

TO CONTRACT DOCUMENTS ENTITLED:

PROJECT MANUAL FOR: **Power Plant -  
Brick and Mortar Repairs**

PROJECT NUMBER: **CP230671**

ADVERTISEMENT DATE: 2023-03-27

PREPARED FOR: The Curators of the  
University of Missouri

PREPARED BY: PWArchitects, Inc.  
ATTN: Eric Roselle, AIA  
2120 Forum Blvd, Ste 101  
Columbia, MO 65203  
Phone: (573) 449-2683  
Fax: (573) 442-6213

2023-04-06



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:

- **The bid date has changed:**
  - The bid date was April 18, 2023.
  - The new bid date will be **April 25, 2023**.
  
- A second contractor walk-through has been scheduled for Monday, April 10th from 12:30 pm to 3:30 pm. University personnel will be on-site to provide guided access to the power plant.
  - Hard hats and glasses, either safety or prescription, are mandatory.
  - Meet outside the south elevation of the boiler house, at the foot of the entry ramp to 401 East Stewart Road.
  
- Questions asked during the 2023-04-04 pre-bid meeting include:
  - Does the existing fire hydrant (FH) at the south side of the Boiler House require protected access?

RESPONSE: Yes, provide overhead protection at the FH. Maintain open access should the fire department need the FH.

- The power plant has existing roof-mounted cranes that would help to stage this project. Will these be available for contractor use?

RESPONSE: No – these will not be available. Bidders should not plan on using any of the Owner’s existing equipment.

- In light of the staging and/or scaffoldgin requirements, how will coordination for (special) inspections be handled?

RESPONSE: Contact information for both the Owner-hired Special Inspection firm and for the University Building Inspector will be provided to the successful bidder’s site supervisor. The supervisor will be expected to coordinate access for the inspectors.

SPECIFICATION CHANGES:

- Division 00 – Procurement and Contracting Requirements:
  - Replace the bid form with the attached, revised – Section 1.A - Bid For Lump Sum Contract – **Addendum 1.**

DRAWING CHANGES:

- G003 – Staging Plans and Protection Details:
  - Add Scope-of-Work Notes 13 and 14 addressing the existing fire hydrant and standpipe connection, both of which are located on the south side of the Boiler House.
  - See attached revised sheet G003.

ATTACHMENTS:

- Section 1.A - Bid For Lump Sum Contract – Addendum 1.
- G003 – Staging Plans and Protection Details, revision note 1.

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 Corporation(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  
Columbia, MO 65211

1. Bidder, in compliance with invitation for bids for construction work in accordance with Drawings and Specifications prepared by PWA Architects, Inc., entitled "Power Plant – Brick and Mortar Repairs", project number CP230671, dated March 17, 2023, 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 proposes 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 following addenda:

Addendum No. _____	Dated _____
Addendum No. _____	Dated _____
Addendum No. _____	Dated _____
Addendum No. _____	Dated _____

2. In 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 for masonry restoration and repair; 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 following Alternate Bids as Owner may elect. Alternates are as described in Section 1.H of 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: Masonry restoration and repair, including lintel replacement, at the east elevation of the Energy Management building; all as indicated on the Drawings and described in these Specifications for sum of:

---

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

c. Unit Prices:

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

(2) The following Unit Prices include all labor, overhead and profit, materials, equipment, appliances, 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.

(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 Owner's Representative.

(6) Maintenance of Masonry Work, as defined in Section 04 0100, Maintenance of Masonry.

(a) Brick replacement for under 7 bricks grouped together; Scope-of-Work note A.

Base Bid quantity = 600 units  
Alternate One quantity = 20 units \$ \_\_\_\_\_/unit

(b) Brick replacement for 7 and over bricks grouped together; Scope-of-Work note A.

Base Bid quantity = 760 sq.ft.  
Alternate One quantity = 55 sq.ft. \$ \_\_\_\_\_/sq.ft.

- (c) Repointing of defective mortar joints.\_  
 Base Bid quantity = 6020 sq. ft.  
 Alternate One quantity = 1300 sq. ft.                      \$ \_\_\_\_\_/sq.ft.
- (d) Repointing of defective "rake and seal" (sealant over mortar) joints; Scope-of-Work note C.\_  
 Base Bid quantity = 1350 ln. ft.  
 Alternate One quantity = 25 ln. ft.                      \$ \_\_\_\_\_/ln.ft.
- (e) Repoint sealant at perimeter of all doors, windows, louvers, pipe and/or duct penetrations; Scope-of-Work note D.\_  
 Base Bid quantity = 900 ln. ft.  
 Alternate One quantity = 150 ln. ft.                      \$ \_\_\_\_\_/ln.ft.
- (f) Repoint designated ledge angle joints w/ new backer rod and tooled sealant; install weep tubes at 24" o.c. horizontal, min; Scope-of-Work note E.  
 Base Bid quantity = 700 ln. ft.  
 Alternate One quantity = 0 ln. ft.                      \$ \_\_\_\_\_/ln.ft.
- (g) Repointing designated control joints; Scope-of-Work note F.\_  
 Base Bid quantity = 170 ln. ft.  
 Alternate One quantity = 0 ln. ft.                      \$ \_\_\_\_\_/ln.ft.
- (h) Crack-Stitching; Scope-of-Work note I.  
 Base Bid quantity = 300 ln. ft.  
 Alternate One quantity = 0 ln. ft.                      \$ \_\_\_\_\_/ln.ft.

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 (180) calendar days from receipt of aforementioned documents. Fifteen (15) calendar days have been allocated in construction schedule for receiving aforementioned documents 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 Owner receives properly prepared and executed Contract documents listed in paragraph 4.a. above.

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.

Work to be performed	Subcontractor Name,	City, State
----------------------	---------------------	-------------

**Masonry** \_\_\_\_\_

**Sealants** \_\_\_\_\_

6. SUPPLIER DIVERSITY PARTICIPATION GOALS

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

b. Requests for waiver of this goal shall be submitted on the attached Application For Waiver 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 proposes 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 ACKNOWLEDGMENTS

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, materials, 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 an irrevocable letter of credit, 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 of 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."

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	

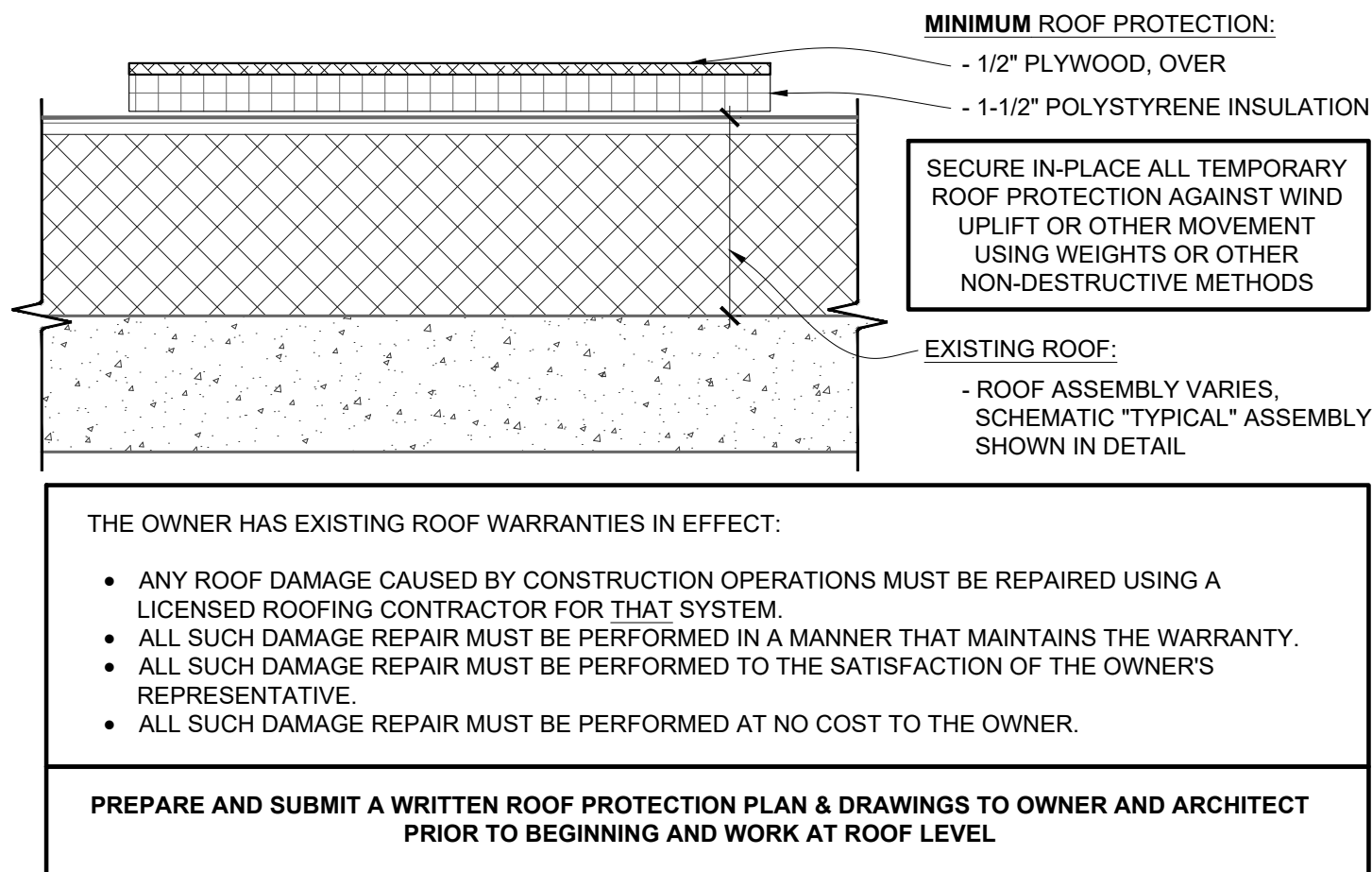
(Each Bidder shall complete bid form by manually signing on the proper signature line above and supplying required information called for in connection with the signature. Information is necessary for proper preparation of the Contract, Performance Bond and Payment Bond. Each Bidder shall supply information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

**END OF SECTION**

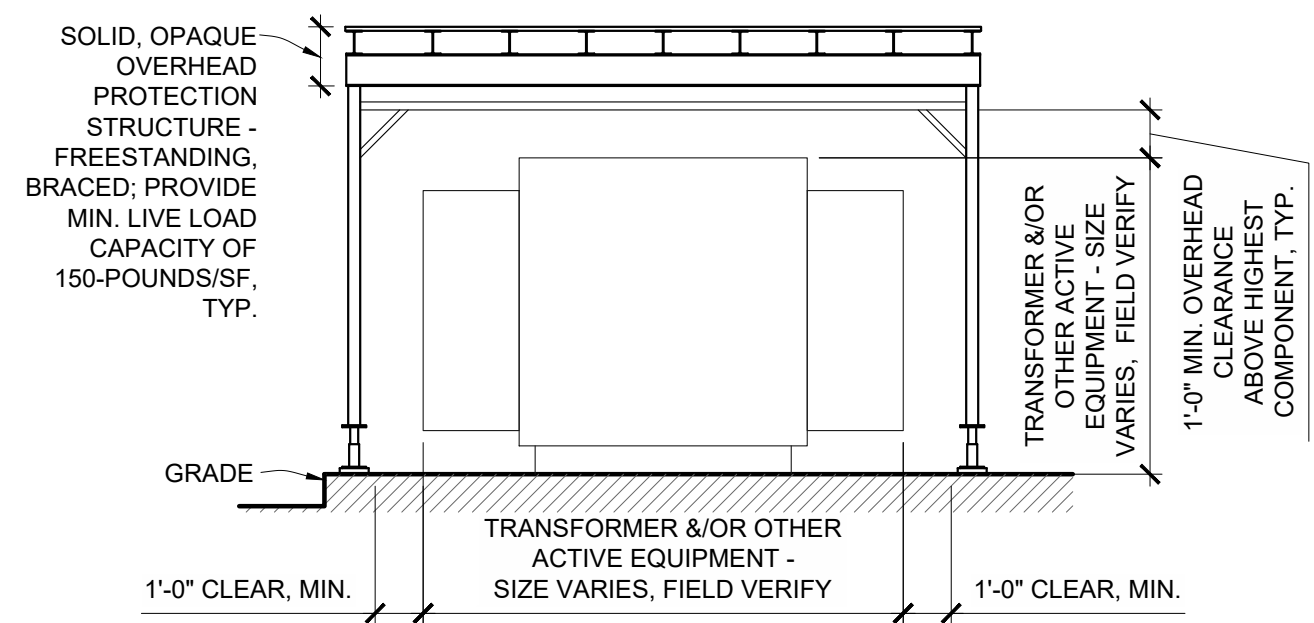
**GENERAL SITE PLAN & STAGING NOTES**

- FIELD VERIFICATION: INFORMATION CONTAINED IN THESE DRAWINGS IS BASED ON EXISTING DOCUMENTS. THE INFORMATION CONTAINED HERE-IN MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS TO CONFORM WITH EXISTING CONDITIONS IN CASES WHERE CHANGES IN DETAILS ARE NECESSARY. THESE DRAWINGS CONVEY THE DESIGN INTENT ONLY.
- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO EXECUTING ANY WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DIMENSIONS OR WORK DIFFERING FROM THAT SHOWN FOR CLARIFICATION BY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE TO FACE OF STUD, OR MASONRY, UNLESS OTHERWISE NOTED.
- REMOVE ALL EXISTING BUILDING ELEMENTS AS NOTED AND THOSE THAT WOULD INTERFERE WITH THE INSTALLATION OF NEW WORK. VERIFY WITH OWNER'S REPRESENTATIVE REMOVAL OF ANY ITEMS NOT NOTED FOR DEMOLITION.
- PROTECT ALL ADJACENT AREAS, INCLUDING LANDSCAPING NOT DESIGNATED FOR WORK, FROM DAMAGE AS A RESULT OF THIS WORK. DAMAGED ITEMS WILL BE REPAIRED BY THE OWNER; THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF THE REPAIRS.
- PROVIDE CONSTRUCTION FENCING, WITH BLACK SCREENING FABRIC, AROUND WORKSPACE. SEE SPECIAL CONDITIONS IN THE PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- PROTECT EXISTING SIDEWALK & CURB FROM EQUIPMENT OR OTHER CONSTRUCTION DAMAGE. AT CLOSE OF PROJECT REPAIR ANY DAMAGED CONCRETE; VERIFY AGAINST PRE-CONSTRUCTION PHOTOGRAPHS.

- FLASHING DETAILS SHOWN ARE BASED ON STANDARD DETAILS FROM THE SHEETMETAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA). NOTIFY OWNER'S REPRESENTATIVE OR FABRICATOR OF INSTALLATION REQUIREMENTS THAT DIFFER FROM THOSE SHOWN. DO NOT PROCEED WITH WORK UNTIL INSTRUCTIONS ARE RECEIVED FROM OWNER'S REPRESENTATIVE.
- NO CONSTRUCTION TRAFFIC IS ALLOWED ON THE ROOF WITHOUT PROTECTION BOARDS AS DEFINED IN THE PROJECT DOCUMENTS OR AS OTHERWISE PERMITTED BY THE OWNER'S REPRESENTATIVE.
- PROTECT ALL AREAS THAT INTERFACE WITH SCAFFOLDING SUCH AS COPINGS, FLASHINGS, AND OTHER LIKE ITEMS.
- PROTECT ALL BUILDING ENTRANCES WHEN DOING WORK OVERHEAD. WHEN APPROVED BY THE OWNER'S REPRESENTATIVE A SINGLE ENTRANCE MAY BE TEMPORARILY CLOSED WHILE OVERHEAD WORK IS BEING COMPLETED. ONLY ONE ENTRANCE MAY BE CLOSED AT A TIME.
- COORDINATE ALL REQUIRED UTILITIES WITH OWNER.
- DO NOT SCALE DRAWINGS - WHERE DIMENSIONAL DISCREPANCIES ARE ENCOUNTERED NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- LEAVE AREA CLEAN AND FREE OF DEBRIS AT THE END OF EACH DAY.
- UNLESS OTHERWISE NOTED OR SHOWN, DIMENSIONS ARE PROVIDED FOR PURPOSES OF OBTAINING APPROXIMATE QUANTITIES ONLY. FIELD VERIFY ALL QUANTITIES.
- OFFLOAD ALL MATERIALS AT DESIGNATED AREA. MOVE ALL DELIVERY VEHICLES FROM SITE IMMEDIATELY AFTER OFFLOADING.



**K8 TYP. ROOF PROTECTION DETAIL**  
SCALE: 1-1/2" = 1'-0"



**K12 OVERHEAD PROTECTION @ TRANSFORMERS & EQUIPMENT**  
SCALE: 1/4" = 1'-0"

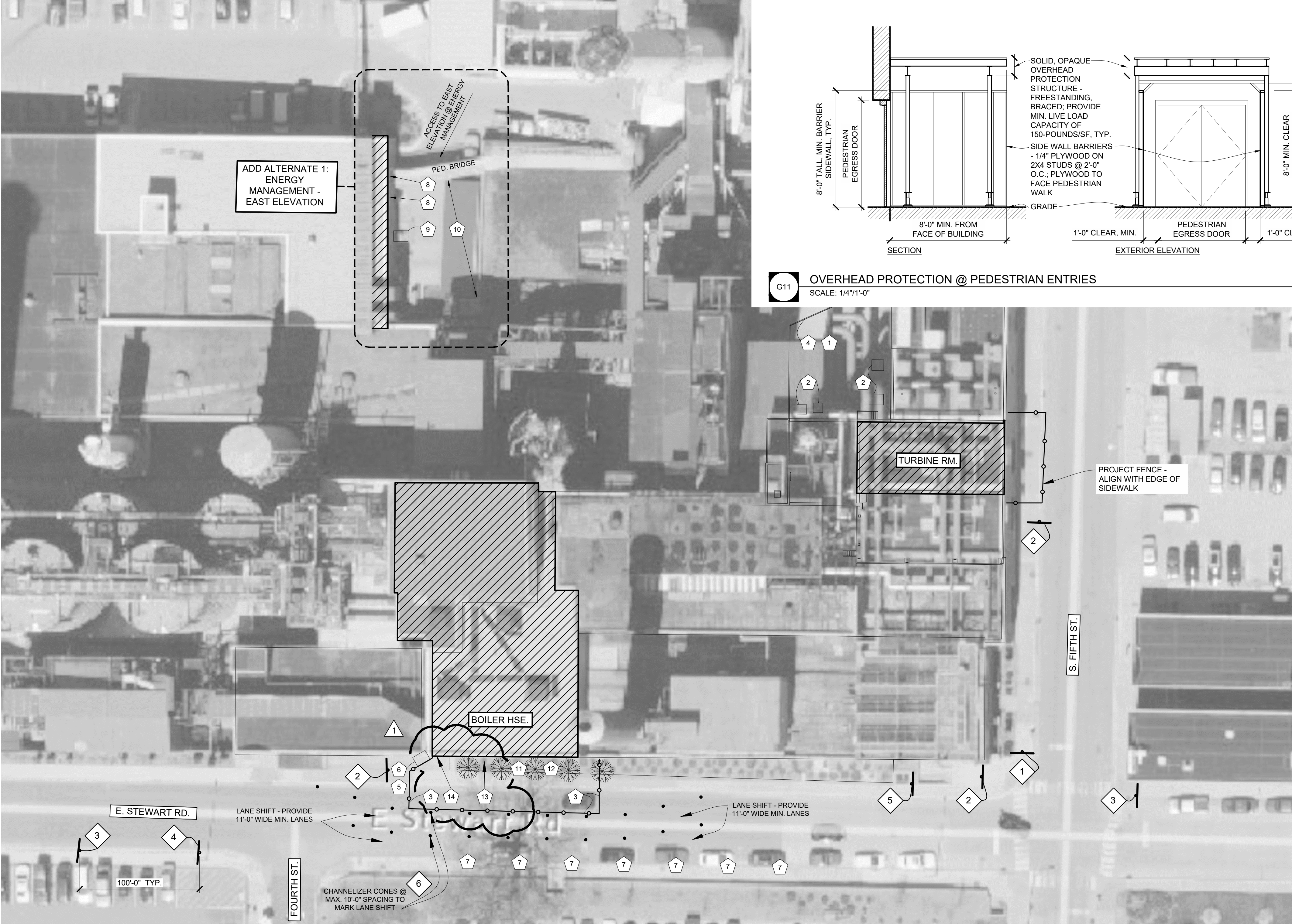
**STAGING & TRAFFIC CONTROL PLAN LEGEND**

- "SIDEWALK CLOSED AHEAD CROSS HERE" R9-11 SIGN
- "SIDEWALK CLOSED" R9-9 SIGN
- STANDARD HIGHWAY SIGN - MIN. 24"x24" W20-1 SIGN
- STANDARD HIGHWAY SIGN - MIN. 24"x24" W1-4R SIGN
- STANDARD HIGHWAY SIGN - MIN. 24"x24" W1-4L SIGN
- CHANNELIZER CONE/MARKER @ 36" TALL MIN.; PROVIDE W/ REFLECTIVE BANDS

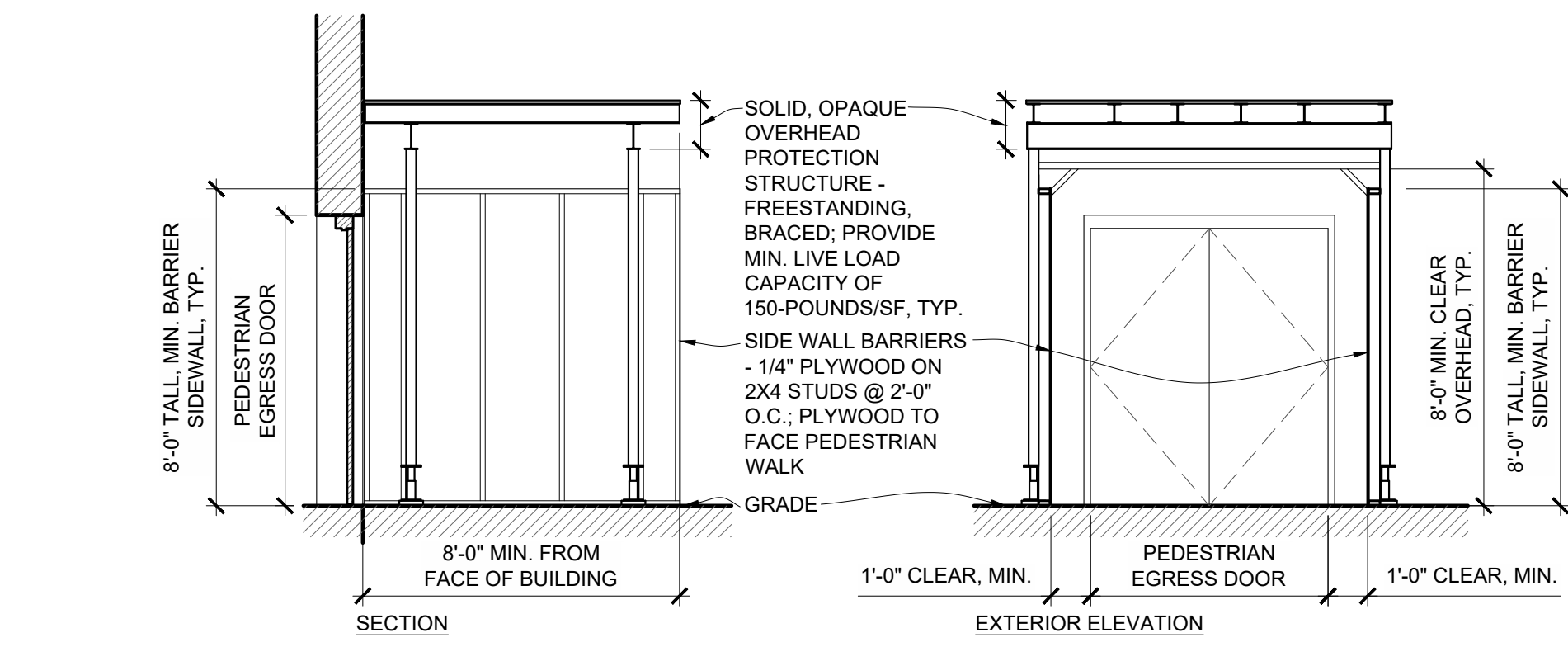
**WORK AREA FENCING: OUTSIDE POWER PLANT GROUNDS, PROVIDE CHAIN LINK FENCE PANELS, MIN. 6'-0" TALL, SUPPORTED ON WEIGHTED TEE STANDS; PROVIDE SCREEN FABRIC. SET AS SHOWN IN DRAWINGS. MAINTAIN THROUGHOUT PROJECT. COORDINATE WITH OWNER'S REPRESENTATIVE.**

**A4/G003 - ENLARGED STAGING PLAN SCOPE-OF-WORK NOTES**

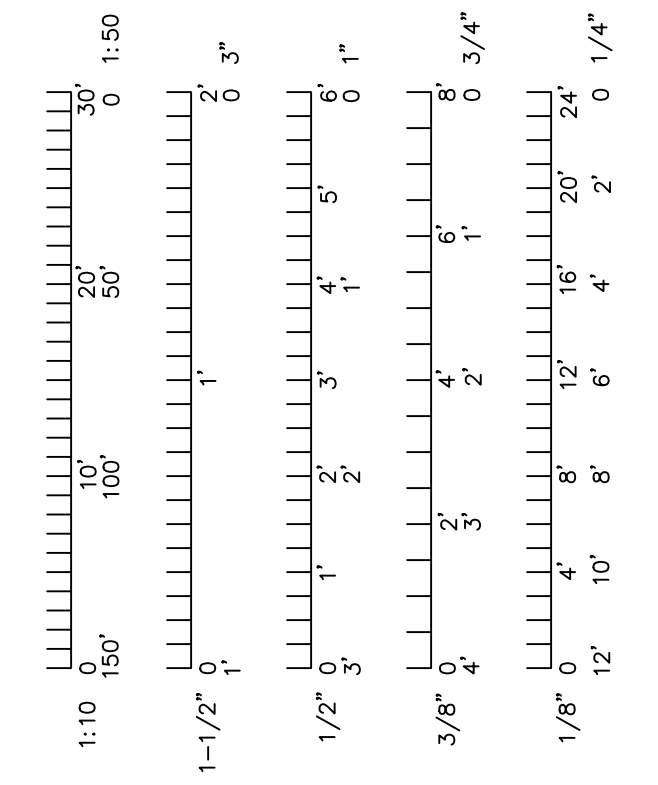
- RAISED EQUIPMENT COURTYARD. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK IN THIS AREA.
- GROUNDING REACTOR IN EQUIPMENT CABINET. WHEN WORKING IN THIS AREA, PROTECT THE REACTORS WITH MIN. 3/4" CDX PLYWOOD LAID ON TOP OF THE EQUIPMENT CABINET. PLYWOOD TO OVERHANG EDGE OF CABINET BY MIN. 6" ALL-AROUND.
- LINE OF PROJECT FENCE
- EXISTING GUARDRAIL - LIMITS EQUIPMENT ACCESS TO COURTYARD
- FIELD COORDINATE PLACEMENT OF FENCE & SIGN TO MAINTAIN:
  - PUBLIC ACCESS AT 401 EAST STEWART BUILDING.
  - AN OPEN PATH FOR THE FIRE ESCAPE LOCATED IN BETWEEN 401 EAST STEWART AND THE BOILER HOUSE
- WHEN WORKING OVERHEAD IN THIS AREA, PROVIDE OVERHEAD PROTECTION @ THE ENTRY TO 401 EAST STEWART AND AT THE FIRE ESCAPE EGRESS - SEE G11/G003 FOR TYP. DETAIL
- PURCHASE METER BAGS FOR DURATION OF ROAD CLOSURE ON STEWART
- WHEN WORKING OVERHEAD IN THIS AREA, PROVIDE OVERHEAD PROTECTION @ THE FOLLOWING LOCATIONS (ALSO REF. K1A/703):
  - THE PED. BRIDGE ENTRY DOOR @ ENERGY MANAGEMENT
  - THE GROUND FLOOR DOOR @ ENERGY MANAGEMENT
- AIR CONDITIONER CONDENSER @ GROUND LEVEL. PROVIDE OVERHEAD EQUIPMENT PROTECTION PER K12/G003.
- OWNER EQUIPMENT IS STORED UNDER CARPORT @ THIS LOCATION. COORDINATE WITH OWNER'S REPRESENTATIVE FOR TEMPORARY RELOCATION OF OWNER'S EQUIPMENT.
- LANDSCAPE SERVICES WILL PRUNE EXISTING TREES TO PROVIDE MINIMUM 4'-0" CLEARANCE BETWEEN THE TREE CANOPY AND BUILDING. COORDINATE WITH OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL PRUNING WORK.
- LANDSCAPE SERVICES WILL PRUNE EXISTING BUSHES BACK TO PROVIDE ACCESS TO BASE OF BUILDING. COORDINATE WITH OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL PRUNING WORK.
- PROVIDE OVERHEAD PROTECTION AT EXISTING FIRE HYDRANT. MAINTAIN FIRE DEPARTMENT ACCESSIBILITY TO FIRE HYDRANT.
- EXISTING STANDPIPE CONNECTION; MAINTAIN FIRE DEPARTMENT ACCESS.



**A4 ENLARGED STAGING PLAN**  
SCALE: N.T.S.



**G11 OVERHEAD PROTECTION @ PEDESTRIAN ENTRIES**  
SCALE: 1/4" = 1'-0"



Peckham & Wright Architects, Inc., d.b.a.  
**PWArchitects, Inc.**  
 2120 Forum Blvd., Ste. 101  
 Columbia, Missouri 65203  
 PWArchitects.com | 573.449.2683  
 Peckham & Wright Architects an Architectural Corporation  
 Missouri State Certificate of Authority No. 000244



Project CP230671  
**POWER PLANT - BRICK AND MORTAR REPAIRS**  
 COLUMBIA, MO  
 University of Missouri  
 For: The Curators of the University of Missouri

Drawn:	ER	Project Number:	202225
Checked:	ER	CAD File Name (Number):	G003.DWG

Drawing Title:  
**STAGING PLANS & PROTECTION DETAILS**

No.	Revisions:	Date:
1	ADDENDUM 1	2023-04-06

Submission Date:	03/17/2023	Drawing Number:	<b>G003</b>
Plot Date:	04/04/2023		