



ADDENDUM NUMBER ONE (1)

Issuance Date: August 1, 2025
Project Name: Gouaux Hall Exterior Facade Repair
Nicholls State University
Thibodaux, LA
Architect's Job No.: 1593.00-24
State Project No: 01-107-24-05, F.01004612 State ID: S04312 Site Code: 3-29-003
Bid No. SB01912

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 reminded that Bids are due at **3:00 pm**, Central Time, **Tuesday, August 12, 2025**. This is not a revision.

The following changes are issued for clarification purposes and shall be incorporated into the contract documents.

GENERAL:

1. PRE-PROPOSAL CONFERENCE:

- a. The 29 July 2025 Non-Mandatory Pre-Bid Conference Meeting Minutes and Sign-in sheets are attached.

2. QUESTIONS RECEIVED DURING AND AFTER PRE-BID MEETING:

- a. Does the roof assembly need Gypsum Based Roof sheathing as specified in the specs but not shown on the drawings?
 - i. RESPONSE: Coverboard is indicated at new roof locations, refer to roof details on drawing A200. Coverboard is specified.
- b. The specs call for the coverboard to be mechanically fastened but this is not advisable. Will require the concrete to be predrilled and create the possibility of the interior of the building being compromised. We can continue with adhesive or hot mop with no problems.
 - i. RESPONSE: A fully hot mopped system complying with State of Louisiana Facility Planning and Control requirements will be acceptable.
- c. Can a RCP be provided as the Soffit is being replaced but no RCP Is available?

- i. RESPONSE: No RCP will be issued. Wall sections and exterior elevations should be sufficient represent scope.
- d. Can we get some clarification as to what materials the coping is to be made of and if it can be shop fabricated.
 - i. RESPONSE: Material is specified in section 076200 under Part 2 Products.
- e. Can you provide unit pricing for the wall insulation?
 - i. RESPONSE: Unit Cost Form to remove and replace damaged cavity wall insulation as part of the Base Bid is attached.
- f. Please provide clarity to keynotes 21 and 22 on drawing A001.
 - i. RESPONSE: Work associated with keynote 21 may have been addressed by owner. Assume no work is required. Work associated with keynote 22 to remain in add alternate. Repair or replace housing. Work to remain in Add alternate.
- g. Is a recent moisture survey available for review?
 - i. RESPONSE: Yes, a moisture survey taken 15 November 2024 is attached for reference only.
- h. What is the insured value of this building?
 - i. RESPONSE: Appraised value is \$13,649,771. Year of construction: 1984.

PRIOR APPROVALS:

The following manufacturers and/or products are approved for the items listed, subject to compliance with the drawings and specifications.

- 1. Architectural
 - a. Benjamin Moore paint products are approved. See attached revised specification 09 91 13.
- 2. Mechanical / Plumbing
 - a. None
- 3. Electrical:
 - a. None

SPECIFICATIONS:

- 1. Specifications:
 - a. Exterior Painting, Specification Section 09 91 13 is revised and attached.
 - b. Unit Price Form
 - a. The removal and replacement of damaged base bid insulation shall be measured and paid for by square feet of installed area. The unit cost price shall include all labor, materials, accessories, and equipment necessary for a complete and finished installation. The contractor shall provide a unit price per square foot in the bid proposal and shall include the quantity indicated on the unit price form in the base bid.

DRAWINGS:

1. Drawings
 - a. Add keynote 26 "Remove and replace damaged plumbing pipe jacks and pitch pans, approximately seven in total" to drawing A001.

End of Addendum No. One (1)

Attachments: As Indicated Above



MEETING REPORT

Project Name: Gouaux Hall Façade Repairs, Nicholls State University
Arch. Job No.: 1593.00
Owner Job No.: 01-107-24-05, F.01004612
Prepared By: Bryon Hume (AIA), Fairuz Sowma
Date of Meeting: 7/29/2025
Date of Issue: 8/1/2025
Purpose: Pre-bid Meeting
Location: 255 Alumni Drive, Thibodaux, LA 70301, Gouaux Hall Lecture Hall
Present: Danielle Breaux, Terry Dupre, Joe Guillot, Brian Clausen, NSU
Bryon Hume, Fairuz Sowma, Tipton Associates

The project team met on-site at 1:30 PM and the following items were discussed:

1. Terry Dupre started off the meeting by making introductions and went over the NSU agenda.
 - a. The probable cost estimate was limited to just façade renovations. No significant work associated with existing flat roof was included.
 - b. He mentioned that the bid responses are due by 3:00 PM on 08/12/2025 and contractors should submit required bid documents to bids@nicholls.edu.
 - c. Insurance requirements are provided in the bid documents.
 - d. Questions not asked at the meeting can be submitted to terry.dupre@nicholls.edu and bhume@tipton-associates.com. Answers will be provided by addendum, posted to LaPac, Central Bidding, Nicholls Purchasing Web Page, and email notification.
 - e. Bid bond is required; use bid bond form provided in bid package.
2. Bryon Hume, gave a brief scope of the project and other pertinent information.
 - a. The construction period is 180 Consecutive Calendar Days from date of "Notice to Proceed".
 - b. The bid opening will be open to the public, conducted virtually using Zoom, and will take place on August 12, 2025 at 3:00 PM.
 - c. Any Addendum should be submitted by 3:00 PM, August 7, 2025.

- d. Available Funds for Construction: \$650,000
 - e. Discussed the three Alternates:
 - a. Alt. 1: Remove and Replace Sections of Damaged Low Slope SBS Roofing System
 - b. Alt. 2: New Extruded Aluminum Walkway Canopy
 - c. Alt. 3: New Exterior Wall Insulation and Air / Vapor Barrier
3. Questions asked;
- a. Does this project need a local building permit? **No, not for state projects.**
 - b. What is the insured value of the building? **Terry Dupre will provide Date/ Build value in addenda.**
 - c. Has roof moisture survey been done? **Not recently and there is no current information.**
 - d. What should the R-value be of the roof and walls when insulation is removed? **Match existing R-value.**
 - e. Is keynote 21 and 22 on drawing A001 applicable? **The designer will follow up.**

The team adjourned and walked the site to review current conditions.

This report is 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 this report.

Attachments: Sign-in sheets, NSU Agenda, Tipton Agenda

Cc: Attendees

End of Report



29 July 2025

Pre-Bid Agenda

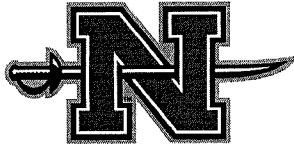
RE: Gouaux Hall Exterior Repairs Project
Nicholls State University, Thibodaux, LA
Project No: 01-107-24-05, F.01004612
SBO1912
Arch Project No: 1593-24.00

Pre-Bid Agenda:

1. Project Schedule:
 - a. Bid Date and Time
 - i. 3:00 P.M., Tuesday, August 12, 2025
 - ii. Inquiries to: Mr. Terry Dupre, Director of Purchasing, (985) 448-4031 or Terry.dupre@nicholls.edu
 - iii. Zoom Bid Opening is scheduled
 - iv. Bids will not be accepted by US Mail or in-person delivery.
 - v. E-mail bids to Bids@Nicholls.edu
 1. Subject line to include Project Name and Project Number
 2. Include all bid paperwork as an attachment to the email
 3. In the body of the email, list all contractor information that would be included on your physical bidding envelope.
 - b. Construction period
 - i. 180 Consecutive Calendar Days from date of "Notice to Proceed"
 - ii. \$1,000 / Day Liquidated damages
 - c. Prior Approvals / Substitutions
 - i. Friday, August 1, 2025 at 3:00 p.m.
 - d. Addenda
 - i. Thursday, August 7, 2025 at 3:00 P.M.
2. Coordination of schedules:

- a. Adjacent portions of facility will remain in use.
 - b. Coordination of staging and work areas as shown on documents with Owner.
 - c. Critical, long lead time items to be addressed
 - i. Roofing materials
 - ii. Masonry
 - iii. Other
- 3. Parking and staging to be on site.
- 4. Site security
- 5. Documentation
 - a. Photo documentation of conditions
 - b. Owner requirements
- 6. Other items
 - a. Available Funds for Construction: \$650,000
 - b. Alternates
 - i. Remove and Replace Sections of Damaged Low Slope SBS Roofing System
 - ii. New Extruded Aluminum Walkway Canopy
 - iii. New Exterior Wall Insulation and Air / Vapor Barrier
 - c. Questions or comments?
 - d. Walk the Site

End of Agenda



Nicholls State University

Purchasing Office

P. O. Box 2052 – Thibodaux, LA 70310

985.448.4038 – Fax: 985.448.4921

Non-Mandatory Pre-Bid Meeting Project Notes

Bid No. SB01912

State Project No. 01-107-4-05 – F.01004612

Nicholls State University, Gouaux Hall Exterior Facade Repairs

Date of Non-Mandatory Pre-Bid: 07/29/2025 1:30 PM

Location – Gouaux Hall Main Entrance 255 Alumni Drive, Thibodaux, LA 70301 –
on the campus of Nicholls State University

- 1) It is not mandatory to attend this pre-bid conference. Other contractors interested may inquire about the project.
- 2) Bid responses are due by 3:00 PM on 08/12/2025. Contractors shall submit the required bid form and other required documents to bids@nicholls.edu by the due date and time referenced. Email Transmitting the bid forms and other documents must state the Bid Number and Project Name in the Subject Line
- 3) Please refer to Bid Documents for Instructions on bid submission requirements.
- 4) Refer to Bid Documents for Instruction on attending Zoom Bid Opening.
- 5) Insurance Requirements are provided in the bid documents.

\$1 Million General Liability, \$1 Million Auto Liability, Workers Compensation as per the Louisiana Statutes. The certificate of insurance to be issued must state the project name, list Nicholls State University as the certificate holder, name Nicholls State University as an additional insured, and grant a waiver of subrogation. Builders Risk.
- 6) Questions not asked at the project walkthrough must be submitted to terry.dupre@nicholls.edu and the designer. Answers will be provided by addendum, posted to LaPac, Central Bidding, Nicholls Purchasing Web Page, and by email notification.
- 7) Any questions regarding the bid documents should be sent in writing to terry.dupre@nicholls.edu. These questions will be addressed to the contractor asking the question, unless the Purchasing Department deems that all parties should be notified.

8) Bid Bond IS Required – use bid bond form provided in bid package

- 9) Formal two (2) party Contract required
- 10) Performance Bond and Payment Bond Required
- 11) Contracts and bond document shall be recorded at the Lafourche Parish Clerk of Court Office by the Contractor. Retainage to be withheld. Contractors Non-Collusive Affidavit Required. Contractors Assentation Clause Required.
- 12) Bidder must be a Louisiana Licensed Contractor if the bid submitted is in the amount of \$50,000.00 or more.
- 13) This is NOT a tax-exempt project. Contractor cannot charge Nicholls State University Tax, but the Contractor must pay all taxes they normally pay for materials and supplies.

LOUISIANA UNIFORM PUBLIC WORK BID FORM

UNIT PRICE FORM

TO: Nicholls State University
Director of Facilities and Project Management
106 Elkins Hall
Thibodaux, LA 70310

BID FOR: Gouaux Hall Exterior Façade Repair
Nicholls State University
Thibodaux, LA 70310

UNIT PRICES: This form shall be used for any and all work required by the Bidding Documents and described as unit prices. Amounts shall be stated in figures and only in figures.

DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (Quantity times Unit Price)
INSUL-1	100	SQUARE FOOT		
DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (Quantity times Unit Price)
N/A				
DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (Quantity times Unit Price)
N/A				
DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (Quantity times Unit Price)
N/A				
DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (Quantity times Unit Price)
N/A				
DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (Quantity times Unit Price)
N/A				
DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (Quantity times Unit Price)
N/A				
DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (Quantity times Unit Price)
N/A				
DESCRIPTION:	<input type="checkbox"/> Base Bid or <input type="checkbox"/> Alt.# ____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (Quantity times Unit Price)
N/A				

Wording for “DESCRIPTION” is to be provided by the Owner.
All quantities are estimated. The contractor will be paid based upon actual quantities as verified by the Owner.

PLEASE PROVIDE INFORMATION REQUESTED IN EACH SECTION

DATE AND TIME:

[illegible]

PLEASE PROVIDE INFORMATION REQUESTED IN EACH SECTION

DATE AND TIME:

[illegible]

[illegible]

Project NoSB01912 Gouaux Hall Exterior Repairs Project

PLEASE PROVIDE INFORMATION REQUESTED IN EACH SECTION

DATE AND TIME: 7/29/2025 1:30 PM

[illegible]

PLEASE PROVIDE INFORMATION REQUESTED IN EACH SECTION

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**SECTION 09 91 13
EXTERIOR PAINTING**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Surface preparation.
- B. Field application of paints.
- C. Scope: Finish exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
 - 1. Exposed surfaces of steel lintels and ledge angles.
 - 2. Exposed plaster / stucco surfaces and ceilings at exterior entry ways.
- D. Do Not Paint or Finish the Following Items:
 - 1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
 - 2. Items indicated to receive other finishes.
 - 3. Items indicated to remain unfinished.
 - 4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.

1.2 RELATED REQUIREMENTS

- A. Section 01 61 16 - Volatile Organic Compound (VOC) Content Restrictions.

1.3 DEFINITIONS

- A. Comply with ASTM D16 for interpretation of terms used in this section.

1.4 REFERENCE STANDARDS

- A. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2024.
- B. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.
- C. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).
- D. SSPC-SP 6/NACE No.3 - Commercial Blast Cleaning; 2006.

1.5 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide complete list of products to be used, with the following information for each:

1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
 2. MPI product number (e.g. MPI #47).
 3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
- C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified.
1. Where sheen is specified, submit samples in only that sheen.

1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum three years documented experience.
- B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum three years experience and approved by manufacturer.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.

1.8 FIELD CONDITIONS

- A. Do not apply materials when surface and ambient temperatures are outside the paint product manufacturer's temperature ranges.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- C. Provide lighting level of 80 ft candles measured mid-height at substrate surface.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.
- B. Paints:
 1. Base Manufacturer: Sherwin Williams Company.
 2. Pittsburg Paints: www.ppgpaints.com/.

3. **Benjamin Moore: www.benjaminmoore.com/en-us**

- C. Primer Sealers: Same manufacturer as top coats.
- D. Substitutions: See Section 01 60 00 - Product Requirements.

2.2 PAINTS AND FINISHES - GENERAL

- A. Paints and Finishes: Ready-mixed, unless required to be a field-catalyzed paint.
 - 1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
 - 2. Supply each paint material in quantity required to complete entire project's work from a single production run.
 - 3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is described explicitly in manufacturer's product instructions.

2.3 PAINT SYSTEMS - EXTERIOR

- A. Paint E-OP - Exterior Surfaces to be Painted, Unless Otherwise Indicated: Including primed metal and plaster / stucco.
 - 1. Two top coats and one coat primer.
 - 2. Top Coat(s): Exterior Latex; MPI #10, 11, 15, 119, or 214.
 - a. Products:
 - 1) **Benjamin Moore Multapply, 1190 Semi-Gloss - for metal surfaces**
 - 2) **Benjamin Moore UltraSpec Exterior Latex, W449 Soft-Gloss for stucco / masonry**
 - 3) Pittsburgh Paints Advantage 900 Interior/Exterior Latex, 919-10 Series, Semi-Gloss.
 - 4) Sherwin-Williams Pro Industrial Acrylic, Semi-Gloss.
 - 5) Substitutions: See Section 01 60 00 - Product Requirements
 - 3. Top Coat Sheen:
 - a. Semi-Gloss: MPI gloss level 5; use this sheen at all locations.

2.4 PRIMERS

- A. Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats.
 - 1. Alkali-Resistant Water-Based Primer; MPI #3.
 - a. Products:

- 1) **Benjamin Moore UltraSpec Masonry Interior / Exterior 100% Acrylic Sealer, 608 for Masonry / Stucco**
- 2) **Benjamin Moore Acrylic Metal Primer, HP1100 for Non-Ferros Metals**
- 3) Pittsburgh Paints Series Seal Grip Interior/Exterior Acrylic Universal Primer/Sealer, 17-921XI Series. (MPI #3)
- 4) Sherwin-Williams Loxon Water Blocking Primer/Finish.
- 5) Substitutions: See Section 01 60 00 - Product Requirements

2.5 ACCESSORY MATERIALS

- A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.
- B. Patching Material: Latex filler.
- C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Test shop-applied primer for compatibility with subsequent cover materials.
- D. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
 1. Exterior Plaster and Stucco: 12 percent.

3.2 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.
- D. Seal surfaces that might cause bleed through or staining of topcoat.
- E. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
- F. Exterior Plaster: Fill hairline cracks, small holes, and imperfections with exterior patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high alkali surfaces.

G. Ferrous Metal:

1. Solvent clean according to SSPC-SP 1.
2. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and blast cleaning in accordance with SSPC-SP 6/NACE No.3. Protect from corrosion until coated.

3.3 APPLICATION

- A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".
- B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- C. Apply each coat to uniform appearance.
- D. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- E. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.4 FIELD QUALITY CONTROL

- A. See Section 01 40 00 - Quality Requirements, for general requirements for field inspection.

3.5 CLEANING

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

3.6 PROTECTION

- A. Protect finishes until completion of project.
- B. Touch-up damaged finishes after Substantial Completion.

3.7 COLOR SCHEDULE

- A. Existing plaster / stucco entry wall and ceiling surfaces.
 1. Color: SW color equalivent to Accent Fin color Pac-Clad Cityscape.
- B. Existing bollards: Color to match existing bollards.

END OF SECTION

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