
**EOI-457
Morrow Hall Portico Renovation and Other Masonry Repairs
Addendum 1**

DATE: 3/11/2026
PROJECT: EOI-457 Morrow Hall Portico Renovation and Other Masonry Repairs
LOCATION: Main Campus- Fairmont, WV
OWNER: Fairmont State University

This Addendum is issued to provide an updated/corrected Proposal Response Certification (Attachment F) and to provide responses to questions received.

PROPOSAL RESPONSE CERTIFICATION:

Attachment F of the EOI contained an error (incorrect project name). Please utilize and submit the *updated* Proposal Response Certification form attached to this addendum.

1. Pertaining to Feaster Center Concrete Slab Repair -- It's mentioned that "Fairmont State University had a Structural Engineer investigate and provide recommendations; this report will be shared." We would like to request that report and who the working engineer was if possible.

The structural engineer of record is Jason Robinson with Allegheny Design Services. See attached Observation Report.

2. The Scope of Work on page 7 calls out civil and MEP scope, but the individual project descriptions don't highlight what those entail. Is there any associated civil or MEP scope on these projects? If so, what does that entail?

Based on the currently identified scope, no specific civil or MEP work is anticipated for these projects. If, during field investigation and design, civil or MEP engineering services are determined to be necessary, those services should be identified and incorporated as applicable.

3. How many firms does Fairmont State University anticipate awarding through this EOI?

The EOI will be awarded to one firm.

4. For the project descriptions which list prior completed phases, such as the structural assessment for the Feaster Center project, which firms were incumbent for providing those services?

Allegheny Design Services.

5. Will the sidewalk replacement design and bid package include all 200,000 SF on campus, or will this scope be limited to repair or replacement only where assessed as necessary?

The scope does not include the repair or replacement of all 200,000 SF of concrete walking surfaces on campus. The selected firm will provide an assessment of all campus concrete walking surfaces, including condition rating, and a recommendation for repairs and replacement. The design and bid package will include high-priority repair or replacement as defined and determined during the assessment and within budget.

6. Will the scope of work be awarded to a single firm, or will multiple firms be selected for the various scopes of work?

The EOI will be awarded to one firm.

7. If a single firm is selected, will the projects be completed as a single contract or as multiple contracts?

Fairmont State does not envision the projects as a single contract. Contract composition and timeline will be discussed and planned in cooperation with the successful firm.

8. Are any of the included buildings listed on the state or federal lists for historic buildings?

None of the buildings included within the scope are listed on the National Register of Historic Places.

9. Are any of the buildings known to have asbestos-containing materials?

Morrow Hall is known to have ACM, but these materials may not be disturbed depending on the extent of interior repairs beneath the Portico.

10. Are all project scopes to be assessed and designs developed simultaneously or have the projects been prioritized?

The project prioritization and timeline are flexible. Fairmont State will rely on the selected firm to help develop the project timeline.

11. What is the schedule for design and construction?

As these are state deferred maintenance funds, the goal is to complete as many of the projects as reasonably possible by December 2026. The project schedule will be developed in consultation with the successful firm.

12. Are existing drawings available for reference?

Yes, all existing drawings are available.

All bidders shall acknowledge receipt of this Addendum on the Bid Form. Failure to do so may result in rejection of the bid.

ATTACHMENT F – Updated – EOI-457 Addendum 1

**PROPOSAL RESPONSE CERTIFICATION
FAIRMONT STATE UNIVERSITY**

EOI – 457

**ARCHITECTURAL / ENGINEERING DESIGN SERVICES
for**

MORROW HALL PORTICO RENOVATION AND OTHER MASONRY REPAIRS

The undersigned, as proposer, declares that they have read the Expression of Interest and the following proposal is submitted on the basis that the undersigned, the company and its employees or agents, shall meet, or agree to all specifications contained herein.

It is further acknowledged addenda numbers _____ to _____ have been received and examined as part of the EOI document.

DATE

Name of Proposer

Signature of Proposer

Title

Company Name

Street Address

City, State, Zip

Telephone

Fax Number

Email Address



Allegheny Design Services

Consulting Engineers

102 Leeway Street
Morgantown, WV 26505
Phone: (304)599-0771
Fax: (304)212-2396
E-Mail: Jason@AlleghenyDesign.com

January 31, 2024

Stephanie A. DeGroot
Construction Manager
Facilities Department/EHS
Fairmont State University
1201 Locust Avenue
Fairmont, WV 26554

RE: ADS File No.: FSU-23-01
Feaster Center Pool Slab Repair
Observation Report

Dear Stephanie:

A structural observation was performed on February 24, 2023, on the FSU Feaster Center Pool Building. This report will discuss structural elements that were observed and does not apply to the building as a whole.

The interior floor around the pool in the natatorium consists of a concrete slab on ground on three sides of the pool and an elevated concrete slab on one side. This elevated concrete slab is located at the deep end of the pool along with the swimmer blocks. There is a maintenance room located below the elevated slab.

Observations:

Cracks were observed in the elevated concrete slab. These cracks are located at or near the former anchorage of the old diving board stands. See Exhibit A. It was also observed from the maintenance room that the bottom of the elevated slab is spalling and deteriorating as well as the steel reinforcing is exposed and rusted. See Exhibit B.

Discussion and Recommendations:

The concrete cracking and spalling along with the deteriorating and rusting of the steel reinforcement in the slab are all caused by exposure to moisture. The slab cracking locations on the top of slab indicate that when the diving board equipment was removed from the site the patched concrete over the diving board anchorage was not properly sealed. This water exposure has spread and is now causing the spalling and reinforcement corrosion in the bottom of the slab.

To resolve this issue the preexisting poorly-patched concrete in the top of the slab should be removed and replaced. Once it is repaired, a protective coating such as an epoxy-based sealant will need to be placed over the repaired sections of concrete. The exposed rusted steel reinforcing in the bottom of the slab should be cleaned free of rust with a grinder. All loose concrete shall also need to be removed from the bottom of the slab. Then non-shrink repair mortar shall be used to patch over the exposed concrete.

Conclusion:

The elevated concrete slab is currently in a structurally stable condition. If the cracking concrete and the underlaying issues causing it are not addressed though, the slab will slowly deteriorate further necessitating more concrete spalling and deteriorating reinforcement to be repaired.

If there are any questions, please feel free to give me a call.

Sincerely,



Jason D. Robinson, P.E.
Vice President / Managing Principal



JDR:rbj

Exhibit A



Exhibit B

