

**ADDENDUM # 1**  
**DATE: April 1, 2008**

*TO CONTRACT DOCUMENTS ENTITLED:*

PROJECT MANUAL FOR: **BOONE COUNTY  
RENTAL PROPERTIES – IV-D  
TENANT SPACE RENOVATIONS**

BOONE COUNTY BID NUMBER: **14-03APR08**  
PWA PROJECT NUMBER: **200721.02**

BID DATE: **1:15pm, Thursday, April 3, 2008**  
BID OPENING: **1:30pm,, Thursday, April 3, 2008**

PREPARED FOR: **Boone County Commission**

CONSULTANT: **Peckham & Wright Architects, Inc.  
Attn: Eric Roselle  
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Columbia MO 65201  
Telephone: (573) 449-2683  
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Email: eroselle@PWArchitects.com**

Drawings and Specifications for the above noted project and the work covered thereby are herein modified as follows, and except as set forth herein, otherwise remain unchanged and in full force and effect:

**GENERAL:**

1. Minutes from the March 27, 2008 Pre-Bid Meeting are attached at the end of this Addendum.
2. At the (4) existing doors being relocated (A-101, Demolition Plan Scope-of-Work Notes 1-4, and A-601, Door Schedule) – provide new hardware.

**SPECIFICATION CHANGES:**

1. **Division 8 – Doors and Windows:**
  - a. **ADD** to 8F. Door Hardware: Keying: Provide lock cylinders compatible with Owner’s master keying system (BEST).
  - b. **CLARIFICATION:** 8F. Door Hardware – Grade 2, unless product is only available as Grade 1.
  - c. **CHANGE** 8F-A: Hardware Group A to read: Exit Device – **Von Duprin 99L** or equal, lever-style 06 – standard. Provide cylinder compatible with remainder of hardware; Hinges – 1-1/2pr.; Closer: LCN 4041; Compressible Weatherstripping; Threshold – Low Profile.
  - d. **CHANGE** 8F-D: Hardware Group D to read: Mechanical Keypad Leverset – **Best 93K27, or equal** – Latch w/ key override, battery pack power; Hinges – 1-1/2pr.; Closer: LCN 4041.
  - e. **ADD** 8F-F: Hardware Group F: Storeroom Leverset – ANSI F86; Hinges – 3pr.; Manual, concealed flushbolts (top and bottom).

**DRAWING CHANGES:**

1. **Sheet A-301 – Detail H10:**

- a. A spread footing may be used in lieu of the trench footing. Spread footing must be min. 1'-0" deep x 2'-0" wide; bottom of footing must remain min. 3'-0" below grade.
2. **Sheet A-601 – Door Schedule:**
  - a. **CHANGE** Door 100C leaf size to 4'-4" x 7'-0"; frame size to 4'-8" x 7'-2".
  - b. **CHANGE** Door 134 Hardware Group from "B" to "F" (see 1e. under Specification Changes above).

END OF ADDENDUM #1

# Boone County Rental Properties IV-D Tenant Space Renovations Pre-Bid Meeting Minutes

Thursday – March 27, 2008 (Issued: April 1, 2008)

Peckham & Wright Architects, Inc. – Columbia, Missouri

PWA Project No. 200721.02

## Present

*(See end of these minutes.)*

## Agenda

### 1. Introductions:

- Boone County Purchasing: Melinda Bobbitt
- Boone County Facility Maintenance: Bob Davidson
- Designer is Peckham & Wright Architects – Columbia, Missouri, represented by Eric Roselle.

### 2. Review of Notice to Bidders:

- Sealed bids accepted until **1:15pm** on April 3, 2008 at the Boone County Purchasing Office, 601 E. Walnut, Room 208, Columbia.
- Bid opening (public) at 1:30pm on April 3, 2008 in the Boone County Commission Chambers, 801 E. Walnut, Columbia.
- Bonds:
  - Bid Bond: 5% of amount of bid – include with bid
  - Performance Bond: Full contract price – to be submitted by successful Contractor on contract award.
  - Labor and Material Payment Bond: Full contract price – to be submitted by successful Contractor on contract award.
- Project Documents are available through Docucopy, LLC (573.814.1700), on-line at <http://onlineplanroom.docucopyllc.com>, and at area plan rooms. There is a non-refundable fee of \$50.00 payable to Boone County in the form of check or money order.
- This is a Prevailing Wage job. Annual Wage Order No. 14 is included at the rear of the Project Manual.  
*Note: Excessive unemployment is in effect.*

### 3. Instructions to Bidders:

- Bids *must* be submitted on set of bid forms furnished to each bidder in the Project Manual.
- When submitting your bid clearly mark all required information on the included envelopes.
- Do not rely on oral interpretations.
- The last day for questions/interpretations will be Monday - March 31st - 5:00pm.
  - Email addresses for Eric Roselle will be included in Addendum No. 1.
- The project is tax-exempt.

### 4. Bid Form:

- One Alternate: New carpet and paint in Johnson Building.
- Bid Security - must be payable to Boone County in the form of a certified check, treasurer's check, cashier's check, or bidder's bond.
- Acknowledge receiving all Addenda.
- A list of required items for the Bid is included at the bottom of "Instructions to Bidders".

5. For the successful bidder:
  - Insurance requirements including General Liability, Automobile Liability, Worker's Compensation, and Builder's Risk.
6. General Conditions:
  - Fees and Permits: Must be filed for, permits will be issued at no-cost.
  - Substitutions: Will be accepted on written approval by Architect; materials must meet or exceed those noted in the drawings.
7. Overview of the Project: A brief overview of the project was given. The renovations include construction of a raised exterior sidewalk, re-construction of two rear entries, addition of a single-user bathroom, minor partition work, and new floor and wall finishes.
8. Site Visit: The meeting adjourned for a walk-through of the building site and a discussion of the specific areas of work that are involved.
9. Addenda No. 1 will be issued prior to bid opening.

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These are the events to the best of my recollection. Please forward any corrections and/or amendments.

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## **Present**

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