



## Addendum No. 3

**Project:** Persimmon Park Apartments  
**Subject:** Addendum No. 3  
**Date:** March 14, 2019

**Project No.:** 1850.01

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

1. The minutes to the pre-bid meeting are attached and included as a part of this addendum.
2. Bids may be emailed to BOTH [john.hawkins@koverthawkins.com](mailto:john.hawkins@koverthawkins.com) and [npowell@hoosieruplands.org](mailto:npowell@hoosieruplands.org)
3. The bid form must be the USDA bid form included in the RD Instruction Form 1924-A, which is included as an attachment to AIA Document A701-Instructions to Bidders. Do NOT use the Architect's bid form in section 00303. Fill in the proposed construction duration on page 1 of the USDA bid form. Disregard the reference to 270 day construction time listed on the Architect's bid form.
4. Specifications: Delete Architect's Bid Form Section 00303. See item #3 above regarding the USDA bid form.
5. Specifications Section 01110: Delete Paragraph 1.08 in its entirety. See the pre-bid minutes and item #3 above.
6. Specifications Section 01510: Under Paragraph 1.03 B., delete item 1 and refer to the pre-bid meeting minutes regarding temporary utilities. Owner will maintain and pay for established utilities in existing apartments.
7. Specifications Section 02200: Delete paragraph 2.02 without substitution. Geotextile fabric is not required for this project.
8. Specifications Section 08612:
  - 8.1. Under paragraph 1.05, B, revise "Lifetime guarantee" to read "10-year guarantee."
  - 8.2. Under paragraph 2.02, I, delete item 3. Grilles are not required for this project.
  - 8.3. As noted in Paragraph 2.01, other manufacturers are acceptable provided they meet the requirements of the specifications.
9. Painting clarification: questions have been raised about the scope of painting work in the units. Bid the painting scope per the bid documents. Additional painting work may be done by the owner or handled as a change order depending upon the budget.
10. Drawings: The scheduled mechanical units will not fit in the existing closet. A smaller unit must be used. The outside unit must be minimum 13.0 SEER. The inside unit cabinet must be 14-1/2" wide. Alternate manufacturers of equipment from the manufacturers specified are acceptable.
11. Drawings: questions have been raised regarding alternate installation methods for the replacement windows which would remove the sash only and leave the existing frames, installing new vinyl windows "pocketed" into the existing frame. The base bid is to include new vinyl windows complete. The owner will consider voluntary alternatives for optional installation methods such as described above.

End of Addendum No. 3

enclosures:

Pre-bid meeting minutes with sign-in sheet. (3 pages)

file: 1850.01 / E-1





## PRE-BID MEETING

**Project:** Persimmon Park Apartments  
**Subject:** Pre-Bid Meeting  
**Location:** Persimmon Park Leasing Office  
**Participants:** See sign-in sheet

**Project No.:** 1850.01  
**Date:** March 14, 2019

### I. General and Clerical Issues

#### a. Project Description

1. Project Description - Project consists of renovations of seven existing apartment buildings with a total of 56 existing apartments, and leasing office building. Project is to be bid as one lump sum bid. Contractor must rehab apartments in phases 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. Ten apartments are vacant now. Owner must provide 30 day notice to tenants prior to relocating them to another apartment.
2. Confirmation of Bid Date & Bid Procedures (by invitation).
  - A) Bid Date: Tuesday March 19, 2019, 4:00 pm. Email bids to BOTH [john.hawkins@koverthawkins.com](mailto:john.hawkins@koverthawkins.com) and [npowell@hoosieruplands.org](mailto:npowell@hoosieruplands.org)
  - B) Bid must include: USDA/RD Bid Form & Bid Security (5%), Fully completed bid form.
  - C) Subcontractor List not required with bid (within 24 hours upon request).
  - D) IHCD Requirements
    - 1) Davis Bacon Wage Scale: **IS** required for this project (see addendum 2)
    - 2) Federal Requirements. Employment goals for local labor are goals only, not quotas.
    - 3) 100% Performance & Payment Bonds
    - 4) Sales tax exempt. Hoosier Uplands is exempt from Indiana sales tax.
3. Explanation of Alternate Bids.
  - A) None at this time.

### II. Scheduling and Coordination

1. Working Conditions & Special Issues
  - A) Staging Area / Trailer location
  - B) Work in occupied areas / Coordination with Owner. Do not disturb existing tenants.
  - C) Fire exiting- maintain fire exits for tenant occupied apartments.
2. Construction Schedule. Substantial Completion by Feb 28, 2020.

### III. Administrative Issues

1. Post-bid Schedule: Owner will review bids privately and select G.C. in early April 2019. Award Criteria is listed in the request for bids. USDA must approve the bid award.
2. Mobilization & Startup: Upon award.
3. Addenda 1 & 2 have been issued and are posted.  
(KHA planroom: [koverthawkins.com/bid-information](http://koverthawkins.com/bid-information))

### IV. Technical Issues

1. Questions  
Access: Contact Hoosier Uplands for access to the building during bidding. (Ashley (812) 849-4639)
2. No liquidated damages.
3. Use the USDA bid form and fill in the proposed construction duration.
4. Start date will likely be late April or early May 2019, after both USDA and Hoosier Uplands approve award.



## PRE-BID MEETING

5. Spec section 01510 states contractor is responsible for utilities. This is incorrect. Contractor may use electric and water in the existing units being renovated. Owner will maintain utility service to all apartments during construction. Contractor is responsible for any temporary utilities that would be required beyond ordinary electric and water services in the apartments.
6. Other vinyl window manufacturers besides the specified manufacturer are acceptable, provided they meet the performance criteria in the spec.

END OF PRE-BID MEETING

Minutes prepared by: John A. Hawkins, AIA

file: 1807.03 / E-1



