



**Date: February 18, 2026**

IHL #305-658 Bid File #26-31  
Griffis Hall Interior Refinish  
Mississippi State University

### Addendum No. 1

**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. Failure to do so may subject the Bidder to disqualification.**

1. A Pre-Bid Meeting was held on February 18, 2026. 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 and Pre-Bid Conference Attendance Roster attached.
2. Clarifications:
  - a. The GC staff requirements include a Project Manager and Superintendent. The Project Manager does not have to be on-site full-time for the project.
  - b. Regarding 'Prep, Prime and Paint' in areas with gyp board damage (walls and ceilings): the contract calls for existing wall surfaces to be prepared prior to refinishing.
    - i. For walls with existing previous moisture damage or surface damage, remove any loose pieces and clean damaged area. Fill holes or voids and sand smooth prior to prime and paint.
    - ii. For ceilings with existing moisture damage or surface damage, remove any loose pieces and clean damaged area. Fill holes or voids, sand and apply texture to match existing as closely as possible as part of paint finishing.
    - iii. Some areas call for caulking at room or ceiling corners where previous building movement has occurred. See plans for these locations (typically in dorm rooms).
    - iv. The contractor is NOT responsible for removal of previous refinishing 'overpaint' on wall fixtures.
3. Drawings:
  - a. A401, Detail 1 – ADD note: Temporarily remove floor mount toilet for flooring replacement. After new flooring is installed, re-install toilet in same location. Provide new bolts and wax seal.
  - b. A102 – The high ceiling in the center of the lobby C002 is to remain and not be painted.
  - c. A104 –
    - i. The high ceiling in the center of the lobby C004 (high atrium space) is to remain and not be painted.
    - ii. The wall inset with the Honors College mural is to be protected during the project
    - iii. Room L402: there is no work in this storage closet. Remove from scope of work.



*Approval of a Manufacturer or product as an "equal" does not in any way alter the Contract Documents. Any approved manufacturer must accommodate construction details, required finishes, owner's specific requirements, adjacent materials, etc. Any additional materials or components required by the "approved equal" for proper installation for the given conditions are the responsibility of the Contractor. Approval of a Manufacturer also shall not cause an up-charge for the desired finish or limit the choices of finishes, colors, materials, etc. Field measurement of existing conditions for the installation of items is the responsibility of the Contractor.*

**Contents:** This addendum consists of **7** (8 ½" x 11") sheets, **0** (11" x 17" sheet), and **0** (24" x 36") drawing - (including this page).

**End of Addendum No. 1 for: Griffis Hall Interior Refinish**



OFFICE OF ARCHITECTURE

## PRE-BID CONFERENCE MEETING MINUTES

**Project:** IHL # 305-658 Bid File #26-31  
Griffis Hall Interior Refinish  
**Mississippi State University**

**Date/Time:** February 18, 2026 at 8:30AM

**Location:** Physical Plant Conference Room, 225 Gast Building; 130 Twelve Lane, Mississippi State, MS 39762

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

### 1. Project Team:

- **Shafer Zahner Zahner:** Sally Zahner, (p) 662-323-1628, [szahner@szzarch.com](mailto:szahner@szzarch.com)
  - i. **Corbett Legge & Associates (engineers)**
  
- **Mississippi State University:** Chris Pulliam  
Dee McIlwain (MSU Housing)

### 2. Bid Date: Tuesday, March 10, 2026 at 2:00 pm @ Office of Planning, Design, and Construction Administration, Mississippi State University 130 Twelve Ln, Mississippi State, Mississippi 39762 (see **Advertisement For Bids, Section 00000** for official information).

Official Time is by Office. Electronic Bids will be received at [plans.fm.msstate.edu](http://plans.fm.msstate.edu)

- Current Bidders List: **5 current** General Contractors
- **Construction days: 75 calendar days for project BASE BID (see Proposal Form and Section 01 900 Div One Supplement) – by August 1. Bid Alt #2 (elevator work) complete by September 30.**
  - i. **Site access/NTP on May 18, additional time prior to site access date will be provided for material submittals and procurement**
  - ii. **NOTE: MSU plans to issue a Notice of Intent to the successful bidder approximately 2 weeks after the bid pending project within the Owner's budget. A contract agreement between the Owner and Contractor will promptly be issued.**
- Notice to Proceed – by Mississippi State University. Must hold price per specifications.

### 3. Instructions to bidders

- Proposed addendum dates: Before C.O.B. Thursday March 5
- **Please send in questions by C.O.B. Wednesday March 4 at the absolute latest – email preferred.**

4. Contract Administration: Architect will be on site to inspect regularly.
  - Construction Progress Meetings held monthly as required by Division 1. These meetings are the responsibility of the GC (advance notice, meeting agenda, meeting minutes, etc)
  
5. Scope of work: Demo of existing flooring and gypcrete subfloor, refinishing of floors, painting and associated work as defined in the Contract Documents.
  - In general, the scope includes removal of the existing gypcrete and replacement with cement board subflooring prior to refinishing. New subflooring requires leveler and PRIMING prior to new floor finishes being installed.
    - i. There are 'typical' dorm room and stair plans representative of all of these in the building
    - ii. All finishes and fixtures shown on the Finish Key are 'basis of design'
  - There are (2) Additive Bid Alternates.
    - i. Bid Alt #1 – replacement of existing dorm room bathroom light fixtures and shower doors
    - ii. Bid Alt #2 – elevator modernization work. Note that this work ties all three elevators together for controls and includes additional electrical work (beyond a 'typical' modernization effort) for replacement of control panel. ***There are project milestones for this work – move-in days, and the completion time for this work extends beyond the Base Bid scope to September 30.***
  - There is (0) Unit Cost –
  - There are (0) Allowances –
  
6. Construction Access and Special Phasing; Discuss:
  - Phasing –
    - i. **75 day construction schedule beginning May 18 (Base Bid)**
    - ii. **Bid Alt #2 extends time ONLY for elevator scope to September 30. Must have (2) elevators operational for Move-In Days as indicated in the Contract Documents**
  
  - Staging Areas/Fencing/Access/Construction Sign:
    - i. **Site access on/after May 18**
    - ii. **Building will not be occupied during the work**
    - iii. **Maintain right of ways in adjacent streets; any deliveries that block the street must have traffic control/flagging**
    - iv. **Lay down areas, parking, fencing locations - see attached**
      1. **Onsite Laydown area must be fenced per specifications. Protect all existing surfaces, return to original condition. See G000 for proposed fenced laydown area, off-site laydown area available. Note that active equipment areas require temporary orange safety screening**

**2. Parking : GC and park inside his fenced area with no issues or permits. They will be authorized up to 5 permits for outside their laydown area. These will be timed permits for duration of project. Alternatively, GC can purchase vendor permits. Each permit is tied to a specific vehicle. They will need to come by Parking office with vehicle, make, model, color and tag number.**

7. Bidding rules: Pay attention to *Instructions To Bidders and MSU Special/Supplementary Conditions*

- *There are requirements specific to MSU, please pay attention to these requirements*
- *Do NOT leave any blanks on the proposal form*

8. 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

9. Questions/Clarifications

**10. Walk through of existing facility and site**

Prepared by: Sally Zahner AIA, Shafer Zahner Zahner

# SIGN-IN SHEET

Project: IHL # 305-658 Bid File #26-31 Griffis Hall Interior Refinish

Pre-Bid Conference

Meeting Date: Wednesday February 18, 2026

Place/Room: Gast Conference Room

Name	Company	Phone	E-Mail
Sally Zahner	Shafer Zahner Zahner	662-323-1628	szahner@szzarch.com
Russell Craddock	CCC, Inc	662-324-0205	Russell@craddockconstruction.com
Leland Teckland	ccc, Inc	662-324-0205	leland@craddockconstruction.com
Matthew Roberson	Roberson Painting	662-312-5304	mroberson78@gmail.com
Jay White	Fireline, Inc.	662-791-9097	jay@fireline-ms.com
Mike Parker	FLAGSTAR Const.	662-213-4619	mikeparker@flagstarconstruction.com
MIKE STINSON	M/S DEVELOPMENT	601-504-7520	mstinson@mdevelopment.com
Ricardo Ledezma	Ethos Contracting Group	915-613-6905	rledezma@ethosgrp.com
Ricky Morezani	BURKS-MOREZANI	662-327-9555	morezani@burksmorezani.net
Joe Barnes	Mills Contracting	601-645-2980	jbarnes@millscontracting.net
Jake Wesel	J. Morgan Co.	662-364-8668	jake@jmcoservices.com
Bill Conn	J. Morgan CO.	662-574-9956	billj@jmcoservices.com
Roger Brown	Tombigbee Contractors	662-436-1374	rogerbrown@tombigbeeinc.com
Dee WELT	MSU	662-341-0945	dewelwain@msstate.edu

