



Addendum No. I

Project: Harrison Center Apartments
Subject: Addendum No. I
Date: January 14, 2019

Project No.: 1807.03

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

1. The pre-bid meeting minutes are attached and included as part of this addendum.
2. Specifications Section 01110 - Summary of Work: Revise Paragraph 1.03 A to read as follows:
“WORK COVERED BY CONTRACT DOCUMENTS
A. In general and not by way of limitation, the Work includes but is not limited to selective demolition and renovation of six existing apartments in accordance with the Contract Documents and in compliance with all applicable codes and ordinances. Three of the apartments will be converted to Type A (accessible) units. Three apartments will be converted to Type B (Fair Housing compliant) units. Four existing tenants will occupy units throughout the project. Renovations to be phased to allow continued occupancy, with two units at a time being fully completed before work begins on the next pair of units.”
3. Drawing A-103: In Corridor #300, patch the existing, approximately 3’x3’ hole in the wall near the kitchen sink in Apartment 302. Patch wall with new 5/8” Type X Gypsum Board, tape and mud feathered and sanded. New paint finish per drawing I-103.
4. Drawing I-101: At Community Room 101, the existing wallpaper, existing carpeting, existing wood base, and existing paint above the wallpaper are all existing to remain. The design intent is to cut and patch the existing wall behind the new cabinet in order to route the new plumbing for the sink to the existing restroom, with the new cabinets being installed over the walls that are cut and patched. The walls to be cut and patched currently have wall a wallpaper wainscot, therefore the cabinets are to be placed to cover the cut and patched area of the wall. Patch the wall with drywall to match existing, with a P-1 paint finish.
5. Drawing I-101: Existing floor tile at Vestibule 105 and Corridor 104 is existing to remain. Delete new CT2 flooring indicated on plan at Vestibule 105.
6. Drawing I-102: At Apartment #202, existing wallpaper throughout this apartment is to be removed and walls prepped for new paint.
7. Drawing I-102: Existing ceilings are 9’-0” high, typical except at bulkheads and soffits. Field verify.
8. Drawing I-103: Existing ceilings are 8’-0” high, typical except at bulkheads and soffits. Field verify.
9. Drawing M102: A printing error resulted in the second floor plan being printed twice, instead of the second and third floor plans. A revised M102 is issued as part of this addendum with a corrected third floor drawing viewport.
10. Drawing P101: Provide new garbage disposals at all kitchen sinks type SK-1 and SK-2. Disposal to be InSinkErator Badger 5, 1/2 hp with power cord & 2-year warranty.
11. Drawing E101 & E102: Provide new range outlets at all kitchen ranges (six total) with new cord and plug. New outlets to be 4-wire.
12. Drawing E101: The existing meter center is located on the first floor, west side, near the exterior door at Corridor 104. Provide new breaker covers at 8 of 14 existing meters.

End of Addendum No. I

Enclosures:

Pre-bid meeting minutes and sign-in sheet (3 pages)
Drawing M102, Revision #1, dated 01-14-2019 (1 page)

file: 1807.03 / E-1





PRE-BID MEETING

Project: Harrison Center Apartments
Subject: Pre-Bid Meeting
Location: Conference Room 105, Harrison Center, 405 N. Capitol Ave., Corydon, IN
Attendees: See attached sign-in sheet

Project No.: 1807.03
Date: 01-11-2019

I. General and Clerical Issues

a. Project Description

1. Project Description - Project consists of renovations of six existing apartments. Three will be converted to Type A (accessible apartments). Three involve more minor renovation. Project is to be bid as one lump sum bid. Four apartments are currently occupied. Contractor must rehab two apartments at a time to allow “shuffling” of existing tenants into new apartments, so renovations can be performed on currently occupied apartments. Contractor must maintain “quiet enjoyment” for existing tenants.
2. Confirmation of Bid Date & Bid Procedures
 - A) Bid Date: January 31, 2019, 4:00 pm. Email bids are preferred. Email to brhoudir@brsinc.org
 - B) Bid must include: Proposal Form, Qualification, Detailed description of Scope of Services, Description of Similar Experience, Resumes of key staff, Proposed Timeline, Fees, References, Federal Tax ID number, Bid Security (5%), Fully completed bid form, including all sub-contractors.
 - C) IHCD Requirements
 - 1) Davis Bacon Wage Scale: NOT required for this project
 - 2) Federal Requirements. Employment goals for local labor are goals only, not quotas.
 - 3) 100% Performance & Payment Bonds
 - 4) Sales tax exempt. Blue River Services is exempt from Indiana sales tax.
3. Explanation of Alternate Bids.
 - A) Alternate 1 & 2: New exterior stairs
 - B) Alternate 3: Lobby finishes

II. Scheduling and Coordination

I. Working Conditions & Special Issues

- A) Staging Area / Trailer location: Owner will provide office space for Contractor job site office, located in room #205 near the elevator. Owner has obtained permission from adjacent property to the north of the building for placement of a dumpster. Worker parking will be on the street or as otherwise arranged by the Contractor. None of the existing parking spaces onsite are available for contractor use.
 - B) Work in occupied areas / Coordination with Owner: Do not disturb existing tenants. Proposed schedule for renovations to allow for tenant “shuffling” is Room 303 and 203 first, followed by 301 and 201, and finally 302 and 202. Will need to provide 2-week notice to tenants that they will need to move. Owner will arrange and pay for moving the tenants. Working hours are 8 am to 6 pm. However, the first floor offices are only open until 4 pm.
 - C) Fire exiting- maintain fire exits for tenant occupied apartments.
2. Construction Schedule: Substantial completion by July 31, 2019 is desired.

III. Administrative Issues

1. Post-bid Schedule: Owner will review bids privately and select G.C. on or about February 7, 2019. Award Criteria is listed in the request for bids.
2. Mobilization & Startup: Upon award.
3. Addenda Items: Garbage Disposal shown on electric, but not plumbing. Will add to plumbing schedule.
(KHA planroom: koverthawkins.com/bid-information)



PRE-BID MEETING

IV. Technical Issues

I. Questions

- 1.) Access: Contact Paula Craig for access to the building during bidding. Email: brhoudir@brsinc.org Phone: (812) 738-7271 or (812) 738-8016.
- 2.) A question was asked about use of the existing elevator. The elevator may be used, but protection pads must be provided by the Contractor and care must be taken to not overload the small elevator.
- 3.) A question was asked about permitting and final inspections. Per the specifications, the Contractor is to pay for all required permits. Local permitting is by Harrison County Planning Department. Final inspections will be by Harrison County Chief Inspector, Kovert Hawkins Architects, the Owner, and IHEDA. IHEDA will make inspections at approximately 50% and 100% complete.
- 4.) A question was asked about attic access. Attic access is via a closet in the lobby near the elevator on the third floor. Note that access is limited, and it may be easier to construct a temporary access hole in the apartments, which is then patched back.
- 5.) A question was asked about asbestos. The owner is not aware of any asbestos containing material in the building. Any required testing and abatement will be handled by the Owner's asbestos consultant. Samples of the popcorn ceiling finish have been sent to the lab for testing. Results will be issued by addendum.

2. Tour

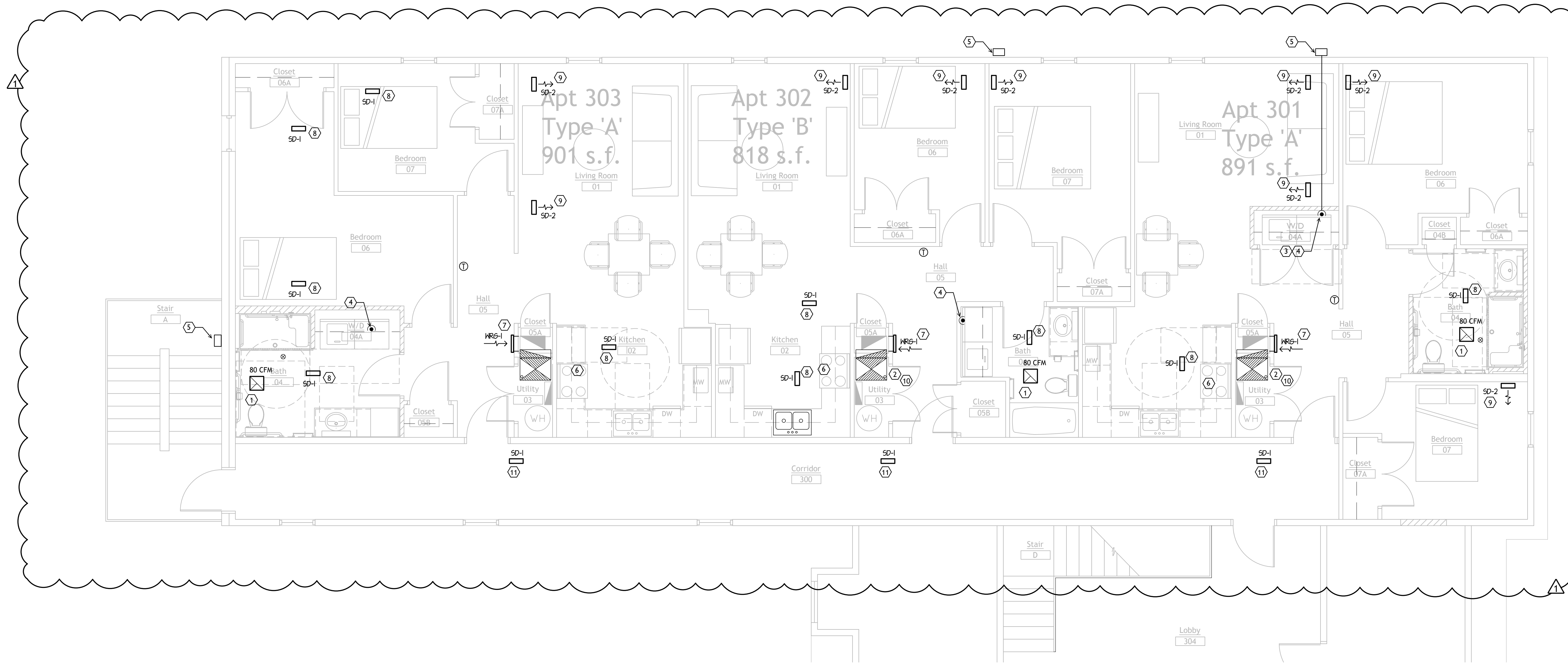
END OF PRE-BID MEETING

Prepared by

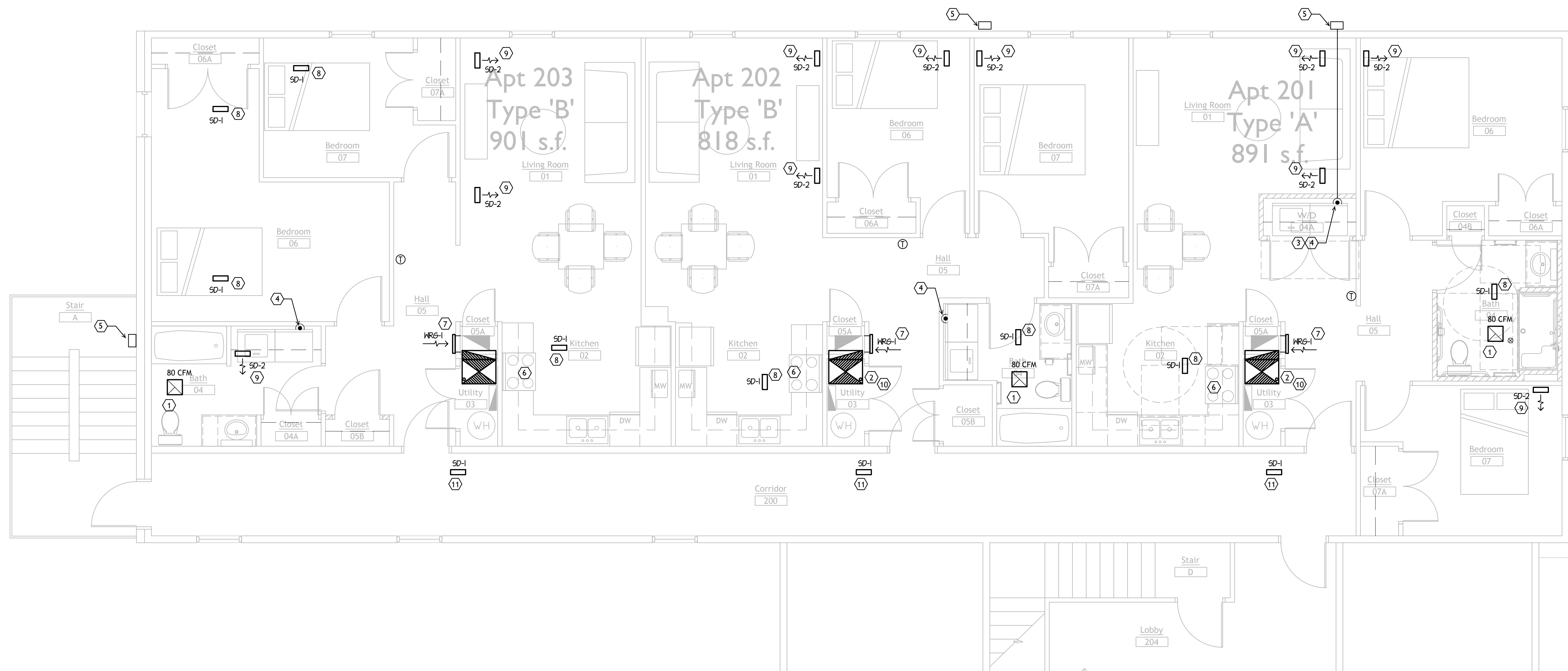
John A. Hawkins, AIA

attachment: Sign-in sheet

file: 1807.03 / E-1



North
3rd Floor HVAC Plan
 full size plot scale: 1/4"=1'-0" 0 2'-0" 4'-0"



North
2nd Floor HVAC Plan
 full size plot scale: 1/4"=1'-0" 0 2'-0" 4'-0"

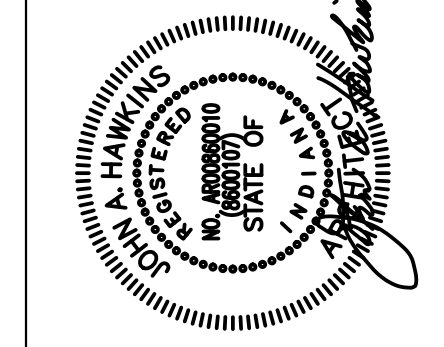
Mechanical Key Notes

- ① EXHAUST FAN EF-1. SEE SCHEDULE. CONNECT NEW EXHAUST FAN TO EXISTING EXHAUST DUCT.
- ② CONNECT NEW FURNACE TO EXISTING DUCTWORK, ELECTRIC, NATURAL GAS & FLUE. PROVIDE NEW CONDENSATE PIPING ROUTED TO EXISTING DRAIN (FIELD VERIFY)
- ③ PROVIDE 4" RIGID 26 GAGE DUCT FROM DRYER TO WALL EXHAUST VENT WITH GRAVITY BACKDRAFT DAMPER. SEE GENERAL MECHANICAL NOTES. NO SCREENS OR OBSTRUCTIONS. ALL CONNECTIONS AT DRYER VENT SYSTEM TO BE TAPED. SEAL PENETRATION OF RATED WALL ASSEMBLY WITH 1-HOUR RATED FIRESTOPPING. ROUTE DUCT UP THROUGH WALL, TERMINATE AND FLASH PER GENERAL MECHANICAL NOTES. SEAL EXTERIOR PENETRATION WITH 2 LB DENSITY SPRAY FOAM INSULATION. ROUTE NEW DUCT THROUGH EXISTING SOFFIT IN APARTMENT LIVING ROOM. PROVIDE NEW WALL PENETRATION AT EXTERIOR WALL.
- ④ PROVIDE DRYER VENT BOX WITH UL LISTING FOR INSTALLATION IN 1-HOUR RATED WALL. IN-O-VATE TECHNOLOGY "DRYER BOX" OR EQUIVALENT (WWW.DRYERBOX.COM) FIELD VERIFY EXACT LOCATION DURING ROUGH-IN. COORDINATE WITH APPLIANCES. PROVIDE FLEXIBLE ALUMINUM VENT CONNECTION FROM BOX TO DRYER, WITH STEEL HOSE CLAMP CONNECTIONS. CONNECT BOX TO EXISTING DRYER VENT DUCT AT EXISTING DRYER LOCATIONS. CONNECT TO NEW DRYER VENT DUCT AT NEW LOCATIONS.
- ⑤ EXTERIOR WALL MOUNT DRYER EXHAUST HOOD WITH GRAVITY BACKDRAFT DAMPER. NO SCREENS OR OBSTRUCTIONS. AMERICAN ALDES 22404, GREENHECK 00W4, OR EQ. PAINT FLAT BLACK.
- ⑥ RANGE HOOD RH-1. SEE SCHEDULE
- ⑦ PROVIDE NEW RETURN GRILLE, CONNECT TO EXISTING DUCTWORK (FIELD VERIFY).
- ⑧ PROVIDE NEW CEILING SUPPLY REGISTER TO REPLACE EXISTING. CONNECT TO EXISTING DUCTWORK
- ⑨ PROVIDE NEW WALL SUPPLY REGISTER TO REPLACE EXISTING. CONNECT TO EXISTING DUCTWORK
- ⑩ REFRIGERANT PIPING ROUTE TO OUTDOOR UNIT. SEAL ALL PENETRATIONS. MAINTAIN 1-HOUR FIRE RATING AT WALLS. FIELD VERIFY ROUTE. PROVIDE SLEEVES AT ALL PENETRATIONS. SEAL EXTERIOR PENETRATION WITH 2 LB DENSITY SPRAY FOAM INSULATION
- ⑪ PROVIDE NEW CEILING SUPPLY REGISTER TO REPLACE EXISTING. CONNECT TO EXISTING DUCTWORK. PROVIDE NEW FIRE DAMPER AND NEW ACCESS PANEL.

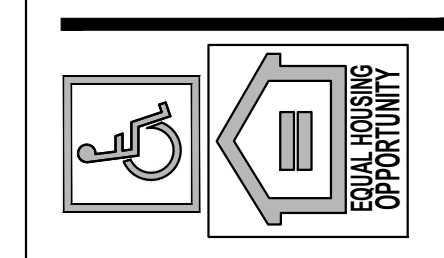
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Drawn	JH
Checked By	JH
Project No.	180703
Date	01-06-2019



Blue River Services, Inc.
 BLUE RIVER HOUSING
 156 Autumn Ridge Drive
 Corydon, IN 47112



2019 Renovations
Harrison Center Apartments
 405 N. Capitol Avenue
 Corydon, Indiana 47112