

ADDENDUM NUMBER 01

Project	2505 St. E MOB 3	Date	05.26.26
Project Location	St. Elizabeth Hospital	Architect's Project Number	24.006.01
Owner/Client	Our Lady of the Lake		
To	Bidding Contractors		
This Addendum will become part of the Contract Documents. The Contractor shall promptly inform subcontractors and all others performing or supplying any of the Work of all relevant contents of this Addendum. In case of conflicting provisions with previous addenda or communications, provisions in this Addendum supersede only those conflicting issues. It is the responsibility of the Contractor to notify all subcontractors from whom it accepts bids of all changes in the drawings and specifications covering this project. Receipt shall be acknowledged by inserting the addendum number and its date in the bid form.			
Distribution	Bidding Contractors, OLOL Construction Team		
Prepared by	Amy Comeaux	Date	05.26.26
Instructions / Description / References / Dates			

Bids are due at **2 PM CST, July 2, 2026. This is a revision.**

GENERAL:

None at this time.

PRIOR APPROVALS:

None at this time.

SPECIFICATIONS:

The following specification sections have been revised or added and shall be incorporated into the previously issued Project Manual.

002113 – Instructions to Bidders

DRAWINGS:

None at this time.

SECTION 002113 - INSTRUCTIONS TO BIDDERS

SUMMARY

1.01 DOCUMENT INCLUDES

- A. Invitation
- B. Bid Documents and Contract Documents
- C. Site Assessment
- D. Qualifications
- E. Bid Submission
- F. Bid Enclosures/Requirements
- G. Offer Acceptance/Rejection

1.02 RELATED DOCUMENTS

- A. Document 004100 - Bid Form.
- B. Request for Proposals for General Contracting Services

INVITATION

2.01 BID SUBMISSION

- A. Bids signed and under seal, executed, and dated will be received by email to Scott Ritter; sritter@rittermaher.com until **2 p.m. on July 2, 2026**, in the format listed within the RFP.
- B. Email Carbon Copy recipients listed within the RFP.
- C. Offers submitted after the above time will not be accepted.
- D. Offers will be opened and reviewed privately after the time for receipt of bids.
- E. Refer to Request for Proposals for additional requirements.

2.02 INTENT

- A. The intent of this Bid request is to obtain an offer to perform work to complete the project named 2505 Our Lady of the Lake St. Elizabeth MOB 3 for a Stipulated Sum contract, in accordance with Contract Documents.

2.03 WORK IDENTIFIED IN THE CONTRACT DOCUMENTS

- A. Work of this proposed Contract is comprised of demolition, renovation, site work and general construction work.
- B. Project Location:
 - Our Lady of the Lake St. Elizabeth Hospital
 - 1125 W. Highway 30
 - Gonzales, Louisiana 70737

2.04 CONTRACT TIME

- A. Identify Contract Time in the Bid Form. The completion date in the Agreement shall be the Contract Time added to the commencement date.

- B. Owner requires that the work of this contract be completed as quickly as possible and consideration will be given to time of completion when reviewing the submitted bids.

BID DOCUMENTS AND CONTRACT DOCUMENTS

3.01 AVAILABILITY

- A. Bid Documents are made available only for the purpose of obtaining offers for this project. Their use does not grant a license for other purposes.

3.02 INQUIRIES/ADDENDA

- A. Direct questions in writing to:
 - 1. Aidan Gale, email: agale@rittermaher.com
 - 2. cc: Branden Leger, email: bleger@rittermaher.com
- B. Addenda may be issued during the bidding period. All Addenda become part of Contract Documents. Include resultant costs in the Bid Amount.
- C. Verbal answers are not binding on any party.
- D. Clarifications requested by bidders must be in writing not less than 4 days before date set for receipt of bids. The reply will be in the form of an Addendum, a copy of which will be forwarded to known recipients and Owner's Project Manager.

3.03 PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS

- A. General Requirements for Substitution Requests:
 - 1. Project Manual establishes standards for products, assemblies, and systems.
 - 2. Submit requests only for elements for which substitution is specifically allowed in the Project Manual.
 - 3. Provide sufficient information to determine the acceptability of proposed substitutions.
 - 4. Provide complete information on required revisions to other work to accommodate each proposed substitution.
 - 5. Submit any requests for consideration to:
 - a. Aidan Gale, email: agale@rittermaher.com
 - b. cc: Branden Leger, email: bleger@rittermaher.com
- B. Substitution Request Time Restrictions:
 - 1. Where the Bid Documents stipulate a particular product, substitutions will be considered up to 4 days before receipt of bids.
- C. Review and Acceptance of Request:
 - 1. Architect may approve the proposed substitution and will issue an Addendum to known bidders.
 - 2. For approved substitutions, include representation of changes in the bid, if any, required in the work and changes to Contract Time and Contract Sum to accommodate such

substitutions. A later claim by the bidder for an addition to the Contract Time or Contract Sum because of changes in work necessitated by use of substitutions will not be considered.

SITE ASSESSMENT

4.01 SITE EXAMINATION

- A. Examine the project site before submitting a bid.
- B. The bidder is required to contact Architect at the following email address to arrange a date and time to visit the project site: Aidan Gale, email: agale@rittermaher.com

4.02 PREBID CONFERENCE

- A. A mandatory bidders conference has been scheduled for **2 p.m. on May 28, 2026** at the location of 5217 Flanders Drive, Baton Rouge, LA.
- B. All general contract bidders and suppliers are invited.
- C. Representatives of Architect and Owner will be in attendance.
- D. Summarized minutes of this meeting will be circulated to attendees. These minutes will not form part of Contract Documents.
- E. Information relevant to the Bid Documents will be recorded in an Addendum, issued to Bid Document recipients.

QUALIFICATIONS

5.01 SUBCONTRACTORS/SUPPLIERS/OTHERS

- A. Owner reserves the right to reject a proposed subcontractor for reasonable cause.
- B. Refer to Section 013000 Administrative Requirements for approved Subcontractors.

BID SUBMISSION

6.01 SUBMISSION PROCEDURE

- A. Bidders shall be solely responsible for the delivery of their bids in the manner and time prescribed.
- B. Email executed Bid Submission as a single PDF attachment. If PDF is too large for attachment, a Google Drive or Dropbox link will be accepted.
- C. Label subject line of Bid Submission email: **2505 OLOL St. Elizabeth MOB 3 - (General Contractor's Name) Bid Submission**

6.02 BID INELIGIBILITY

- A. Bids that are unsigned, improperly signed, conditional, illegible, obscure, contain arithmetical errors, alterations, or irregularities of any kind, may at the discretion of the Owner, be declared unacceptable.
- B. Bids are by invitation, only from selected bidders.

BID ENCLOSURES/REQUIREMENTS

7.01 BID FORM REQUIREMENTS

- A. Complete all requested information in the Bid Form and Appendices.

7.02 SELECTION AND AWARD OF ALTERNATES

- A. Indicate variation of bid price for Alternates. Unless otherwise stated, indicate Alternates as a difference in bid price by adding or deducting from the base bid price.
- B. Bids will be evaluated on the total of the base bid price and all Alternates. After determination of the successful bidder, consideration will be given to which Alternates will be included in the Work.

7.03 UNIT PRICES

- A. Where indicated in the Bid Form, provide Unit Prices for the items listed. Unit Prices shall represent the cost per unit of measure for adding or deducting the identified scope from the Work, including all labor, materials, equipment, overhead, and profit.
- B. Unit Prices shall remain in effect for the duration of the Contract. Owner reserves the right to use submitted Unit Prices to adjust the Contract Sum for additions to or deductions from the Work as authorized by Change Order.
- C. Bids will be evaluated on the Base Bid price. Unit Prices will be considered in the evaluation of bids where quantities or scope of certain items of work cannot be fully determined at the time of bidding.

OFFER ACCEPTANCE/REJECTION

8.01 DURATION OF OFFER

- A. Bids shall remain open to acceptance and shall be irrevocable for a period of thirty (30) days after the bid closing date.

8.02 ACCEPTANCE OF OFFER

- A. Owner reserves the right to accept or reject any or all offers.
- B. After acceptance by Owner, Architect on behalf of Owner, will issue to the successful bidder, a written Bid Acceptance.

END OF SECTION