

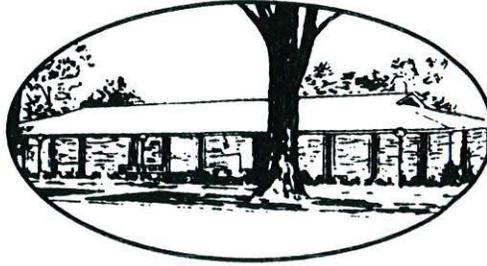
Phone: (662) 653-3221
Fax: (662) 653-6847

CITY OF DURANT

Dr. Henry Robinson, Jr.
Mayor

Ursula Perry
City Clerk

Shannon Gallagher
Court Clerk



Alderspersons
Ricky Fletcher
Fredia Boyd-Johnson
Linda McDonald
Leatha "Bo" Patterson
Carolyn Riley

John Haynes
Police Chief

Kelly Boyd
Fire Chief

P. O. Box 272 • Durant, MS 39063-0272
Email: cityclerk@cityofdurant.org

March 28, 2018

Attn: Bidders of Record

Reference: **ADDENDUM No.1**
Historic Durant Depot North Building Renovation
STP-0074-00(021) LPA/106866-701000
Durant, Mississippi
Holmes County

Dear Sir or Madam:

Please attach to and make part of the proposal assembly the attached sheets and information.
18 Pages Total

1. Replace existing Table of Contents with the Attached Table of Contents dated 3/28/2017.
2. ADD NTB 4, Pre-Bid Meeting Minutes and Sign-In Sheet from the Non-Mandatory Pre-Bid Meeting that took place on March 20, 2018 @ 2:00 PM.
3. ADD NTB 5 for Drawing and Specification Clarifications.
4. Replace existing Second Sheet of Section 905 – Proposal with the attached sheet dated 3/28/2017.

Kindly acknowledge receipt and attachment of complete ADDENDUM No. 1 by signing below and returning this letter via fax or email to our office. Please call if you have not received the stated number of sheets above. Thank You!

Belinda Stewart Architects, PA
Fax No.: (662) 258-6452
bsa@belindastewartarchitects.com

Sincerely,



Dr. Henry Robinson, Jr., Mayor
City of Durant

Contractor (Company Name): _____

By (Signature): _____

Name (Printed): _____

Date: _____

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Historic Durant Depot North Building Renovation
BSA Job #1213

STP-0074-00(021) LPA/106866-701000
Holmes County

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MISSISSIPPI DEPARTMENT OF TRANSPORTATION

SECTION 904 - NOTICE TO BIDDERS NO. 4

CODE: (SP)

DATE: March 28, 2018

SUBJECT: Pre-Bid Meeting Minutes and Sign-In Sheet

**PROJECT: Historic Durant Depot North Building Renovation
Holmes County
STP-0074-00(021) LPA/106866-701000**

Attached Pre-Bid Meeting Minutes and Sign-In Sheet.



PRE-BID CONFERENCE MEETING MINUTES

Historic Durant Depot – North Building Renovation

STP-0074-00(021) LPA/106866-701000

BSA# 1213

March 20, 2018 @ 2:00 PM

Sign- in Sheet (attached)

Introductions

Bid-opening: Tuesday, April 3, 2018 received @ 5:00 pm, read at 6:30 Board Meeting
Durant City Hall – 253 W. Mulberry Street, Durant, MS 39063

1. Introductions: Craig Bjorgum, Landon Voller, Forest Minor, Sharron Cauthen, Eric Morgan, City Officials and Members of Durant Historic Preservation Committee.
2. View plans and specs: At Durant City Hall & BSA.
3. Obtain Plans through Plan House Printing for a \$100 refundable deposit (See Advertisement for Bid). Electronic files available.
4. Electronic bidding available through Central Bidding at www.centralbidding.com
5. All Addendums will be distributed through Plan House Printing and Central Bidding.
6. Construction will start approximately 60 days after bid is awarded (typical MDOT timeline).
7. Prevailing Wages will apply to the project. See Project Manual.
8. **Construction Duration: 300** calendar days for construction. See Project Manual for Additional Information.
9. **Liquated Damages:** Based on the project cost. See Special Provisions 907-108-37 LPA in project manual for additional information. Special Provisions—list of liquidated damages.
10. **Project Manual:** Read all Sections and Requirements carefully. Look at all NTB carefully, special provisions, etc.
11. **DBE goal is 2%.** See Project Manual. Make sure it is incorporated in bids.
12. Review ALL MDOT/FHWA requirements.
13. Review, Include, and Check Items on Bidders Checklist carefully (Front of Manual)
14. **Submit Entire Project Manual (Proposal & Contract Documents-Street Ready) including All Addendum(s)**
 - i) Do not include drawings. Do not remove sheets from Manual. Bind or staple documents as required.
 - ii) Stripped Bids will be deemed irregular, will not be opened and returned to contractor
 - iii) Contractor to Complete OCR-485-LPA (At back of proposal) or Bid will be Deemed Irregular
 - iv) Addendums may be bound or stapled into Project Manual/Proposal.
 - v) Proposal must be submitted in a sealed envelope.
15. Contractor **is not** required to complete the OCR-481-LPA (DBE List at back of Proposal) at time of bid.
16. Review **all** Notice to Bidders (NTB) Sections.
 - a. Addenda will have reissued Table of Contents included.
17. The Second Sheet of SECTION 905 PROPOSAL will be replaced by Addendum(s). Form from the last issued Addendum must be used when submitting bid. **This is very important.**
18. No Pre-Bid Substitution Requests are allowed.
19. There are **NO** Alternates (Add Options) as part of the project.



20. The Depot was originally constructed in 1909 and is a Mississippi Landmark. Mississippi Department of Archives and History will be involved in all stages of the project.

Summary of construction – Interior and Exterior

*Note: List below is only a summary of project work scope and is not all inclusive. Bidders shall be responsible for reviewing all drawings, project site, and project manual for complete work scope.

21. North Building ONLY in contract. See drawings.
22. The railroad **IS** active on a very limited basis (storage track). **No railroad insurance will be required.**
23. No Asbestos Abatement will be included as part of the project. ACMs Already Abated. Notify architect if suspicious material found. Report in Project Manual

Basement

24. Structural Repairs
25. New Sump and Pit

Interior Work

26. Select Demolition
27. Structural Repairs (Floor & Roof Framing)
28. Attic
 - a. Draft Stops
 - b. Insulation
29. Restored and New Finishes
 - a. See plans and specifications for definition of Well-Maintained Condition.
30. New Mechanical, Electrical and Plumbing
31. Limited Casework
32. New Restrooms at North. Rough in only at South Restrooms.

Exterior Work

33. Sitework
 - a. Ramp, Stairs and Railing Not in Contract - By City of Durant
 - b. ADA Concrete Parking Area and Striping Not in Contract – By City of Durant
 - c. Pavers – East, North (except in area of Helical Pier Installation) and South Side Paver Work by City of Durant. West Side Paver work per Drawings is in the contract.
 - d. Helical Piers at North Wall. See Structural Drawings
34. Roof (Complete Removal and Reinstallation of Both Salvaged and New Clay Tile)
 - a. Existing Clay Roof Tiles are Ludowici T-12 Interlocking Spanish Tiles. Replacement tiles to match and interlock exactly.
 - b. There are a few roof tiles in the attic for use.
 - c. Blending of old and new tiles will be critical.
 - d. Cleaning of all clay roof tiles (North Building Only) is included in the project. See Roof Plan General Note 1 on Sheet A1.2.
 - e. New High Temperature Self-Adhering Underlayment recommended/approved by roof tile Manufacturer to be included over all areas of roof in scope of work.
 - f. Roof work stops at South side of Notch between buildings. See sheet A1.2.
35. Masonry Restoration (Brick and Stone) Work
36. Window Restoration
 - a. Clarification: All windows shall be restored to an operable well-maintained condition.



37. Gutters, Downspouts and Flashing
 - a. Refer to drawings for extent of gutter and downspout repair and replacement work.
 - b. All roof flashings will be replaced.
 - c. Only North building portion of roof is in scope of work. See roof plan.

38. Addenda
 - a. Final Addendum will be issued no later than Wednesday, March 28, 2017 @ 5:00 pm.
 - b. All Addenda is required to be approved by MDOT prior to releasing to Plan Holders
 - c. Meeting Minutes from pre-bid conference will be included in Addendum #1.
 - d. Any Updates with Prevailing Wage Rates will be included in Addendum. Will review 10 days before bids due.
 - e. All Addenda must be included in Proposal. Can Staple into Proposal.

39. Electronic documents,
 - a. BSA will make available via Plan House Printing.

40. Exterior soffit and trim work to stop at North wall of South Building (south wall of breezeway). See drawings for work scope boundaries.

41. Staging
 - a. Entire parking lot of Depot is available for parking and staging area.
 - b. South Freight room of North Building is available for contractor's use during construction. No work (except new electrical panel) is occurring in this room.

42. Water & Electric
 - a. 120v on front poles, electricity in the building
 - b. Running water available in depot now.

43. Roof Decking—see roof plan (Sheet A1.2) for wood roof decking replacement (quantity) requirements.

44. Site Visits
 - a. Coordinate with Mr. Forise Minor
 - b. Mr. Minor can provide ladder for attic access at South Freight Room (North Building) ceiling. Contact Numbers are as follows:
Cell 662.653.3456
 - c. The City of Durant may also be contacted to arrange a site visit if Mr. Minor is not available.

END OF MEETING MINUTES



Non-Mandatory PRE-BID CONFERENCE

HISTORIC DURANT DEPOT – NORTH BUILDING RENOVATION

2:00 pm – March 20, 2018
 STP-0074-00(021) LPA / 106866-701000
 BSA Project #1213

SIGN IN SHEET:

(Please write Clearly)

NAME ORGANIZATION/COMPANY PHONE/FAX NUMBER E-MAIL

NAME	ORGANIZATION/COMPANY	PHONE/FAX NUMBER	E-MAIL
Henry Robinson	City of Durant	(662) 582-6351	durantmayor@icloud.com
Charlie Mae Campbell	D.H.P.	(662) 503-3841	
Dorothy "Dot" Blanton		662-981-3000	
Betty Bankhead	DHP	662-653-6105	deblanton@bellsouth.net
Linda McDonald	Ald. Durant	662-683-0919	
Forise Minor	DURANT Insp.	662-653-6268	snokeymac1943@yahoo.com
Kendrick Gear	GEARs Construction	662-653-3456	F6Minor@Yahoo.com
		662-822-2781	GearsConstruction@yahoo.com

123 North Dunn Street
 Post Office Box 867
 Eupora, Mississippi 39744
 662.258.6407 phone

BELINDA STEWART ARCHITECTS, P.A.



Non-Mandatory PRE-BID CONFERENCE

HISTORIC DURANT DEPOT – NORTH BUILDING RENOVATION

2:00 pm – March 20, 2018
 STP-0074-00(021) LPA / 106866-701000
 BSA Project #1213

SIGN IN SHEET:

(Please write Clearly)

NAME	ORGANIZATION/COMPANY	PHONE/FAX NUMBER	E-MAIL
Ursula Perry	City of Durant City Clerk	662-653-3314 662-653-6847	Cityclerk@cityofdurant.org
Sharon Conther	Dur Hist Pres Comm	601-826-5429 662-746-2513	ceewes@aol.com
ERIC MORAN	MDOT	662-258-6405	EMORAN@MDOT.MS.GOV
Landon Venter	BSSA	662-258-6405	Landon@belindastewartarchitects.com
GRAY BJORGUM	BSSA	662-258-6405	Gray@belindastewartarchitects.com

MISSISSIPPI DEPARTMENT OF TRANSPORTATION

SECTION 904 - NOTICE TO BIDDERS NO. 5

CODE: (SP)

DATE: March 28, 2018

SUBJECT: Drawing and Specification Clarifications

PROJECT: Historic Durant Depot North Building Renovation
Holmes County
STP-0074-00(021) LPA/106866-701000



SPECIFICATIONS:

Item #S1: REVISED Section 901 - Advertisement (Attached).
** Note: The ONLY change to the Advertisement is the addition of
SMPLC Project # SM-14-604.

Item #S2: Clarification – No Railroad Insurance will be required for this project.

DRAWINGS:

Item #D1: Drawing Sheet D1.1

- a. Keynote 1 – Omit last sentence. Add: “Consult with architect if needed before beginning work.”
- b. Keynote 25 – Revise Keynote 25 to read: “Remove all non-original door and frame elements. Protect existing original door elements (such as transom) for restoration. Consult with architect if needed before beginning work.”
- c. Apply Keynote 4 to Lobby (south end adjacent to ticket office) for remaining flooring.
- d. In basement, remove existing wood door and frame at entrance to basement. Discard.
- e. In Ticket Office, remove all remaining existing plaster ceiling & lathe (existing partially delaminated).
- f. Remove concrete floor in two Northern most restrooms. Prepare for replacement with new wood floor framing and flooring. Provide temporary shoring for restroom walls as needed. Remove the four concrete support columns at basement completely. Patch concrete floor in basement.
- g. Remove collapsed plaster ceiling in 2nd Northern most restroom (Restroom 105).

Item #D2: Drawing Sheet A1.1

- a. Keynote 19—Revise keynote to read: “Restore original existing transom window to well maintained condition and as per historic window restoration notes and details. Install new wood replacement door, door hardware, and door frame to match adjacent historic doors and frame profiles exactly.”
- b. Revise Keynote 14 to read “Install new 2x12 Wood joists at 16” on center & ¾” tongue and groove decking to replace removed concrete decking. See structural for general notes on wood framing.” Keynote 14 to apply to Restrooms 104 & 105.
- c. Window Legend—Add the following to note under Window Type A: “Previously restored windows are to be restored similarly to Type B windows due to the quality and ongoing degradation of existing window glazing, repairs, and paint.”
- d. Keynote 23—Revise to read: “Rebuild/Restore wood lattice wall at west wall of Event Desk Cage 109 using existing & new wood components. Paint.”
- e. Keynote 24—Add the following: “Restore original existing transom/door glass to well maintained condition and as per historic window restoration notes and details.”
- f. Keynote 25—Delete Keynote in its entirety.

- Item #D3: Drawing Sheet A1.2
- a. Keynote 21—Add the following to read: “Install temporary brick at base of wall behind downspout hub where hub was moved up.”
- Item #D4: Drawing Sheet A2.1 & A2.2
- a. General Elevation Notes—Add Note E. to read “All stone to be gently pressure washed. All stone joints to be repointed with compatible strength mortar matching existing (as approved by architect during submittal process) with horizontal joints to receive approved backer rod & sealant. Parapet stones to have rope wicks to roof side. All horizontal surfaces to be treated with water repellent per specifications. Cracks and holes to be repaired as part of project.”
 - b. Delete Keynote 10—See reflected ceiling plan and lighting plan for all lighting information.
- Item #D5: Drawing Sheet A4.1
- a. Door Schedule
 - i. Door 101B to be a new wood door, Type A, similar to 101A. Swing as shown on Sheet A1.1.
 - ii. All existing hardware not scheduled to be reused to be salvaged and returned to owner.
 - iii. Existing doors not scheduled to be reused to be salvaged and returned to owner.
- Item #D6: Drawing Sheet A5.2
- a. Keynotes 24,25, & 26—add “Paint.” to each note.
- Item #D7: Drawing Sheet A6.1
- a. Keynote 15 to apply to the two existing goose neck light fixtures centered at the East and North parapet walls. All other exterior fixtures to be new replacement fixtures at same locations as the existing lights, unless noted otherwise.
- Item #D8: Electrical Sheets
- a. Replace Sheet E1.1 with attached sheet.

ADDITIONAL INFORMATION:

Photographs of basement provided below:





END OF ADDENDUM #1 (Notice to Bidders No. 5)

**SECTION 901
ADVERTISEMENT**

Historic Durant Depot North Building Renovation
for
City of Durant, Holmes County, Mississippi

Federal Aid Project No. STP-0074-00(021) LPA/106866-701000

SMPLC Project # SM-14-604

The City of Durant, Mississippi, will receive bids for the **Historic Durant Depot North Building Renovation**, Federal Aid Project No. STP-0074-00-(021) LPA/106866-701000, no later than 5:00 pm Local Time on the 3rd day of April, 2018 at the City Hall located at 253 W. Mulberry St., Durant, Mississippi 39063. All bids so received will be publicly opened and read aloud at the regularly scheduled meeting of the City Board at 6:30 pm Local Time on the 3rd day of April, 2018. There will be a non-mandatory Pre-Bid Conference scheduled for 2:00 pm Local Time on the 20th day of March, 2018 at Durant City Hall. Attendance is strongly recommended.

The contract time for this project is 300 calendar days.

The work shall consist essentially of the following items:

North Building: Exterior and Interior renovation/restoration including, but not limited to roof work, limited masonry and wood framing stabilization work, new mechanical and electrical systems, interior finishes, window and door restoration,

The above general outline of features of the work does not in any way limit the responsibility of the Contractor to perform all work and furnish all labor, equipment and materials required by the specification and the drawings referred to therein.

The attention of bidders is directed to the Contract Provisions governing selection and employment of labor. Minimum wage rates for Federal Aid projects have been predetermined by the Secretary of Labor and are subject to Public Law 87-581, Work Hours Act of 1962, as set forth in the Contract Provisions.

The City of Durant, Mississippi, hereby notifies all Bidders that it will affirmatively insure that in any Contract entered into pursuant to this Advertisement, disadvantaged and women's business enterprises will be afforded the full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The award of this Contract will be contingent upon the Contractor satisfying the DBE/WBE requirements.

Bid documents are being made available via original paper copy. **Plan holders and plan rooms are required to register and order bid documents at www.bsaplanroom.com**

This project requires a refundable deposit of \$100.00. All orders must be placed through the website. All plan holders are required to have a valid email address for registration.

When placing the order, you must choose Pay by Check at check-out online.

**All checks must be made payable to Belinda Stewart Architects and Mailed to: Plan House Printing
607 W. Main Street
Tupelo, MS 38804**

Bid Documents will be shipped when the check is received at the printer's office.

For questions regarding website registration and online orders, please contact Plan House Printing at **(662) 407-0193**.

For specific questions related to the project, please contact:

Belinda Stewart Architects, PA
PO Box 867 - 61 North Dunn Street
Eupora, MS 39744
662-258-6405 – phone 662-258-6452 - fax

The Contract Documents are on file and may be examined at the following locations:

1. Durant City Hall, 253 W. Mulberry Street, Durant, Mississippi 39063.
2. Belinda Stewart Architects, PA, 61 North Dunn Street, Eupora, Mississippi 39744

Each bid shall be accompanied by a Certified Check on a solvent bank or a Bidder's Bond issued by a Surety Company licensed to operate in the State of Mississippi, in the amount of five percent (5%) of the total bid price, payable to the City of Durant as bid security. Bidders shall also submit a current financial statement, if requested by the City. The successful bidder will be required to furnish a Contract Bond in the amount of one hundred percent (100%) of the contract amount.

The proposal and contract documents in its entirety shall be submitted in a sealed envelope and deposited with the City Clerk, Ursula Perry, Durant, Mississippi prior to the hour and date above designated. No bidder may withdraw his bid within sixty (60) days after the date of actual bid opening, without Owner's consent.

Work to be performed shall be in accordance with the "Mississippi State Highway Standard Specifications for Road and Bridge Construction, 2004", together with all amendments and /or special provisions and/or addenda to the standards duly approved and adopted, unless otherwise noted in these specifications.

The attention of Bidders is directed to the provisions of Subsection 103.07 pertaining to irregular proposal and rejection of bids.

Electronic bids can be submitted at www.centralbidding.com. Official bid documents can be downloaded from Central Bidding. Electronic bids are due the same time and date as sealed bids. For any questions relating to the electronic bidding process, please call 225-810-4814.

MAYOR, CITY OF DURANT,
HOLMES COUNTY MISSISSIPPI

By: /s/ Dr. Henry Robinson, Jr.
Dr. Henry Robinson, Jr., Mayor
City of Durant, Mississippi

PUBLISH: March 1, 2018
 March 8, 2018

(Provide two sworn proofs of publication to the City of Durant, MS.)

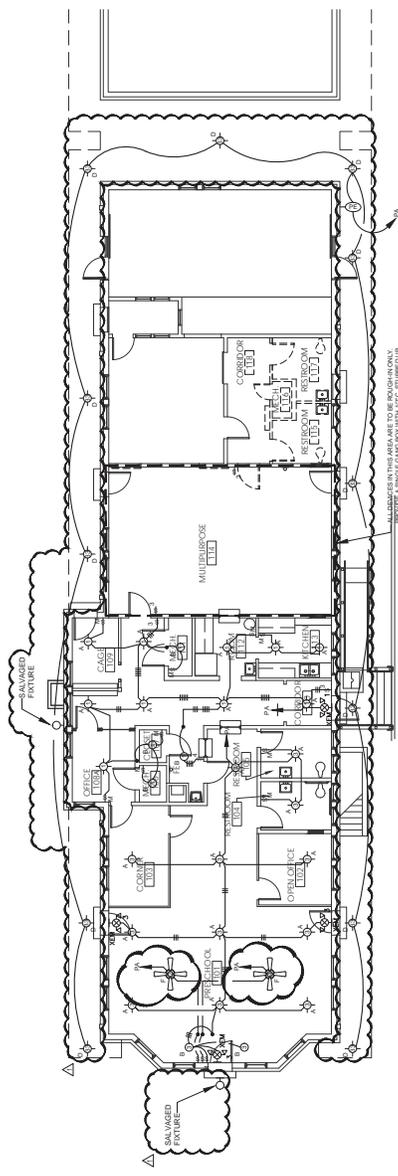


STREET READY

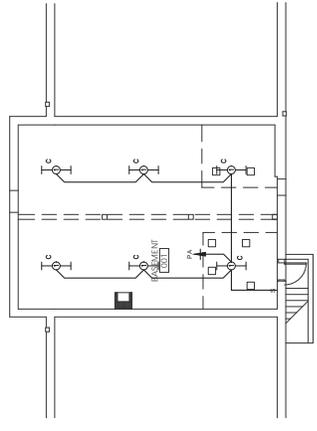


PROJECT # 1213
 DATE: 03.27.2018
 REVISION:
 SHEET: LIGHTING PLAN

E1.1



1 LIGHTING PLAN
 Scale: 1/8" = 1'-0"



2 LIGHTING PLAN - BASEMENT
 Scale: 1/8" = 1'-0"

