

ADDENDUM NUMBER ONE (1)

Issuance Date: November 20, 2025

Memo to: All plan holders on record via Centerline BidConnect

Issued by: Mike Nichols - Ashe Broussard Weinzettle Architects LLP

Project Name: Downtown Health Services Center
Louisiana State University Alexandria
Alexandria, Louisiana
Project Number: 19-602-23-01, F.19002498, Site Code: 6-40-023
Architect Project Number: ABW: 2023.28 Tipton: 1531.00-23

Acknowledge receipt of this Addendum in the space provided in the Bid Form. Failure to do so may subject the bidder to disqualification.

General Contractors are advised that Bids are now due at 2:00 PM, Central, Wednesday, December 17th, 2025. See below.

This addendum forms a part of the contract documents and modifies the original bidding documents dated October 10th, 2025, with amendments and additions noted as follows:

GENERAL CLARIFICATIONS

1. Bid date:
 - a. The original bid date and time was listed as 2:00 PM, Central, Wednesday, December 10th, 2025.
 - b. **CHANGE BID DATE & TIME TO:** 2:00 PM, Central, Wednesday, December 17th, 2025.
2. See the attached meeting minutes and sign-in sheet from the Non-Mandatory Pre-Bid Conference for the Downtown Health Services Center held at 11:00 AM on Tuesday, November 18, 2025 at the Live Oaks Conference Room at LSUA.

END OF ADDENDUM NUMBER ONE (1)

PRE-BID CONFERENCE MEETING MINUTES **DOWNTOWN HEALTH SERVICES CENTER LSUA**

Date: November 20, 2025

Memo to: Amy Petersen, FP&C
Robert Mayard, FP&C
Danny Mahaffey, LSU
Deron Thaxton, LSUA
Jeff Langston, LSUA
Chad Gauthier, LSUA

Prepared by: Mike Nichols, Ashe Broussard Weinzettle Architects

Project: Downtown Health Services Center
Louisiana State University Alexandria
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Tipton: 1531.00-23

Re: Pre-Bid Conference Meeting Minutes
Tuesday, November 18, 2025

Agenda items (black) and related meeting minute items ([highlighted in blue](#)) are included below:

AGENDA

- 1. A Non-Mandatory Pre-Bid Conference** for the Downtown Health Services Center was announced in the advertisement on **at 11:00 AM on Tuesday, November 18, 2025 at Louisiana State University Alexandria, 195 Middleton Drive, Alexandria, LA 71302**
[Meeting was held at the Live Oaks Conference Room at LSUA at the time and date described above](#)
- 2. Attendance:**
 - A. A sign-in sheet is available and will be recorded in the meeting minutes
[See the attached sign-in sheet](#)

3. Introductions

- A. Project brief
- B. FP&C, LSUA, Design Team, and attendees

4. Bid Documents

- A. Bid Documents (PDF) may be obtained without charge and without deposit from www.centerlinebidconnect.com
- B. Email or call Mike Nichols at mikenichols@abwarchitects.com if you have any issues with accessing documents
- C. Bid Documents are also available from plan rooms ... Dodge, Construct Connect, Louisiana Associated General Contractors
- D. Budget range for this project is \$30,000,000 to \$32,000,000 including the Base Bid and all Alternates
- E. **Additional Discussion**
 - i. [Shane Higdon \(Tipton\) mentioned that addenda will be uploaded via centerline bidconnect to the project and contractors should be notified.](#)

5. Bid Date/Time/Location

- A. 2:00 PM on Wednesday, December 10, 2025
 * [Bid date is being revised by addendum to 2:00 PM, Central, Wednesday, December 17th, 2025](#)
- B. Bids will be opened and read aloud in a public meeting in the Claiborne Office Building, Conference Room 1-145, Baton Rouge
- C. Bids shall be accepted from Contractors who are licensed under LA. R.S. 37:2150-2192 for the classification of Building Construction

6. Project Construction Time/Liquidated Damages

- A. 545 days (approx. 18 months) from the Notice to Proceed date
- B. Project Time considers estimated lead times for certain materials/equipment (electrical and mechanical equipment)
- C. Time extensions – FP&C will consider additional time for material delivery delays if supported by a letter from the manufacturer or supplier
 * [Mike Nichols \(ABW\) asked Amy Petersen \(FP&C\) if this was correct and Amy agreed](#)
- D. Liquidated damages are set at \$3,000 per day
- E. **Additional Discussion**
 - i. [Amy Petersen mentioned that there is information about calculating and submitting weather days in the Supplementary Conditions of the Project Manual](#)

7. Bonds

- A. Bid security is required; five percent (5%) of bid. The form of this security shall be as stated in the Instructions to Bidders included in the Bid Documents for this project.
- B. Performance and Payment Bonds are required; 100%

8. Field Superintendent

- A. General Contractor is required to provide a full-time project superintendent who will be present on the project site at all times when work is being performed

9. Public Bid Law

- A. Applies to this project

10. Tax Exemption

- A. This project is to be exempt from sales and use taxes imposed by any taxing authority. Refer to Tax Exemption section in the Instructions to Bidders included in the Bid Documents.

* Amy Petersen held up and emphasized Instructions to Bidders requirements

11. Substitution Requests

- A. Substitution requests must be received with the completed substitution form and received by the Architect at least fourteen (14) working days prior to the opening of bids. (per 12/10 bid date, the deadline is today by 2:00 PM)
- B. Substitution requests must be approved by the Architect, and notification of the requested approval/rejection will be included by addendum
- C. Two CSI substitution forms are included in the specifications: one form is for requests made during the Bidding/Negotiation Phase, and one form is for requests made after the Bidding/Negotiation Phase. Please note that the certification of the latter is much more restrictive.

D. Additional discussion

- i. There was some discussion of whether RFI's or substitution requests could be sent via Centerline Bidconnect. Mike said no, and to send any related RFI or substitutions directly to him via email.

12. Addenda

- A. The addenda form a part of the contract documents and modify the original bidding documents dated October 10th, 2025
- B. Last day for questions submitted in writing by proposers: Has to be received by Architect at least seven (7) working days prior to the opening of bids. (December

1st, 2PM)

* Relative to the revised bid date of 12/17, the last day for questions to be received by Architect deadline moves to December 10th, 2PM

- C. The final addendum must be issued (emailed/uploaded) a minimum of 72 hours prior to the bid date, excluding Saturdays, Sundays, and legal holidays. December 5th, 2PM)

* Relative to the revised bid date of 12/17, the final addendum must be issued by December 12th, 2PM

- D. Acknowledge receipt of Addenda is required in the space provided in the Bid Form. Failure to do so may subject the bidder to disqualification.
- E. Additional discussion
 - i. Sean Vancourt asked if the design team had an anticipated date to issue the first addendum. Mike Nichols responded, likely end of the week or first of next week.

13. Basis for Bid Price

- A. The Bid price must only be based upon the Bid Documents: including drawings, specifications, and addenda.
- B. Informal conversations such as telephone calls, emails, texts, etc., are not part of the Bid Documents.

14. Testing & Commissioning

- A. Testing and Commissioning as identified by Owner in the Bid Documents will be paid for by the state.
- B. FP&C retains Geotech lab, includes inspecting/testing the following:
 - i. Fill materials
 - ii. Compaction
 - iii. Concrete strength including testing of composite decks
- C. Contractor pays for the concrete mix design
- D. Contractor is responsible for proof-rolling operations

15. Site Usage/Protection

- A. The 2-story A.C. Buchanan Allied Health Building at the corner of 807 Jackson St. and 8th St. will remain operational throughout and beyond the duration of construction. Access pathways to building entries and temporary fencing will need to be coordinated prior to the beginning of construction.

* responding to a question Chad Gauthier (LSUA) confirmed that LSUA will coordinate limited downtime for connection of A.C. Buchanan to new utilities
- B. LSUA owns the corner lot at 8th & Desoto, caddy corner from the site. This lot is available for contractor use. LSUA is investigating use of the property on the

other side of 9th Street for potential contractor use and lay-down space.

* Deron Thaxton (LSUA) noted that this was in the works, likely early spring.

- C. The design team has received inquiries about the coordination of temporary street/lane closures to facilitate building construction and crane access. Likely at 9th, Desoto, and Jackson St. is potentially wide enough for a partial lane closure. Design team to confirm availability with the City of Alexandria and issue a clarification via addendum.
- D. The City of Alexandria has a street and sidewalk improvements project to redo the sidewalks and curbs at this block and the 8th St. & Desoto intersection. For reference this would be similar to the improvements completed along 9th St.
 - * Mike asked David Melancon (Monceaux Buller) to make a few points of site coordination with the City of Alexandria
 - * Direction provided in the drawings for the removal and replacement of construction damaged sidewalk at 9th St.
 - * Remove trees at Jackson St. and Desoto St.
 - * Confirm city replacement of all sidewalks on block
 - * City improvements from property line to curb
- E. There is a separate project - in the bidding process - to rework the electrical and HVAC service to the A.C. Buchanan Bldg. that will enable the two small CMU buildings and overhead services to be removed completely. A 10' minimum clearance is designed around the new "temporary" yard and the perimeter of the new building. This area of related sitework will be identified by addendum.
- F. The existing Live Oak tree that's designated to remain on the site shall be separated and protected from construction activities, traffic, storage, etc., at all times by the Contractor per specifications.
- G. Additional discussion
 - i. Amy Petersen reminded General Contractors that they can only bill for stored materials if they are stored on LSUA property. There was a question "not even a bonded warehouse?" answer was no.

16. Underground Utilities

- A. Contractor shall take all reasonable measures to locate and protect existing underground utility lines.

17. Summary of the Project Scope

- A. Project Description from Bid Documents:
These drawings document the design of a completely new higher-ed facility to be constructed in Downtown Alexandria, LA at the corner of Jackson Street & 9th Street. This building will be operated by Louisiana State University Alexandria, housing its faculty, classrooms, and labs for the College of Health & Human Services, comprised of the Department of Allied Health and the School of

Nursing. The building structure will have a steel frame. The first floor will have a slab-on-grade construction while the second through the fourth floors will be concrete / composite steel decking slabs. The facility will be clad in brick masonry, a terracotta plank rainscreen, and aluminum windows. The roof will be a 2-ply modified bitumen system

B. Additional description from Mike Nichols during the meeting:

78,000 SF, 4-story, two elevators, sprinklered, Health Education Classroom building in Downtown Alexandria, for the Department of Allied Health and the School of Nursing

Site:

- Building forms are pushed to the edges of the property along Jackson, 9th, and Desoto St. to create a shared landscaped courtyard with the existing AC Buchanan building
- Fencing and gates around the site perimeter
- Primarily 2-story volume along Jackson, 4-story along 9th St., and 3-story along DeSoto
- A 3-story glass atrium provides a primary entry at 9th St. and a secondary entry from the courtyard and 8th St.

Floor-by-Floor

- First Floor contains larger gathering areas - the atrium/lobby with a series of open stairs accessing the floors above, 250 person auditorium, 2 100 seat active learning classroom, a dining/grill space, and the central plant
- Second Floor: Dept. of Allied Health on one side, School of Nursing on the other
- Third Floor: Nursing Classrooms and Sim Labs on both sides. Access to an outdoor terrace overlooking the courtyard
- Fourth Floor: Administrative offices and conference rooms and outdoor terrace, spanning both sides of the building

Additional Items

- Exterior materials: terracotta plank cladding at first floor, brick masonry at 2nd and 3rd floor, curtain wall glazing at atrium, aluminum windows and storefront, MCM panels and glazing at 4th floor
- Automated smoke curtain system to protect egress at the atrium

C. Consultant team provide overviews of work and answered a few questions

- Matthew Upshaw (Fox Nesbit) gave an overview of structural systems

- Question about temporary shoring – requires engineered drawing and is delegated design
- Lightweight concrete? Yes.
- David Melancon (Monceaux Buller) gave an overview of Civil work
- Further coordination needed between plumbing and civil at the dumpster location
- Question about fees with the City of Alex like tapping fees. DM said yes.
- Question if there was any drainage on Landscape that wasn't on Civil. DM said no.
- Downspouts leaving building are upsized.
- David reviewed potholing note on drawings – discussed hydroexcavating to locate utilities.
- David advised to anticipate temporary street closures being allowed by the city, but not permanent.
- Doug Dorsey (Salas O'Brien) reviewed HVAC and Plumbing systems in detail. Discussed central plant, chillers, boilers, cooling towers, VAV boxes, and air handlers. Med gas question – Doug clarified only compressed air and suction.
- Mark Neely (ADG) reviewed electrical. Highlighted some of the special fixtures that match curves of the first floor geometry. Discussed access controls a little. Pointed out transformer and generator location at 8th and Desoto.

18. Additive Alternates

RE: Specifications Section 01 10 00

A. Alternate Number 1: Add- Ballast Rooftop Paver System in lieu of SBS Mod-Bit Roofing. See drawings for more information.

* question of clarification that the wood paver locations and planters are in the Base Bid, and the other rooftops would be SBS roof in base bid, and paver + protected membrane in this alternate

* design team will review and see if this distinction can be clarified a bit better by addendum

* Shane Higdon clarified that trench drain just drains to the roof system below the pedestals, keeps water away from door thresholds

- i. Drawings are drawn and detailed with Alternate Number One conditions. Specific locations are noted on drawings and identified at the roofing area beyond outdoor terrace on the third floor; and roofing area beyond outdoor terrace on fourth floor.
- ii. Base Bid roofing system to be Two-ply SBS Mod-bit roofing in compliance with specifications and detailed per typical details on Drawing A520, and similar to roofing system on top level.

- iii. Pricing modification for Alternate Number One to include, but not limited to: deducting cost associated with SBS base bid roofing system, flashing membranes, polyiso insulation, and associated components.
- B. Alternate Number 2: Add-Terra Cotta Soffit Panel System in lieu of Soffit Plaster System. See drawings for more information.
 - i. Drawings are drawn and detailed with Alternate Number Two conditions. Exterior soffit conditions at first floor are identified as scope of alternate number two.
 - ii. Base Bid soffit system to consist of three-coat plaster system per specifications with jointing pattern to match terra cotta layout.
 - iii. Pricing modification for Alternate No. 2 to include, but not limited to: deducting cost associated with three-coat plaster soffit base bid system, trim and joint components, insulation, and associated components.
- C. Alternate Number 3 : Add - Connection Canopy and Lightning Protection.
 - i. Drawings and specifications are drawn and detailed with Alternate Number Three conditions.
 - ii. Base Bid consists of not providing canopy or lightning protection.
 * question answered – canopy delegated design and associated footings

Some further questions/discussion about medical and lab equipment:

* In FFE – Jeff Langston (LSUA) stated that the manufacturer would install with the contractor making final electrical connections.

* There was a question about whether there may be an MRI or prep for a future MRI. Jeff Langston responded with no, and said if they considered this in the future it would be a significant reworking of spaces, shielding, and technical requirements.

Attendees are invited to visit the site (807 Jackson St. Alexandria, LA) with the Design Team after the Pre-Bid Conference.

* Several attendees joined the design team and visited the site following the meeting

End of Pre-Bid Conference Agenda

END OF MINUTES

These meeting minutes are assumed to be a true and accurate account of this meeting, unless written notification to the contrary is received within ten (10) working days of the date of issue of the meeting minutes.

ATTACHMENTS: Sign-in sheet

PROJECT: Downtown Health Services Center
Louisiana State University Alexandria
Alexandria, Louisiana
FP&C Project Number: 19-602-23-01, F.19002498
Architect's Project Number 2023.28 (ABW) 1531.00-23 (TA)

Non-Mandatory Pre-Bid Conference, 11:00 AM, Tuesday, November 18, 2025

LSUA Live Oaks Conference Room

SIGN-IN SHEET

PLEASE PRINT

Name	Organization	Email Address
Eric Woodward	Bayou Fire Pro	eric@bayoufire.net
Jason Fahr	Turner & Turner Contracting, LLC	jfahr@turnerbuidls.com
Adam Salley	Ratcliff Construction Co, LLC	bids@rccalex.com
Taylor Abbott	GSAS construction group	Taylor@gsasconstructiongroup.com
Daren Richey	Ratcliff Construction	bids@rccalex.com
SEAN VANCAURT	RUDICK COMPANY, INC.	SVANCAURT@RUDICKGROUP.COM
Blane Salamon	Pat Williams Construction	blane.salamon@patwilliamsconstruction.com
Joseph Racina	Pat Williams Construction	joseph.racina@patwilliamsconstruction.com
BRUCE MCNEELY	Standard Industrial	bmcneely@standardindustrial.com
MARK NEELY	ADA ENGR	MNEELY@ADGINC.ORG
Emily Carbo	ADLA ENGR	ECARBO@ADGINC.ORG
Matthew Upshaw	Fox-Holst Eng	mupshaw@fox-holst.com
BRADY STEWART	Johnson Controls Fire Protection	brady.stewart@jci.com
John Tompkins	US Lawns	John.Tompkins@uslawnsjj.com
Donald Reiper	Ward Electric	wardelectricllc@gmail.com
David Monceaux	Monceaux-Buller	David@MonceauxBuller.com
Chuck Descend	m.d.descend, LLC	
Dakota Hinton	Hinton Construction	dakota@hintoncc.com
Clad Gauthier	LSUA	cgauthier@lsua.edu
Amy Petersen	FP&C	amy.petersen@la.gov
DOUG PORSEY	SALAS O'BRIEN	
ERIC DAVIS	TIPTON ASSOCIATES	
SHANE HINBON	TIPTON ASSOCIATES	
TIM WEINZETTLE	ABW ARCHITECTS	
MIKE NICHOLS	ABW ARCHITECTS	
DERON THAXTON	LSUA	
JEFF LANGSON	LSUA	
PAUL CORRELL	LSUA	