

## ADDENDUM 1

**Date:** April 29, 2025  
**To:** Construction Documents, Dated 04.18.25  
**Project:** UACCB Gateway Center FARM

Attachments: 004100 BID FORM, Pre-Bid Sign-in, Pre-Bid Meeting Minutes, E2.0 SITE PLAN, E3.0 LIGHTING PLAN, E4.0 ELEC POWER PLAN, E5.0 ELEC SYSTEMS PLAN, E5.1 FIRE ALARM PLAN, E6.0 MECH POWER PLAN, E7.0 PANEL SCHEDULE AND ONE-LINE, E8.0 ELECTRICAL DETAILS, M2.3 ENLARGED HVAC PLAN – MEETING, M4.0 MECHANICAL SCHEDULES, P1.0 PLUMBING NOTES, SCHEDULES, AND LEGENDS, 102800 TOILET, BATH, AND LAUNDRY ACCESSORIES, A2.4 ENLARGED RESTROOM PLAN, 01 20 00 ALLOWANCES.

This addendum and the attachments listed above, issued prior to bidding, alters, amends, corrects, or clarifies the Proposal Documents to the extent stated herein and does thereby become a part of the Proposal Documents and will become part of the Contract Documents of the successful bidder(s).

### 1. CLARIFICATIONS

- a. Please refer to the Pre-Bid Meeting Minutes for revised bidding schedule including bid date, questions cut-off, and final addendum date.

### 2. SPECIFICATIONS

- a. ADD attached section 10 28 00 – TOILET, BATH, AND LAUNDRY ACCESSORIES to the project manual/construction documents.
- b. ADD attached section 01 20 00 – ALLOWANCES to the project manual.
- c. REPLACE attached section 00 41 00 – BID FORM to the project manual for revised bid date of May 13<sup>th</sup> @ 2PM and construction days extended to 200 days.
- d. Revise 001000 LIST OF DRAWINGS to ADD sheet E5.1 FIRE ALARM PLAN.
- e. Refer to 23 06 00 SPECIALIZED PACKAGED AIR HANDLING UNITS for following revision: 2.01 MANUFACTURER delete subparagraph A and replace with "Subject to compliance with requirements, available manufacturers offering products that may be incorporated include but shall not be limited to the following:"
- f. Refer to 00 10 00 TABLE OF CONTENTS to ADD 01 20 00 ALLOWANCES to DIVISION 01

### 3. DRAWINGS:

- a. Revise A0.1 PROJECT INFO: DRAWING INDEX to include sheet E5.1 FIRE ALARM PLAN.
- b. REPLACE attached sheet A2.4 ENLARGED RESTROOM PLAN for revisions to include addition of Mop Holder "G" in Janitor 020 and of Shower Curtain "Q" in each shower stall and include in Accessory Schedule.
- c. ADD Sheet E5.1 FIRE ALARM PLAN for fire alarm system in the building.
- d. REPLACE sheets E2.0, E3.0, E4.0, P1.0 for electrical service and design changes.
- e. REPLACE sheet E6.0 for revisions to include disconnects.
- f. REPLACE sheet E8.0 for addition of 6 TRENCH DETAIL, 7 HANDHOLE DETAIL and renumbered details 8 FLOOR BOX AND MONITOR DETAIL AND 9 NEC 250 ELECTRICAL GROUND DETAIL.
- g. REPLACE sheets M2.3 and M4.0 for following revisions – revised electrical load and duct keynote change.

END OF ADDENDUM 1

**UACCB Gateway Center FARM**  
**Pre-Bid Conference**  
**2210 E. Main Street, Batesville, AR**  
**Agenda**  
**April 28, 2025 at 10 am**

1. Key Parties

- A. Owner – Representative:
  - i. UACCB Chancellor – Dr. Brian Shonk
  - ii. Procurement Manager – Peggy Jackson
  - iii. Executive Director of Facilities and Auxiliary Service – Heath Wooldridge
- B. Architect – Fennell Purifoy Architects
  - i. Partner in charge: Phil Purifoy, AIA
  - ii. Project Manager: Kristen Seideman
  - iii. Construction Administrator: Christian Martin, AIA
  - iv. Civil: EDG, Robert Helvey
  - v. Consulting Engineers: Brown Engineers - Scott Geurin and Michael Biebesheimer

BN: All correspondence will be directed to Kristen Seideman

Fennell Purifoy Architects

100 River Bluff Drive. – Suite 320, Little Rock, Arkansas 72202

Phone: 501-231-3666

Email: Kristen Seideman: [kristen@fennellpurifoy.com](mailto:kristen@fennellpurifoy.com)

2. Review Item

- A. Documents and bidders list can be obtained from Southern Reprographics; 501-372-4011/  
Contact Southern Reprographics for the bidders list as well.
- B. Discuss project scope.
  - i. Program: 2 classrooms, 1 meeting room, 6 offices, 2 conference/classrooms, restrooms, control room and lobby.
  - ii. Building demolition down to structure and exterior walls with new sheathing and metal panels
- C. Construction Time: **200 days** from notice to proceed.  
Submit questions via email to Kristen Seideman with FPA

3. Schedule

- A. Questions Due – **Wednesday, May 7, 2025 @ 5 PM** – all questions to be sent via email
- B. Addendum Schedule:
  - i. First Addendum – will issue Tuesday, April 29.
  - ii. Final Addendum – will issue **Thursday, May 7, at 2pm**
  - iii. All responses will be in writing and issued to all bidders
- C. Bid Date – **Tuesday, May 13, 2025 @ 2:00pm** – at UACCB (Room IH 104 – Independence Hall)

4. Owner remarks

5. Route a sign-in sheet to all attendees – Company point of contact for this project must sign in.

6. Project Site Tour

**Note:** During the pre-bid walk-through meeting, all conversations are considered informal and are not contractually binding unless stated in the contract manual, drawings, or modified by a written addendum. The order of precedence is written addendum, project manual, and lastly contract drawings.

**UACCB Gateway Center FARM**  
**Pre-Bid Conference**  
**Sign-In Sheet**  
**April 28<sup>th</sup>, 2025 at 10am**

Name	Company	Phone	Email
Jody Smotherman	Farco	870 834 4914	j.smotherman@ gefarco.com
Mike Dethrow	Ritter Communications	870-530- 0957	mike.dethrow@ rittercommunications.com
Todd Adcox	Adcox Communications	870-612-0023	adcoxcommunications@gmail.com
Kevin Harris	Martinez Electric	870- 612-2904	MARTINEZ-ELECTRIC @outlook.com
Travis DeCarson	Cushman	870-384450	T.D.&K.decarson@NAISSLLC.com
Sean Wheat	Cushman	870-805-8810	S.wheat@naissllc.com
Chad Colura	Enprimed Const.	940-636-1865	chad.colura@ecs.construction
Rochelle Waddill	Wagner Gen.	501-203-0704	rochelle@wagnergeneral.com
David Beggs	Flynn, LLC	501 565 1228	dbeggs@flynn.com
Matthew Horlings	Alliant Construction	701-336-4658	mhorlings@alliantconstruction.com

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## BID FORM

### Section 004100

Bid Time: 2:00 p.m. Local Time

Bid Date: May 13, 2025

Location: Room IH 104 (Independence Hall), UACCB, Batesville, Arkansas

BID FROM: \_\_\_\_\_

BID TO: University of Arkansas Community College at Batesville  
(if mailing bid – send to Attn: Peggy Jackson, Procurement Manager, UACCB, 2221 White Drive,  
Batesville, Arkansas 72501,

PROJECT: UACCB Gateway Center FARM

Gentlemen:

- I. Having carefully examined the Contract Documents for this project, as well as the premises and all conditions affecting the proposed construction, the undersigned proposes to provide all labor, materials, services, and equipment necessary for, or incidental to, the construction of the project in accordance with the Contract Documents within the time set forth, for the lump sum base bid of:

\$

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Dollar Amount Is To Be Shown Numerically

3. Completion Date: Bidder agrees that the project must be completed 200 days from the notice to proceed date.
4. The undersigned, in compliance with the Contract Documents for the construction of the above named project, does hereby declare:
  - a. That the undersigned understands that the State reserves the right to reject any and all bids and to waive any formality.
  - b. That if awarded the Contract, the undersigned will enter into an Agreement, on a form identical to the form included in the Contract Documents and execute required performance and payment bonds within 7 days after receipt of the Intent to Award, will commence work within 10 days after the date of the Notice to Proceed, and will complete the Contract fully by Completion Date indicated. Should the undersigned fail to fully complete the work within the above stated time, he shall pay the Owner as fixed, agreed and liquidated damages and not as a penalty, the sum of Two Hundred Dollars (\$200) for each calendar day of delay until the work is completed or accepted.
  - c. The undersigned further agrees that the bid security payable to Owner and accompanying this proposal shall become the property of the Owner as liquidated damages if the undersigned fails to execute the Contract or to deliver the required bonds to the Owner within 10 days from receipt of the Intent to Award as these acts constitute a breach of the Contractor's duties.
  - d. That this bid may not be withdrawn for a period of 60 days after the bid opening.

- e. The undersigned understands that the Owner's intent is to construct all facilities proposed within the limits established by the funds appropriated for the project.
  - f. The names of subcontractors and the nature of the work to be performed by each one have been included on the Bid Form.
  - g. Bids submitted by a "Joint Venture/Joint Adventure" shall be signed by representatives of *each component part* of the Joint Venture. The licenses of *each component part* of the Joint Venture shall also be listed in the bid submittal. Therefore, joint venture bidders shall indicate at least two (2) signatures and two (2) licenses numbers on the Bid Form. Exception: Joint Ventures who have been properly licensed with the Arkansas Contractors Licensing Board as a "Joint Venture" need only to indicate the joint venture license number on the Bid Form. Joint Venture Bidders shall indicate at least two (2) signatures on the bid form even if they are licensed as a joint venture.
5. The following documents are attached to and made a condition of this Bid.
- a. Bid security.
  - b. Listing of Mechanical, Plumbing and Electrical Subcontractors, if required.
6. The undersigned acknowledges receipt of and inclusion as a part of the Contract Documents the following addenda:
- No. \_\_\_\_\_ Dated \_\_\_\_\_
- No. \_\_\_\_\_ Dated \_\_\_\_\_
7. **LISTING OF MECHANICAL, PLUMBING, ELECTRICAL and ROOFING and SHEET METAL SUBCONTRACTORS**

ALL MECHANICAL, PLUMBING, ELECTRICAL AND SUBCONTRACTORS SHALL BE LISTED REGARDLESS OF QUALIFICATIONS, LICENSURES OR WORK AMOUNT. BIDDERS SHOULD CONSULT THE PROJECT MANUAL ON HOW TO FILL OUT THIS FORM. FAILURE TO NAME THE SUBCONTRACTOR IN THE SPACE PROVIDED SHALL CAUSE THE BID TO BE DECLARED NON-RESPONSIVE AND THE BID WILL NOT RECEIVE CONSIDERATION.

Indicate the Name(s), of each entity performing the listed work:

MECHANICAL (Indicative of HVACR):

\_\_\_\_\_

— Is the amount of work \$50,000.00 or over: Yes\_\_\_ No \_\_\_

PLUMBING:

\_\_\_\_\_

— Is the amount of work \$50,000.00 or over: Yes\_\_\_ No \_\_\_

ELECTRICAL: (Indicative of wiring and illuminating fixtures)

\_\_\_\_\_

— Is the amount of work \$50,000.00 or over: Yes\_\_\_ No \_\_\_

ROOFING AND SHEET METAL:

—

Is the amount of work \$50,000.00 or over: Yes\_\_\_ No \_\_\_

Respectfully Submitted:

\_\_\_\_\_  
Name of Bidder (Typed or Printed)

\_\_\_\_\_  
Address

\_\_\_\_\_  
BY: (Signature and Title)

\_\_\_\_\_  
Contractor's License Number or Contractor's (Joint Venture) License Number(s)

\_\_\_\_\_  
Telephone Number and Fax Number

\_\_\_\_\_  
Federal ID Number or SSN#

\_\_\_\_\_  
Date of Bid

## SECTION 012100 - ALLOWANCES

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.
- C. Related Requirements:
  - 1. Section 012200 "Unit Prices" for procedures for using unit prices, including adjustment of quantity allowances when applicable.

#### 1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection, or purchase and delivery, of each product or system described by an allowance must be completed by the Owner to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

#### 1.3 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.



## 1.5 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.

## PART 2 - PRODUCTS (Not Used)

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

### 3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

### 3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Lump-Sum Allowance: Include the sum of \$36,000 for Interior/Exterior sign allowance.
  - 1. This allowance includes material cost receiving, handling, and installation and Contractor overhead and profit.

END OF SECTION 012100

## SECTION 102800 - TOILET, BATH, AND LAUNDRY ACCESSORIES

### PART 1 - GENERAL

#### 1.1 SUMMARY

##### A. Section Includes:

1. Public-use washroom accessories.
2. Public-use shower room accessories.
3. Childcare accessories.
4. Underlavatory guards.
5. Custodial accessories.

#### 1.2 ACTION SUBMITTALS

##### A. Product data.

#### 1.3 INFORMATIONAL SUBMITTALS

##### A. Sample warranties.

#### 1.4 CLOSEOUT SUBMITTALS

##### A. Maintenance data.

#### 1.5 WARRANTY

##### A. Manufacturer's Special Warranty for Mirrors: Manufacturer agrees to repair or replace mirrors that fail in materials or workmanship within specified warranty period.

1. Warranty Period: 10 years from date of Substantial Completion.

##### B. Manufacturer's Special Warranty for Hand Dryers: Manufacturer agrees to repair or replace hand dryers that fail in materials or workmanship within specified warranty period.

1. Warranty Period: Two years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- B. Structural Performance: Design accessories and fasteners to comply with the following requirements:
  - 1. Grab Bars: Installed units are able to resist 250 lbf concentrated load applied in any direction and at any point.
  - 2. Shower Seats: Installed units are able to resist 250 lbf concentrated load applied in any direction and at any point.

### 2.2 PUBLIC-USE WASHROOM ACCESSORIES

- A. Toilet Tissue (Roll) Dispenser (Labeled F in the drawings):
  - 1. Manufacturers: Subject to compliance with requirements, provide products by the following: Basis of Design, Bradley model 5B2-110089, SS Finish Type
    - a. ASI-American Specialties, Inc.
    - b. Bobrick Washroom Equipment, Inc.
    - c. Bradley Corporation.
  - 2. Description: Double-roll dispenser.
  - 3. Mounting: Partition mounted, serving two adjacent toilet compartments & Surface mounted.
  - 4. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
- B. Paper Towel (Folded) Dispenser (Labeled H in the drawings):
  - 1. Manufacturers: Subject to compliance with requirements, provide products by the following: Basis of Design, Bradley model 2B1 Series
    - a. ASI-American Specialties, Inc.
    - b. Bobrick Washroom Equipment, Inc.
    - c. Bradley Corporation.
  - 2. Mounting: Surface mounted.
  - 3. Minimum Capacity: 600 C-fold or 800 multifold towels.
  - 4. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
- C. Combination Towel (Folded) Dispenser/Waste Receptacle (Labeled E in the drawings):
  - 1. Manufacturers: Subject to compliance with requirements, provide products by the following: Basis of Design, Bradley Model 234-10, semi-recessed.

- a. ASI-American Specialties, Inc.
    - b. Bobrick Washroom Equipment, Inc.
    - c. Bradley Corporation.
  - 2. Description: Combination unit for dispensing C-fold or multifold towels, with removable waste receptacle.
  - 3. Mounting: Semirecessed .
    - a. Designed for nominal 4-inch wall depth (verify existing wall depth before ordering).
  - 4. Minimum Towel-Dispenser Capacity: 600 C-fold or 800 multifold paper towels.
  - 5. Minimum Waste-Receptacle Capacity: 12 gal..
  - 6. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
- D. Soap Dispenser (Labeled P in the drawings) :
- 1. Manufacturers: Subject to compliance with requirements, provide products by the following: Basis of Design, Bradley model 6A03-11.
    - a. ASI-American Specialties, Inc.
    - b. Bobrick Washroom Equipment, Inc.
    - c. Bradley Corporation.
  - 2. Description: Designed for manual operation and dispensing soap in liquid or gel form.
  - 3. Mounting: Vertically oriented, surface mounted.
  - 4. Capacity: 27 oz.
- E. Grab Bar:
- 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. AJW Architectural Products.
    - b. ASI-American Specialties, Inc.
    - c. Bobrick Washroom Equipment, Inc.
    - d. Bradley Corporation.
    - e. Substitutions: Refer to section 016000 "Project Requirements" and Section 012500 "Substitution Procedures">
  - 2. Bar sizes/product:
    - a. Bradley model 812, 001-36" grab bar by Bobrick (Labeled A in Accessory Schedule in Drawings).
    - b. Bradley model 812, 001-42" grab bar by Bobrick (Labeled B in Accessory Schedule in Drawings).
    - c. Bradley model 812, 001-18" grab bar by Bobrick (Labeled C in Accessory Schedule in Drawings).
  - 3. Mounting: Flanges with concealed fasteners.

4. OD: 1-1/2 inches.
5. Configuration and Length: As indicated on Drawings .

F. Sanitary-Napkin Disposal Unit (Labeled J& K in Accessory Schedule in Drawings) :

1. Manufacturers: Subject to compliance with requirements, Basis of Design: Provide Bradley Model #4722-15 surface mounted and Bradley 4721-15 dual access partition mounted. :
  - a. AJW Architectural Products.
  - b. Bobrick Washroom Equipment, Inc.
  - c. Bradley Corporation.
2. Mounting: Partition mounted, dual access and Surface mounted.
3. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

## 2.3 PUBLIC-USE SHOWER ROOM ACCESSORIES

A. Shower Curtain Rod (As labeled M in the drawings):

1. Manufacturers: Subject to compliance with requirements, provide products by the following:
  - a. ASI-American Specialties, Inc.
  - b. Bobrick Washroom Equipment, Inc.
  - c. Bradley Corporation. Model 9538, 1" O.D., 42" in length (field verify before ordering)
2. Description: 1-inch- OD, straight rod.
3. Configuration: As indicated on Drawings.
4. Mounting Flanges: Concealed fasteners; in manufacturer's standard material and finish.
5. Rod Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

B. Shower Curtain (As labeled M in the drawings) :

1. Manufacturers: Subject to compliance with requirements, provide products by the following:
  - a. ASI-American Specialties, Inc.
  - b. Bobrick Washroom Equipment, Inc.
  - c. Bradley Corporation. Model 9533 by Bradley, 48" in width (verify shower width before ordering).
2. Size: Minimum 6 inches wider than opening by 72 inches high.
3. Material: Vinyl, minimum 0.006 inch thick, opaque, matte.
4. Color: White .
5. Grommets: Corrosion resistant at minimum 6 inches o.c. through top hem.

6. Shower Curtain Hooks: Chrome-plated or stainless steel, spring wire curtain hooks with snap fasteners, sized to accommodate specified curtain rod. Provide one hook per curtain grommet.
- C. Folding Shower Seat (As labeled O in drawings) :
1. Manufacturers: Subject to compliance with requirements, provide products by the following:
    - a. ASI-American Specialties, Inc.
    - b. Bobrick Washroom Equipment, Inc.
    - c. Bradley Corporation. Model 9569 Reversible Phenolic Shower Seat by Bradley.
  2. Configuration: L-shaped seat, designed for wheelchair access.
  3. Seat: Phenolic or polymeric composite of slat-type or one-piece construction in color as selected by Architect .
  4. Mounting Mechanism: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
  5. Dimensions: <Insert dimensions>.
- D. Collapsible Water Retainer Shower Dam (Labeled N in the drawings).
1. Manufacturers: Subject to compliance with requirements, provide products by the following:
    - a. Collapsible water retainer shower dam for shower threshold by Accessible Construction, Inc.; [www.accessibleconstruction.com](http://www.accessibleconstruction.com); 1.866.902.9800.
      - 1) Provide straight or curved end caps for cut to fit shower dam.
      - 2) Color: Grey or selected from manufacturer's full range of colors.
      - 3) Size: 42" in length (cut to fit 4' in length - Field verify before ordering).

## 2.4 CHILDCARE ACCESSORIES

- A. Diaper-Changing Station (As label L in the drawings):
1. Manufacturers: Subject to compliance with requirements, provide products by the following: Basis of Design, Koala Kare KB300-01 Baby Changing Station Cream Grey, Item #KB300-01.
    - a. Koala Kare Products; Bobrick Washroom Equipment, Inc.;
  2. Description: Horizontal unit that opens by folding down from stored position and with child-protection strap.
    - a. Engineered to support minimum of 200 lb static load when opened.
  3. Mounting: Surface mounted, with unit projecting not more than 4 inches from wall when closed.
  4. Operation: By pneumatic shock-absorbing mechanism.

5. Material and Finish: HDPE in manufacturer's standard color.

## 2.5 UNDERLAVATORY GUARDS

### A. Underlavatory Guard :

1. Manufacturers: Subject to compliance with requirements, provide products by the following:
  - a. Buckaroos, Inc.
  - b. Plumberex Specialty Products, Inc.
  - c. Truebro; IPS Corporation.
2. Description: Insulating pipe covering for supply and drain piping assemblies that prevents direct contact with and burns from piping; allow service access without removing coverings.
3. Material and Finish: Antimicrobial, molded plastic, white.

## 2.6 CUSTODIAL ACCESSORIES

### A. Custodial Mop and Broom Holder (Labeled G in the drawings) :

1. Manufacturers: Subject to compliance with requirements, provide products by the following: Basis of Design: Bradley model 9984, 4 hooks/5holders.
  - a. ASI-American Specialties, Inc.
  - b. Bobrick Washroom Equipment, Inc.
  - c. Bradley Corporation.
2. Description: Unit with shelf, hooks, holders, and rod suspended beneath shelf.
3. Length: 36 inches.
4. Hooks: Three.
5. Mop/Broom Holders: Four, spring-loaded, rubber hat, cam type.
6. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).

## 2.7 FABRICATION

- ### A. Keys: Provide universal keys for internal access to accessories for servicing and resupplying. Provide minimum of **six** keys to Owner's representative.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- #### A. Install accessories in accordance with manufacturers' written instructions, using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.

1. Remove temporary labels and protective coatings.

END OF SECTION