



Addendum No. I

Project: Jackson Court Apartments
Subject: Addendum No. I
Date: Thursday, February 16, 2017

Project No.: 1608.02

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

1. Minutes of the pre-bid conference are included as a part of this addendum.
2. Drawing PI01, Plumbing Fixture Schedule
At each Water Heater (WH) provide a Scale Blaster Model SB-75 Electronic Water Softener (<http://www.scaleblaster.com/homeowner/>)
3. Drawing E201, Revise Keynote #14 to read, "Receptacle for gas water heater power direct vent fan, and Scale Blaster Water Softener. Coordinate Exact Location as required."
3. Drawing A201 & A202:
The walls behind the washer/dryer in all units should be 2x6 studs instead of 2x4 studs. Revise the following walls:
The east wall of the Utility Room in Apartment 101, the south wall of the Utility Room in Apartment 102, the north wall of the Utility Room in Apartment 103, the north wall of the Utility Room in Apartment 104, the east wall of the Utility Room in Apartment 105, the west wall of the Utility Room in Apartment 106, the south wall of the Laundry Closet in Apartment 107, and the walls behind the washer/dryer in Apartments 108, 109, 110 & 111 (orientation varies per duplex). In all cases the Utility Room will become 2 inches smaller due to the thicker wall.
4. Drawing A401: At the Utility Room of each duplex apartment (four units), provide a 20" wide x 40" long attic access panel, see Drawing S201 for locations. Coordinate with roof framing. Access panel be 1/2" plywood, A/C grade, painted to match ceiling. Glue batt insulation to back of panel. Trim out opening with painted wood trim on all sides.
5. Specification Section 10550, Paragraph 2.03, A.2: Twelve mailboxes are required, not 31.
6. Specification Section 13850: The intent in the apartment building is to re-use the existing fire alarm system. The existing control panel and annunciator will be reused and relocated. All existing devices to be salvaged, and re-installed in new common area locations as indicated on drawing E201. One pull station is to be salvaged and re-installed adjacent to the control panel. Connect the control panel to the sprinkler system, provide a tamper switch and water flow switch. Program the control panel so that water flow of the sprinkler system activates all common area notification appliances. Smoke alarms and combination carbon monoxide/smoke alarms within individual apartments are not connected to the fire alarm system.
7. Drawings M201 Equipment Schedule: Heat Pump SEER Rating should be 15.0 instead of 16.0. Heat Pump Model Number should be GSZ-14-024, instead of GSZ-16-024.
8. The Owner will entertain voluntary add alternate bids to provide an NFPA 13D sprinkler system at each of the four duplex apartments. System to be a Multi-Purpose Piping system per NFPA 13D-2010.
9. The bid date is extended to 4:00 p.m., Monday, February 27, 2017

End of Addendum No. I

enclosure: Pre-Bid Meeting Minutes

file: 0614.01 / E-I





PRE-BID MEETING MINUTES

Project: Jackson Court Apartments & Duplexes
Subject: Pre-Bid Meeting
Location: 202 Westminster Drive, Salem, IN
Participants: See sign-in sheet

Project No.: 1608.02
Date: January 24, 2017

I. General and Clerical Issues

1. Paula Craig, Director of Housing for Blue River Services opened the meeting. Project Description: Renovation of existing building into 7 apartments, and construction of two new duplexes. Existing building will have a new NFPA 13R sprinkler system. John Hawkins was introduced as project architect and Jason Copperwaite was introduced as project engineer. Plans and specs are available at www.koverthawkins.com
2. Confirmation of Bid Date & Bid Procedures
 - A) Bid Date: Feb 23, 2017, 4:00 pm. Email bids to Paula are acceptable.
 - B) Bid must include:
 - 1) Bid Form
 - 2) Description of scope of services
 - 3) Description of similar project experience
 - 4) Resumes of Key Staff
 - 5) Proposed timeline for completion
 - 6) Fees
 - 7) References
 - 8) Federal Tax ID number
 - 9) Bid Security (5% including all add alternates)
 - 10) Acknowledge Addenda on Proposal Form
 - 11) Sub-contractor list *(not listed in bid notice, but required with bid)
 - 12) Proof of General liability insurance coverage
 - C) Project is NOT subject to Davis Bacon wages. Contractor must solicit for low income workers.
 - D) Tax exempt certificate will be provided by Owner
3. Explanation of Alternate Bids: will be issued by addendum
4. Performance & Payment Bonds required

II. Scheduling and Coordination

1. Working Conditions & Special Issues
 - A) Staging Area / Trailer location: Contractor to coordinate. Repair all damaged asphalt. Be aware that the project site is in a residential neighborhood.
2. Construction Schedule (submit proposal with bid)

III. Administrative Issues

1. Post-bid Schedule: Contractor selection is scheduled to be done on March 2.
2. Mobilization & Startup
3. Possible upcoming Addenda Items
 - A) Scale Blasters, 2x6 walls behind dryers, attic access panels, Section 10550-12 mailboxes (not 31), dumpster enclosure

IV. Technical Issues

1. The building was opened for inspection after the meeting. Contact Paula if access is needed after today.

file: 1608.02 / E-1

SIGN IN

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