

## SECTION 009113 – ADDENDUM ONE

## PART 1 - ADDENDA



## 1.1 PROJECT INFORMATION

- A. Project Name: 25116 Meridian School District New Office Building.
  - 1. Project Location: 1221 24th Ave, Meridian, MS 39301.
- B. Owner: Meridian Public School District, 1019 25<sup>th</sup> Avenue, Meridian, MS 38391.
- C. Architect: Dale | Bailey, an Association, One Jackson Place, Suite 250, 188 East Capitol Street, Jackson, MS 39201-2100.
- D. Architect Project Number: 25116
- E. Date of Addendum One: 06 March 2026

## 1.2 NOTICE TO BIDDERS

- A. This Addendum is issued to all registered plan holders pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. **The date for receipt of bids is CHANGED by this Addendum to March 17, 2026, at 2:00 pm, same location.**

## 1.3 GENERAL

- A. Attached are the annotated Pre-Bid Meeting Minutes and Meeting Attendees dated 03 March 2026.
- B. Substantial Completion on July 17, 2026, is a firm date.
- C. Rubber base to be 6" throughout.
- D. Following Q&A list is not exhaustive and further answers to follow in future addendum.

## 1.4 GENERAL RESPONSES TO REQUESTS FOR INFORMATION

- A. Question: Please clarify the full scope of pressure washing, brick cleaning, and brick repointing.
- Answer: No repointing. All vertical surfaces of building are to be pressure washed. Clean dark stains from existing brick. Pressure wash all sidewalks on site.
- B. Question: Stair 106 lists GYP/ACU as ceiling materials on the finish schedule, please confirm ceiling work.
- Answer: Stair 106 and 215 are connected and share the same space. Above is an ACU ceiling while below the stairs is a GYP ceiling fur down that will need to be painted.
- C. Question: Spec section 015000 section 3.4 F requires the engagement of pest services; will this be required?
- Answer: Yes, the purpose of that section is to make sure pests are not added to the building during the demo/renovation of the project and to be returned to the Owner without new pests added to the building.
- D. Question: Spec section 015000 section 3.4 H, how is this required?
- Answer: Site security will be the requirement of the contractor during construction. If part of the project involves opening a hole in the wall (addition of the new window), it will be the contractor's responsibility to keep the site safe and secure.
- E. Question: Is the concrete on the stairs in 106 and 215 to remain?
- Answer: Yes, concrete remains.
- F. Question: What is the scope of pressure washing the parking lot?
- Answer: The entire parking lot adjacent to the building on the upper grade and lower grade, including the parking under the building.
- G. Question: How does section 312318 relate to this project?
- Answer: This section refers to multiple items in a generic sense. For this project, it will mostly apply to utilities that may need to be connected to or located during construction. This section sets the expectations for the contractor should any work spill out of the building for any scope of work now or later in the project.
- H. Question: Is the window on A-001 related to the 8' section on the first-floor plan in the office? This is not detailed on the demo sheet.
- Answer: Yes. The window is tagged with an "A" and relates to the window "A" on the same sheet. The wall will need to be demo'd accordingly to accept the new window.
- I. Question: Are the tables and chairs in the meeting to be part of the scope?
- Answer: All furniture is not in scope.

J. Question: It is assumed that light grey millwork is to remain and only dark dashed line millwork is to be removed?

Answer: That is correct.

K. Question: General Note #5 mentions tying downspouts into underground drainage and to reference civil.

Answer: Please disregard Note #5 on the Gener floor plan notes. Thank you for bringing that to our attention.

L. Question: Proposal form and specs do not agree on when to supply subcontractor's list.

Answer: Be prepared to provide a sub-contractors list immediately upon project award.

M. Question: If we submit proposals digitally, do we need to submit in duplicate?

Answer: No, one submission is acceptable if submitting digitally.

N. Question: Please confirm that toilet 124 is the only toilet to receive new toilet accessories.

Answer: That is correct.

O. Question: No basis of design for flooring finishes.

Answer: The spec is performative but a basis of design will be:

1. Solid LVT: Mohawk; Harmonic Waves Connecting Cool, 18x36.
2. Wood LVT: Mohawk; Shenandoah Valley, 7x48, color to be selected.

P. Question: Where does Luxury Vinyl Tile go?

Answer: See finish schedule on sheet A-611.

## 1.5 ATTACHMENTS

A. Annotated Pre-Bid Meeting Minutes and Meeting Attendees dated 03 March 2026.

END OF ADDENDUM ONE

Minutes (in red)

201 Park Court, Suite B  
Ridgeland, MS 39157  
P 601.790.9432  
F 888.281.0547

03 March 2026

24067 Meridian Harris Complex Renovations & New Office Building / Pre-Bid Meeting

One Jackson Place, Suite 250  
188 East Capitol Street  
Jackson, MS 39201-2100  
P 601.352.5411  
F 601.352.5362

161 Lameuse Street, Suite 201  
Biloxi, MS 39530  
P 228.374.1409  
F 228.374.1414

1. General

- a. Please silence cell phones
- b. Sign-in sheet: Minutes will include list of meeting attendees
- c. Plan holders list: Minutes will include list of plan holders
- d. **Meridian Harris Complex Renovations** Description: This project converts an existing school campus into district offices, including transforming the cafeteria into a boardroom with new restrooms and plumbing. Additional work includes selective painting and flooring, ADA sidewalk upgrades, full TPO roof replacement on one building, restoration of historic steel windows, and pressure washing around the cafeteria.
- e. **Meridian New Office Building description: Renovation of an existing medical office into the new Meridian Public School District main office. Work includes new flooring, ceiling tiles, paint, casework, a window, and plumbing, along with access control upgrades and exterior EIFS repairs with the addition of the MPSD logo.**
- f. **Note: Note that this is two separate projects to open bids on the same day at the same time in separate bid envelopes. The general correspondence of this agenda applies to both projects unless noted accordingly.**

2. Team

- a. Owner ..... Meridian Public School District / Clay Sims
- b. Program Manager ..... Bailey Program Management / Jason Stewart
- c. Architect..... Dale Baily an Association / Russ Blount / Chance Stokes
- d. Civil..... WGK, Inc. / Brandon McKay
- e. Mechanical ..... GSK Mechanical, Inc. / Jason Kackley
- f. Electrical..... The Power Source, PLLC / Chris Green

3. Procurement and Contracting Requirements

- a. Advertisement for Bids
  - i. Advertisement dates: 02/11/26 & 02/18/26
  - ii. **Bid Receipt: Bids to be opened at 2:00 PM on Tuesday, March 17, 2026. Revised to avoid spring break.**
  - iii. Bid Location: Meridian Public School District / 1019 **25<sup>th</sup> Avenue** / Meridian, MS
- b. Bidder Qualifications
  - i. Bidders must be properly licensed under the laws governing their respective trades

- ii. List all applicable state & local license & registration nos. on outside of bid envelope
  - c. Bonding & Insurance
    - i. Bidders must be able to obtain insurance and bonds required for the Work
  - d. Bid Security
    - i. A Bid Security in the amount of 5% of the total maximum bid amount is required
    - ii. Cash, cashier's check, certified check, US money order, or bid bond
  - e. Bid Form and Attachments
    - i. Acknowledgement of Addenda
    - ii. Subcontractor identification
  - f. Bid Submittal Requirements
    - i. Envelope requirements (re: Bid Submittal Checklist)
    - ii. Proper identification
  - g. Notice of Award
    - i. Offered within 90 days after receipt of bids
    - ii. Award will be made as soon as possible & successful bidder should be ready to secure bonds & insurance immediately
- 4. Communication during Bidding Period
  - a. Obtaining documents
    - i. Plan holders are required to register and order bid documents at [www.dalebaileyplans.com](http://www.dalebaileyplans.com)
  - b. Bidder's Requests for Information
    - i. Binding answers to questions must be included in an official written addendum and the Contractor or Subcontractor is encouraged to provide written communications to the Architect for proper response
    - ii. Address e-mailed written correspondence to [biddinginfo@dalepartners.com](mailto:biddinginfo@dalepartners.com)
    - iii. No questions will be accepted after 5:00 PM on Thursday, 03/12 in order to allow the Architect adequate time to prepare any necessary addenda
  - c. Addenda
    - i. Addendum no 1 .....03.06.26
    - ii. Addendum no 2 (tentative) .....03.13.26
- 5. Contracting Requirements
  - a. The Supplementary Conditions
    - i. Refer to this section for specific comments & directives
      - 1. Change order markups
      - 2. Weather delays
      - 3. Retainage
      - 4. Stored material

5. Liquidated damages
6. Insurance
- b. Other Owner requirements: verify user occupancy during construction
6. Construction Documents
  - a. Use of Site
    - i. use of site - Full site and parking are available for lay down and contractor parking.
    - ii. Parking
    - iii. Lay-down area
  - b. Work Restrictions
    - i. Work days - No conflicts can work seven days a week.
    - ii. Work times - No conflict can work anytime school is not in session.
  - c. Unit prices, alternates, & allowances
    - i. Harris Complex Renovations
      1. Unit prices
        - a. Unit Price 01: Tectum Deck Removal and Replacement per square foot.
        - b. Unit Price 02: Pressure Washing (Vertical or Horizontal Surface)
      2. Alternates: No alternates currently included in bid package
      3. Allowances
        - a. Lump Sum Contingency Allowance of (\$40,000.00)
        - b. Tectum Deck Replacement Allowance (\$12,000.00)
    - d. Meridian New Office Building
      1. Unit prices
        - a. Unit Price 01: Removal and replacement of existing registers.
      2. Alternates: No alternates currently included in bid package
      3. Allowances
        - a. Lump Sum Contingency Allowance of (\$40,000.00)
  - e. Substitutions following award
    - i. Substitutions will be considered within 30 days of the contract award
    - ii. Burden of proof of "equal" will be on the Contractor or Vendor
7. Schedule
  - a. Project Schedule
    - i. Section 013200 in Project Manual
    - ii. GC to provide CPM type schedule, regularly updated
  - b. Contract Time
    - i. Work by Substantial Completion July 17, 2026. For both Meridian Harris Complex Renovations & new Office building

- c. Liquidated Damages
    - i. \$500 each calendar day of the delay after Contract Time
  - d. Other Bidder Questions
8. Post-Meeting Addendum
- a. May be issued, as necessary to document the meeting questions & provide proper responses
9. Other Bidder Questions
- a. Modifications to the Procurement and Contracting Documents are issued by written Addendum only
10. Site/facility visit or walkthrough
11. General questions
- a. If the district holds the bids for 90 days, will it be possible to meet the proposed completion date? The district confirmed that this date stands firm. Clay noted that the board meets on March 24th and estimates that the bids will be approved and a notice to proceed will be issued immediately following. GC Bonds and insurance will be the only thing that impacts the start date.
  - b. These specifications mention a letter of intent for MPEQ stormwater. Verify this is required.
  - c. Clarify milling requirements. Infill and overlay - is this integrated or separate? Coordinate with civil engineer.
12. Harris Complex Renovations questions
- a. Add note about caulking joints. See photographs.
  - b. Clarify note about roof leaks. Need additional information.
13. Meridian new office Building questions
- a. Verify exterior H scope. Is this exterior windows only?
  - b. Recommend using a six-inch base replacement to match existing conditions rather than a four-inch base as currently shown.
  - c. Make sure that exterior control joint gets repaired and cleaned - the one that is letting water into the basement building.
  - d. Make sure exterior basement window gets casing as well.
  - e. Verify scope of Fairfax floor outlets and security cameras. This is unclear on the documents.
  - f. The drawings called for retrofitting existing breezeway lighting. There is none. Clarified document scope.

End

Meeting Attendees

201 Park Court, Suite B

Ridgeland, MS 39157

P 601.790.9432

F 888.281.0547

03 March 2026

24067 Harris Complex Renovations / Pre-Bid Meeting

One Jackson Place, Suite 250  
188 East Capitol Street  
Jackson, MS 39201-2100  
P 601.352.5411  
F 601.352.5362

161 Lamouse Street, Suite 201  
Biloxi, MS 39530  
P 228.374.1409  
F 228.374.1414

	Name	Company	Phone	Email
1	Clay Sims	MPSD	(601) 484-4946	csims@mpsconnect.org
2	Jason Stewart	BPM	(601) 265-0011	jstewart@bailey-pm.com
3	Russ Blount	Date   Bailey	(601) 352-5411	russblount@dalepartners.com
4	Todd Ratcliff	Ratcliff E.E.	601-527-4512	todd@ratcliffleduc.com
5	Sammy Ratcliff	Flag Shop	601-209-1075	Sam & Kumar, Co
6	Chad Roberson	Roberson Construction	601 953 4851	chad@robersonconst.com
7	Dane Ethridge	D+E Const	601-917-5188	dane@dandlconstruction.com
8	Josh Caeverd	MATEART Construction	601-942-1699	josh@mateart.com
9	Johnny Rankin	Sullivan eat	601-517-7461	stfrees@sullivan eat.net
10	Patrick Ward	JWC	601-666-3006	ward@jbehr.com
11	James Henry	Copper Top Roofing	666-388-5550	james@copper-toproofing.com
12	Johnny Roper	FLOR & more	205-499-6739	jroper007@aol.com
13	Dewayne Bennett	Southeast Environmental	205-392-9308	lyertha@florasp.com
14	Luke Middleton	Roofing Solutions	601-317-5197	Middleton@roofingsolutions.com
15	Ashley Traylor	The Xer-Construct	601-260-7969	traylor@xercon.com

	Name	Company	Phone	Email
16	Myrus Summers	Summit WZP	2056413106	MEMBERS@SUMMIT-WATERWORKS.COM
17	Be Rentfroe	ARS	205-349-4560	krugers@arsroofing.net
18	Will Williamson	McLain	601-416-9520	wwilliamson@mcclaininc.com
19	Arson Waldrop	Brookman Electric	601-833-5233	arsonwaldrop@brookmanelectricllc.com
20	Allen Marler	DCS	601-967-6216	amarler@dcscorp.net
21	Jay Jeyar	J&J	601-917-0650	jay.jeyar@jjconst.com
22	Jonathan McKee	Larry J. Sumrall	601-319-8933	Jonathan@JSumrall.com
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