROM BELOW FLOOR UP  
THOUGH FURRING PROVIDED BY ARCHITECT.  
CONTRACTOR TO COORDINATE LOCATION  
AND MOUNTING WITH ARCHITECT PRIOR  
TO INSTALLATION.
- 2

COORDINATE LOCATION AND INSTALLATION  
OF POKE-THRU OUTLET WITH ARCHITECT AND  
ENGINEER PRIOR TO INSTALLING DATA OUTLET.
- 3

EXISTING FIRE ALARM DEVICE TO  
BE REUSED IN RENOVATION. DISCONNECT AND  
STORE DURING RENOVATION AND CLEAN BEFORE  
REINSTALL.
- 4

NOT USED
- 5

1" CONDUIT DOWN TO ABOVE ACCESSIBLE CEILING  
ON FLOOR BELOW. PROVIDE 1" CONDUIT TO DATA  
OUTLET AT FRONT OF STAGE.
- 6

PROVIDE 2" SLEEVE THROUGH FLOOR AND  
TO IT 028.
- 7

STUB 2" SLEEVE TO BELOW CEILING.

REFER TO "AV" DRAWINGS FOR ADDITIONAL  
RACEWAY & INFRASTRUCTURE TO BE PROVIDED.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL VISIT SITE BEFORE  
SUBMITTING A BID TO OBSERVE THE EXISTING  
CONDITION AND INSTALLATION.
2. WORK IN THE EXISTING BUILDING SHALL BE  
SCHEDULED WELL IN ADVANCE WITH THE OWNER.  
WORK SHALL BE SCHEDULED AT SUCH TIMES AND  
UNDER SUCH CONDITIONS AS SUIT THE  
CONVENIENCE OF THE OWNER. PLAN THE WORK  
TO MINIMIZ DISRUPTION OF NORMAL OPERATION.
3. REMOVE WIRING DEVICES, FIXTURES,  
COMPONENTS, ELECTRICAL EQUIPMENT,  
CONDUCTORS, BOXES, AND CONDUITS NOT  
REQUIRED TO REMAIN IN SERVICE IN REMODELED  
AREAS WHEN THIS PROJECT IS COMPLETE.
4. RECONNECT CIRCUITS TO OTHER PANELBOARDS  
WHEN REQUIRED TO COMPLETE THE RENOVATION  
SHOWN.
5. REMOVE EXISTING CONDUIT AND WIRE FROM  
FROM AREAS TO BE REMODELED, BACK TO  
PANELBOARD, CABINET OR JUNCTION BOX.  
WHERE SUCH WORK WOULD NOT BE POSSIBLE  
WITHOUT DISTURBING AREAS NOT BEING  
RENOVATED, CONSULT WITH THE ARCHITECT  
PRIOR TO PERFORMING THIS WORK.
6. WHERE A CIRCUIT IS INTERRUPTED BY REMOVAL  
OF A DEVICE OR FIXTURE FROM THAT CIRCUIT,  
INSTALL WIRE AND CONDUIT AS REQUIRED TO  
RESTORE SERVICE TO THE REMAINING DEVICES  
AND FIXTURES ON THAT CIRCUIT.
7. LIGHTING FIXTURES, WIRING DEVICES,  
PANELBOARDS, AND CONDUCTORS REMOVED  
SHALL BE OFFERED TO THE OWNER. IF HE  
CHOOSES TO RETAIN THESE ITEMS OR PART OF  
THESE ITEMS, TURN THEM OVER TO HIM. ITEMS  
REJECTED BY THE OWNER SHALL BE REMOVED  
FROM PROJECT SITE BY THE CONTRACTOR.



#### KEYNOTES

- 1 APPROXIMATE LOCATION OF EXISTING COMMUNICATIONS BACK BOARD TO REMAIN.
- 2 INTERCEPT EXISTING (2) 4" CONDUITS AND EXTEND AS SHOWN TO IT 028 AS SHOWN.
- 3 ONE (1) 4" COMMUNICATIONS SLEEVE.
- 4 INTERCEPT EXISTING (2) 3" CONDUITS AND EXTEND AS SHOWN TO IT 028 AS SHOWN.
- 5 INTERCEPT EXISTING COMMUNICATIONS CONDUIT AND EXTEND TO ABOVE ACCESSIBLE CEILING.
- 6 MOUNT TO BOTTOM OF SHAFT. COORDINATE LOCATION AND REQUIREMENTS WITH ELEVATOR VENDOR.
- 7 PROVIDE 24" x 2" x 1/8" COPPER GROUND BAR WITH #2 IN 1/2" CONDUIT FROM GROUND BAR IN PANEL "DP" IN MECH 027.
- 8 PROVIDE 3/4" THICK FIRE RATED PLYWOOD BACK BOARD FROM FLOOR UP TO 8'-0" A.F.F. ON ALL WALLS IN DATA ROOM. PLYWOOD TO BE PAINTED GRAY.
- 9 DATA CONNECTION FOR BUILDING MANAGEMENT SYSTEM.
- 10 RELOCATE FIRE ALARM DEVICE TO THIS LOCATION FROM EXISTING WALL IN THIS AREA INDICATED ON ARCHITECTURAL PLANS TO BE DEMOED.

#### DEMOLITION NOTES

1. THE CONTRACTOR SHALL VISIT SITE BEFORE SUBMITTING A BID TO OBSERVE THE EXISTING CONDITION AND INSTALLATION.
2. WORK IN THE EXISTING BUILDING SHALL BE SCHEDULED WELL IN ADVANCE WITH THE OWNER. WORK SHALL BE SCHEDULED AT SUCH TIMES AND UNDER SUCH CONDITIONS AS SUIT THE CONVENIENCE OF THE OWNER. PLAN THE WORK TO MINIMIZE DISRUPTION OF NORMAL OPERATION.
3. REMOVE WIRING DEVICES, FIXTURES, COMPONENTS, ELECTRICAL EQUIPMENT, CONDUCTORS, BOXES, AND CONDUITS NOT REQUIRED TO REMAIN IN SERVICE IN REMODELED AREAS WHEN THIS PROJECT IS COMPLETE.
4. RECONNECT CIRCUITS TO OTHER PANELBOARDS WHEN REQUIRED TO COMPLETE THE RENOVATION SHOWN.
5. REMOVE EXISTING CONDUIT AND WIRE FROM FROM AREAS TO BE REMODELED, BACK TO PANELBOARD, CABINET OR JUNCTION BOX. WHERE SUCH WORK WOULD NOT BE POSSIBLE WITHOUT DISTURBING AREAS NOT BEING RENOVATED, CONSULT WITH THE ARCHITECT PRIOR TO PERFORMING THIS WORK.
6. WHERE A CIRCUIT IS INTERRUPTED BY REMOVAL OF A DEVICE OR FIXTURE FROM THAT CIRCUIT, INSTALL WIRE AND CONDUIT AS REQUIRED TO RESTORE SERVICE TO THE REMAINING DEVICES AND FIXTURES ON THAT CIRCUIT.
7. LIGHTING FIXTURES, WIRING DEVICES, PANELBOARDS, AND CONDUCTORS REMOVED SHALL BE OFFERED TO THE OWNER. IF HE CHOOSES TO RETAIN THESE ITEMS OR PART OF THESE ITEMS, TURN THEM OVER TO HIM. ITEMS REJECTED BY THE OWNER SHALL BE REMOVED FROM PROJECT SITE BY THE CONTRACTOR.

1  
E404 01 LOWER LEVEL SYSTEMS  
1/8" = 1'-0"

