

ADDENDUM No. 1

Issue Date: August 14, 2025

TO CONTRACT DOCUMENTS ENTITLED:

Public School and Education Employee Retirement Systems of Missouri

First Floor Renovation

3210 Truman Boulevard

Jefferson City, Missouri 65109

SOA Project No. 24064

ARCHITECT

Simon Oswald Architecture

2801 Woodard Drive, Suite 103

Columbia, MO 65202

573-443-1407

MEP ENGINEER

Timberlake Engineering

912 Old Highway 63 South

Columbia, MO 65201

573-875-4365

Drawings and Specifications for the above referenced 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:

1. Meeting minutes and attendee sign-in sheet from the Thursday, August 14, 2025, pre-bid conference held in the PSRS Cafeteria is attached.

SPECIFICATIONS:

N/A

DRAWINGS:

N/A

List of Attachments:

Pre-bid meeting minutes and sign in sheet

END OF ADDENDUM NO. 1

PRE-BID MEETING MINTUES

Client: PSRS/PEERS (Public School & Education Employee Retirement Systems of Missouri)
Project Name: First Floor Renovation
SOA Project Number: 24604
Meeting Subject: Pre-Bid Meeting
Meeting Location: PSRS Cafeteria **Meeting Date:** 8/14/2025 @ 2:00 – 2:30
Prepared by: Nick Borgmeyer, borgmeyer@soa-inc.com, 573.443.1407

Participants: Refer to attached meeting attendance record

Comments from the meeting have been appended to the agenda in blue.

The following is SOA's understanding of the items discussed and any decisions reached during the meeting.

Introduction of Owner's Representatives and Design Team

- Chief Financial Officer - Brandon Robertson
- Executive Advisor, Finance and Strategy – Anita Brand
- Deputy Chief Financial Officer – Tory Brondel
- [Director of Facilities – Mark Berendzen](#)
- Design Team:
 - SOA Architecture (SOA), Nick Borgmeyer (Principal | Project Manager)
 - Timberlake Engineering, Russ Vinson (Engineer | Project Manager)

Project Background:

- The building to the southeast of the project area was built in 2000 and renovated in 2019, both under the design of SOA Architecture.
- The building addition that the project area is within was built as part of the 2019 renovation and addition project, under the design of SOA Architecture and Timberlake Engineering.
- This project consists of minor interior demolition and new construction of an approximately 1,050 sf accounting office suite at the lower floor of the existing office building. The space being enclosed was previously open seating area. New work includes metal stud and gypsum wall board partitions, hollow metal frames, glazing, flush wood doors, carpet, acoustic ceiling tile, wall paint, HVAC reconfiguration, new lighting and electrical, and minor sprinkler system reconfiguration.

Project Coordination:

- Project will be constructed under a single prime contract. Note that the Bid Form requests a list primary subcontractors.
- PSRS staff will pull and terminate data cabling.

Work performed by others under direct contract with Owner: performed in in conjunction with on-site construction.

- Stanley / Securitas will install security and door access devices.

Working hours / site logistics:

- All work can be done between the hours of 6:00am and 6:00pm, per section 01 1000 SUMMARY.
 - [PSRS employees typically occupy the building from 7:00a – 5:00p](#)
- The building will be partially occupied during construction.
 - [The adjacent Communications department may work remotely during construction.](#)
- The adjacent stairs to the northeast will NOT be required for egress by occupied building spaces to either side of the project area.
- Please see the cover sheet for desired site lay down / storage / trailer area, and construction staff entrance.
- The owner's power, water, and restroom facilities may be used during construction.

Bidding Specifics:

- Refer to 00 2113 Instructions to Bidders (A105-2017). AIA contract form will be provided to successful bidder for completion and use as Owner / Contractor contract.
- 00 4113 Bid Form – include both lump sum project cost and project calendar days (from signing of contract to substantial completion).
 - 00 4200 Bid Bond

PRE-BID MEETING MINTUES

- Bid Bond of five percent (5%)
- Performance Bond and Labor and Material Payment Bond in amount at least equal to one hundred percent (100%) of contract price.
- The project is NOT tax exempt.
- Refer to Division 00 and 01 in the project manual for Contracting and General Requirements.

Confirmation of Bid Date and Procedures:

- Sealed Bids will be received by PSRS/PEERS, at the main southeast entry, 3210 West Truman Boulevard, Jefferson City, MO 65109, no later than **2:00 pm local time on Thursday, August 28, 2025. The Contractor is to submit one physical copy of the Sealed Bids.**
 - The sealed envelope shall be delivered in hard copy format and in-person to PSRS/PEERS, reference the project name and the Bidder's name and address.
 - NO electronic bids will be accepted.
 - Note: Bids will be opened privately.
- Anticipated Schedule:
 - Anticipated Notice to Proceed: Friday, September 5, 2025
 - On-site construction shall not start until all materials are procured.
- The Owner reserves the right to reject any or all Bids and to waive informalities or irregularities in the bidding.

Alternates:

- Not Applicable

Unit Prices:

- Not Applicable

Addenda:

1. Addendum No. 1 will include Pre-Bid Sign-In sheet and any Q&A answers.

Permits:

1. The project has been submitted to the City of Jefferson on 8/13/2025.

Questions & Answers Session:

1. Submit bidding RFIs in PDF format to Nick Borgmeyer, borgmeyer@soa-inc.com by noon Thursday, August 21, 2025.
2. Original building construction drawings and pertinent shop drawings have been made available at the following links:
 - a. [Record Drawings](#)

Tour of project area and site:

SIGN IN SHEET

Client: PSRS/PEERS (Public School & Education Employee Retirement Systems of Missouri)
Project Name: First Floor Renovation
SOA Project No: 24064
Meeting Subject: Pre-bid Conference
Meeting Location: PSRS Cafeteria
Meeting Date: 8/14/2025 **Meeting Time:** 2:00 pm
Prepared by: Nick Borgmeyer, borgmeyer@soa-inc.com
 573.443.1407

Participants: (Name / Company) (Email address)

Nick Borgmeyer – SOA borgmeyer@soa-inc.com

Angie Betzner	Cahills Construction	bids@cahillsconstruction.com
Mike MURRAY	PERINAROT Construction	mikeme@perinartconstructionllc.com
Dan Lundardt	GBH	dan@gbhbuilders.com
Frank Versluis	Versluis Const.	info@versluisconstruction.com
Spencer Buhr	SEPTAGON Const.	sbuhr@septagon.com
Tim Otto	Kaiser Electric	totto@kaisercentralmo.com
Jake Mclees	Septagon Construction	JMclees@septagon.com
Brandon Korsmeyer	Korsmeyer Fire Protection	brandonk@korsmeyerfire.com
Katie Pruitt	Five Oaks	admin@soakesassociates.com
Chris Hentges	SIRCAL	bids@sircalcontracting.com
Mason Ailstock	PCE	whorn@pce-mo.com
Russell Vinson	Timberlake	russ@timberlakeengineering.com
Anita Brack	PSRS/PEERS	
Mant B.	PSRS/PEERS	