

ADDENDUM NO. 1

April 16, 2026

Prepared By:  
Dickinson Architects, P.C.  
Architects - Interiors - Planners  
771 Broad Street, Suite 200  
Augusta, Georgia 30901



04/17/26

ARCHITECT

This Addendum No. 1 dated April 17, 2026, is hereby made a part of the plans and specifications, as dated March 31, 2026, entitled Central Office Building Board Room Renovation, B-27-016-0422, DA PROJECT NO. 25016. Contractor shall acknowledge receipt by listing Addendum No. 1 on the Bid Form.

#### PART 1 – SPECIFICATIONS

GENERAL NOTE: Specification Sections and Drawings revised and re-issued in addendum will be marked to show the following, if noted in item:

- A. Underlined items will be “added” sentences or paragraphs.
- B. Strike through numbers or sentences will represent a deleted item.
- C. Revisions will show renumbering sequence with added or deleted items.
- D. Drawing changes to be clouded.

- 1.01 Reference Specification Section A – INVITATION TO BID, second paragraph: Reference “NON-MANDATORY Pre-Bid Conference” held on 4/16/26 at the Richmond County Central Office Building. The attached agenda, sign-in sheet and meeting minutes are incorporated into the provisions of the contract.

#### PART 2 – DRAWINGS

- 1.01 NO ITEMS

END OF ADDENDUM NO. 1



PROJECT: Richmond County Board of Education  
Central Office Board Room Renovation  
B-27-016-0422  
DATE: April 16, 2026  
TIME: 10:30 A.M.  
LOCATION: Central Office Board Conference Room

A sign in sheet is available for all attendees to sign in and will be included as part of the minutes.

### ITEMS TO DISCUSS:

1. Bids due THURSDAY, APRIL 30, 2026 at 3:00 P.M. at Richmond County Board of Education Conference Room, 864 Broad Street, Augusta, GA 30901. Electronic bid submissions will not be accepted.
2. Bid Form – Bidder to include the “Statement of Bidder’s Qualifications” and “Contractor Affidavit for E-Verify”.
3. Questions no later than THURSDAY, APRIL 23, 2026 at 5:00 P.M.. Send questions by e-mail to [ndjr@dickinsonarchitects.com](mailto:ndjr@dickinsonarchitects.com). Items affecting the contract documents will be issued by addendum to all bidders.
4. Bid Security – 5% Bid Bond
5. Payment & Performance Bonds equal to 100% of contract price.
6. UNIT PRICES: (Refer to Specification Section 01 2200 for list of items.) NONE ON PROJECT
7. ALLOWANCES: (List per specification if Section 01 2100 is used OR NONE). **Any changes to allowances will be issued in Addendum.**
  - a. **Allowance No. 1: Contingency Allowance:** Include the stipulated sum/price of \$100,000.00 for use upon Owner's instructions for unforeseen conditions.
  - b. **Allowance No. 2: Access Controls:** Include the stipulated sum/price of \$25,000 for Access Control Hardware installed to include material, labor and installation.
  - c. **Allowance No. 3: Low Voltage Technology:** Include the stipulated sum/price of \$420,000 to furnish, install, program and test Wireless Access Points (WAP) and Switches to the space.
8. ALTERNATES: (LIST PER PROPOSAL FORM) OR NONE.
  - a. **Additive Alternate #1** – All work associated with the installation of the interior floor, wall and ceiling finishes within the limits specified shall be included in the price for this alternate. This shall include: removal of existing finishes, the preparation of the existing floor/wall surface, and material and labor for the installation of the specified finish. The replacement of the light fixtures within the limits specified shall be included in the price for this alternate.



- b. **Additive Alternate #2** - Provide a price to use the owner's preferred controls system equipment (Automated Logic) listed in specification section 23 0900 paragraph 2.01 A1a. This alternate does not relieve the contractor from providing a price for HVAC controls as specified in section 23 0900 in the base bid.
9. Examination of Site: It is the Bidders responsibility to visit site during the Pre-bid Conference. If not attending pre-bid, no additional requests will be granted.
10. ALL work to be complete **in 150 calendar days**
11. DISCUSS HOW BIDDERS CAN GET BID DOCUMENTS.
  - a. **DRAWINGS/SPECIFICATIONS:** Upon request, a link to download the drawings and specs to be sent via email, so no plans deposit would be required. If you want to get a hard copy, deposit is \$200 and the sets are to be returned to the Architect's office for refund of the plans deposit.
  - b. We request that you do not forward this link to others. When you download, you can send the appropriate dwgs/spec sections to your subcontractors for pricing.
12. Addendum issued to date –**NONE**
13. DISCUSSION:



**dickinson**

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Pre-Bid Agenda

PRE-BID CONFERENCE – SIGN-IN SHEET

PROJECT #: Richmond County Board of Education  
Central Office Board Room Renovation  
B-27-016-0422

DATE: April 16, 2026 TIME: 10:30 A.M.

PLACE: Central Office Board Conference Room

ATTENDANCE:	COMPANY NAME	E-MAIL	TELE #
Michael Branch	Somers Construction	michael@somerscc.com	706-834-5504
Dan Dackstetter	CNTI	dackstetter@constructioninsur.com	706-667-9033
Paul Cannady	Continental Const	paulcannady@construction.com	706-831-8777
AUSUN JACKSON	KENTRICKS CONSTRUCTION	Ausun@kentricksconstruction.com	706-831-1196
Todd Stewart	Stewart Construction	todd.stewart@stewartconstruction.com	706-831-6124
David Cerna	Gruke Associates	dcerna@gruke.com	803-269-6014
LORENZO MASON	CMI	lorenzom@contactmgtinc.com	706-667-9033
Nick Tak - A	DA	nj@nickinarchitects.com	706-722-9488

# MEETING MINUTES



**DATE:** 2026-04-06    **DA#:** 25016  
**PROJECT:** Richmond County Board of Education  
Central Office Board Room Renovation  
B-27-016-0422  
**SUBJECT:** Pre-Bid  
**PLACE:** Central Office Board Conference Room  
**TIME:** 10:30am


**PRESENT AT MEETING**  
See attached

	ITEM
1	The start date will be August 1, 2026. BOE approval is expected 5/19. NTP will be issued 5/20. The completion date is 1/8/27. The contract will remain 150 calendar days
2	Access will be from the front of the building. If the lobby alternate is accepted, access will need to be coordinated with the BOE
3	Parking will public parking along Broad Street. Access to the parking deck on Telfair will not be permitted.
4	Use of restroom on site will be permitted
5	The dumpster location will need to be coordinated with the construction currently underway along Broad Street.

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ALL IN ATTENDANCE ARE HEREBY COPIED. ANY COMMENTS OR CORRECTIONS SHALL BE RECEIVED BY THIS OFFICE WITHIN FIVE (5) DAYS OF THE PUBLISHED DATE OF THESE MINUTES OR THE CONTENTS HEREIN ARE CONSIDERED FINAL.

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Signature:   
Nicholas Dickinson