



July 21, 2025

Project Name: Brandon Big Room Renovations

Project Number: 24-040

Owner: City of Brandon, Mississippi

Project Location: 1000 Municipal Drive, Brandon, MS 39042

ADDENDUM NO. 2

NOTICE TO ALL DOCUMENT HOLDERS:

The following additions, deletions, changes and clarifications to the drawings and specifications are to be included as part of the Contract Documents.

GENERAL

ITEM NO. 1 Minutes to Pre-Bid Conference

See enclosed minutes to the Pre-Bid Conference, held on-site July 18, 2025.

ITEM NO. 2 CONTRACT TIME

Clarification: The Owner intends to execute the Contract for Construction and issue a Notice to Proceed as soon as Possible. **All Work shall be Completed no later than November 1, 2025.**

ITEM NO. 3 STRUCTURAL SPECIAL INSPECTIONS

Clarification: Contractor shall include in their bid, costs for A Third-Party Inspection Agency as described in the Structural Drawings (see Sheet S102 Quality Assurance). This includes various structural items, one of which is the structural design of the helical pile foundation system.

ITEM NO. 4 FLOORING MATERIAL

Clarification: Contractor shall include in their bid, costs for all flooring materials required to perform the work as described in the Drawings and Specifications.

Utilize the following materials as Basis of Design:

Wood Flooring: *As specified in Section 09.6400 Wood Flooring*

Tile Carpeting: InterfaceFLOR: Primary Stitch, GlasBacRE Tile,
Style # 14621, color: TBD

LVT: Mannington “Amtico” Signature Collection; size: 3”x36”;
thickness: 2.5mm ; color: Merbau

No Owner Overstock materials will be available for use.

DRAWINGS

ITEM NO. 5 D100 DEMOLITION PLAN

Revise per the enclosed sheet.

Keyed Note “D” revised.



ITEM NO. 6 A101.1 FLOOR PLAN ADDITION

Revise per the enclosed sheet.

Keyed Notes "2" & "5" revised

ITEM NO. 7 A701 INTERIOR ELEVATIONS & DETAILS

Revise per the enclosed sheet.

Elevation notes revised

NO MORE ITEMS

Encl: Pre-Bid Meeting Minutes dated 07/18/2025 (2 pages - 8.5x11 ea.)
 Revised Sheet D100
 Revised Sheet A101.1
 Revised Sheet A701

Cc: All document holders
 File 24-040.C



MEETING MINUTES

Project Name:	Brandon Big Room	Date:	7/18/25
Project No:	24-040	Location:	City of Brandon MS, City Hall
RE:		By:	Dylan Baker

Attendees:

Dylan Baker - WBA
Peyton Sullivan - CLR Cons.
William Seale - EO2
Rob Gilreath - Gilreath Construction
Harrison Browning - JunkIt

Wade Thompson - WBA
Nick Sutherland - CLR Cons.
Daniel Prado - EO2
Brandon Johnston - Johnston Construction
Garret Drues - JunkIt

ACTION ITEMS:

☐ HELICAL PILE INSPECTION AND SIGN-OFF☐ MATERIALS IN OVERSTOCK☐ PROJECT BUDGET☐ PROJECT TIME FRAME

ITEMS DISCUSSED:

1. Pile installation & (special inspection).

a. There needs to be a 3rd-party inspector) special inspector that continuously observes the pile installation and records logs as described on sheet (S102). That information will be submitted for review. The logs will be reviewed to ensure the installation meets the requirements of the pile design. **The pile design is the contractor’s responsibility.**
2. Materials in overstock

a. The owner has confirmed that no materials are currently in overstock. All material costs must therefore be included in the contractor’s bid.
3. Project budget.

a. The total construction budget for this project is \$250,000.
4. Project time frame.

a. Following the submission of bids, they will undergo a review and approval process by the City. We aim to have this step done as quickly as possible to allow construction to begin promptly.

b. **Project completion is required by November 1.** This date is non-negotiable, as the City intends to occupy the space on that day. Minor outstanding items (e.g.,



paint touch-ups) may be coordinated post-deadline, but only with prior approval and cooperation between the City, contractor and architect.

5. Working hours.
 - a. Standard working hours are Monday through Friday, from 7:00 AM to 5:00 PM. Weekend work is permissible but must be requested in advance and approved by the City.
6. Existing stage lights and TV.
 - a. The contractor is responsible for protecting and reinstalling the existing stage lights and TV.
 - i. **Stage lights are to be reinstalled in their original locations, positioned as high as possible.**
 - ii. **The TV must be reinstalled and mounted to the underside of the new beam.**
7. Lifts and heavy equipment.
 - a. The City has offered use of its soft-tire scissor lift, stored at the project site. **This arrangement is strictly between the Contractor and the City.**
 - b. If the contractor elects to bring in additional equipment, it must have soft tires or appropriate floor protection must be provided.
8. Existing Electrical conduits @ the location of the new beams.
 - a. Any electrical wiring or conduit impacted by the new beam installation that must be removed, rerouted, or reinstalled as necessary. This scope is the full responsibility of the Contractor.
9. Speaker covers @ stage extension.
 - a. The small alum. Speaker covers are to be protected and re-installed by the contractor.
 - b. New speaker covers for the large speaker housings will need to be provided by the contractor.
10. The City has offered a laydown yard located behind the building. Contractors may place a metal storage container on-site for construction-related storage; however, the container must be provided by the contractor.
11. **Refer to the structural drawings:** the center columns scheduled for removal are to be cut at the top and used to support the new beams.(see struct.)

NO MORE ITEMS

GEN. NOTES - DEMOLITION

A. ALL INFORMATION IS BASED ON FIELD OBSERVATIONS & OWNER SUPPLIED DOCUMENTS & MAY NOT REFLECT ACTUAL FIELD CONDITIONS. UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN DRAWINGS DEPICTING EXIST. CONDITIONS OR UPON DISCOVERY OF UNKNOWN CONDITIONS DETRIMENTAL TO THE COMPLETION OF OF THE WORK AS INDICATED IN THE DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT, IN WRITING, OF THE CONDITION IN QUESTION BEFORE PROCEEDING WITH WORK IN THAT AREA.

B. SALVAGE IS DEFINED AS CAREFULLY REMOVING & RETAINING ITEMS FOR REUSE. FURTHER EVALUATION OF CERTAIN ITEMS IN TERMS OF SALVAGE DESIRABILITY MAY OCCUR PRIOR TO CONSTRUCTION.

C. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING & BRACING NECESSARY TO MAINTAIN INTEGRITY OF EXIST. STRUCTURE AT ALL TIMES.

D. IF ANY EXIST. FIREPROOFING OR ASSEMBLIES WHICH ARE INDICATED TO REMAIN ARE DAMAGED DURING DEMOLITION THE CONTRACTOR SHALL REPAIR DAMAGE TO THE LEVEL OF THE ORIGINAL FIRE PROTECTION REQUIREMENTS.

E. CARE SHALL BE TAKEN AT INTERFACE BETWEEN DEMOLITION & EXIST. CONSTRUCTION TO REMAIN TO AVOID DAMAGE TO ALL SYSTEMS TO REMAIN. ALL EXIST. CONSTRUCTION REMAINING AFTER DEMOLITION THAT INTERFERES WITH NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT UPON NOTIFICATION BY THE CONTRACTOR.

G. REMOVE EXIST. CONSTRUCTION AS INDICATED. THE TYPICAL WALL REMOVAL INCLUDES FINISHES & MECHANICAL, PLUMBING & ELECTRICAL SYSTEMS CONTAINED THEREIN. REMOVE ALL WALL COVERINGS @ WALLS TO REMAIN & PREP FOR PAINT WITHIN EXTENTS OF PHASE. REMOVE ALL WALL BASE. REMOVE DOORS, CASEWORK, WINDOWS, FRAMES, & OTHER FIXTURES AS REQUIRED. REMOVE ALL WINDOW COVERINGS IN THEIR ENTIRETY. AFTER REMOVAL OF PIPE CHASES, PATCH HOLES IN FLOORS OR EXIST. WALLS TO REMAIN TO MEET ORIGINAL FIRE PROTECTION & STRUCTURAL REQUIREMENTS. PATCH ADJOINING WALLS, FLOORS & DECK & PREPARE SURFACES TO RECEIVE A NEW FINISH AS PER FINISH SCHEDULE. REMOVE ALL REMAINING MORTAR / SETTING BEDS & RESIDUE FROM EXIST. FLOORING SURFACES.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXIST. SUBSTRATE CORRECTION IN ALL AREAS WHERE MECHANICAL, PLUMBING & ELECTRICAL EQUIP. & SERVICES ARE REMOVED.

I. IT IS INTENDED THAT REMOVAL OF ALL MAJOR MECHANICAL, PLUMBING & ELECTRICAL ITEMS BE COMPLETED BY THEIR RESPECTIVE TRADES. ALL ITEMS TO BE REMOVED ARE NOT NECESSARILY SHOWN ON THESE DOCUMENTS. ONCE REMOVAL OF MAJOR ITEMS IS COMPLETED BY RESPECTIVE TRADES, THE REMAINING ITEMS ARE TO BE REMOVED BY THE GENERAL CONTRACTOR.

J. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES & ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.

K. THE CONTRACTOR SHALL NOTIFY, COORDINATE, SCHEDULE & RECEIVE PRIOR PERMISSION FROM THE OWNER IF ANY SHUTDOWN OF SERVICES IS NECESSARY TO COMPLETE THE WORK. NOTIFICATION SHALL INCLUDE THE TYPE OF SERVICE, AREA AFFECTED, REQUESTED SHUTDOWN TIME, LENGTH OF TIME, SERVICE TO BE DISCONNECTED & PROPOSED RECONNECTION TIME. PROVIDE MIN. 48-HOURS WRITTEN NOTICE TO OWNER FOR ALL SCHEDULED SHUT-DOWNS. DO NOT PERFORM UTILITY SHUT-DOWNS WITHOUT THE OWNERS WRITTEN CONSENT. COORDINATE WORK RELATED TO SHUT-DOWN TO MINIMIZE UTILITY DOWN- TIME. THE OWNER SHALL REQUIRE ALL UTILITY SHUT-DOWNS TO BE PERFORMED AT NON-PEAK DEMAND TIMES. THE OWNER MAY REQUIRE UTILITY SHUT-DOWNS TO BE PERFORMED AFTER NORMAL BUSINESS HOURS.

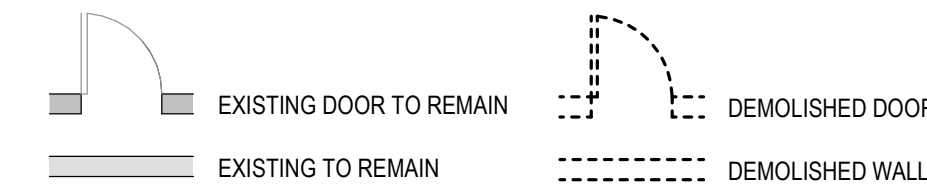
L. ALL OPNG.S. GAPS & VOIDS IN EXIST. CONSTRUCTION LEFT OR UNCOVERED BY DEMOLITION ARE TO BE FILLED USING MATERIALS THAT MATCH SIZE & CONFIGURATION OF ADJACENT EXIST. CONSTRUCTION UNLESS OTHERWISE NOTED HEREIN & AS APPROVED BY THE ARCHITECT.

M. CONTRACTOR SHALL MAINTAIN ADEQUATE EGRESS AT ALL TIMES.

N. SEE HAZARDOUS MATERIAL INSPECTION REPORTS & ABATEMENT SPECIFICATION DIAGRAMS FOR EXTENT OF ACM. & LBP. TO BE ABATED.

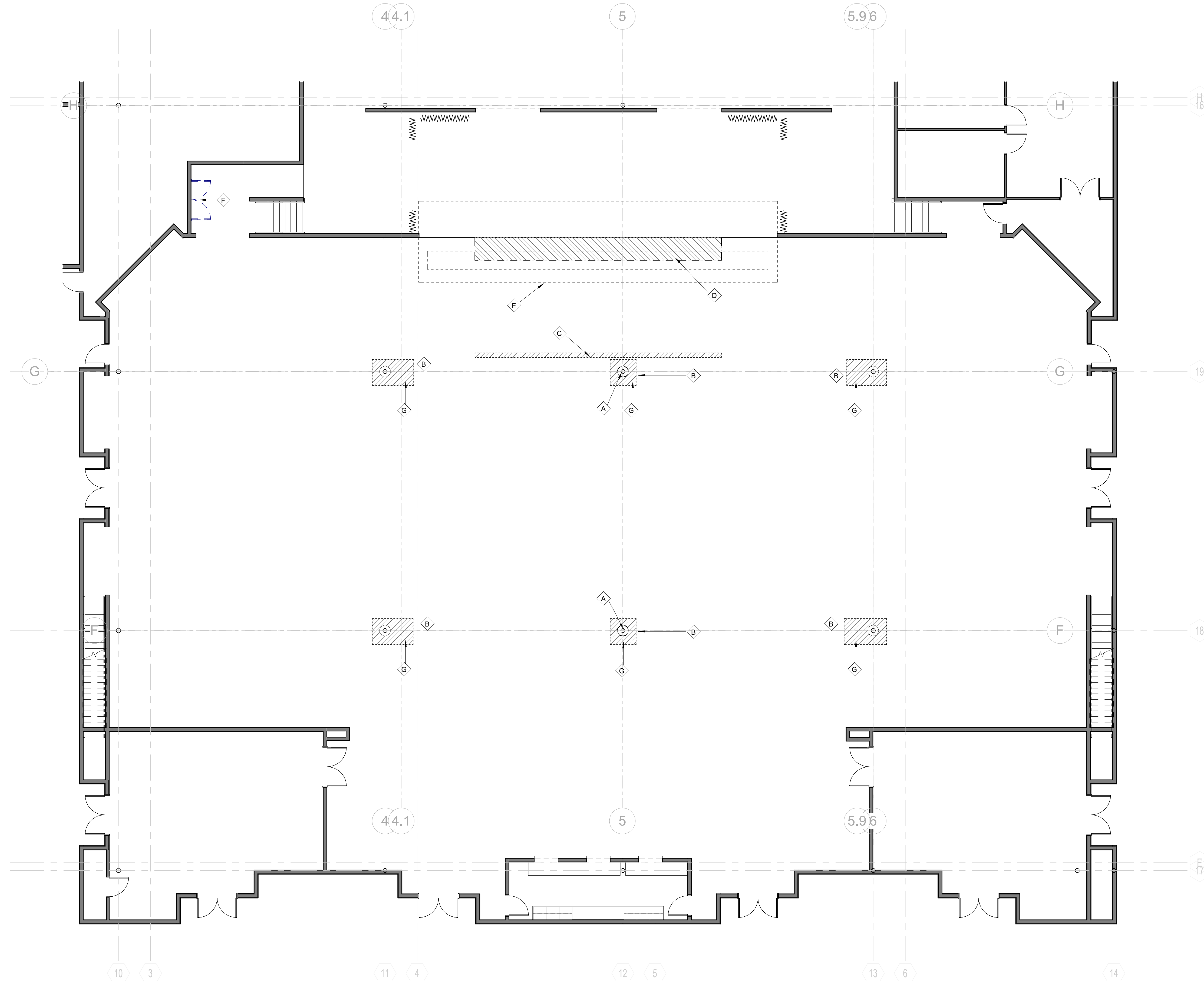
O. WHERE EXISTING CEILINGS ARE TO BE DEMOLISHED, DEMOLISH CEILING IN ITS ENTIRETY INCLUDING, BUT NOT LIMITED TO, SUSPENDED CEILING ASSEMBLIES, DIRECT MOUNT CEILING ASSEMBLIES, LIGHTING FIXTURES, & MECH. GRILLES.

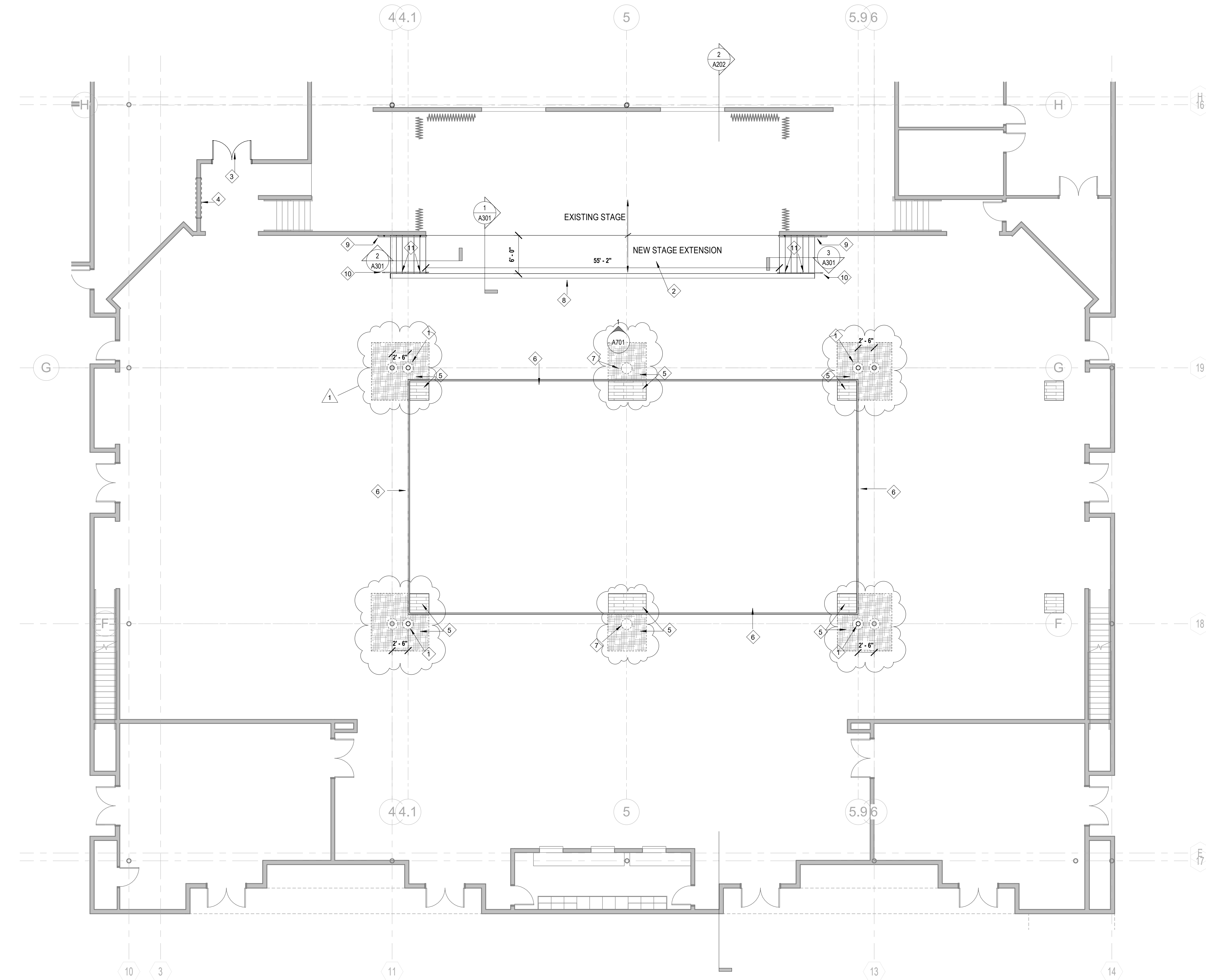
DEMOLITION LEGEND



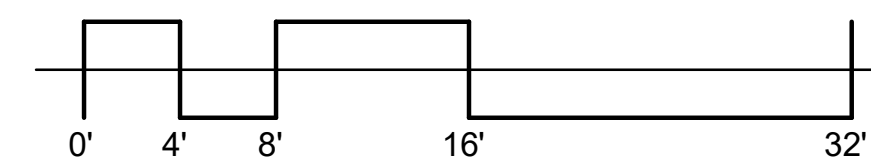
DEMOLITION KEYED NOTES

- A. EXISTING COLUMNS TO BE CUT AFTER NEW TRUSS INSTALLATION. (SEE STRUC.)
- B. EXISTING CARPET TO BE REMOVED AROUND COLUMNS AS NEEDED
- C. SALVAGE STAGE LIGHTS AND TV'S (ABOVE), PROTECT FOR RE-INSTALLATION
- D. DEMOLISH EXISTING SPEAKER HOUSING CONSTRUCTION. SALVAGE ALL SPEAKERS AND SMALL COVERS. PROTECT FOR REINSTALLATION.
- E. DEMO GYP. BOARD "EYEBROW" (ABOVE STAGE); REPAIR SIDE WALLS AS NEEDED W/ GYP. BD. (PAINT TO MATCH EXISTING)
- F. SALVAGE EXISTING DOOR AND FRAME FOR RE-INSTALLATION. OPENING TO BE INFILLED W/ CFS FRAMING AND GYP. BOARD (PAINT TO MATCH EXISTING)
- G. SAW CUT AND DEMO PORTION OF EXISTING SLAB AROUND COLUMN BASE AS NEEDED FOR COLUMN REMOVAL AND NEW COLUMN INSTALLATION





1 FIRST FLOOR PLAN ADDITION
1/8" = 1'-0"



KEYED NOTES

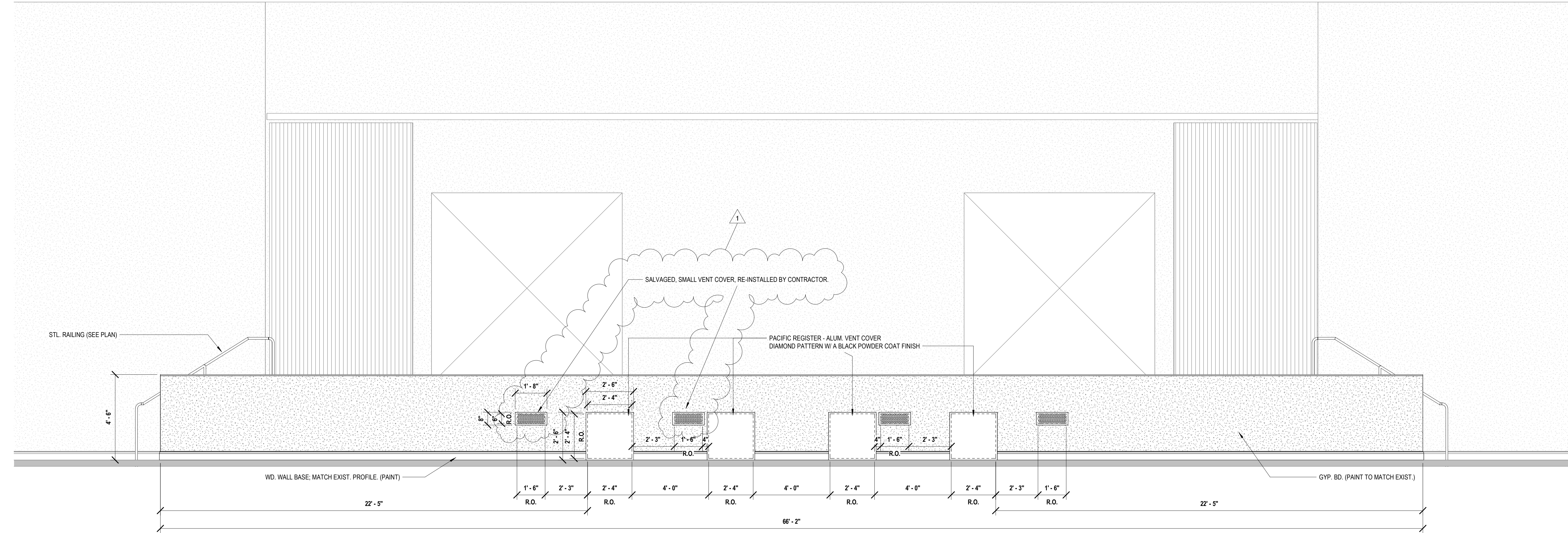
- 1 NEW COLUMNS TO BE INSTALLED; SEE STRUC.
- 2 NEW 6' STAGE EXTENSION W/ NEW WD FLOORING TO MATCH EXISTING
- 3 EXISTING DOOR AND FRAME TO BE RE-INSTALLED
- 4 OPENING TO BE INFILLED W/ CFS FRAMING AND GYP. BOARD; PAINT TO MATCH EXISTING; ADD WALL BASE TO MATCH EXISTING
- 5 NEW CARPET / TILE MATERIAL FOR PATCHING AND REPAIRS AS NEEDED.
- 6 REPAIR RUBBER TRANSITION STRIP AT DANCE FLOOR AS NEEDED
- 7 REINFORCE CONCRETE SLAB, INFILL TO MATCH EXISTING
- 8 NEW WD. WALL BASE AT STAGE EXTENSION; MATCH EXISTING PROFILE (PAINT)
- 9 STL. WALL MOUNT RAILING
- 10 STL. FLOOR MOUNT RAILING
- 11 WALL-MOUNTED STAIR GRILL LIGHTS (SEE ELEC.)



6/6/2025

CONSTRUCTION
DOCUMENTS
WBA # 24-040

REVISIONS		
NO.	DESCRIPTION	DATE
1	Addenda 01	7.21.25



1 INTERIOR ELEVATION
3/8" = 1'-0"



6/6/2025

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DOCUMENTS
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1	Addenda 01	7.21.25