



Addendum No. 2

Project: Eagle Place Apartments **Project No.:** 1707.01
Subject: Addendum No. 2
Date: August 14, 2017

This addendum is a part of the bid documents. Acknowledge receipt on the proposal form.

1. The pre-bid meeting minutes are included as a part of this addendum.
2. Specification Section 00810, Revise Paragraph 3.6.2 to read as follows: "Hoosier Uplands is exempt from Indiana sales tax and will give contractor their tax exempt number for in-state purchase of materials for this project."
3. Specification Section 00303: A revised bid form is included as a part of this addendum.
4. Specification Section 01210: Add a new allowance item for asbestos removal in the amount of \$9,000. List the amount of the allowance in the proper space on the revised bid form.
5. Specification Section 01210: The Landscape Allowance includes all work in Section 02950, but does not include seed and sod specified in Section 02930. Seed and sod of all disturbed existing grass areas is part of the base bid, and not part of the Landscape Allowance.
6. Specification Section 01310: Delete the phrase "(LEED Certified Project)" in the header and footer.
7. Specification Section 01400: Delete this section without substitution. Owner will provide as needed.
8. Specification Section 01520 clarifications: Under paragraph 2.01-A, Contractor may utilize existing rooms within the building as job site office, instead of a portable trailer. Temporary gravel parking areas are not required.
9. Specification Section 01738: Add the following to Paragraph 3.01-G: "5. Provide Owner with tickets from landfill for all materials so disposed."
10. Specification Section 03300. Revise Paragraph 1.02 B. 4.a. to read: "a. Four 6 inch by 12 inch concrete cylinders shall be molded for each 50 cubic yards of each day's pour if less than 50 yards, and test as follows: (1) -7 days, (1)-14 days; (1)-28 days; (1)-spare. Testing may be performed by concrete supplier's in-house lab.
11. Specification Section 04235: Delete section 04235 without substitution.
12. Specification Section 07536, Section 2.01 & 2.02-A: The following additional roofing membranes are approved substitutions, subject to compliance with the Specifications and Drawings: Carlisle SureFlex PVC, 50mil, polyester reinforced, Versiflex PVC, 60 mil.
13. Specification Section 08710: Yale 6000 series exit devices and 5800 series closers are an approved substitution.
14. Specification Section 09575: Victory Surfaces Terrazzo is added as a pre-qualified sub-contractor. (317) 914-5180, cfriend@victorysurfaces.com
15. Specification Section 10430: Exterior metal lettering finish to be clear anodized aluminum.
16. Specification Section 10550: Vario Depot mail stand has been discontinued. Provide manufacturer's standard exterior pedestal mount for 4C series mail box system. Provide minimum of 3 parcel lockers in addition to 21 standard numbered boxes as indicated. All boxes to be configured for ADA compliant height.
17. Specification Section 15783: Revise Paragraph 1.04 A. to read, "A. Heat Pump to be Energy Star certified."
18. Specification Section 16775: Delete this section in its entirety.
19. Drawing C-101: Delete all references to Keynote #7. The text of Keynote #7 is changed to "Not Used."
20. Drawing C-101: Provide clean outs at all sanitary sewer turns and at ends of line. See Detail 1/P101.
21. Drawing A001: Remove the existing flag pole that is currently located to the left of the front entrance stair. Flag pole to be removed in its entirety.
22. Drawing A001: Add the following General Demolition Note: "17. All existing high speed internet wiring to remain. Protect from damage."
23. Drawings A001, A002, Keynote #27 clarification: All existing windows to be removed. All existing metal siding at infilled areas to be removed. Existing studs, sheathing and drywall at existing infill areas to remain, except re-



Addendum No. 2

- moved existing studs, sheathing and drywall as required to be removed at locations of proposed new windows. Prepare all infill areas for new windows and new metal siding.
24. Drawings A001, A002, A101, I-101: Existing locker clarification: Except as noted to be removed, all existing lockers are to remain. Tack weld all lockers shut. Existing lockers and frames to be painted "SW6236 Grays Harbor.
 25. Drawings A101 & A102: In the Symbol Legend, the window identification sheet reference should be A501, not A803.
 26. Drawing A301: This drawing is reissued and included as a part of this addendum. For purposes of bidding, the existing roof deck is assumed to be flat (no slope) and all existing roof drain locations to remain.
 27. Drawing A401: Provide 3-1/2" fiberglass sound blankets above the ceiling of all first floor living rooms and bedrooms.
 28. Drawing A501: New metal siding to be Central States Manufacturing Precision Loc 1" Soffit & Wall Panel, Solid Flat, or equivalent 24 gage concealed fastener panel. www.CentralStatesMfg.com.
 29. Drawing A501: Window Type A is to be 3'-0" x 5'-0" single hung. Replacement windows at existing-to-remain openings are to match existing window size. At apartments 101, 102, 104, and 106, provide a curtain soffit at portion of existing window opening above the indicated ceiling height. At apartments 104 and 106, the trapezoidal windows above the ceiling are to be fixed with insulated spandrel glass (spandrel on surface 2).
 30. Drawing A601: Install geofabric between earth and granular fill around the elevator pit.
 31. Drawing A601: The note for the beam at the top of the hoistway should read, "W8x31 hoistway beam."
 32. Drawing A801: The following doors are 1-hour rated: All apartment entrance doors (101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 201A, 202A, 203A, 204A, 205A, 206A, 207A, 208A, 209A, 210A), doors 114, 117B
 33. Drawing A801: Hardware Set #8: Type A Apartments 103 & 105 to have two peepholes. Mount one at 42" a.f.f. and one at 60" a.f.f.
 34. Drawing A803: Delete details 11, 12, 13, & 14, without substitution.
 35. Drawing A901: At Partition Wall Type B, delete the new stud wall, insulation and drywall over the existing masonry wall. All existing masonry walls are to remain.
 36. Drawing A901: All partition walls at rated walls (tenant demising walls, corridor walls, and other rated walls as noted on G-series drawings) to be 5/8" Type X gypsum board. All non-rated walls within apartments may be 1/2" thick. Other than the thickness, the gypsum board is to comply with all other requirements in the Drawings and Specifications.
 37. Drawing I-101 and I-102: In the Finish Legend, the hatched area with the dotted hatch pattern is difficult to read on the floor plan due to a printing error. This finish applies in all apartments to the kitchen, utility room, and bathroom, the common area, the common area Utility Room, common area Storage Room, Exercise Room, and the portion of the Community room at the kitchenette.
 38. Drawing I-101 and I-102: In the Finish Legend, the floor symbol for both hatch patterns should be Floor #7.
 39. Drawing I-101 and I-102: All corridor finishes are to be: Floor #7, Wall #1, Ceiling #3, Base #2, Specialty Finishes #6 & #9. First floor maintenance area finishes are all existing to remain. Second floor unfinished area finishes are all existing to remain. At first floor maintenance area and second floor unfinished areas, patch existing walls and ceiling as required for new fire sprinkler piping and sprinkler heads.
 40. Drawing I-101 and I-102: Delete Specialty finish #4. There are no cultured marble window sills in the project.
 41. Drawing A101, A102, I-101 and I-102: At all existing exterior walls, the masonry is existing to remain. Patch walls as required and prep for new paint where existing mechanical/electrical/plumbing is scheduled to be removed (for example, radiators, fan coil units, PTAC units, etc.). All existing masonry walls to be painted per the finish legend. Where existing window openings have been infilled with drywall, the infill areas are to be patched as required to match existing where old windows are removed and new windows are installed. All new and existing drywall in the infill areas to be painted per the finish legend.
 42. Drawing Q202: In the community room floor plan, delete keynote Q6 to the right of the sink.



Addendum No. 2

43. Drawings FP-1 and FP-2 clarification: The elevator hoistway is not sprinklered. Indiana building code allows sprinkler to be omitted if hoistway is 2-hour rated.
44. Drawing P-101: At Exterior Cleanout Detail #1, the cast iron cover is only required at clean outs in concrete and asphalt pavement areas. Cleanouts in lawn/grass areas may be PVC material.
45. Drawing P203: At apartment #108, the floor drain is to be located between the furnace and water heater; at Apartment #106 and Apartment #109, add a second floor drain located next to the furnace.
46. Drawing P205: At Apartments #204 & #206, the floor drain should be located between the furnace and water heater. At Apartments #210, add a second floor drain located next to the furnace.
47. Drawing P301: At Fixture SK-1 and SK-2, delete the garbage disposal.
48. Drawing P301: Fixture SH-2, revise model number to read, "Aquatic 1363 BFSC"
49. Drawing P301: Fixture FRH: Provide a total of one fixture FRH to be located on the roof.
50. Drawing M201: Delete Mechanical Keynote #11. (not used).
51. Drawing M201 - System Commissioning Notes: Delete all references to "Owner's LEED Professional."
52. Drawing E101 and E102: Provide a total of eight exit signs with emergency light packs at the first floor and a total of three exit signs with emergency light packs. Provide a total of four fixture type "OLF-1," located at each exterior exit door location. Each apartment to have one fixture type "E" located near the apartment entrance door. All first and second floor corridor lighting to be operated by occupancy sensors.
53. Drawing E201: Receptacles in first floor Maintenance Room to be GFI.
54. Drawing E301 corrections and clarifications: The design intent is to re-use the existing 1000 amp, 480 volt, 3-phase Duke electrical service and gear to the greatest extent possible. The new meter center may be mounted on the exterior wall adjacent to the existing electrical room, or inside the existing electrical room provided adequate clearance is provided. New tenant load centers to be 100 amp, fed by aluminum or copper SER cable. The existing internet service is to be re-used to the greatest extent possible. The existing cable TV service is to be removed. The existing panels and breakers are to be reused for the house service to the greatest extent possible. Provide a new breaker or fused disconnect as required for the new elevator. New telephone and TV boards may be mounted in the first floor maintenance room and second floor electrical closet.

End of Addendum No. 2

enclosures:

Pre-bid meeting minutes
Revised Bid Form
Drawing A301 Roof Plan

file: 1707.01 / E-1





PRE-BID MEETING MINUTES

Project: Eagle Place Apartments **Project No.:** 1707.01
Subject: Pre-Bid Meeting **Date:** 07-27-17
Location: Eagle Place Apartment (Loogootee Elementary School)

I. General and Clerical Issues

a. Project Description

1. Project Description - Project consists of renovations of existing elementary school into apartments. The existing gymnasium is under separate ownership and is not part of the project. References to phase 1 and phase 2 in the contract documents is for funding purposes only. Project is to be bid as one lump sum bid. Once a contract is awarded, the schedule of values will be organized into separate "phases" for purposes of draw submissions to the funding sources. A revised bid form will be issued by addendum.

2. Confirmation of Bid Date & Bid Procedures

A) Bid Date: August 18, 2017, 2:00 pm. Email ok if hard copy by August 21 at 5:00 pm

B) Bid must include:

- 1) Proposal Form
- 2) Financial Statement
- 3) Bid Bond
- 4) Acknowledge Addenda on Proposal Form
- 5) Schedule of Values

C) Subcontractor List not required with bid (within 24 hours upon request).

D) IHEDA Home Funds Requirements

- 1) Davis Bacon Wage Scale: Milestone will obtain an update August 17, 2018. If any wages change, an addendum will be issued and the bid date will be extended. For trades not classified, Carla will try to obtain a ruling. If no ruling is issued, then use best judgement.
- 2) Federal Requirements. Employment goals for local labor are goals only, not quotas.
- 3) 100% Performance Bond
- 4) Sales tax exempt. Hoosier Uplands is exempt from Indiana sales tax.

3. Explanation of Alternate Bids.

A) Alternate 1: Parking Lot seal & stripe; Alternate 2: Finish upgrade

II. Scheduling and Coordination

1. Working Conditions & Special Issues

- A) Staging Area / Trailer location
- B) Work in occupied areas / Coordination with Owner (adjacent gymnasium).
- C) Fire exiting

2. Construction Schedule. Contractor to propose a schedule on the bid form.

III. Administrative Issues

1. Post-bid Schedule: Owner will review bids on or about August 25, 2017.

2. Mobilization & Startup: On or about October 1, 2017, contingent upon the award of a pending grant application.

3. Addenda Items: Metal siding spec, asbestos allowance (new bid form), substitution requests.

(KHA planroom: koverthawkins.com/bid-information)



PRE-BID MEETING MINUTES

IV. Technical Issues

I. Questions

Access: Contact David Miller for access to the building during bidding. Email: DLMiller@HoosierUplands.org. Phone: (812) 849-4447

2. Tour (self-guided)

COPY OF SIGN-IN SHEET

KovertHawkins architects 630 Walnut St. • Jeffersonville, IN 47130 • 812. 282.9554 • FAX: 812. 282.9171
www.koverthawkins.com

July 26, 2017

EAGLE PLACE PRE-BID MEETING – SIGN IN SHEET

NAME	COMPANY	PHONE	EMAIL
John Hawkins <i>JH</i> Nick	Kovert Hawkins Architects	(812) 282 9554	john.hawkins@koverthawkins.com
Kyle Giesler	Jasper Lumber	812-482-1125	kgiesler@jasperlumberonline.com
KEITH DILGER	STREICHER	812-482-5869	KEITH@STREICHERCONSTRUCTION.COM
Paula Beville	Bradshaw Bld.	812-346-1742	wes@bradshawbuilding.com
Carnie Shinko	WCT, INC	812-653-2207	Carnie@buildwithwct.com
Carla Tom	MV, Inc.	317-826-3488	car
Keith Jones	Keith Jones Electrical	812-364-4473	kjonesel@frontier.com

END OF PRE-BID MEETING MINUTES

file: 1707.01 / E-1

EAGLE PLACE APARTMENTS
Loogootee, Indiana

1701.01
REVISED August 14, 2017

PROPOSAL FORM

CONTRACTOR'S BID FOR: *Eagle Place Apartments
510 Church Street
Loogootee, IN 47553*

Owner: *Hoosier Uplands - Eagle Place, LLC*

Date: Friday, August 18, 2017 at 2:00 PM Eastern Time via Email to Carla@MilestoneVenturesInc.com

Bidder (Firm): _____

Address: _____

City, State, Zip _____

Telephone No. _____

PreBid Conference: Friday, July 21, 2017 a 10:30AM Eastern Time at 510 Church St., Loogootee, Indiana

Pursuant to notices given, the undersigned proposes to furnish all material and labor necessary to complete general construction according to plans and specifications prepared by KOVERT HAWKINS ARCHITECTS, 630 Walnut Street, Jeffersonville, Indiana, for the sum of:

BASE BID

Lump Sum _____ \$ _____

Acknowledges receipt of:

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

ALTERNATES

The undersigned also proposes to furnish or to omit all labor and materials necessary to complete work as required by the Alternate Bids, as provided in the specifications as follows:

Alternate No. 1:	<i>Reseal & restripe Parking Lot</i>	ADD	\$ _____
Alternate No. 2:	<i>Finish Upgrade</i>	ADD	\$ _____

ALLOWANCES

By filling in the amounts below, the bidder acknowledges the following allowance amounts are included in the forgoing bid prices (indicate amount(s) of allowance(s) in the space(s) below):

Rock Removal Allowance within the Base Bid per Section 01210	\$ _____
Contingency Allowance within the Base Bid per Section 01220	\$ _____
Landscape Allowance within the Base Bid per Section 01210	\$ _____
Asbestos Allowance within the Base Bid per Addendum #2	\$ _____

LIST OF PROPOSED UNIT PRICES

Unit prices shall include the furnishing of all labor, materials, supplies, services, and include all items overhead and profit for the Contractor and an Subcontractor involved, and shall be used uniformly without modifications for either additions or deductions. The Unit Prices as established in accordance with changes or extra work performed under the contract.

<u>NATURE OF WORK</u>	<u>UNIT OF MEASURE</u>	<u>UNIT PRICE</u>
1. Excavation; earth, trench, machine including removal from site.	Cubic Yard	\$ _____
2. Excavation, earth, trench, hand including removal from site.	Cubic Yard	\$ _____
3. Site Fill; earth, hauled, placed compacted.	Cubic Yard	\$ _____
4. Backfill; hauled, placed, compacted.	Cubic Yard	\$ _____
5. Engineered Structural Fill, hauled, placed, compacted.	Cubic Yard	\$ _____
6. Trench Rock Removal	Cubic Yard	\$ _____
7. Mass Rock Removal	Cubic Yard	\$ _____
8. Cast-In-Place Concrete: Footings/Foundations.	Cubic Yard	\$ _____
9. Slabs on Grade, Smooth Finish Mesh Reinforcing.	Cubic Yard	\$ _____

SCHEDULE OF VALUES

A Schedule of Values, prepared in accordance with Section 01370 must be included with the bid.

COMPLETION OF WORK

Undersigned guarantees, if awarded contract, to be finally complete no later than _____, **2018**.
(Contractor propose a final completion date by filling in a date in the line above)

PROPOSED LIST OF REQUESTED WAGE DECISIONS

TRADE	ESTIMATED # HOURS THIS PROJECT	RATE INCLUDED IN BID
1) Fire Sprinkler Installer	_____	_____
2) Roofer	_____	_____
3) _____	_____	_____
4) _____	_____	_____
5) _____	_____	_____
6) _____	_____	_____
7) _____	_____	_____
8) _____	_____	_____
9) _____	_____	_____
10) _____	_____	_____

IN TESTIMONY WHEREOF, the Bidder has caused this proposal to be signed by its President and Secretary and affixed its corporate seal this _____ day of _____, 2017.

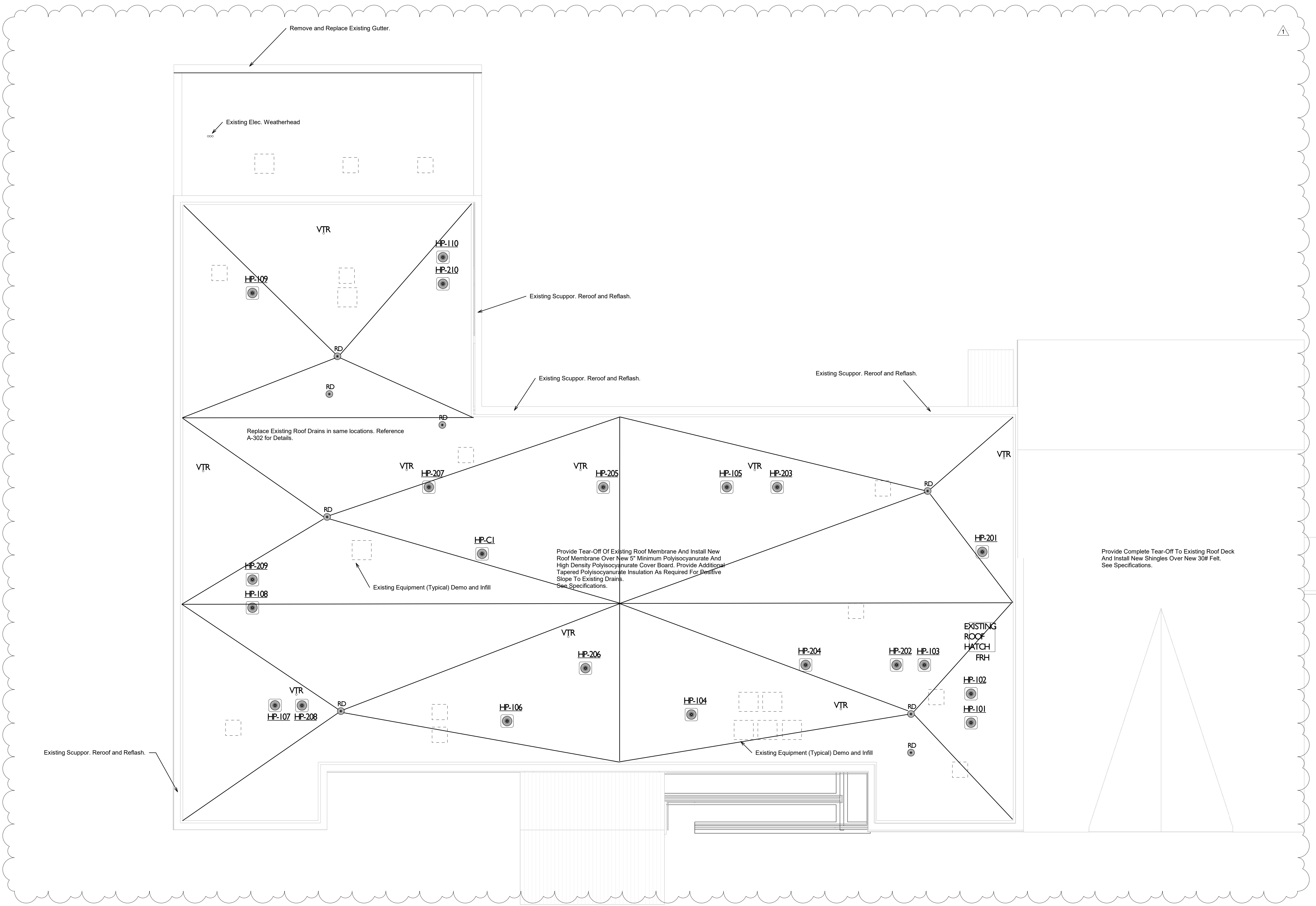
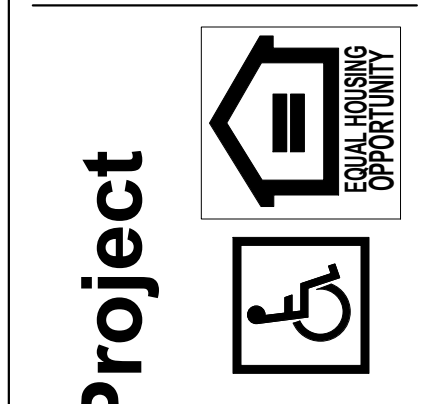
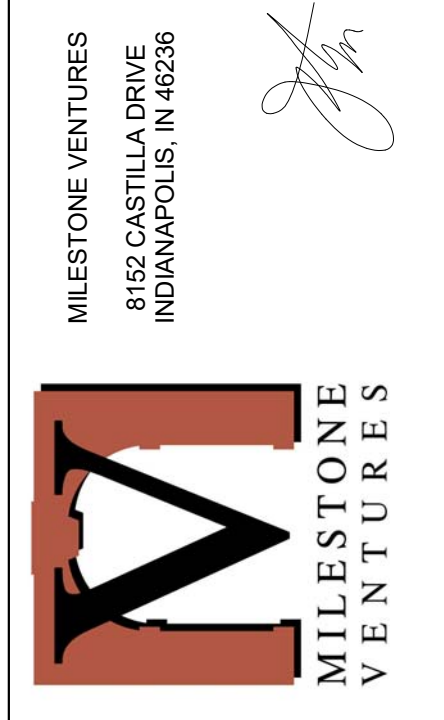
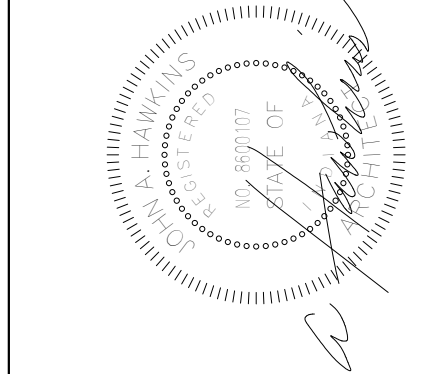
Name of Corporation _____

President _____

Secretary _____

(Seal)

END OF SECTION 00303



Roof Plan
 1/8" = 1'-0"

Roof Legend	
	Maintain Existing Slopes
	4" Vert. Through Roof. Verify Size. Adjust Locations To Avoid Conflicts With Equipment And Wall Flashings. See Detail 3/A-302
	Freezeless Roof Hydrant
	Condensing Unit On New Curb Rails - Detail 1/A-301 Coordinate Locations With HVAC Contractor
	Roof Drain (See Details A-302)

Note: This Drawing Is Intended To Be Plotted In Color. If This Sheet Appears In Black And White, It Is Plotted Incorrectly. Discard And Obtain An Accurate Drawing.

Notice
 The Architect/Engineer does not define the scope of individual trades, subcontractors, material suppliers, or vendors. Any sheet numbering system used which identifies disciplines is solely for the Architect/Engineer's convenience, and is not intended to define a subcontractor's scope of work. Information regarding individual trades, subcontractors, material suppliers, and vendors may be detailed, described and indicated at different locations throughout these documents. No consideration will be given to requests for change orders for failure to obtain and review the complete set of drawings and specifications when preparing bids, prices, and quotations.

plot scale 1" = 1'