



2KM Architects, Inc.
529 Greene Street
Augusta, GA 30901
ph. 706.736-3333
fx. 706.736-7100

ADDENDUM #1

DATE:	November 18, 2025
PROJECT:	Georgia War Veterans Nursing Home Entrance Signage 1101 15th Street, Augusta, GA 30901
PROJECT NUMBER:	2KM #2022-05.08

Part 1 – Specifications:

- 1.101 Reference Bid Requirements, Invitation to Bid, fourth paragraph, Mandatory Pre-Bid Conference.
- A. The following are made a part of the Contract Documents:
1. See attached “*Pre-bid Conference Agenda.*”
 2. See attached “*Sign-in Log*” for attendance at Mandatory Pre-bid Conference.
 3. See attached “*Meeting Notes*” from Mandatory Pre-bid Conference.
- 1.102 Reference Section F – Special Conditions, F-39, Contractor Qualifications, A:
- A. The following General Contractors have submitted Contractor Affidavit Form F-1 with required documentation:
1. Contract Management, Inc
1829 Killingsworth Road
Augusta, GA 30904
 2. JH Cleveland Construction
618 Ponder Place Drive
Evans, GA 30809
 3. J.M. Midlo Construction, LLC.
2309 Porter Carswell Road
Waynesboro, GA 30830
 4. Sommers Construction, LLC
313 U N Court
Grovetown, GA 30813

Part 2 – Drawings:

N/A


Part 3 – Project Clarifications:

1.301 Question #1: My colleague and I were reviewing the bid documents and noticed that Division 27 was not included. Could you please confirm if your team plans to bid Division 27 directly? I wanted to clarify as we are currently working through Division 26 and 28 requirements.

Response: Division 27 will be handled directly through the Owner and their team.

END OF ADDENDUM #1

SIGNED BY


Robert L. Mauldin, NCARB, AIA
Principal Architect, GA-RA-005958

Enclosed: Pre-Bid Agenda
Pre-Bid Sign In Log
Pre-Bid Meeting Report



MANDATORY PRE-BID CONFERENCE AGENDA
GWVNH CLASSROOM ADDITION
2KM PROJECT NUMBER #: 22-05.08

Date: November 13, 2025

Time: 2:00 PM

Location: GWVNH Conference Room

1101 15th Street, Augusta, GA 30901

Attendees: (See sign-in sheet attached)

1. Sign-in:

- a. All parties to sign in and provide contact information.
- b. Attendance will be included & issued via Addendum.

2. Introductions:

- a. Architect: 2KM Architects, Inc.
Rob Mauldin, Principal Architect
Christopher Lehi, Senior Contract Admin (Not Present)
Megan Poston, Project Manager
- b. AU Purchasing: Terri Gregory/Allen Brunson
- c. Using Agency Personnel: Carlton Deese, GWVNH, Executive Director
Julia Eveker, GWVNH, Associate Director
- d. Contractors, Suppliers, Subcontractors & Attendees.

3. General Project Overview:

- a. Review unique conditions and constraints of the project, site, and specifications:
 - 1) General Discussion of the Plans.
 - a) Operating Nursing Home open to residents' families.
 - b) Work is surrounded by active building/facility.
 - 2) General Discussion of the Specifications:
 - a) Restore lawns damaged by this work.
 - b) Restore damaged work outside of new work limits.
 - c) Clean-up daily.
 - 3) Work includes (Base Bid):
 - a) Modify and add to an existing smoke room to create a clinical training room.
 - b) Modifications to the courtyard for new addition.
 - c) Upgrade finishes in the Administrative Suite.
 - d) Recaulk and seal window joints on East and West Facades.
- b. Schedule:
 - 1) Bid date: **December 3, 2025**
Time: **2:00 PM**
Location: **Georgia War Veterans Nursing Home , 1101 15th Street, Augusta, GA 30901 - Conference Room**
 - 2) Construction Days: **250** consecutive days.
 - 3) Prequalification form "General Contractor Affidavit" is **required** & shall be submitted to 2KM Architects, Inc. by 5:00 pm November 17, 2025. (Reference Section F, Form F-1); via Addendum (#1).
 - a) Scan & email is acceptable. (Verify receipt by 2KM)
 - b) Submit original documents with Bid if emailed.
 - c) Due to 2KM no later than the end of business (5:00pm) 2 business days following the Mandatory Pre-Bid 11/13/2025 is 11/17/2025.



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Location: *GWVNH Conference Room*
1101 15th Street, Augusta, GA 30901

- c. Review unique conditions and constraints of the project, site, and specifications:
- 1) Parking / Loading. (Tight Area; Shared) Limited Parking on Site. Share AU/Wellstar Campus lot.
 - 2) This is an operating campus, occupied building and site; “Skilled Nursing Home”/ Healthcare facility.
 - a) Construction paths to be defined by Georgia War Veterans Nursing Home representative.
 - b) Area of Work is shared access with Healthcare for Veterans.
 - 3) Conduct on Site:
 - a) Identification: all workers to have a valid Government issued Photo I.D. and AU badge at all times. (Verify cost with GWVNH)
 - b) Proper Behaviour & Attire is required.
 - 4) Acknowledge the contractor’s failure to bring obvious errors to the attention of the architect prior to bidding will result in a change order being executed at no additional cost to the owner.

- d. Allowances:

Allowance #1:

Digital Drawing Files (CAD & BIM). There will be a service fee of \$150.00 per discipline (as applicable) for the A/E team to modify & issue digital files for use in submittals. This is at the Contractor’s discretion – if no electronic files will be requested, this allowance amount will be \$0.00

Allowance #2:

Unforeseen Conditions: \$ 100,000.00

4. Addendum #1 will include Clarifications & Pre-bid Agenda and Sign-In Sheet. Addendum will be emailed by 2KM Architects, Inc. AU will post to GA Procurement Registry.
5. **Questions:**
6. **Site Review.**
7. **Meeting Adjourned.**



MEETING NOTES

Project Name: Georgia War Veterans Nursing Home Classroom Addition
Meeting Location: 1101 15th Street, Augusta, Georgia 30901
Purpose: Mandatory Pre-Bid Conference

Project No.: 2KM# 2022-05.08
Date: November 13, 2025
Time: 2:00 PM

ATTENDEES

NAME	FIRM	PHONE
See Sign-in Log		
ITEM	DISCUSSION	ACTION
1.	Reviewed Agenda in detail (See attached Agenda) <ol style="list-style-type: none"> Introductions. (All present) All parties signed in. Noted Architect/Engineer of Record: <ol style="list-style-type: none"> 2KM Architects, Inc. – Robert L. Mauldin, Principal Architect; Megan Poston, Project Manager M. Poston reviewed the Pre-Bid Agenda in detail (see attached Agenda). 	
2.	Schedule: <ol style="list-style-type: none"> Bid date <u>December 3, 2025 at 2:00 pm</u> <ol style="list-style-type: none"> Bid Opening will be held at GWVNH Conference Room located on the first floor at 1101 15th Street, Augusta, Georgia 30901. Construction Days: <u>250 Days</u> following Contract Award & “Notice to Proceed” and “Pre-Construction Conference.” Bid Holding period: <u>60 days</u>. Contractor Affidavit (Exhibit F-1) is required to be submitted on November 17, 2025, include form with your BID form. Read Bid Requirements very carefully and submit all required documents. Executed forms will be issued via Addendum #1. Deadline for Questions and Substitutions: <u>November 25, 2025</u> by <u>5:00 pm</u>. Last addendum will be issued if needed on <u>November 26, 2025</u>. Include Bid Bond of 5%. Performance and Payment Bonds are required. 	
3.	R. Mauldin outlined unique conditions and constraints of the project, site and specifications: <ol style="list-style-type: none"> Parking / Loading. (Tight Area; Shared) Limited Parking on Site. Share AU/Wellstar Campus lot. <ol style="list-style-type: none"> Staff, visitors & service – deliveries use N-W areas of building and site; area of work. Subcontractors are allowed to come to the site to evaluate work for bids: <ol style="list-style-type: none"> Contractors are to coordinate with Chris Townsend, GWVNH. Mobile: (706) 214-0367 This is an operating campus, occupied building and site; “Skilled Nursing Home”/ Healthcare facilities. <ol style="list-style-type: none"> Construction paths to be defined by Georgia War Veterans Nursing Home representative. Area of Work is shared access with Healthcare for Veterans. Conduct on Site: 	

	1) Identification: all workers to have a valid Government issued Photo I.D. and AU badge at all times. 2) Proper behavior and attire are required.	
4.	Acknowledge the contractor's failure to bring obvious errors to the attention of the architect prior to bidding will result in a change order being executed at no additional cost to the owner.	
5.	Scope of work overview was conducted: a. Modify and add to an existing smoke room to create a clinical training room. b. Modifications to the courtyard for new addition. c. Upgrade finishes in the Administrative Suite. d. Recaulk and seal window joints on East and West Facades. <u>Allowance #1:</u> Digital Drawing Files (CAD & BIM). There will be a service fee of \$150.00 per discipline (as applicable) for the A/E team to modify & issue digital files for use in submittals. This is at the Contractor's discretion – if no electronic files will be requested, this allowance amount will be \$0.00 <u>Allowance #2:</u> Unforeseen Conditions: \$ 100,000.00	
6.	Contractor Questions: a. See Addendum #1 attached.	
7.	Site tour was conducted.	
8.	Meeting Adjourned.	

Please notify the recorder of these minutes of corrections within 10 days of receipt.

Meeting Notes Submitted by: Megan R. Poston
Megan R. Poston
Project Manager, Allied ASID

Meeting Notes Approved by: Robert L. Mauldin
Robert L. Mauldin, NCARB, AIA
Principal Architect, GA-RA-005958

Encl: 2KM Pre-Bid Agenda
Sign in Log w/Encl.
Addendum #1

cc: GWVNH
2KM File



**MANDATORY PRE-BID CONFERENCE
GWVNH CLASSROOM ADDITION
2KM PROJECT NUMBER #: 22-05.08**

Date: November 13, 2025
Time: 2:00 PM

Location: GWVNH Conference Room
1101 15th Street, Augusta, GA 30901

SIGN IN LOG

NAME	COMPANY	ADDRESS	PHONE/EMAIL
Robert L. Mauldin <i>Robert L. Mauldin</i>	2KM Architects, Inc.	529 Greene Street Augusta, GA 30901	PH: 706-736-3333 E-MAIL: rmauldin@2kmarchitects.com
Carlton Deese <i>CD</i>	GWVNH Executive Director	1101 15 th Street Augusta, GA 30901	PH: 706-721-2531 E-MAIL: cdeese@augusta.edu
Megan Poston <i>Megan Poston</i>	2KM Architects, Inc.	529 Greene Street Augusta, GA 30901	PH: 706-736-3333 E-MAIL: mposton@2kmarchitects.com
Julia Eveker <i>Julia Eveker</i>	GWVNH Associate Director	1101 15 th Street Augusta, GA 30901	PH: 706-721-2531 E-MAIL: jeveker@augusta.edu
Terri Gregory <i>Terri Gregory</i>	AU Purchasing	1120 15 th Street Augusta, GA 30901	PH: 706-721-4582 E-MAIL: TGREGORY@augusta.edu
Allen Brunson <i>AB</i>	AU Purchasing	1120 15 th Street Augusta, GA 30901	PH: E-MAIL: ALBRUNSON@augusta.edu
José Muñoz <i>José Muñoz</i>	BG Construction Group Inc.	Alpharetta GA	PH: 828 482 2752 E-MAIL: Jose.Munoz@BGConstructionGroup.com
Candace Schumann <i>Candace Schumann</i>	Georgia Wbr Director of Business Serv.	1101 15 th Street Augusta, GA 30901	PH: 706 721-2386 E-MAIL: cschumann@augusta.edu
WADETHOMAS <i>WADETHOMAS</i>	RD BROWN CONTRACTORS	1377 W MARTINTOWN RD NORTHAUGUSTA, SC	PH: 706-832-2222 E-MAIL: wthomas@browncontractors.com
CHRIS HUNTER <i>CHRIS HUNTER</i>	JH CLEVELAND	618 PONDRA PLCE DR. EVANS, GA 30809	PH: 706-860-3739 E-MAIL: ROGER@JHCLEVELAND.COM
James Hunter <i>James Hunter</i>	Kuhlike Construction	3704 Benchmark Drive Augusta, GA 30919	PH: 706-660-8722 E-MAIL: JHunter@KuhlikeConstruction.com
Marla A. Smith <i>Marla A. Smith</i>	Sommers construction	313 UN CRT BROOKTON GA	PH: 706-627-5114 E-MAIL: marla@sommerscc.com
DAN DOCKSTATER <i>DAN DOCKSTATER</i>	C.M.I	1829 KILLINGSWORTH RD AUGUSTA GA	PH: E-MAIL: ddockstater@contractors.com

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GWNH CLASSROOM ADDITION
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Date: November 13, 2025

Location: GWNH Conference Room
1101 15th Street, Augusta, GA 30901

Time: 2:00 PM

NAME	COMPANY	ADDRESS	PHONE/EMAIL
marc midlo	J.M. Midlo Const.	2309 Porter Waynesboro Ga. Carswell Rd	PH: 706.811.8089 Email: jmmidlo@gmail.com
chris Townsend	GWNH	1101 15th St Augusta Ga	PH: 706-214-0307 Email: ctownsend@augusta.edu
Stephen Towns	Merit	3114 Wrightsboro Rd Augusta GA 30901	PH: 706.846.3001 Email: Stowns@meritfloor.com
Ryan Cato	Milestone Construction	972 Broad St. Augusta, GA 30901	PH: 706-829-7842 Email: RCATO@milestone-gc.com
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