

ADDENDUM NO. 1

FEBRUARY 11, 2026

JACKSON COUNTY FAIRGROUNDS NEW EQUIPMENT STORAGE BLDG JACKSON COUNTY BOARD OF SUPERVISORS PASCAGOULA, MISSISSIPPI

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated **January 12, 2026**. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of a total of **3 pages** and **5 pages** of attachments, for a total of **8 pages**.

CLARIFICATIONS

1. See attached Pre-Bid Meeting Minutes with Attendees List from the Pre-Bid Meeting held on **Tuesday, February 10, 2026 @ 10:30 am**.
2. All questions (RFI's) on this project shall be submitted in writing via email to the Engineer, by COB on **Thursday, February 19th, 2026**, at:
hdean@deaneng.com

RFI Responses

1. Question: Is there an estimated value or budget for this project?
Answer: The Engineer's Estimate is indicated on the Pre-Bid Meeting Minutes.
2. Question: The project duration is 150 Calendar Days (120 to substantial). The current lead time to procure PEMB Shop Drawings & Calculations is 5 to 6 weeks (35 to 42 days) and then fabrication and delivery is averaging about 10 weeks (70 days). That is 105 to 112 days, and that is not counting erection, door, electric or finish installation. Can the project duration be extended?
Answer: The Project duration is as indicated in the Project Manual.
3. Question: The door notes call for a Wayne Dalton 790 CW with a Miami Dade wind load. The WD 790 is not available with a Miami Dade wind load. (see attached wind

load report). Please clarify if they want the WD 790 with attached wind load rating or a coiling steel door with Miami Dade wind load.

Answer: See attached Sheet S102R – First Floor Plan – Storage Bldg for revised roll-up door model.

4. Question: Section 00700, 7.04, Services, Materials and Equipment mentions temporary facilities. Is a job trailer and a construction fence required for this project?

Answer: A job trailer (field office) is not mandatory for this project, but if needed by the GC, should be placed in a location as required by the Owner. A construction fence is required for this project. See Temporary Controls and Barriers.

5. Question: Section 00700, 7.04, Services, Materials and Equipment mentions temporary utilities and permits. Can you confirm that the GC is to carry these costs?

Answer: Per Section 01500 (Temporary Facilities and Controls) the Owner will provide Electrical and Water. The Contractor is responsible for all permitting.

6. Question: Section 00700, 7.04, Services, Materials and Equipment mentions testing as being provided by the GC. 14.02 says it is provided by the Owner. Is testing to be provided by the Contractor or by the Owner?

Answer: See Section 01402 – Special Inspections and Testing. All payments to special inspectors and testing labs shall be made by the Contractor.

7. Question: Is a GC employed superintendent to remain on the jobsite any time work is being performed?

Answer: Yes. The Project Superintendent must be present on the job at all times that Work is taking place. See Section 01310 – Project Management and Coordination.

8. Question: There is no finish schedule. A) Are only the doors and door frames to receive paint? B) Section 09900 provides different options for coating interior concrete – which finish is required for this project?

Answer: The doors and door frames are to receive paint per Section 13342- Metal Building Systems. See Section 13342 regarding additional finish requirements. A coating is not required for the concrete slab-on-grade inside the building.

CHANGES TO DRAWINGS

1. Sheet C100 – EXISTING SITE & EROSION CONTROL PLAN

- a. Delete sheet in its entirety and replace with attached sheet C100R – EXISTING SITE & EROSION CONTROL PLAN; changes are clouded and labeled with an addendum mark. Update the Sheet Index accordingly.
2. Sheet S102 – FIRST FLOOR PLAN – STORAGE BLDG
 - a. Delete sheet in its entirety and replace with attached sheet S102R – FIRST FLOOR PLAN – STORAGE BLDG; changes are clouded and labeled with an addendum mark. Update the Sheet Index accordingly.

End of Addendum #1
(plus **5 pages** of attachments)

February 10th, 2026

**JACKSON COUNTY FAIRGROUNDS
NEW EQUIPMENT STORAGE BLDG
Jackson County Board of Supervisors
Pascagoula, Mississippi**

Pre-Bid Meeting held Tuesday, February 10th, 2026 @ 10:30 am @ Project Site

Present:

See attached Sign-In Sheet

1. Announced the bid date **Tuesday, February 24, 2026**, at 12:00 p.m. in the Jackson County Board of Supervisors Board Room at the Jackson County Services Complex, 2915 Canty Street, Pascagoula, MS (Hand delivered bids are to be turned into the Purchasing Department). Suggested that bidders allow themselves plenty of time, to find parking, and submit their bid package before 12:00 p.m. No bid will be accepted after the official clock strikes 12:00 noon (CT). Bids will be opened and read aloud at 1:00 pm.
2. If necessary, the final addendum will be issued on **Friday, February 20, 2026**. Requested that contractors submit all questions or concerns by end of day **Thursday, February 19, 2026 by email to: hdean@deaneng.com**.
3. Base bid includes all work indicated on the drawings and in the specifications. Noted that the project scope of work includes, but is not limited to the following:
 - Construction includes: Site Work, Foundation Work, New Pre-Engineered Metal Building, Electrical Work, and Other Items per the Construction Documents.
4. The Engineer's Estimate is:
Base Bid: \$147,500 to \$202,500.
5. Recommended that the contractor carefully read the Instructions to Bidders, in the specifications. The MS Certificate of Responsibility number must be on the exterior of the bid envelope. Contractors must take care to fill out the Bid Form properly. The contractor must have a working knowledge of all site conditions.
6. Bids are held good for a period of Ninety (90) days after the bid date.
7. All bid protests, or presentation of bid errors, must be sent to the Owner within twenty-four (24) hours after the time of the bid opening.
8. Noted special requirements for out-of-state bidders.
9. Noted that the substantial completion date will be 120 calendar days from the date of the Notice to Proceed. Noted that there is a \$500/day liquidated damages penalty.

10. Retainage will be released and the warranties will begin, upon completion and acceptance of the designated portions of the project by the Owner and the Engineer.
11. The Contractor is responsible for safety, vandalism, and security at the project site.
12. Noted that the Contractor shall coordinate the work schedule with the Owner including lay-down areas, or any other items that might cause disruption to regularly scheduled activities and functions.
13. The Contractor shall be responsible for any damages to existing construction, site work, landscaping, paving, etc. that are to remain, and shall restore all damaged areas to their original condition.
14. The following comments were made at the meeting:
 - Temporary power and water will be provided during construction from the adjacent building for use by the Contractor.
 - Contractor should coordinate with the City of Pascagoula on permitting for the project.
 - The grassed area to the East of the site can be used as a laydown area.
 - Contractor should be aware of the RV hookups to the east of the project site and not obstruct these.
 - See Addendum #1 for additional comments that were made during the pre-bid meeting.
15. The following questions were asked at the meeting:

Question: Is the undercut and replacement to be extended to 5' outside the perimeter of the building slab?

Answer: Yes. The undercut and replacement should be extended to a minimum of 5' outside the perimeter of the building slab, except where we have concrete approach slabs and sidewalk. See Attached Revised Sheet C100R.

Question: Is termite treatment required for the project?

Answer: Yes. See requirements in the Project Manual.
16. Attendees toured the site prior to adjourning.

Cc: Attendees
Matthew Hosey



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February 10th, 2026

**JACKSON COUNTY FAIRGROUNDS
NEW EQUIPMENT STORAGE BLDG
Jackson County Board of Supervisors
Pascagoula, Mississippi**

Pre-Bid Meeting held Tuesday, February 10th, 2026 @ 10:30 am

Name	Representing	Email
Harlan Dean	Dean Structural	hdean@deaneng.com
Tim M. Le	CDC	TIMGT1234@AOL.com
Gary Miles	HHCG	HHCG2018@gmail.com
Matthew Hosey	JCBOS	matthew-hosey@co.jackson.ms.us
Margu Dean	Dean Structural	margu@deaneng.com



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JACKSON COUNTY FAIRGROUNDS
 NEW EQUIPMENT STORAGE BLDG
 2902 SHORTCUT ROAD
 PASCAGOULA, MISSISSIPPI 39567
 JACKSON COUNTY BOARD OF SUPERVISORS

Revisions	No	Date
	1	2/11/26
Project No.	25023	
Drawn By:	DSE	
Checked By:	HGD	
Date:	1/12/2026	
Sheet Title:	Existing Site & Erosion Control Plan	
Sheet Number	Of	

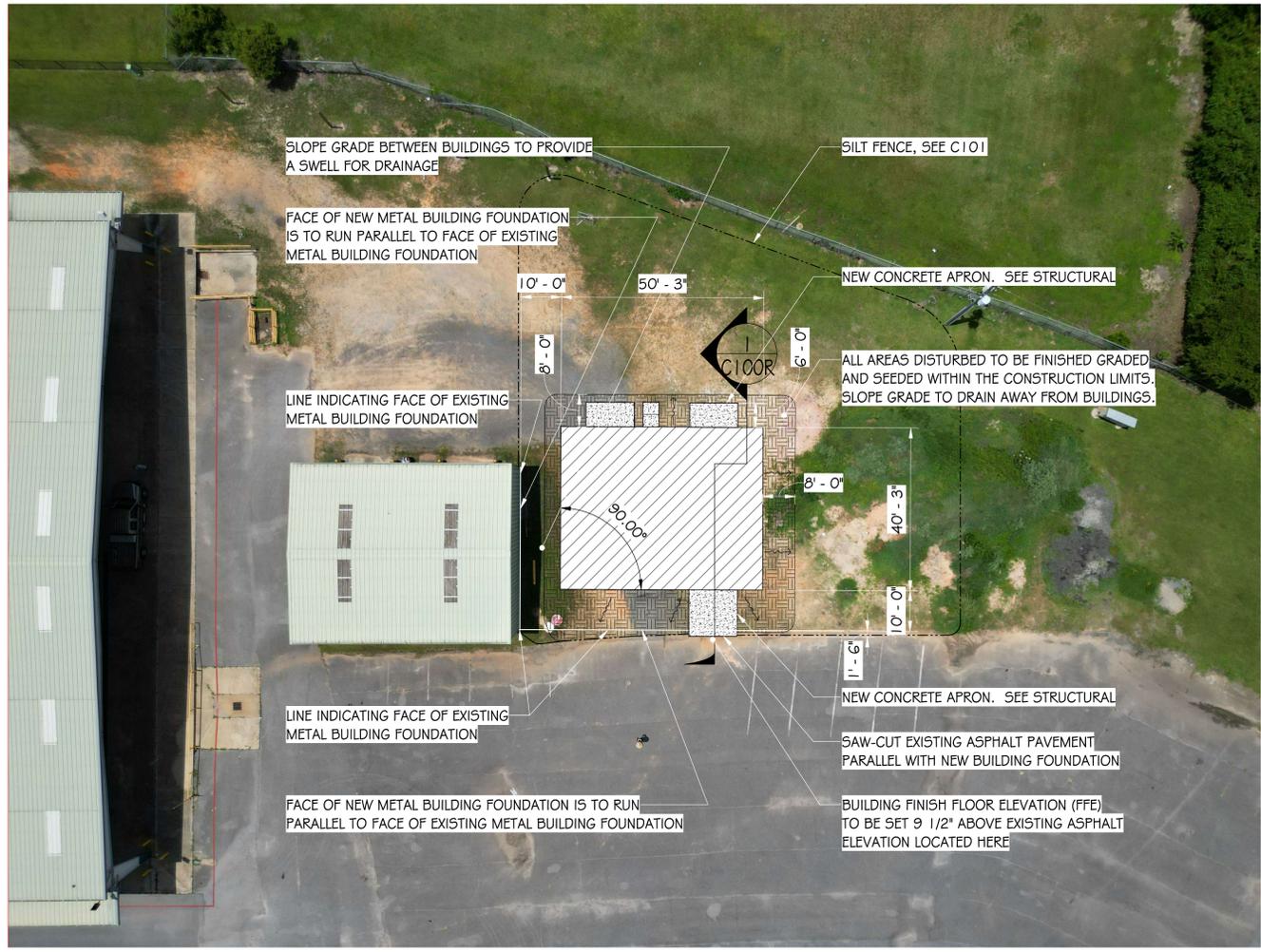
C100R

LEGEND

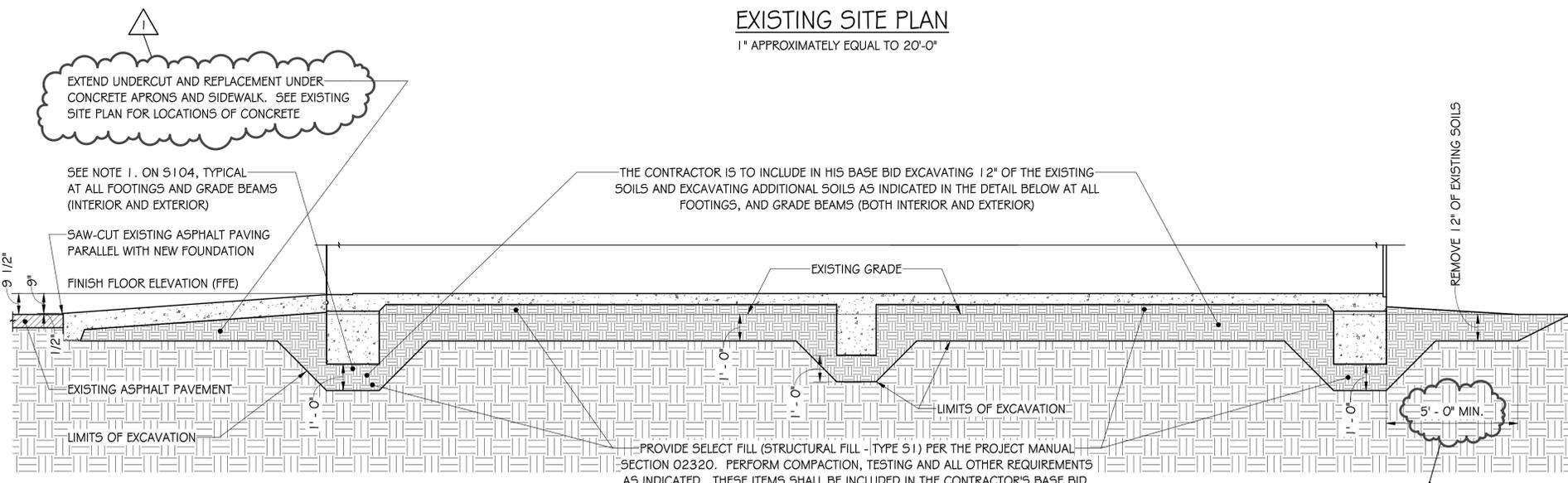
- TO RECEIVE FINISH GRADING AND SEEDING
- DENOTES EXISTING DIRT PAD
- UTILITY POLE
- STORM DRAIN
- GAS LINE
- POWER LINE
- WATER LINE
- SANITARY SEWER LINE
- SEWER MANHOLE
- WATER METER
- CONSTRUCTION LIMITS
- EXISTING FENCE LINE
- SILT FENCE
- STRAW WATTLE

NOTES:

1. ALL LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. NO SURVEY AND/OR CAD FILES OF THE SITE ARE AVAILABLE, AND NONE WILL PROVIDED TO THE CONTRACTOR.
2. SEE SECTION 02320 - EARTHWORK FOR STRUCTURES FOR BUILDING PAD REQUIREMENTS. UNDERCUTTING, BACKFILLING WITH STRUCTURAL FILL AND COMPACTION SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID.
3. IF IN-PLACE MATERIALS ARE TOO WET, DUE TO WEATHER OR EXISTING CONDITIONS, CONTACT THE ENGINEER FOR DIRECTION.
4. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTOR IS DIRECTED PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS DEEMED NECESSARY TO ARRIVE AT HIS/HER OWN CONCLUSION(S) REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH HIS/HER BID WILL BE BASED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS, ADDENDA, AND CHANGE ORDERS). THE CONTRACTOR SHALL HAVE THE LATEST, UP-TO-DATE CONTRACT DOCUMENTS AT THE WORK SITE AT ALL TIMES.
6. ANY PROPOSED DEVIATION FROM THE CONTRACT DOCUMENTS BY THE CONTRACTOR, INCLUDING DRAWINGS AND/OR SPECIFICATIONS, MUST BE APPROVED BY THE ENGINEER IN WRITING, PRIOR TO THE WORK BEING DONE. ANY DEVIATIONS PERFORMED WITHOUT THE ENGINEER'S WRITTEN APPROVAL WILL NOT BE PAID FOR AND MAY HAVE TO BE REDONE OR REMOVED AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS AND PAYING ALL APPLICABLE FEES REQUIRED FOR CONSTRUCTION PURPOSES AND UTILITY HOOKUPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES. ALL UTILITY POLES IN CLOSE PROXIMITY TO PROPOSED LINEWORK SHALL BE HELD IN PLACE UNTIL PROPER COMPACTION IS ACHIEVED. THIS ITEM IS TO BE COVERED UNDER MOBILIZATION / DEMOBILIZATION.
9. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE AS A RESULT OF THE WORK. THE CONTRACTOR SHALL RELOCATE, REPAIR AND REPLACE ANY DAMAGED UTILITIES TO THE SATISFACTION OF THE UTILITY OWNER AND THE ENGINEER. THE CONTRACTOR SHALL ALSO USE CARE IN WORKING NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
10. UNDERGROUND UTILITIES SHOWN WERE OBTAINED FROM OTHER SOURCES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
11. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, ETC. WITH MATERIALS OF THE SAME TYPE OR BETTER THAN WHAT WAS REMOVED DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL SCREEN AND STOCK PILE FOR SUBSEQUENT USE THE NATIVE SOIL (AND BUILDING PAD MATERIAL) EXCAVATED FOR THE FOUNDATION CONSTRUCTION AT A LOCATION TO THE EAST OF THE BUILDING PAD. THE EXACT LOCATION SHALL BE CONFIRMED WITH THE OWNER. THIS MATERIAL SHALL BE PLACED BY THE CONTRACTOR AROUND THE BUILDING SLAB AFTER CONSTRUCTION OF THE BUILDING. SOILS IN EXCESS OF THAT NEEDED AROUND THE BUILDING SLAB, SHALL BE HAULED OFF BY THE CONTRACTOR. THE CONTRACTOR SHALL INCLUDE THE HAUL OFF IN HIS BASE BID.
13. THE CONTRACTOR SHALL INCLUDE IN HIS BASE BID SCREENING AND REMOVING THE EXISTING CRUSHED LIMESTONE THAT IS WITHIN 5 FEET OF THE PERIMETER OF THE BUILDING PAD. THE CONTRACTOR SHALL MOVE THIS MATERIAL TO AREAS TO THE EAST OF THE BUILDING PAD AT SPECIFIC LOCATIONS DEEMED BY THE OWNER.
14. ALL DISTURBED AREAS WITHIN LIMITS NOTED ON THE PLANS SHALL BE SEEDING IN ACCORDANCE TO SECTION 02936 OF THE PROJECT MANUAL.



EXISTING SITE PLAN
 1" APPROXIMATELY EQUAL TO 20'-0"



BUILDING UNDERCUT AND BACKFILL DETAIL

C100R 3/8" = 1'-0"

NOTES:

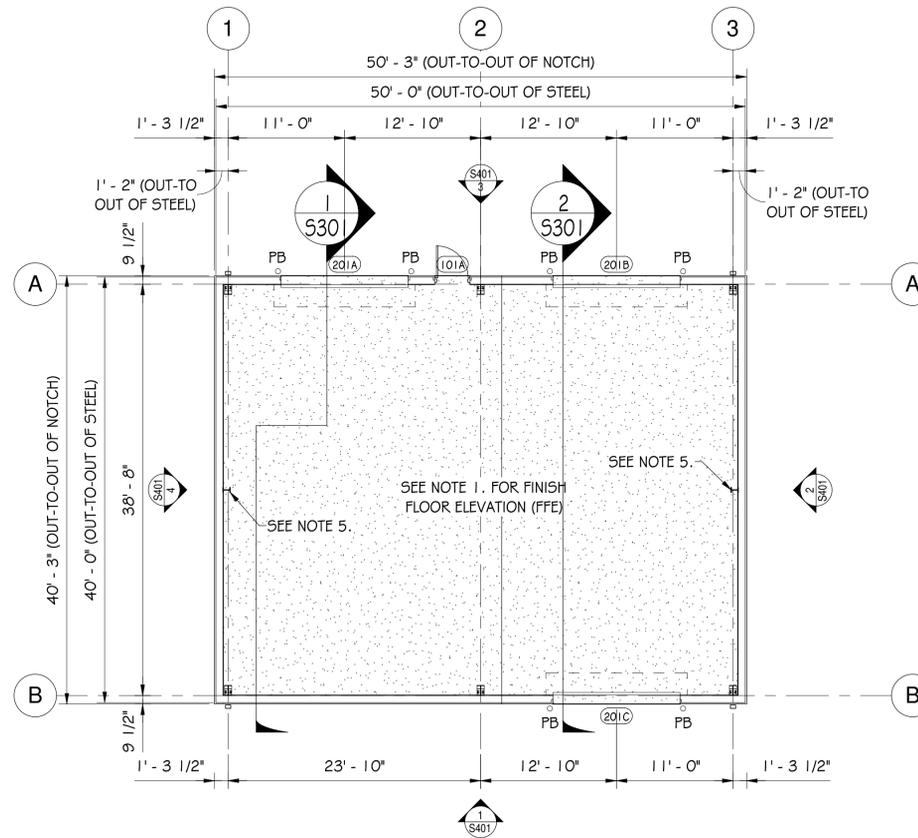
1. THE FINISH FLOOR ELEVATION (FFE) IS TO BE SET 9 1/2" ABOVE THE EXISTING ASPHALT PAVING ELEVATION AS INDICATED AND LOCATED ON SHEET C100 - EXISTING SITE # EROSION CONTROL PLAN.
2. WALL INSULATION: SEE SECTION 13342 - METAL BUILDING SYSTEMS - IN THE PROJECT MANUAL.
3. SIDING, CLOSURES, FASTENERS AND TRIM: SEE SECTION 13342 - METAL BUILDING SYSTEMS - IN THE PROJECT MANUAL.
4. VENTILATOR: VENTILATION IS REQUIRED AND SHALL BE BY THE PEMB MANUFACTURER.
5. WIND COLUMN. MAXIMUM VERTICAL REACTION EQUALS 0.500 KIPS.

GENERAL NOTES:

1. THE FINISH FLOOR ELEVATION (FFE) IS TO BE SET 9 1/2" ABOVE THE EXISTING ASPHALT PAVING ELEVATION AS INDICATED AND LOCATED ON SHEET C100 - EXISTING SITE # EROSION CONTROL PLAN. THE FINISH FLOOR ELEVATION (FFE) WILL BE REFERENCED AS 0' - 0". ALL OTHER FLOOR ELEVATIONS WILL BE REFERENCED FROM THAT ELEVATION OR CORRESPONDING LEVEL.

DOOR AND FRAME SCHEDULE NOTES:

1. WALK-IN DOOR(S) SHALL BE PREMIER STEEL DOORS AND FRAME SERIES S20-4 (1 3/4" POLYSTYRENE CORE) OR APPROVED EQUIVALENT. SEE PROJECT SPECIFICATIONS SECTION 13342 - METAL BUILDING SYSTEMS FOR ADDITIONAL REQUIREMENTS.
2. ROLL-UP DOOR(S) SHALL BE WAYNE DALTON MODEL D5-350 OR APPROVED EQUIVALENT.
 - A. ROLL-UP DOOR PERFORMANCE REQUIREMENTS:
 1. DESIGN WIND LOADS: UNIFORM COMPONENT AND CLADDING PRESSURES (ASD) INDICATED ON THE DRAWINGS (SHEET S100B).
 2. TESTING: ACCORDING TO ASTM E 330 OR DASMA 108 FOR GARAGE DOORS AND MEETING THE ACCEPTANCE CRITERIA OF DASMA 108.
 3. DEFLECTION LIMITS: DESIGN OVERHEAD COILING DOORS TO WITHSTAND DESIGN WIND LOAD WITHOUT EVIDENCING PERMANENT DEFORMATION OR DISENGAGEMENT OF DOOR COMPONENTS.
 4. SEE PROJECT SPECIFICATIONS SECTION 13342 - METAL BUILDING SYSTEMS FOR ADDITIONAL REQUIREMENTS.



FIRST FLOOR PLAN - STORAGE BLDG.
1/8" = 1'-0"

DOOR AND FRAME SCHEDULE

DOOR NO.	PAIR	Door				Frame			FIRE RATING	HARDWARE SET	COMMENTS	DOOR NO.	
		Size		MATERIAL	TYPE	LOUVER	Details						
		WIDTH	HEIGHT				THICKNESS	HEAD					JAMB
101A		7' - 0"	14' - 0"	0' - 1 3/4"									
201A		12' - 0"	14' - 0"	0' - 3"	STL	C	-	STL	-			SEE NOTE 1. 101A	
201B		12' - 0"	14' - 0"	0' - 3"	STL	C	-	STL	-			SEE NOTE 2. 201A	
201C		12' - 0"	14' - 0"	0' - 3"	STL	C	-	STL	-			SEE NOTE 2. 201B	

DOOR HARDWARE LEGEND

SET #	DESCRIPTION
HW1	TYPE: ENTRANCE LOCKSET
	NOTES: EACH DOOR SHALL HAVE THE FOLLOWING:
	LOCKSET ENTRANCE
	DEADBOLT
	(3) HINGES PER DOOR LEAF
	SILENCERS
	CLOSER
	DOOR STOP (WALL OR FLOOR AS REQ'D)
	WEATHER STRIPPING



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Revisions	No	Date
	1	2/11/26

Project No. 25023
Drawn By: DSE
Checked By: HGD
Date: 1/12/2026

Sheet Title:
First Floor Plan
- Storage Bldg

Sheet Number Of

S102R