

February 6, 2024

**ADDENDUM #1**

**TO CONTRACT DOCUMENTS FOR:** Project #CP230201  
**ADVERTISEMENT DATE:** February 11, 2024  
**PREPARED FOR:** The Curators of the University of Missouri  
**CONSULTANT:** PRVN Consultants, Inc.  
1617 Second Avenue, Suite 110  
Rock Island, IL 61201  
(563) 263-5160  
Project: 24084

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The contract documents for the above noted project and the work covered thereby and herein modified.

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**GENERAL INFORMATION:**

- 1) No changes

**PROJECT MANUAL:**

- 1) DOCUMENT SECTION 1.A BID FOR LUMP SUM CONTRACT

- A. The **REVISED** "BID FOR LUMP SUM CONTRACT" form is attached. Revisions have been made to item 3.c – Unit Prices. **BIDS MUST BE SUBMITTED ON THE ATTACHED REVISED FORM.**

- 2) DOCUMENT SECTION 1.E SPECIAL CONDITIONS

- A. **REVISE** Paragraph 2.a to read:

- a. Special scheduling requirements supplemental to the bid form

- Contractor shall perform all work for Phase 1 in the designated areas between **5/19/2025** and **8/15/2025**.

- Contractor shall perform all work for **Phase 2 (Addendum 1)** in the designated areas between **8/18/2025** and **11/14/2025**.

- Contractor shall perform all work in the designated areas outside of regular working hours, which are **7:00 a.m. to 5:30 p.m.**, Monday through Friday.

- Contractor may not begin work in the designated areas until **5/19/2025**.

B. **REVISE** Paragraph 3.c (1) to read:

- (1) Project consists of, but is not limited to,
- Structural refurbishment of existing steam chase from utility tunnel to SMH-101.
  - Structural refurbishment of steam chases to Whitten Hall and Mumford Hall (by add alternate).
  - Structural refurbishment of SMH-101.
  - Demolition of steam and condensate piping and supports in chases and SMH-101.
  - New steam and condensate piping, valves, anchors, and supports in chases and SMH-101.
  - Replacement of storm sewer piping along the west and south sides of Whitten Hall and along the west and north sides of Memorial Union.
  - Replacement of water services.
  - ~~Replacement of site lighting and associated conduit and circuits in the courtyard.~~  
**(Addendum 1)**
  - Replacement of the ice melt system in the north Memorial Union ADA entrance.
  - Demolition and reconstruction of the ADA ramp on the east side of the Memorial Union.
  - Restoration of glycol ice melt system in ADA ramp.
  - Installation of new light by ADA ramp.
  - Insulation of steam and condensate utilities in the chases, buildings, and SMH-101.
  - Spot tuckpointing on Memorial Union exposed north and west foundations.
  - Installation of waterproofing on exposed surfaces of the Memorial Union north and west foundations.
  - Asbestos abatement of chase and SMH waterproofing, and chase and SMH piping insulation.

3) SECTION 02 82 33 – FRIABLE AND NON-FRIABLE ASBESTOS REMOVAL

A. **REVISE** paragraph 1.1.A.3 to read:

- A. The contractor shall remove and legally dispose of the following friable asbestos-containing materials for the General Site – Replace Utility Lines East of Memorial Union – MU Project Number CP230201:
- Base Bid: Approximately 335 lineal feet of asbestos-containing 6” pipe and pipe fitting insulation and approximately 335 lineal feet of asbestos-containing 3” pipe and pipe fitting insulation found in SMH-101 and the chase running south to the utility tunnel, and approximately 320 lineal feet of chase waterproofing abatement. The approximate location of these items is shown on Drawing D100. **(Addendum 1)**
  - Alternate 1: Approximately 63 lineal feet of 3” asbestos-containing pipe and pipe fitting insulation and approximately 63 lineal feet of asbestos-containing 2” pipe and pipe fitting insulation found in the pipe chase buried underground running to Whitten Hall, and approximately 63 lineal feet of chase waterproofing abatement. The approximate location of this pipe chase is shown on Drawing D100. **(Addendum 1)**

- Alternate 2: Approximately 125 lineal feet of 3” asbestos-containing pipe and pipe fitting insulation and approximately 125 lineal feet of asbestos-containing 2” pipe and pipe fitting insulation found in the pipe chase buried underground in the area south of Mumford Hall, and approximately 125 lineal feet of chase waterproofing abatement. The approximate location of this pipe chase is shown on Drawing D100. **(Addendum 1)**

**DRAWINGS:**

- 1) **REISSUE** the following drawings with updates:

G000  
CE2  
CE3  
CE7  
D101  
M100  
S100  
S110  
E101

END OF ADDENDUM #1

SECTION 1.A

BID FOR LUMP SUM CONTRACT

Date: \_\_\_\_\_

BID OF \_\_\_\_\_  
(hereinafter called "Bidder") a corporation \* organized and existing under laws of the State of

\_\_\_\_\_,  
A partnership \* consisting of \_\_\_\_\_,

An individual\* trading as \_\_\_\_\_,

A joint venture\* consisting of \_\_\_\_\_.

\*Insert Corporations(s), partnership or individual, as applicable.

TO: Curators of the University of Missouri  
c/o Associate Vice Chancellor – Facilities  
Room L100, General Services Building  
University of Missouri  
Columbia, Missouri 65211

1. Bidder, in compliance with invitation for bids for construction work in accordance with Drawings and Specifications prepared by PRVN CONSULTANTS, INC., entitled "GENERAL SITE – REPLACE UTILITIES NEAR MEMORIAL UNION" project number CP230201, dated January 10, 2025, having examined Contract Documents and site of proposed work, and being familiar with all conditions pertaining to construction of proposed project, including availability of materials and labor, hereby proposed to furnish all labor, materials and supplies to construct project in accordance with Contract Documents, within time set forth herein at prices stated below. Prices shall cover all expenses, including taxes not covered by the University of Missouri's tax exemption status, incurred in performing work required under Contract documents, of which this Bid is a part.

Bidder acknowledges receipt of the following addenda:

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

2. In the following Bid(s), amount (s) shall be written in both words and figures. In case of discrepancy between words and figures, words shall govern.

3. **BID PRICING**

- a. Base Bid:

The Bidder agrees to furnish all labor, materials, tools, and equipment required to provide civil, structural, mechanical, architectural, and electrical work for new storm sewer, water main, steam, and condensate piping, chase and steam manhole refurbishment, waterproofing, tuckpointing, site lighting, and site restoration; all as indicated on the Drawings and described in these Specifications for sum of:

\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_).

b. Additive Alternate Bids:

Above Base Bid may be changed in accordance with the following Alternate Bids as Owner may elect. Alternates are as described in Section 1.H of the Project Manual. Alternates are written in a priority order, but Owner is not required to accept or reject in order listed. This is a one (1) contract project, therefore, Alternates shall be studied by each Bidder to determine effect on Bids of Contractor and each Subcontractor and/or Material supplier.

(1) Additive Alternate No. 1: Steam Chase to Whitten Hall Refurbishment

The Bidder agrees to furnish all labor, materials, tools, and equipment required to provide civil, structural, and mechanical work for, steam and condensate piping, chase refurbishment, waterproofing and site restoration for the steam chase to Whitten Hall; All for the sum of:

\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_).

(2) Additive Alternate No. 2: Steam Chase to Mumford Hall Refurbishment

The Bidder agrees to furnish all labor, materials, tools, and equipment required to provide civil, structural, and mechanical work for, steam and condensate piping, chase refurbishment, waterproofing and site restoration for the steam chase to Mumford Hall; All for the sum of:

\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_).

c. Unit Prices:

- (1) For changing specified quantities of work from those indicated by Contract Drawings and Specifications, upon written instruction of the Owner’s Representative, the following Unit Prices shall prevail in accordance with the General Conditions.

- (2) The following Unit Prices include all labor, overhead and profit, materials, equipment, appliance, bailing, shoring, shoring removal, etc., to cover all work.
- (3) The following Unit Prices are required where applicable to particular Base Bid and/or Alternate being submitted.
- (4) Only a single Unit Price shall be given, and it shall apply for either MORE or LESS work than that indicated on Drawings and called for in Specifications as indicated to be included in Base Bid and/or Alternates. In the event that more or less units than so indicated is actually furnished, Change Orders will be issued for increased or decreased amounts as approved by the Owner's Representative.
- (5) Bidder understands that the Owner will not be liable for any Unit Price or any amount in excess of Base Bid and any Alternate(s) accepted at time of award of Contract, except as expressed in written Change Orders duly executed and delivered by the Owner's Representative.

FILL IN ONLY ONE PRICE PER LINE:

- (6) Repair of concrete cracks, per linear foot as detailed on Drawing S112.  
Base Bid quantity = 100 linear feet.                   \$ \_\_\_\_\_/ln. ft.
- (7) Surface spall repair #1 as detailed on Drawing S112,  
Base Bid quantity = 400 sq. ft.                         \$ \_\_\_\_\_ / sq. ft.
- (8) Surface spall repair #2 as detailed on Drawing S112,  
Base Bid quantity = 250 sq. ft.                         \$ \_\_\_\_\_ / sq. ft.
- (9) Surface spall repair #3 as detailed on Drawing S112,  
Base Bid quantity = 100 sq. ft.                         \$ \_\_\_\_\_ / sq. ft.
- (10) **Install lining of existing 6" area well drains as determined by owner inspection per drain. Use cured-in-place-pipe (CIPP) method. (Addendum 1)**  
Base Bid quantity = 20 lineal feet                   \$ \_\_\_\_\_/ln. ft.

d. Railing / Screen Allowance:

Bidder shall include in the base bid sum an allowance of **EIGHTY FIVE THOUSAND DOLLARS (\$85,000.00)** for new galvanized steel guardrails, handrails, and trash compactor screen at the concrete ramp on the Memorial Union North Wing, East Addition ADA entrance. Refer to sheet A300. The Contractor shall submit their pricing in the same manner as described in Article 7 of the

General Conditions included herein. Overhead and profit will be allowed for the General Contractor and each allowable subcontractor. Additional costs for bonds and insurance will not be paid. Upon receipt and approval of change pricing, the Owner's Representative will authorize the use of these funds. This Owner authorization will replace the formal change order. Use of any of these allowance funds requires written approval from the Owner's Representative prior to use. The contractor shall list this amount in the breakdown of costs as one line item and will be billable upon approval by the Owner's Representative and completion of the work. Any unused funds shall be returned to the Owner with a credit change order when requested by the Owner's Representative.

#### 4. PROJECT COMPLETION

- a. Contract Period – Contract period begins on the day the Contractor receives unsigned Contract, Performance Bond, Payment Bond, and “Instructions for Execution of Contract, Bonds, and Insurance Certificates.” Bidder agrees to complete project within one hundred eighty-two ( 182 ) calendar days from receipt of aforementioned documents. Fifteen (15) calendar days have been allocated in construction schedule for receiving aforementioned document from Bidder.
- b. Commencement – Contractor agrees to commence work on this project after the “Notice to Proceed” is issued by the Owner. “Notice to Proceed” will be issued within seven (7) calendar days after the Owner receives properly prepared and executed Contract documents listed in paragraph 4.a. above.
- c. Special Scheduling Requirements:
  1. The sequencing and scheduling of all work shall be dependent on and subject to campus utility system operations.
  2. The nature of this project requires a high level of coordination by Contractor with Owner.
  3. Phase 1 construction shall not start prior to May 19, 2025 and shall be completed by August 15, 2025. Phase 2 construction shall begin upon completion of Phase 1, and shall be completed by November 14, 2025.
  4. Demolition and new construction shall be phased as required to maintain the operation of campus utility systems.
  5. All work shall be scheduled with the Owner's Representative and be subject to the Owner's approval prior to proceeding.
  5. The project requires outages to campus utility systems. Contractor shall complete all related work to the maximum extent possible prior to the start of outages. Contractor shall have all required materials on site prior to start of outages.
  6. Site utility outages shall be coordinated with the Owner's Representative and are weather dependent. Contractor shall notify Owner's Representative two (2) weeks in advance of desired outage time. Owner's Representative will give Contractor 72 hours advance notice of actual time for outages.
  7. Tie-ins to University utility systems shall be made on weekends or nights and

work shall be performed around the clock until the tie-in is completed, unless otherwise requested by the individual facility.

8. Detailed sequencing of all work shall be coordinated with the Owner's Representative.
9. Contractor shall coordinate site access requirements with subcontractors, and other contractors in the area. Pedestrian access must be maintained as shown on the drawings. A mechanical contractor will be performing upgrades to the Memorial Union plumbing system during summer 2025 and will require access to the loading dock.
10. The University of Missouri Board of Curators will be conducting meetings at the Memorial Union June 25<sup>th</sup> – 26<sup>th</sup> and September 10<sup>th</sup> – 11<sup>th</sup>. No construction activities are permitted during these times.
11. Water must be maintained to the Memorial Union on July 12<sup>th</sup> and July 19<sup>th</sup>. No water tie-ins are allowed during this time. Outages performed before these dates must be completed to allow for full system operation by the dates listed.
12. Work in the loading dock drive area shall be constructed in two phases, north and south, to allow uninterrupted loading dock access throughout the project duration. If the loading dock must be fully closed at any point during construction, closure must be coordinated with the Owner's Representative two (2) weeks in advance of desired closure time, and shall be limited to no longer than 2 weeks.
13. Closure of the Mumford Hall Research Lab shall be limited to a single, 4-day span, which days shall include a Saturday and a Sunday. Coordinate with Owner's Representative.

5. SUBCONTRACTOR LIST:

Bidder hereby certifies that the following subcontractors will be used in performance of Work:

NOTE: Failure to list subcontractors for each category of work identified on this form or listing more than one subcontractor for any category of work without designating the portion of work performed by each shall be grounds for rejection of bid. List name, city, and state of designated subcontractor, for each category of work listed in Bid For Lump Sum Contract. If work within a category will be performed by more than one subcontractor, Bidder shall provide name, city, and state of each subcontractor and specify exact portion of work to be performed by each. If acceptance/non-acceptance of Alternates will affect designation of a subcontractor, Bidder shall provide information, for each affected category, with this bid form. If Bidder intends to perform any designated subcontract work by using Bidder's own employees, then Bidder shall list their own name, city, and state. The bidder may petition the Owner to change a listed subcontractor only within 48 hours of the bid opening. See Information For Bidders Section 16 List of Subcontractors for requirements.

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Work to be performed	Subcontractor Name, City, and State
<b>Excavation</b>	_____
<b>Site Utilities</b>	_____
<b>Mechanical</b>	_____
<b>Electrical</b>	_____
<b>Tuckpointing/ Bldg Waterproofing</b>	_____

6. SUPPLIER DIVERSITY PARTICIPATION GOALS

a. The Contractor shall have as a goal, subcontracting with Minority Business Enterprise (MBE) of TEN (10%), with Women Business Enterprise (WBE), Disadvantage Business Enterprise (DBE), and/or Veteran Owned Business Enterprise, of TEN (10%), with Service-Disable Veteran Owned Business (SDVE) of three percent (3%) of awarded contract price for work to be performed.

b. Request for waiver of this goal shall be submitted on the attached Application For Waivers form. A determination by the Director of Facilities Planning & Development, UM, that a good faith effort has not been made by Contractor to achieve above stated goal may result in rejection of bid.

c. The Undersigned proposed to perform work with following Supplier Diversity participation level:

MBE PERCENTAGE PARTICIPATION:  
 \_\_\_\_\_ percent ( \_\_\_\_\_ %)

WBE, DBE, and/or VETERAN PERCENTAGE PARTICIPATION  
 \_\_\_\_\_ percent ( \_\_\_\_\_ %)

SDVE PERCENTAGE PARTICIPATION:  
 \_\_\_\_\_ percent ( \_\_\_\_\_ %)

d. A Supplier Diversity Compliance Evaluation form shall be submitted with this bid for each diverse subcontractor to be used on this project.

7. BIDDER’S ACKNOWLEDGEMENTS

a. Bidder declares that he has had an opportunity to examine the site of the work and he has examined Contract Documents therefore; that he has carefully prepared his bid upon the basis thereof; that he has carefully examined and checked bid, materi-

als, equipment and labor required thereunder, cost thereof, and his figures therefore. Bidder hereby states that amount, or amounts, set forth in bid is, or are, correct and that no mistake or error has occurred in bid or in Bidder's computations upon which this bid is based. Bidder agrees that he will make no claim for reformation, modifications, revisions or correction of bid after scheduled closing time for receipt of bids.

- b. Bidder agrees that bid shall not be withdrawn for a period of ninety (90) days after scheduled closing time for receipt of bids.
- c. Bidder understands that Owner reserves right to reject any or all bids and to waive any informalities in bidding.
- d. Accompanying the bid is a bid bond, or a certified check, or a cashier's check payable without condition to "The Curators of the University of Missouri" which is an amount at least equal to five percent (5%) of amount of largest possible total bid herein submitted, including consideration of Alternates.
- e. Accompanying the bid is a Bidder's Statement of Qualifications. Failure of Bidder to submit the Bidder's Statement of Qualifications with the bid may cause the bid to be rejected. Owner does not maintain Bidder's Statements of Qualifications on file.
- f. It is understood and agreed that bid security of two (2) lowest and responsive Bidders will be retained until Contract has been executed and an acceptable Performance Bond and Payment Bond has been furnished. It is understood and agreed that if the bid is accepted and the undersigned fails to execute the Contract and furnish acceptable Performance/Payment Bond as required by Contract Documents, accompanying bid security will be realized upon or retained by Owner. Otherwise, the bid security will be returned to the undersigned.

## 8. BIDDER'S CERTIFICATE

Bidder hereby certifies:

- a. His bid is genuine and is not made in interest of or on behalf of any undisclosed person, firm or corporation, and is not submitted in conformity with any agreement or rules or any group, association or corporation.
- b. He has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid.
- c. He has not solicited or induced any person, firm or corporation to refrain from bidding.
- d. He has not sought by collusion or otherwise to obtain for himself any advantage over any other Bidder or over Owner.

- e. He will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin in connection with performance of work.
  
- f. By virtue of policy of the Board of Curators, and by virtue of statutory authority, a preference will be given to materials, products, supplies, provisions and all other articles produced, manufactured, mined or grown within the State of Missouri. By virtue of policy of the Board of Curators, preference will also be given to all Missouri firms, corporations, or individuals, all as more fully set forth in "Information For Bidders."

**END OF BIDDER'S CERTIFICATE**

9. BIDDER'S SIGNATURE

Note: All signatures shall be original; not copies, photocopies, stamped, etc.

Authorized Signature	Date
Printed Name	Title
Company Name	
Mailing Address	
City, State, Zip	
Phone No.	Federal Employer ID No.
Fax No.	E-Mail Address
Circle one:      Individual      Partnership      Corporation      Joint Venture	
If a corporation, incorporated under the laws of the State of _____	
Licensed to do business in the State of Missouri?    ___yes    ___no	

(Each Bidder shall complete bid form by manually signing on the proper signature line above and supplying required information called for in connection with the signature. Information is necessary for proper preparation of the Contract, Performance Bond and Payment Bond. Each Bidder shall supply information called for in accompanying "Bidder's Statement of Qualifications.")

**END OF SECTION**