



addendum

No. 02

Project: Missouri Center for Oral
Surgery & Implants

Date: April 10, 2025

Project No: 024-2117

This Addendum forms a part of the bidding and contract documents and modifies the contract documents, dated March 28, 2025. Bidders are to acknowledge receipt of this Addendum on your submitted Bid. Failure to acknowledge receipt of addendum may subject Bidder to disqualification. This Addendum is hereby made part of the Bid Documents and shall be included in the Contract.

The requirements contained in the Bidding Documents shall apply to the Addendum. The work called in this Addendum shall be the same as set forth in the applicable portions of the Bid Documents unless specified in this Addendum. All incidental work necessitated by this Addendum as required to properly complete the Work shall be included in the Bids even though not specifically stated in the Addendum.

QUESTIONS & INFORMATION

- 1. Question:** I noticed that the existing contours on page C800 (existing drainage area) don't match those on page C100 (demolition plan). Could you confirm whether you're looking for an earthwork number for this project, or if the site work has already been awarded? We would like to bid on earthwork and site utilities if the project has not been awarded to another subcontractor. The civil engineer needs to label the existing elevations on page C800 if this is the correct existing conditions.

Answer: The earthwork and utility work is not already contracted. Please refer to addendum 1 for Alternate 4 grading and utility package. The work covered within this alternate will provide the necessary existing grades when evaluating the work required for the Oral Surgery Facility.

- 2. Question:** Fireline RFI- What size is the proposed fire line? The City of Wentzville requires a detector check and the civil engineer does not show one on the utility plan.

Answer: Please see attached revised plans.



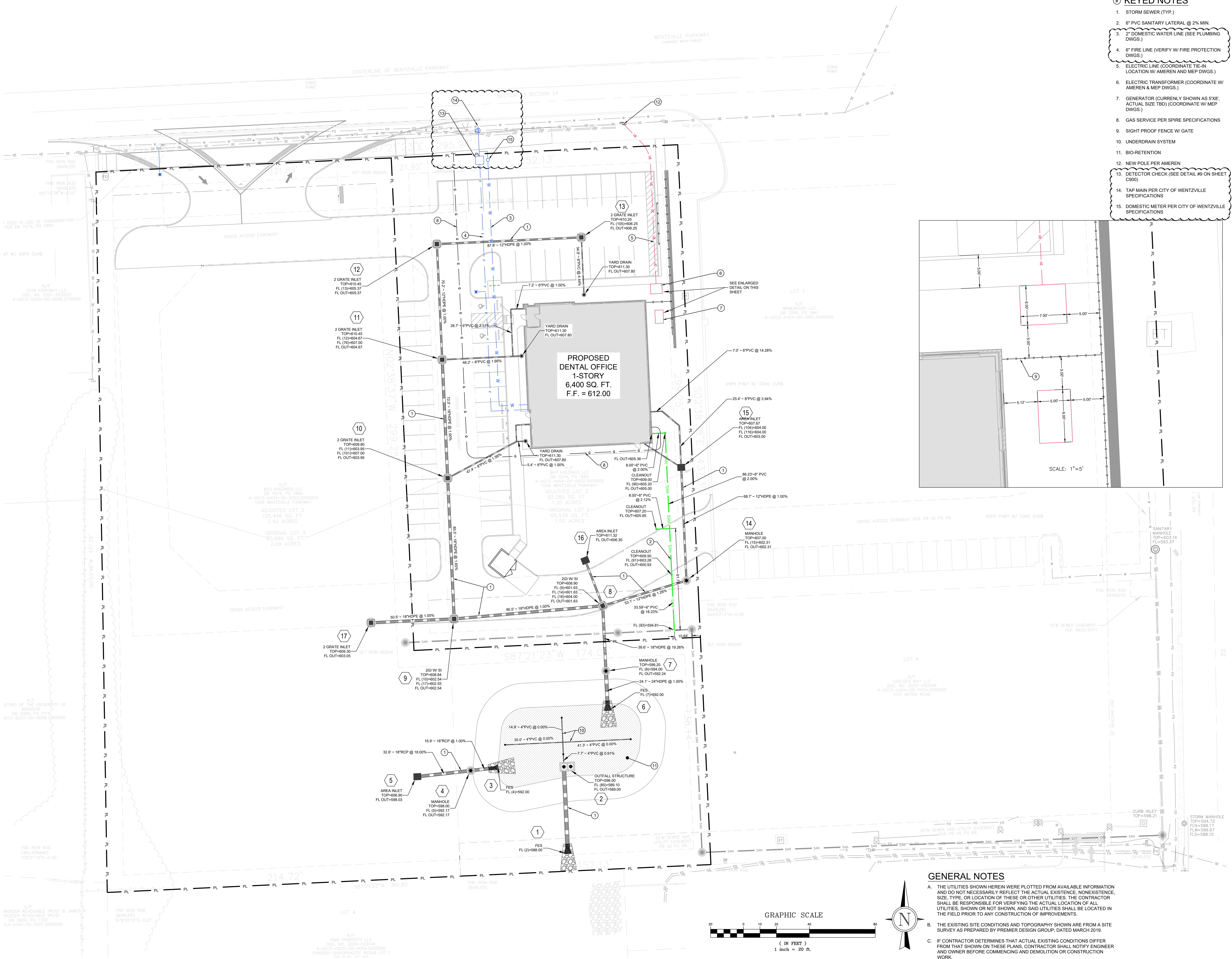
3. Question: There is a spec for “Water Resistive Barriers” included in the spec book. Where is this product being used? I can’t find anything on the drawings. Let me know.

Answer: It is used behind the ACM. When speaking with the Zip Sheathing rep, he said Zip Sheathing requires a water resistive barrier when used behind an open joint rainscreen system. The specified product is what the rep has recommended. Below is what they sent us:

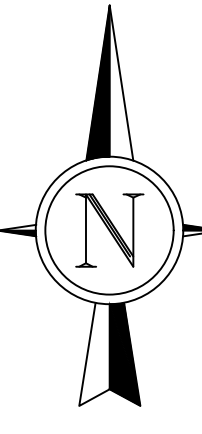
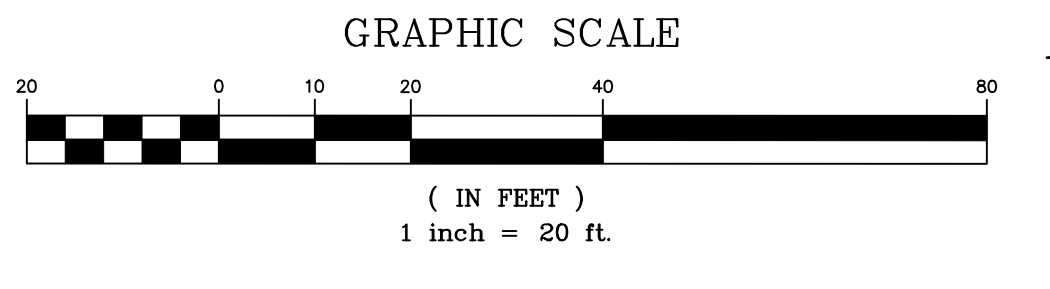
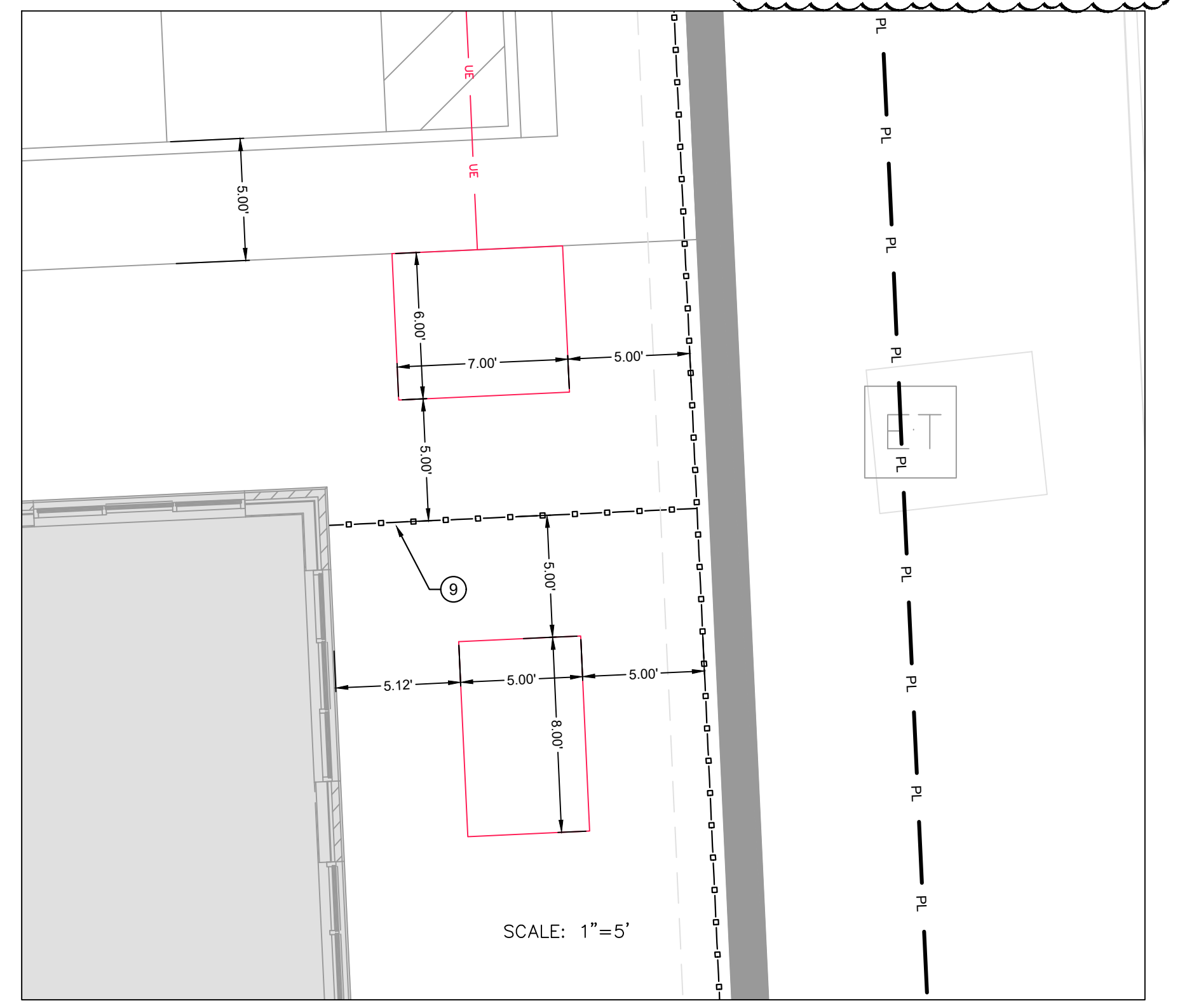
Regarding the use of open joint cladding, ZIP System sheathing must be covered by a mechanically attached UV resistant membrane.

REVISED PLAN DOCUMENTS

1. C500
2. C900



- ### KEY NOTES
1. STORM SEWER (TYP.)
 2. 6" PVC SANITARY LATERAL @ 2% MIN.
 3. 2" DOMESTIC WATER LINE (SEE PLUMBING DWGS.)
 4. 6" FIRE LINE (VERIFY W/ FIRE PROTECTION DWGS.)
 5. ELECTRIC LINE (COORDINATE TIE-IN LOCATION W/ AMEREN AND MEP DWGS.)
 6. ELECTRIC TRANSFORMER (COORDINATE W/ AMEREN & MEP DWGS.)
 7. GENERATOR (CURRENTLY SHOWN AS 5X8' ACTUAL SIZE TBD) (COORDINATE W/ MEP DWGS.)
 8. GAS SERVICE PER SPIRE SPECIFICATIONS
 9. SIGHT PROOF FENCE W/ GATE
 10. UNDERDRAIN SYSTEM
 11. BIO-RETENTION
 12. NEW POLE PER AMEREN
 13. DETECTOR CHECK (SEE DETAIL #9 ON SHEET C300)
 14. TAP MAIN PER CITY OF WENTZVILLE SPECIFICATIONS
 15. DOMESTIC METER PER CITY OF WENTZVILLE SPECIFICATIONS



GENERAL NOTES

- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- THE EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ARE FROM A SITE SURVEY AS PREPARED BY PREMIER DESIGN GROUP, DATED MARCH 2019.
- IF CONTRACTOR DETERMINES THAT ACTUAL EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER BEFORE COMMENCING AND DEMOLITION OR CONSTRUCTION WORK.



PREPARED FOR:
S&P REALTY HOLDINGS, LLC
1 MID RIVERS WALL DRIVE, SUITE 310
ST. PETERS, MO 65326

CONSTRUCTION DOCUMENTS

MISSOURI CENTER FOR ORAL SURGERY & IMPLANTS-WENTZVILLE
1046 & 1066 WENTZVILLE PARKWAY
WENTZVILLE, MO, 63385

Project No: 24-0330

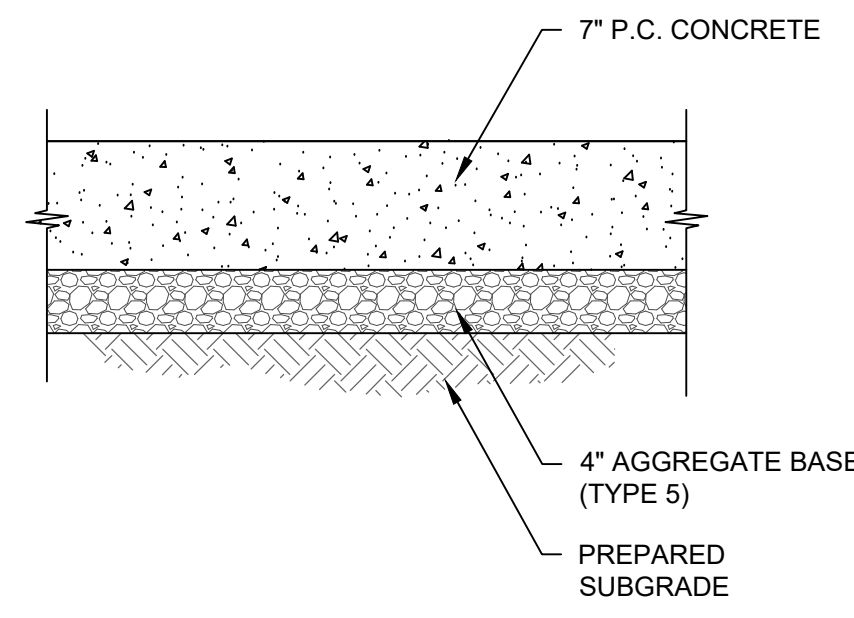
No	Description	Date
1	CITY SUBMITTAL	03/12/2025
2	PERMIT DWGS.	03/28/2025
3	DETECTOR CHECK	04/10/25

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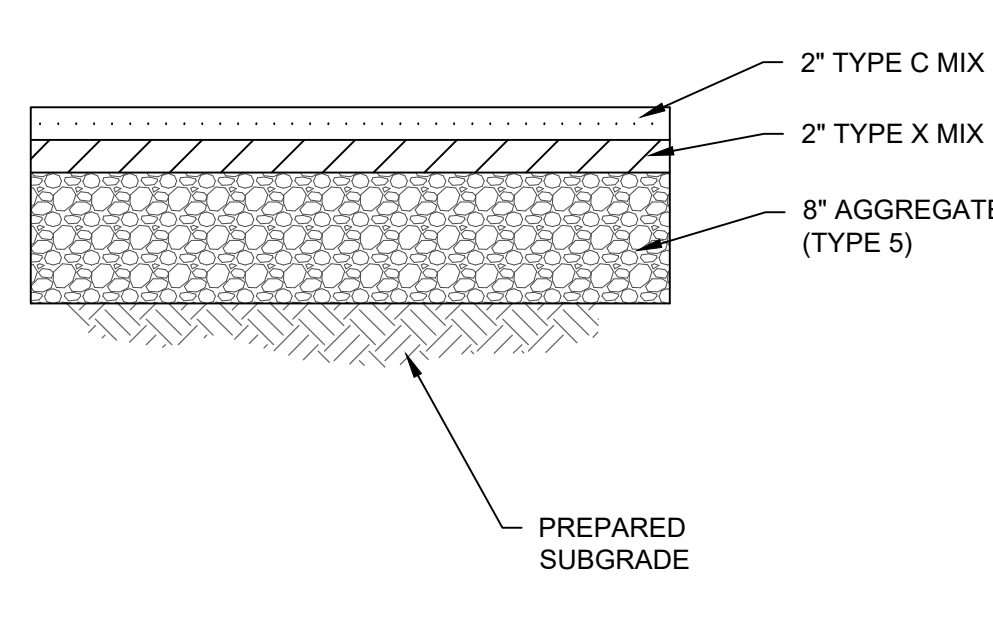
Sean M. Ackley
Civil Engineer
MO# PE-2009918679

DATE: 03/28/25
SCALE: AS NOTED

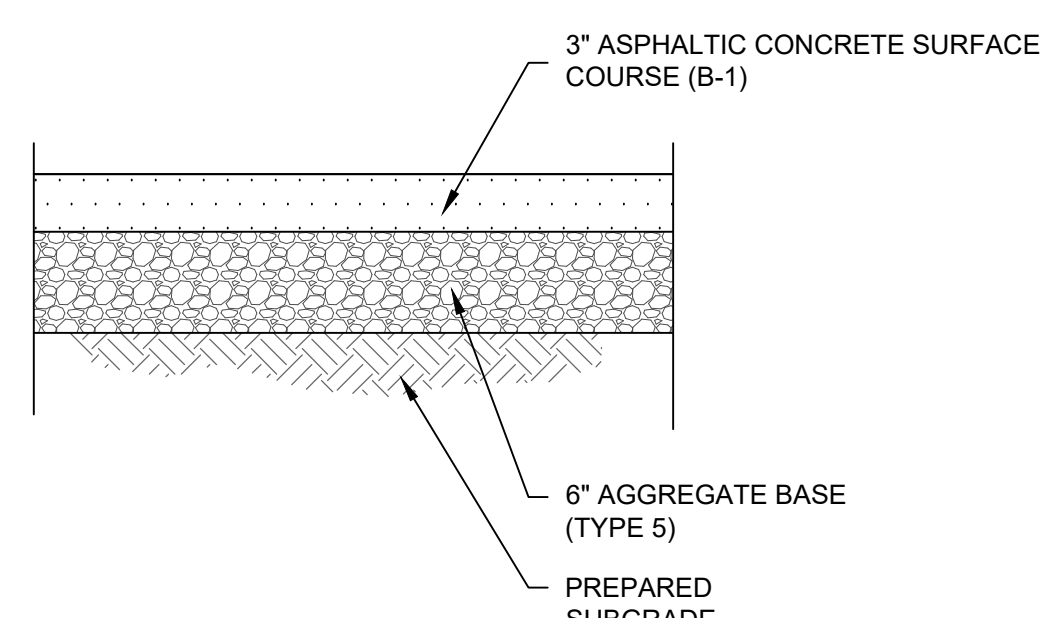
UTILITY PLAN
C500



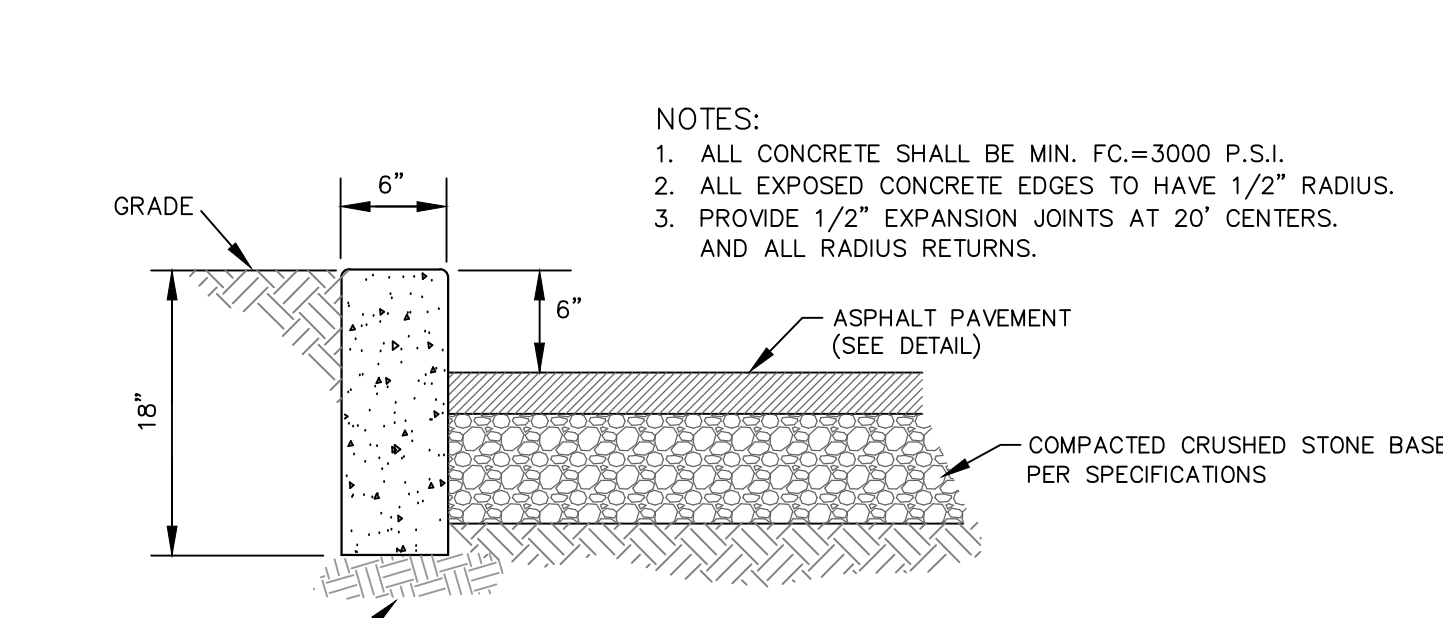
CONTRACTOR TO VERIFY/COORDINATE PAVEMENT DETAILS WITH LATEST GEOTECHNICAL REPORT



CONTRACTOR TO VERIFY/COORDINATE PAVEMENT DETAILS WITH LATEST GEOTECHNICAL REPORT



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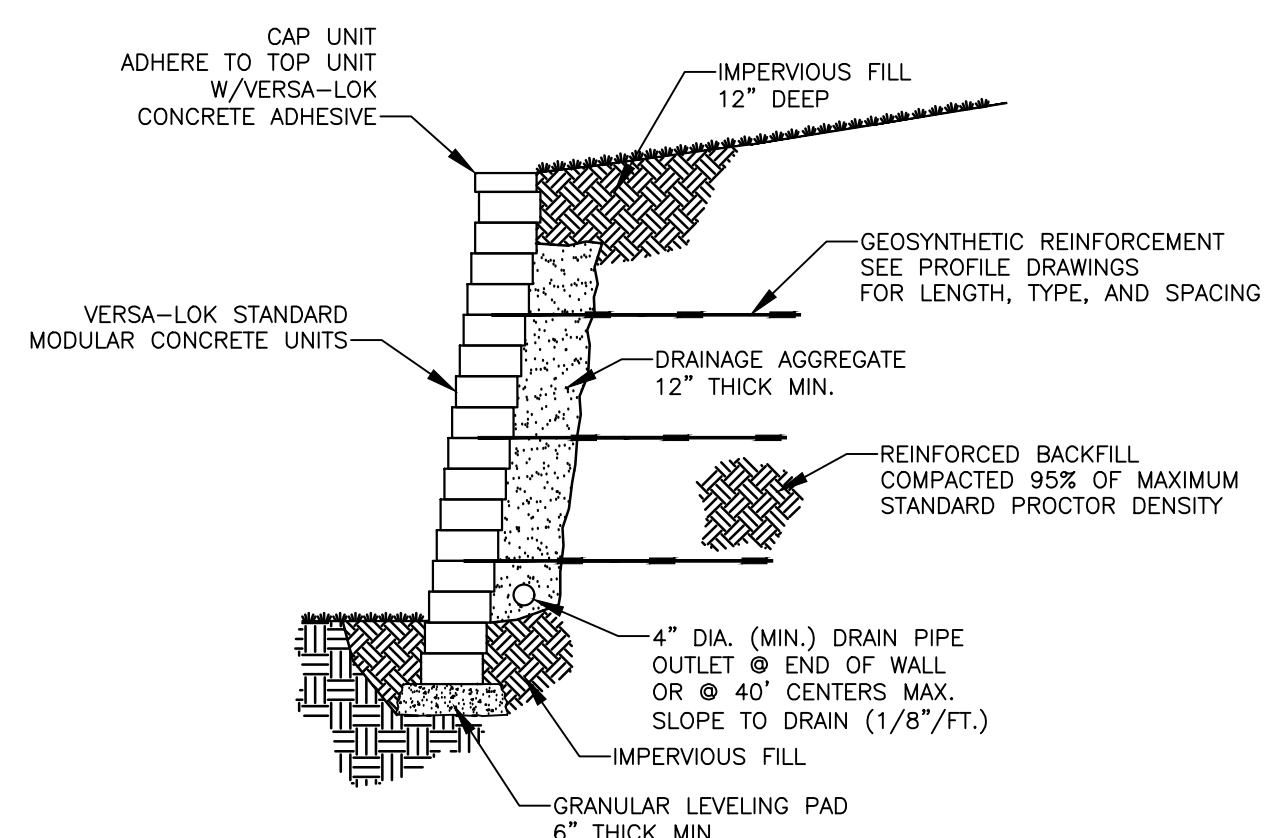
NOTES:
 1. ALL CONCRETE SHALL BE MIN. FC=3000 P.S.I.
 2. ALL EXPOSED CONCRETE EDGES TO HAVE 1/2" RADIUS.
 3. PROVIDE 1/2" EXPANSION JOINTS AT 20' CENTERS AND ALL RADIUS RETURNS.

1 HEAVY DUTY CONCRETE PAVEMENT (ENTRANCE AND TRASH ENCLOSURE) NOT TO SCALE

2 MEDIUM DUTY ASPHALT PAVEMENT DETAIL (DRIVE AISLES) NOT TO SCALE

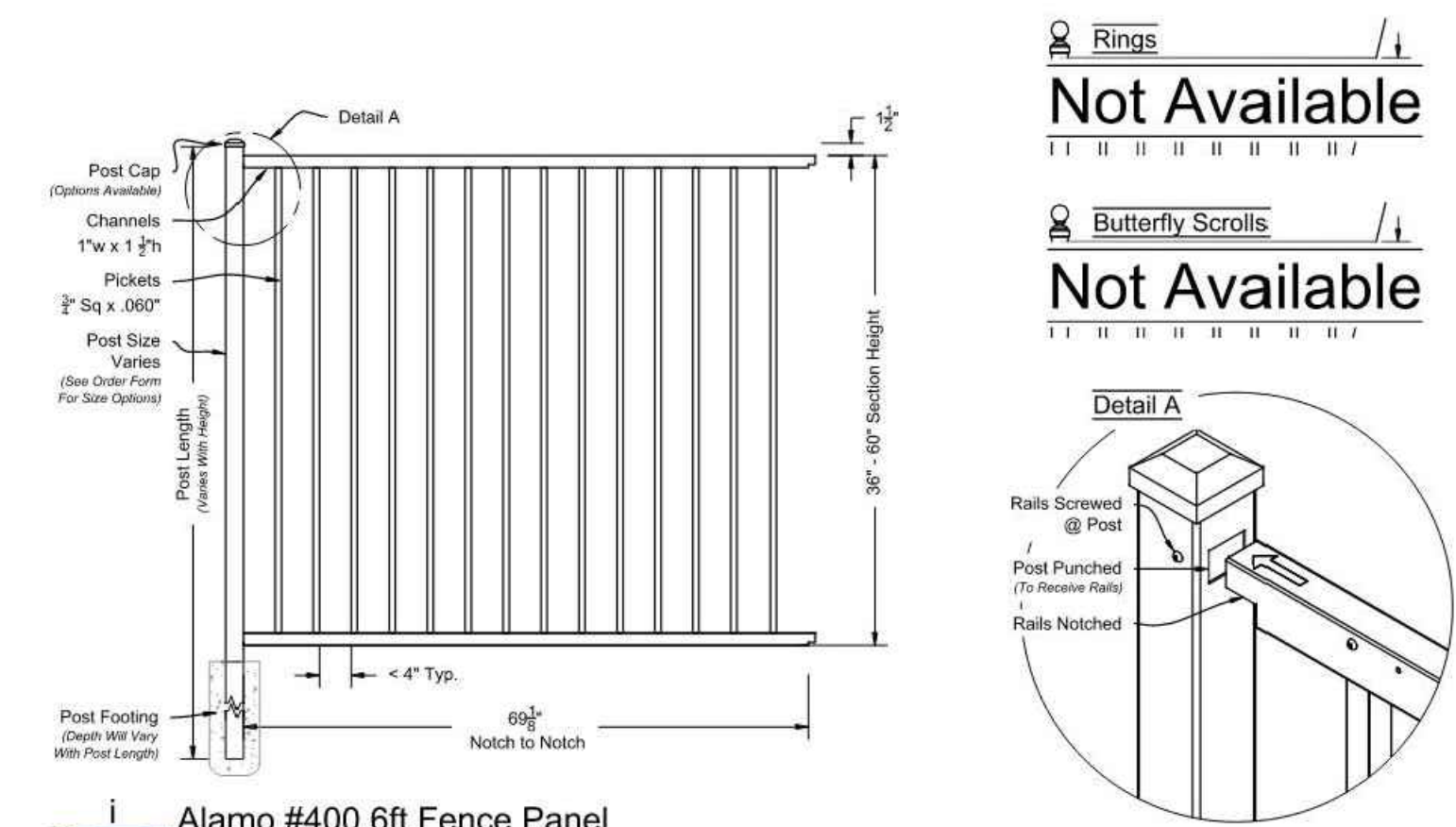
3 LIGHT DUTY ASPHALT PAVEMENT DETAIL (PARKING SPACES) NOT TO SCALE

4 6in. CONCRETE VERTICAL CURB NOT TO SCALE



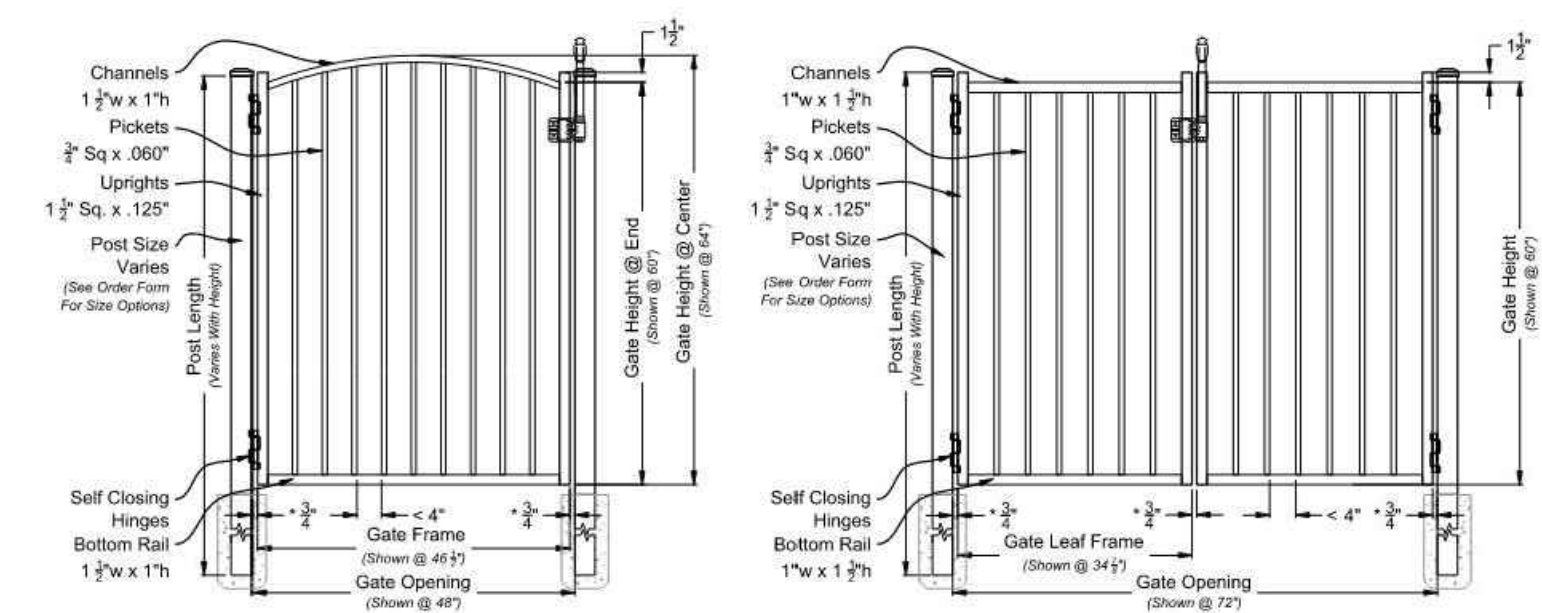
TYPICAL SECTION—REINFORCED RETAINING WALL

5 RETAINING WALL DETAIL NOT TO SCALE



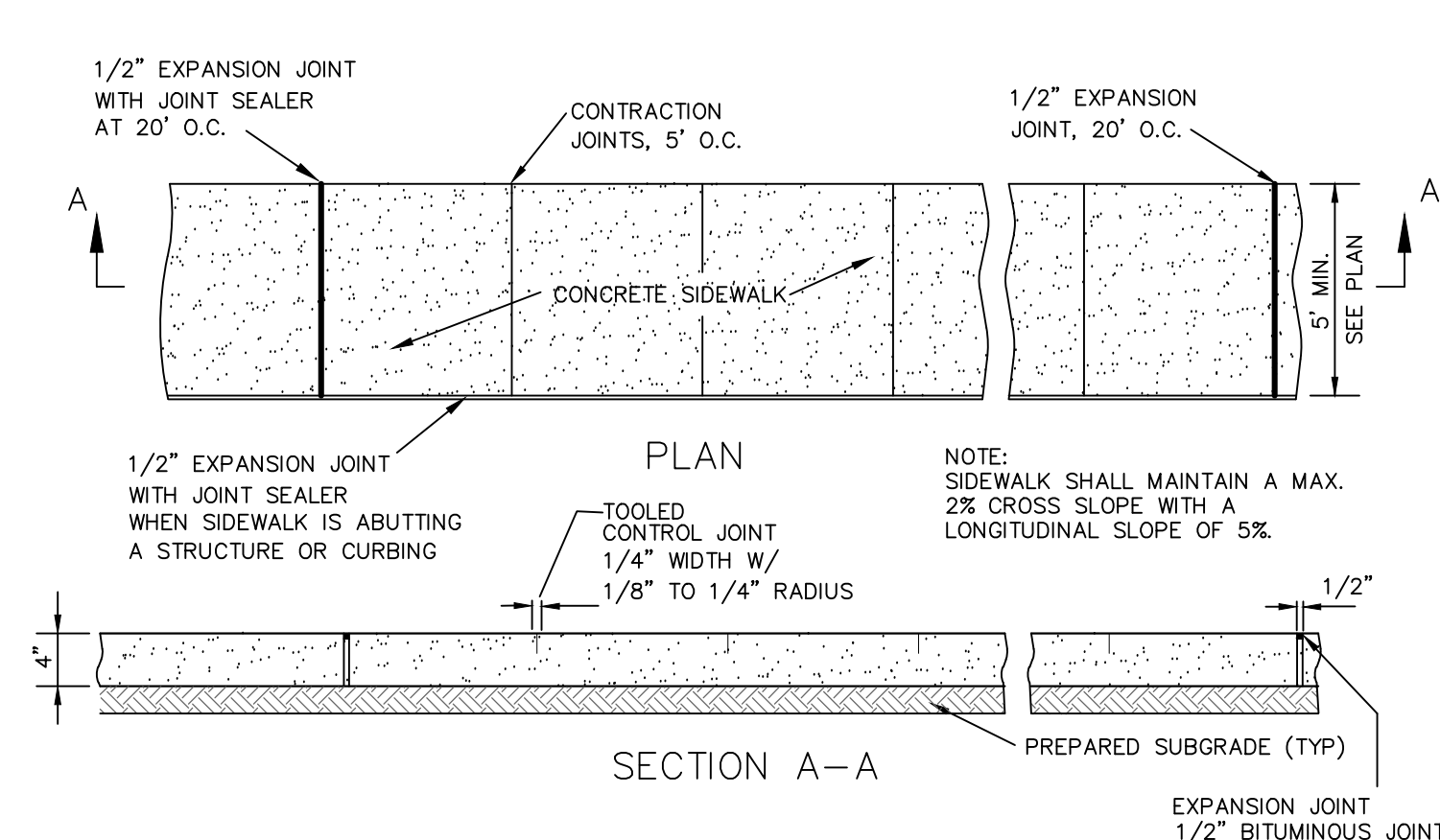
Alamo #400 6ft Fence Panel Shown As Commercial Series Scale: NTS

Matching Gate Options



Alamo Single Walk Gate #4004 Arched Rail Option Scale: NTS
 Alamo Double Walk Gate #6400M Straight Rail Option Scale: NTS

Alamo Fence & Gate Commercial Series #400
 Approved By: J.Mixon Drawn Date: 26-Nov-13
 iDeal aluminum 30101 30101 30101
 2000 Brunswick Lane Phone: 386.736.1700
 Deland, FL 32724 Fax: 386.822.4956
 DRAWING NOTES:
 1. Detail Based From Overview. Please See Our Fence & Gate Style Sheet For Other Options.
 2. Other Optional Gate Hardware Available, But May Change The High And Larch Clearances.
 3. 1 OF 1



7 SIDEWALK DETAIL NOT TO SCALE

DEPO Bike Hitch

Submittal Sheet

CAPACITY: 2 Bikes

MATERIALS: Centerbeam: 2" schedule 40 pipe (2.375" OD)
 Ring: 1 1/2" OD 1 gauge tube

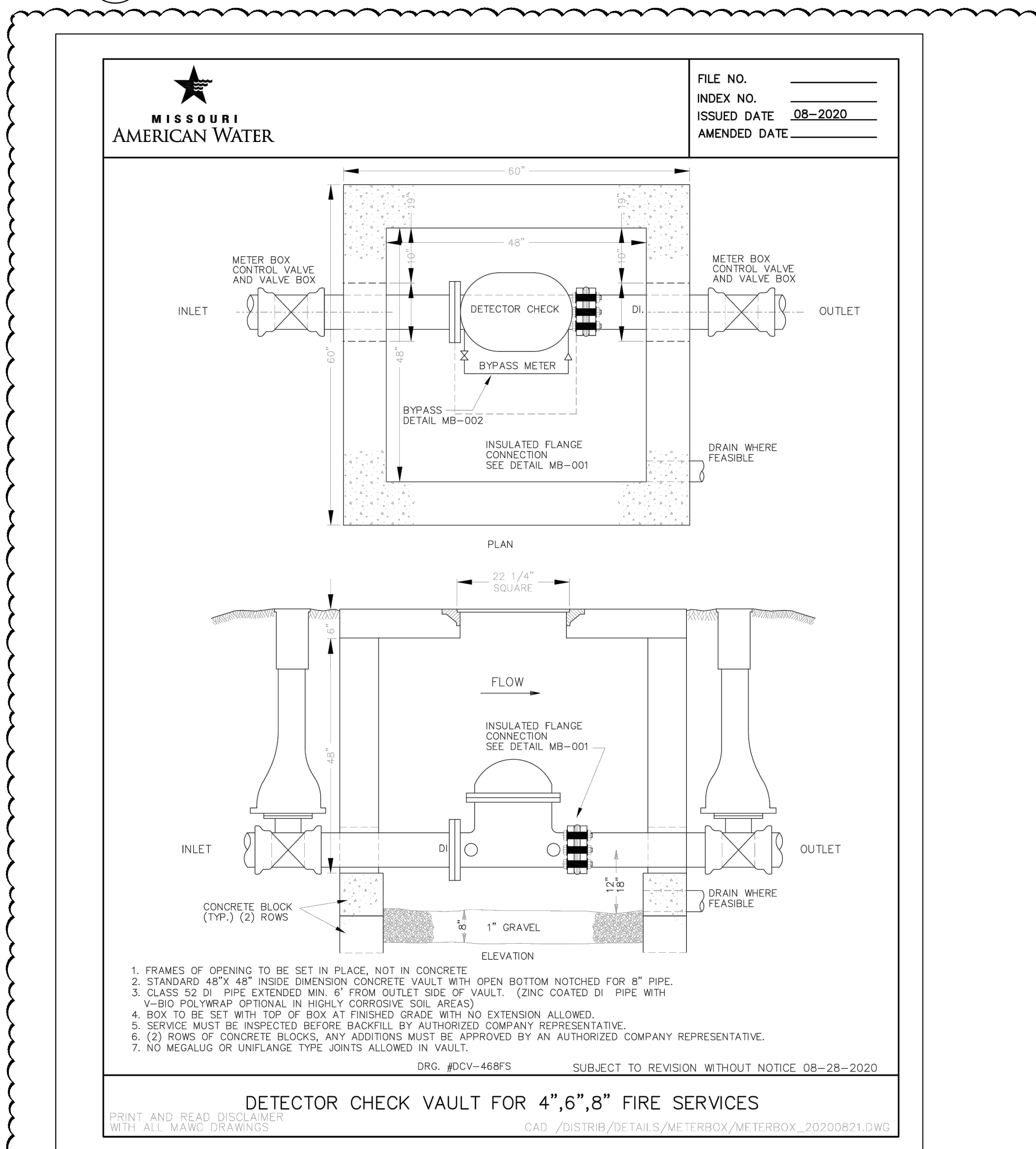
FINISHES:
 Galvanized: An after fabrication hot dipped galvanized finish is our standard option.
 Powder Coat: Our powder coat finish ensures a high level of adhesion and durability by following these steps:
 1. Sandblast
 2. Epoxy primer electrostatically applied
 3. Final thick 100% polyester powder coat
 Stainless: Stainless Steel 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS:
 Surface: Foot Mount has a 5" x 6" x 25" foot with four anchors per foot. Specify foot mount for this option. Temperature resistant fasteners available upon request.
 In-Ground: In-ground mount is embedded into concrete base. Specify in-ground mount for this option.

INGROUND MOUNT: 12" x 12" x 25"
 SURFACE MOUNT: 5" x 6" x 25"
 (or standard 4" sidewalk slot)

8 BIKE RACK DETAIL NOT TO SCALE

6 FENCE DETAIL NOT TO SCALE



9 DETECTOR CHECK VAULT DETAIL NOT TO SCALE

No	Description	Date
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04/10/25
 Sean M. Ackley
 Civil Engineer
 MO# PE-2009018679

DATE: 03/28/25
 SCALE: AS NOTED

DETAILS

C900