



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

**May 19, 2026**

Please find the following addendum to the below-mentioned BID.

**Addendum No.:** 1

**Bid#:** 26-27-2

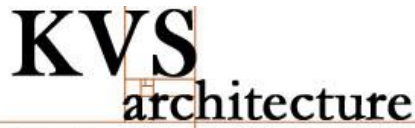
**Project Name:** St. Tammany Parish Library – Mandeville Branch Renovations

**Bid Due Date:** Wednesday, June 3, 2026

### **ATTACHMENTS:**

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1. Addendum No. 1 (continued)
2. Prebid Meeting Minutes and Sign-In Sheets.
3. A1.0 Site Plan.
4. A2.6 Restroom and Data Closet Plans.
5. E1.0 Electrical and Data Systems Plan.



235 Girod Street, Mandeville, Louisiana  
985.674.3077 [www.kvsarchitecture.com](http://www.kvsarchitecture.com)

May 18, 2026

## **PPSL – VSF# 23-33-5**

### **ST. TAMMANY PARISH – MANDEVILLE BRANCH LIBRARY RENOVATIONS**

844 Girod Street  
Mandeville, LA 70448

#### **ADDENDUM NO. ONE**

The following items shall be considered part of the Contract Documents for the above referenced project, and shall take precedence over any conflicting statements contained therein. Revise all other drawings and specifications as required. The bidder hereby acknowledges and agrees to furnish all labor, materials, equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary to perform the work as indicated in the Addenda. The bidder is required to acknowledge Addenda in accordance with Instructions to Bidders.

#### **1.0 CLARIFICATIONS:**

- 1.1 Refer to **Prebid Meeting Minutes** and **Sign-In Sheets** for clarifications.
- 1.2 New Data Wiring to be **CAT 6A** and General Contractor's forces to patch all cabling and tie into Owner's network system.
- 1.3 Additional **ELECTRICAL OUTLETS AND IT PORTS FOR COMPUTERS**. See Revised Drawing E1.0.
- 1.4 **This project is NOT Tax Exempt**. All applicable sales taxes for materials used on the project must be paid for. The contractor is not exempt from state and local tax.
- 1.5 Restroom countertop thickness is  $\frac{3}{4}$ " thick. Granite is an acceptable substitute material for quartz for restroom countertops.
- 1.6 The three Temporary Restrooms for Library Patrons provided by Contractor are to be furnished, air-conditioned, with hot and cold running water, and maintained for the duration of the restroom renovations.
- 1.7 **Contractor is responsible for all City Building Permit Fees and Inspection Fees. Contact City of Mandeville Permit Department at 624-3103.**

#### **2.0 ATTACHMENTS:**

- 2.1 **Prebid Meeting Minutes and Sign-In Sheets.**
- 2.2 **A1.0 Site Plan.**
- 2.3 **A2.6 Restroom and Data Closet Plans.**
- 2.4 **E1.0 Electrical and Data Systems Plan.**

#### **3.0 DRAWINGS:**

- 3.1 **A1.0 Site Plan.** Revised provisions for Library Patron's Temporary Restroom Facilities, and revised provisions to include a temporary, modular, insulated construction wall between Entry Vestibule and Library.
- 3.2 **A2.6 Restroom Renovation and Data Closet Plans.** Isolate Mechanical requirements from Electrical requirements, add HVAC condensate drain locations.
- 3.3 **E1.0 Electrical and Data Systems Plan.** Add electrical duplex receptacles and Data IT ports, Add electrical lighting in new Entrance Vestibule.

#### **4.0 SPECIFICATIONS:**

- 4.1 Specification Section **088716 Impact Rated Safety Film**. CHANGE Mfr. product number from Ultra S600 to Ultra S800.

**5.0 PRIOR APPROVALS:** (Products must meet all performance criteria in accordance with specifications).

5.1 Record – USA. Record 5100 Series Automatic Sliding Door was submitted as a prior approval for 084229 Sliding Automatic Entrances.

**Please note that this prior approval is for the acceptance of the above captioned manufacturer only and that all products must meet the specification requirements in the Original Bid Documents regardless if listed as a Prior Approved Product.**

**END OF ADDENDUM NO. ONE**



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## Prebid Meeting Minutes

### STP Project # 26-27-2

### ST. TAMMANY PARISH – MANDEVILLE BRANCH LIBRARY RENOVATIONS

844 Girod Street  
Mandeville, LA 70448

**Date:** Wednesday, May 13, 2026, 9:30am

**Conditions:** 79d, Mostly Sunny

#### Attendees:

See attached sign in sheet.

**STP Library:** Trevor Collings, Library Director

Brent Geiger, Tanya DiMaggio, Library Assistant Directors

John Bennett, Library Maintenance

**STP Gov.:** Laura B. Gatlin, PMP, Project Manager, Dept. of Engineering

Alana Johnson, Contracts Manager, Procurement Dept.

**Architect:** Vaughan Sollberger, KVS Architecture

The Scope of Work for the STP - Mandeville Branch Library Renovations includes:

1. Temporary Facilities to serve the Library during the Construction Period,
2. Removal and replacement of entire front entrance feature as indicated on drawings,
3. Installation of new entrance feature including wood framing, asphalt shingle roofing, wood fascia and soffits, impact rated storefronts, automatic entrances, and new carpet tile flooring,
4. Removal and replacement of concrete flatwork and subsurface drainage at front entrance,
5. **ALTERNATE #2:** New landscaping and landscape features at front entrance,
6. Renovations of existing women's and men's restrooms,
7. Selective new doors and hardware,
8. New computer and data wiring (CAT6A),
9. New mini-split HVAC in Data Closet,
10. Adjustment to building electrical, hvac, and plumbing systems associated with the work.
11. **ALTERNATE #1:** Replacement of all Carpet Tile (Carpet A) as illustrated on Drawing 1/A2.9. Contractor responsible for moving, adjusting, and reinstalling all

furniture. Owner responsible for moving, storing, and reinstalling all books and furnishings.

12. Furnish and install Walk Off Carpet Tiles (Carpet B) in the Renovated Atrium and Existing Reception Area on top of the existing quarry tiles. See Drawing 1/A2.4.

**Project currently includes:** \$ 381,500 cost estimate, 120 day work period, \$500/day Liquidated Damages.

**Bid Due Date:** June 3, 2026 2:00 PM

**Mandatory Pre-Bid Meeting at Jobsite:** May 13, 2026 9:30 AM

**Inquiry Deadline:** May 22, 2026 2:00 PM

**Contract Initiation:** TBD

**Bids will be received by:**

St. Tammany Parish Government Procurement Department  
21454 Koop Drive, Suite 2F  
Mandeville, Louisiana 70471

**Questions to be submitted to:** The Procurement Department can be contacted by telephone at (985) 898-2520, or via e-mail at [Procurement@stpgov.org](mailto:Procurement@stpgov.org).

1. Addendum #1 is scheduled to be issued Monday, May 18th, and will include the Prebid Meeting Minutes, answers to questions regarding construction, and all current Prior Approval requests. Addendum #2, if necessary, and all final Prior Approvals, will be released no later than Friday, May 29th to all plan holders.
2. Bid Bond, Performance Bond & Payment Bond, Bonding Requirements apply to this project. Refer to specifications. Contractors are required to include Corporate Resolution or Authority to Sign the submission of their bid to clearly indicate that the signature provided on the bid is in accordance with specifications.
3. Contractor will have access to electrical power and water at the jobsite. Contractor to provide portable toilet facilities for their workers at the jobsite during construction.
4. Identification of project boundaries and staging area are shown on drawings and will be established at the project preconstruction meeting. Fencing of project will not be required, and the owner and tenants will need access at all surrounding access drives.
5. Review of contractor jobsite sign-in requirements, dress code, no smoking on grounds, etc., will be during PreConstruction Meeting. Contractor will have option of determining identification methods, i.e. uniform shirts, badging, etc. Contractor's Superintendent to compile and record daily list of employees on-site.

6. None of the HVAC systems are to be utilized during any construction phases that will be creating dust. Library technicians can be available to disable the units during those phases if needed. Failure to disable HVAC systems could cause damage to the HVAC systems and the contractor will be responsible for cleaning and/or necessary repairs to restore HVAC systems to the same condition prior to the beginning of work.

7. ALTERNATE #1 – ADD –Replacement of all Carpet Tile (Carpet A) as illustrated on Drawing 1/A2.9.

ALTERNATE #2 – ADD - New landscaping and landscape features at front entrance,

8. Scope of Site Cleanup includes removal from jobsite all construction debris on a weekly basis. Precautions need to be taken by all contractors in order to protect all areas from construction debris. Any damage to any parts of the building must be cleaned, remediated, or replaced.

9. State Fire Marshal has reviewed and permitted the project.

10. City of Mandeville Building Permit Department has reviewed the project, and the Building Permit is in process to be issued after bids are received. Contact City of Mandeville Permit Department for required permit fees. All permit and inspection fees are responsibility of the Contractor.

11. Fees for utility connections at points of service mains for water and sewer will not be required for this project.

**12. A temporary insulated modular wall system to be provided and installed by General Contractor for the duration of work period on New Front Entrance Area.**

**13. Additional Patron's temporary toilet facilities are to be provided and maintained by the General Contractor for the duration of work while renovating the existing restrooms.**

14. All parties walked the jobsite to review existing conditions.

15. Interested contractors that wish to walk the jobsite again during the bidding period are requested to notify architect and check in to Library Front Desk prior to walking the jobsite.

END OF MEETING MINUTES.

# KVS architecture

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May 13, 2026

**STP PROJECT # 26-27-2**  
**ST. TAMMANY PARISH – MANDEVILLE BRANCH LIBRARY RENOVATIONS**  
844 Girod Street  
Mandeville, LA 70448

## Prebid Meeting Sign In Sheet

Pre-Bid Meeting, 9:30 am. Sign-In Sheet.

| NAME                  | ORGANIZATION                              | PHONE NUMBER     | EMAIL ADDRESS   |
|-----------------------|---|------------------|---|
| VAUGHAN<br>SOUBERGER  | KVS ARCH.                                 | 985 674 3077     | kvs@kvsarchitecture.com                                     |
| Cameron<br>Wainwright | CT Wainwright                             | 985 222 5942     | ctwainwrightconstllc<br>@small.com                          |
| MINU BOACA            | GMGS GLOBAL<br>CONSTRUCTION SERVICES      | 504-717-7234     | GMGS GCS@OUTLOOK.COM<br>GMGSRESTORATIONTECH@<br>OUTLOOK.COM |
| Francisco Morales     | KV WORKSPACE                              | 202 779 5575     | FRANCISCOM@KVNORWORKSPACE.COM                               |
| John Cotton           | VPG construction<br>verius Property Group | 504-919-2608     | jcotton@vpgenterprise.com                                   |
| Louise copper smith   | STALLINGS CO.                             | (504) 488-7913   | BID@STALLINGSNOA.COM  |
| Keith Champagne       | ECO Builders Inc.                         | 985-645-9552     | robin@ecobuildersinc.com                                    |
| Jeanine Ford          | Red Bison Services                        | 504.247.2259     | Jford@redbisonservices.com                                  |
| Gary Viet Jr          | Thoth Construction                        | 1-985-789-8963   | Edfogarty@thothbuild.com                                    |
| Kaye Wroblewski       | Temporary<br>Wall Systems                 | 504-264-5002     | kaye.wroblewski@tempwall<br>systems.com                     |
| Brandon Simonary      | Ashley Smith Co                           | 504-313-1589     | bids.95c@gmail.com  |
| JEREMY Cox            | Cox<br>PARKER<br>CONTRACTORS              | 504-352-<br>6907 | JEREMY@COXPARKER.COM  |

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Pre-Bid Sign-In Sheet

Wednesday, May 13, 2026

9:30 AM

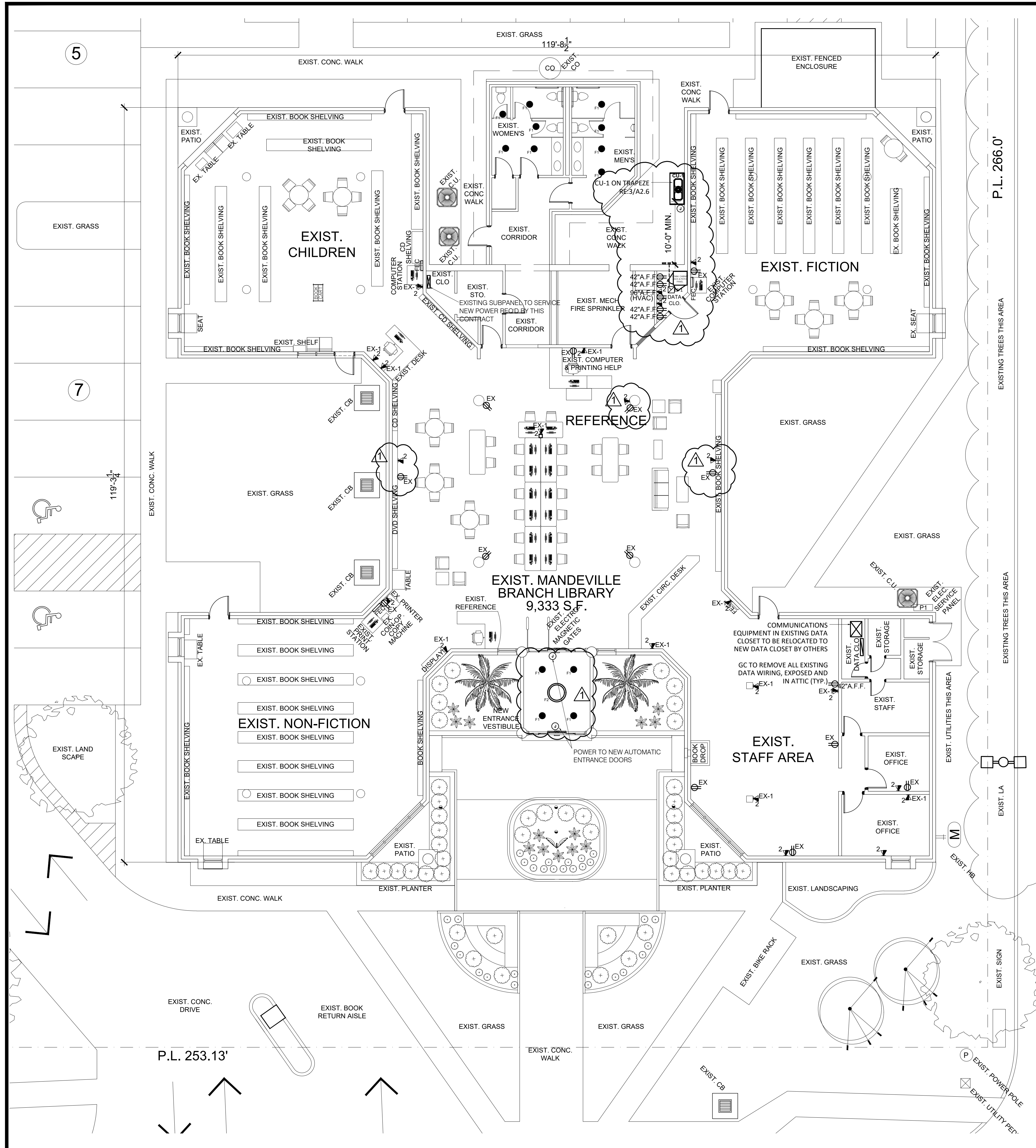
St. Tammany Parish Library - Mandeville Branch Renovations

|    | Name                | Company                                   | Email                              | Phone          | Time In | Time Out |
|----|---------------------|---|------------------------------------|----------------|---------|----------|
| 1  | Cameron Wainwright  | CT Wainwright                             | CTWainwrightconstLLC @ Small.com   | 985 222 5942   | 9:30    | 9:50     |
| 2  | MINUBOACH           | GMGS GCS                                  | GMGSGCS@OUTLOOK.COM                | 504 717-7234   | 9:30    |          |
| 3  | FRANCISCO MORALES   | KV WORKSPACE                              | FRANCISCO.M@KVWORKSPACE.COM        | 202 779 5575   | 9:20    | 9:50     |
| 4  | GARY VINET JR       | THOTH CON                                 | E.FOGARTY@THOTHBUILDERS.COM        | 1-985-789-8963 | 9:30    | 9:52     |
| 5  | John Cotton         | VP9 Construction<br>Verius Property Group | J.Cotton@VP9enterprise.com         | 504-919-2608   | 9:30    | 9:53     |
| 6  | LORNIE COPPER SMITH | STALLINGS CO.                             | BI@STALLINGSNOHA.COM               | (504) 488-7913 | 9:30    | 10:00    |
| 7  | KEITH CHAMPAGNE     | Eco Builders Inc                          | robh@ecobuildersinc.com            | 985-645-9558   | 9:30    | 9:50     |
| 8  | JEANNINE FORD       | Red Bison Services                        | Jford@redbisonservices.com         | 504.247.279    | 9:30    | 1:59     |
| 9  | MELINDA MORROW      | Smith Construction                        | melinda@smithcc.net                | 985.882.2426   | 9:30    | 9:54     |
| 10 | KORY STEPHENS       | Scarpelli Construction                    | Brittany@scarpelliconstruction.com | 985-875-3126   | 9:30    | 9:58     |
| 11 | Grant Landry        | Bonitz                                    | grantlandry@bonitz                 | 228 304 0364   | 9:30    | 9:50     |
| 12 | Niki Gazeley        | BSD Construction, LLC                     | niki@bsdtdesignbuild.com           | 985-624-2644   | 9:30    | 9:53     |
| 13 | Bridget Sidman      | The Building Group LLC                    | blake@thebuildinggroupllc.com      | 504-401-5918   | 9:30    |          |

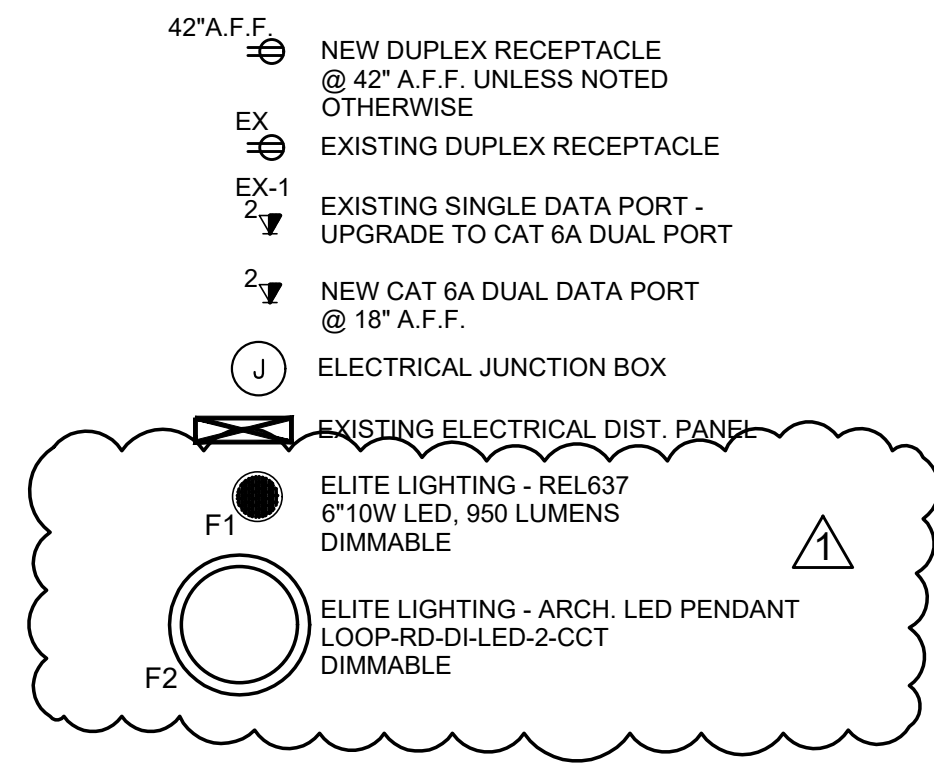
|    | Name              | Company                 | Email                               | Phone        | Time in | Time Out |
|----|-------------------|-------------------------|-------------------------------------|--------------|---------|----------|
| 14 | Dena Brooks       | Dixon Contracting Group | dena@dixoncontractinggroupllc.com   | 228-697-1064 | 9:30    | 9:56     |
| 15 | Jeremy Cox        | Cox Parmer Contractors  | jeremy@coxparmer.com                | 504 352 6607 | 9:30    | 9:58     |
| 16 | Brandan Simoncaux | Ashley Smith Const.     | brsids.95c@gmail.com                | 504 313 1589 | 9:30    | 9:53     |
| 17 | Kaye Wroblewski   | Temporary Wall Systems  | kaye.wroblewski@tempwallsystems.com | 504-264-5002 | 9:30    | 10:01    |
| 18 | Dave Ziegler      | Herc Rentals            | dave.ziegler@hercrentals.com        | 504-487-1658 | 9:25    | 10:11    |
| 19 | Ethan Baldwin     | Herc Rentals            | ethan.baldwin@hercrentals.com       | 504 338 9114 | 9:25    | 10:11    |
| 20 |                   |                         |                                     |              |         |          |
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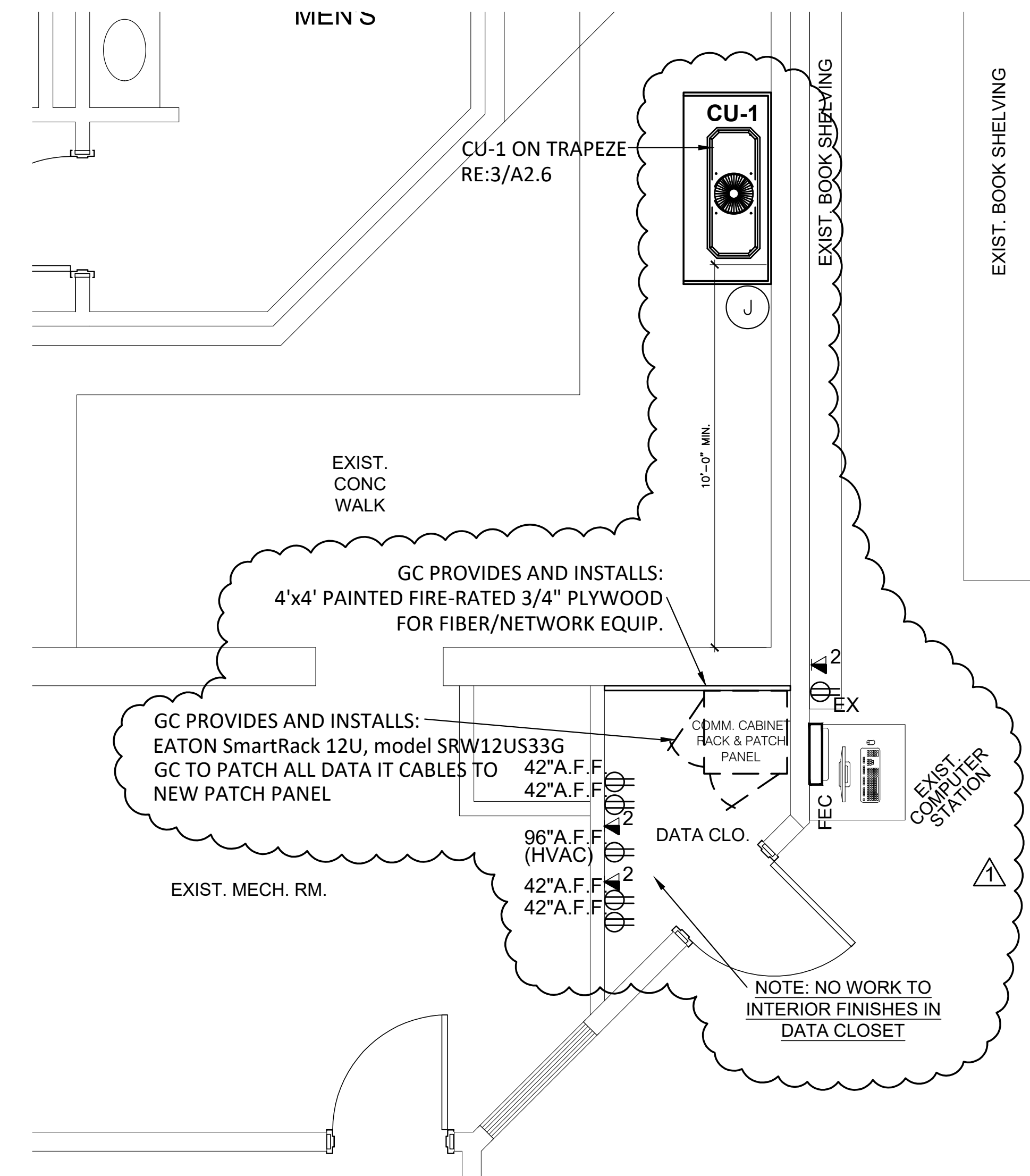


**LEGEND OF SYMBOLS**



**DATA SYSTEM NOTES:**

1. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW SHIELDED CAT 6E CABLE TO ALL LOCATIONS SHOWN. ALL DATA PORTS, EXISTING AND NEW, SHALL HAVE NEW DUAL PORTS AT ALL LOCATIONS.
2. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL AT EXISTING CAT 6E PORT LOCATIONS, NEW ETHERNET WALL PLATE WITH 2 PORTS.
3. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL AT NEW CAT 6E PORT LOCATION, NEW ETHERNET WALL PLATE WITH 2 PORTS.
4. ELECTRICAL CONTRACTOR TO HOMERUN ALL NEW AND EXISTING CABLING IN THE ATTIC SPACES, AND VERIFY AND PROVIDE ENOUGH SLACK IN EACH CABLE TO CONNECT TO NEW SWITCH.
5. ELECTRICAL CONTRACTOR TO INSTALL RJ45 PINOUTS AT EACH END OF EACH CAT 6A CABLE AND TEST CONTINUITY. CHANGE OR REPAIR EACH CAT 6E CABLE AND PINOUTS UNTIL ALL ARE OPERATIONAL.
6. OWNER'S IT SERVICE PROVIDER WILL RELOCATE THE EXISTING COMMUNICATIONS CABINET AND SWITCH TO NEW DATA CLOSET.



**2 NEW DATA CLOSET ENLARGED PLAN**  
3/8" = 1'-0"

**1 ELECTRICAL PLAN**  
1/8" = 1'-0"