

ADDENDUM NO. 1

Mary Frank Elementary School – Classroom Renovation

Penn-Harris-Madison School Corporation
Mishawaka, Indiana

Project No. 223214.00

Index of Contents

Addendum No. 1, 5 items, 2 pages
Revised Project Manual Section: 01 11 00 - Summary
Revised Drawing Sheets: AD.01, A0.01, A1.01, A1.02, A6.01, A7.01, A7.02, A8.01, A9.01, PD-01, PD-11,
PF-11, PL-11, P-601, MD1B1, MH01B, E1.01, ED.01, ED.02, ED.03, E4.01, E5.01, E5.02 and E5.03
Prebid Conference Power Point Presentation
Prebid Conference Sign-in Sheet

February 4, 2025

I hereby certify that this Addendum was prepared by me or under my direct supervision and that I am a duly registered Architect/Engineer under the Laws of the State of Indiana.

FANNING/HOWEY ASSOCIATES, INC.
ARCHITECTS/ENGINEERS/CONSULTANTS



Paul A. Miller, License No. AR10800161
Expiration Date: 12/31/2025

TO: ALL BIDDERS OF RECORD

ADDENDUM NO. 1 to Drawings and Project Manual, dated January 6, 2025, for the Mary Frank Elementary School – Classroom Renovation for Penn-Harris-Madison School Corporation, 55900 Bittersweet Road, Mishawaka, Indiana 46545; as prepared by Fanning/Howey Associates, Inc., Indianapolis, Indiana. This Addendum shall hereby be and become a part of the Contract Documents the same as if originally bound thereto.

The following clarifications, amendments, additions, revisions, changes, and modifications change the original Contract Documents only in the amount and to the extent hereinafter specified in this Addendum.

Each bidder shall acknowledge receipt of this Addendum in his proposal or bid.

NOTE: Bidders are responsible for becoming familiar with every item of this Addendum. (This includes miscellaneous items at the very end of this Addendum.)

RE: ALL BIDDERS

ITEM NO. 1. REVISED PROJECT MANUAL SECTION

- A. 01 10 00 - Summary has been revised, dated 02/04/25, and is included with and hereby made a part of this Addendum.

ITEM NO. 2. PROJECT MANUAL, SECTION 08 71 00 – DOOR HARDWARE

- A. Article 3.05, D., Hardware Sets: Make the following changes:
1. Delete Hardware Group No. 02 in its entirety. Door B113 deleted.
 2. Hardware Group No. 05: Add Door B123 to hardware group.
 3. Delete Hardware Group No. 11 in its entirety. Door B123 moved to Hardware Group No. 05.

ITEM NO. 3. PROJECT MANUAL, SECTION 23 25 00 – HVAC WATER TREATMENT

- A. Update specification section 2.1, A., as follows:
- “A. Manufacturers: Subject to compliance with requirements, provide products and services by the following:
1. ChemREADY, Zinkan Enterprise – Mark Reed (574.210.3530).”

ITEM NO. 4. ACCEPTABLE MANUFACTURERS

The following manufacturers are to be considered acceptable manufacturers (suppliers and fabricators) for the Sections of the Specifications listed. Listed manufacturers are required to bid on products equal in type and design, size, function, and quality to that originally specified. Final decision as to equality of products specified versus those proposed shall be made by the Architect.

Section 10 22 39 – Operable (Folding Panel) Partitions
- Corflex Operable Partitions, Quebec

ITEM NO. 5. REVISED DRAWING SHEETS

- A. Drawing Sheets: AD.01, A0.01, A1.01, A1.02, A6.01, A7.01, A7.02, A8.01, A9.01, PD-01, PD-11, PF-11, PL-11, P-601, MD1B1, MH01B, E1.01, ED.01, ED.02, ED.03, E4.01, E5.01, E5.02 and E5.03 have been revised, dated 2/4/25, and is included with and hereby made a part of this Addendum. These Drawings supersede the original documents.

END OF ADDENDUM

SECTION 01 10 00 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 - 1. Project information.
 - 2. Work covered by the Contract Documents.
 - 3. Work under other Contracts.
 - 4. Use of premises.
 - 5. Owner's right to maintain school operations.
 - 6. Owner's occupancy requirements.
 - 7. Work restrictions.
 - 8. Specification formats and conventions.
 - 9. Permits, fees, and notices.
 - 10. Contractors Construction Sequence
- B. Related Sections include the following:
 - 1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.2 PROJECT INFORMATION

- A. Project Identification: Mary Frank Elementary School – Classroom Renovation, 13111 Adams, Road, Granger, Indiana.
- B. Owner: Penn-Harris-Madison School Corporation, 55900 Bittersweet Road, Mishawaka, Indiana.
- C. A/E: Fanning Howey Associates, Inc., 350 E. New York Street, Indianapolis, IN 46204.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work consists of the following:
 - 1. The Work includes renovations to the existing Elementary School building for new classrooms and support space. This work includes selective demolition, new construction, new plumbing, new mechanical and new electrical and technology systems for a complete operational renovation to the existing building.
- B. Type Of Contract
 - 1. Project will be constructed under a single prime contract.
 - 2. Requirements outlined in the Project Manual within Divisions 00 and 01 shall apply to ~~each~~ Base Bid.
 - 3. Contract shall include all General Construction, Structural, Plumbing, Mechanical, Electrical and Technology work outlined in the Drawings and Specifications Divisions 00 – 28.

1.4 WORK UNDER OTHER CONTRACTS

- A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract. Coordinate the Work of this Contract with work performed under separate contracts.
- B. The Owner intends to complete the following items of Work outside the provisions of these Contract Documents. The Contractor shall not restrict or interfere with the Owner's right to the Project to accomplish this Work.
 - 1. **Existing School maintenance work.**

2. Loose equipment and furniture except as scheduled and specified under Divisions 11 and 12 and shown on the Drawings.
3. The purchase and supplying of certain materials as noted in the Project Manual.

1.5 OWNER-FURNISHED PRODUCTS

- A. Owner will furnish products indicated. The Work includes providing support systems to receive Owner's equipment.
 1. Owner will arrange and pay for delivery of Owner-furnished items according to Contractor's Construction Schedule.
 2. After delivery, Owner will inspect delivered items for damage. Contractor shall be present for and assist in Owner's inspection.
 3. If Owner-furnished items are damaged, defective, or missing, Owner will arrange for replacement.
 4. Owner will arrange for manufacturer's field services and for delivery of manufacturer's warranties to Contractor.
 5. Owner will furnish Contractor the earliest possible delivery date for Owner-furnished products. Using Owner-furnished earliest possible delivery dates, Contractor shall designate delivery dates of Owner-furnished items in Contractor's Construction Schedule.
 6. Contractor is responsible for protecting Owner-furnished items from damage during storage and handling, including damage from exposure to the elements.
 7. If Owner-furnished items are damaged as a result of Contractor's operations, Contractor shall repair or replace them.
 8. Contractor shall install and otherwise incorporate Owner-furnished items into the Work.
- B. Owner-Furnished Products:
 1. Toilet Accessories as indicated within Specifications.

1.6 USE OF PREMISES (ACCESS TO SITE)

- A. **General: Contractor shall have limited use of premises for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.**
- B. **Use of Site: Limit use of premises to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.**
 1. **Owner Occupancy: Allow for Owner occupancy of Project site.**
 2. **Driveways and Entrances: Keep undesignated driveways parking area, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use undesignated areas for parking or storage of materials.**
 - a. **Schedule deliveries to minimize use of driveways and entrances.**
 - b. **Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.**
- C. **Project Security: Contractor shall comply with Owner's security program throughout the Project Schedule including the securing of building entrances, construction access entrances, existing perimeter fencing, gates, and exits at all times work is occurring in the building and on the adjacent site.**
- D. **Use of Existing Building: Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.**
- E. **Condition of Existing Grounds: Maintain existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair drainage caused by construction operations.**

PART 2 - PRODUCTS

2.1 OWNER'S RIGHT TO MAINTAIN SCHOOL OPERATIONS

- A. *The A/E and Owner will not tolerate any visible or audible actions initiated or responded to by any employees of Contractors on this Project toward any students, teachers, or staff members at the school system. Violators shall be promptly removed from the Project site.***
- B. *Contractors shall expend their best effort toward protection of the health, safety, and welfare of occupants on the Owner's property during the course of Work on this Project.***
- C. *Contractors and subcontractors shall be subject to such rules and regulations for the conduct of the Work as the Owner may establish. Employees shall be properly and completely clothed while working. Bare torsos, legs, and feet will not be allowed. Possession or consumption of alcoholic beverages or drugs, tobacco, or other noxious behavior on the Project site is strictly prohibited. Violators shall be promptly removed from the Project site. Smoking is not permitted on school property or within school buildings.***

2.2 OWNER'S OCCUPANCY REQUIREMENTS

- A. *Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits, unless otherwise indicated.***
 - 1. *Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.***
 - 2. *Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.***

2.3 WORK RESTRICTIONS

- A. *Work Restrictions, General: Comply with restrictions on construction operations.***
 - 1. *Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.***
- B. *Definitions***
 - 1. *Ambient Noise Level: The total noise associated with a given environment, being usually a composite of normal or existing sounds from all sources near and far, excluding the noise source at issue.***
 - 2. *Daytime: The hours from 7 a.m. to 9 p.m. on weekdays and 9 a.m. to 9 p.m. on weekends and holidays.***
 - 3. *Nighttime: All non-daytime hours.***
 - 4. *Property Line: The real or imaginary line along the ground surface and its vertical extension, which separates real property owned or controlled by one person from contiguous real property owned or controlled by another person or from any public right-of-way or from any public space.***
 - 5. *Receiving Noise Area: Any real property where people live or work and where noise is heard, excluding the project or source area.***
- C. *On-Site Work Hours: Work shall be generally performed during normal working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, except otherwise indicated.***
 - 1. *Work hours shall be in compliance with applicable Local Ordinances.***
 - 2. *Weekend Hours: Only as approved by the Owner with minimum of 72 hours notice and in compliance with requirements of the local jurisdiction.***

3. Hours for Utility Shutdowns: Coordinate with Owner and A/E.
 - a. Utility shutdowns affecting the building will have to be scheduled on weekends, school breaks or off-hours to not affect School schedule and operations.
 4. A supervisor or construction foreman must be present during weekend work hours.
- D. Noise Control: Perform deconstruction operations to minimize noise. Coordinate operations that may result in high levels of noise or other disruptions to Owner occupancy with Owner.
1. Notify A/E and Owner not less than two days in advance of proposed disruptive operations.
- E. Repetitive and/or intermittent, high-level noise: Permitted only during daytime.
1. Do not exceed the following dB limitations:

| <u>Sound Level in dB</u> | <u>Time Duration of Impact Noise</u> |
|--------------------------|--------------------------------------|
| 70 | More than 12 minutes in any hour |
| 80 | More than 3 minutes in any hour |

2. Provide equipment, sound-deadening devices, and take noise abatement measures that are necessary for compliance.
3. Maximum permissible construction equipment noise levels at 50 feet (dB):

| <u>EARTHMOVING</u> | <u>dB</u> | <u>MATERIALS HANDLING</u> | <u>dB</u> |
|--------------------|-----------|---------------------------|-----------|
| Front Loaders | 75 | Concrete Mixers | 75 |
| Backhoes | 75 | Concrete Pumps | 75 |
| Dozers | 75 | Cranes | 75 |
| Tractors | 75 | Derricks Impact | 75 |
| Scrapers | 80 | Pile Drivers | 95 |
| Graders | 75 | Jack Hammers | 75 |
| Trucks | 75 | Rock Drills | 80 |
| Pavers, Stationary | 80 | Pneumatic Tools | 80 |
| Pumps | 75 | Saws | 75 |
| Generators | 75 | Vibrators | 75 |
| Compressors | 75 | | |

- F. Ambient Noise:
1. Maximum noise levels (dB) for receiving noise area at property line shall be as follows:
 - a. Residential receiving area

| | |
|------------|-------|
| Daytime: | 65 dB |
| Nighttime: | 60 dB |
 - b. Commercial/Industrial receiving area

| | |
|------------|-------|
| Daytime: | 67 dB |
| Nighttime: | 65 dB |
 2. In the event the existing local ambient noise level exceeds the maximum allowable receiving noise level (dB), the receiving noise level maximum for construction operations shall be adjusted as follows:
 - a. Residential receiving area: Maximum 3 additional dB above the local ambient as measured at property line.
 - b. Commercial/Industrial receiving area: Maximum 5 additional dB above the local ambient as measured at the property line.
- G. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
1. Notify A/E, and Owner not less than 72 hours in advance of proposed utility interruptions.
 2. Do not proceed with utility interruptions without Owner written permission.
 3. Utility shutdowns affecting the building will have to be scheduled on weekends, school breaks or off-hours to not affect School schedule and operations.
- H. Nonsmoking Building: Smoking is not permitted within the building or on the Project Site.

- I. Controlled Substances: Use of tobacco products, e-cigarettes and other controlled substances within the building and on the Project site is not permitted.
- J. Employee Screening: Comply with Owner's requirements regarding background screening of Contractor personnel working on the Project site.
 - 1. Refer to Owner's specific requirements include in Section 00 73 60.
 - 2. Maintain list of approved screened personnel with Owner's Representative.
 - 3. A background inquiry for the construction work force is a requirement of the construction contract. No one will be permitted to work on school construction projects adjacent to active school facilities without the completion of a satisfactory background inquiry.
 - a. Documentation shall be submitted within 10 days of Notice to Proceed. Construction work at the Project site cannot start without properly screened personnel.
 - 4. Tracking and Reporting: Deliver background inquiry reports to the Owner in hard copy and PDF format.
 - 5. Contractor shall include cost of screening and reporting in their bid.

2.4 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using the 50-division format and CSI/CSC's "MasterFormat" numbering system.
 - 1. Section Identification: The Specifications use Section numbers and titles to help cross-referencing in the Contract Documents. Sections in the Project Manual are in numeric sequence; however, the sequence is incomplete because all available Section numbers are not used. Consult the table of contents at the beginning of the Project Manual to determine numbers and names of Sections in the Contract Documents.
 - 2. Division 01: Sections in Division 01 govern the execution of the Work of all Sections in the Specifications.
- B. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
 - 2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.
 - a. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by abbreviation published as part of the U.S. National CAD Standard, unless otherwise noted on Drawings.
 - 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

2.5 PERMITS, FEES, AND NOTICES

- A. Contractors shall secure and pay for permits, inspections, governmental fees, and licenses necessary for the proper execution and completion of Work, which are applicable at the time the bids are received, unless otherwise noted.
 - 1. A/E shall assist the Owner in applying for "Certificate of Plan Approval" from the Department of Homeland Security. Owner will pay applicable fees.
 - 2. General Contractor Contract shall obtain and pay for general construction permit from the local Jurisdiction.
 - a. Additional permits as required by the Local Jurisdiction for work associated with the Project and Permits for specialty work are the responsibility of the Contractor performing the Work.
 - 3. Department of Homeland Security Plan Approval: Contractor shall secure and pay filing fees for approval of required systems as follows:
 - a. Fire Alarm System as required.
- B. Inspections of installed work shall be performed by the governing authority as arranged for by the Contractors. Work shall not be covered until approved.
 - 1. Fees associated with inspection of work by the Authorities having Jurisdiction shall be paid by the applicable Contractor performing the Work to be inspected.
 - 2. Testing of installed work required by a Local Jurisdiction as part of the permitting and inspection process is the responsibility of the Contractor completing the work.
- C. Contractor shall give notices and comply with laws, ordinances, rules, regulations, and orders of public authorities bearing on the performance of his Work. If a Contractor observes that the Contract Documents are at variances therewith, he shall promptly notify the A/E in writing, and necessary changes shall be adjusted by appropriate notification. If a Contractor performs Work knowing it to be contrary to such laws, ordinances, rules, and regulations, and without such notice to the A/E, he shall assume full responsibility therefore and shall bear the costs attributable thereto.

2.6 MISCELLANEOUS PROVISIONS

- A. Contractor shall enforce strict discipline and good order among his employees or other persons carrying out Work of his Contract and shall not permit employment of unfit person or persons or anyone not skilled in the task assigned to them.
- B. When verification of existing dimensions is required, the Contractor requiring said verification for the construction or fabrication of his material shall be the Contractor responsible for the procurement of the field information.
- C. Do not scale documents.
- D. Hazardous Materials: The Contractor in addition to products banned as part of the Clean Air Act (NESHAP Rule, Nov. 1990 Revision; 40 CFR 60, Subpart M) shall not use or bring on-site materials containing more than 1 percent asbestos by polarized-light microscopy (PLM) analysis. No materials marked as "MAY CONTAIN MINERAL FIBERS" shall be used in construction unless written results of microscopic examination by an AIHA or NVLAP-certified laboratory documenting the asbestos content at less than 1 percent are provided and approved before installation.
 - 1. If material containing more than 1 percent asbestos is brought onto Project site by Contractor, materials shall be removed in accordance with all applicable laws and precautions so as not to make fibers friable. Removal of materials containing more than 1 percent asbestos and replacement of such materials shall be at Contractor's expense.
 - 2. Before final payment, the Contractor shall submit to the Owner, on contracting firm's letterhead, a signed, dated copy of the following statement:
 - a. I hereby certify to the best of my knowledge that no asbestos-containing material (ACM) above 1 percent content was used as a building material for this Project.

2.7 GENERAL REQUIREMENTS OF CONTRACTS

- A. Confirmation or verification of the items listed below being obtained or in-place by the Contractor must be submitted to the A/E and Owner prior to execution of the Contract for Construction.
- B. Prime Contractors and all subcontractors, whatever tier, prior to performing any construction work must be qualified by either the Indiana Department of Administration or INDOT, IC 4-13, 6-4.
 - 1. Prime Contractor certifies that not less than fifteen percent of the work, measured in dollar volume, will be performed by its own forces.
 - a. If requested by the Owner, Contractor shall submit copies of his payroll records showing the hours, rates and total costs for all personnel on the payroll detailed to the degree to ensure compliance with this paragraph.
- C. Contractor shall have in place a mandatory drug testing plan for all employees and all subcontractors utilized. Drug testing requirements shall meet or exceed the requirements set in Indiana Code 4-13-18-5 or IC 4-13-18-6.
- D. E-Verify Compliance: Pursuant to Indiana Code 22-5-1.7, Contractor shall enroll in and verify the work eligibility status of all newly hired employees of Contractor through the E-Verify Program. Contractor must execute an affidavit affirming that the Contractor does not knowingly employ an unauthorized alien and confirming Contractor's enrollment in the E-Verify Program. Affidavit shall be filed with the Owner prior to the execution of this Contract. The Contract shall not be deemed fully executed until such affidavit is delivered to the Owner.
 - 1. Contractor and its subcontractors shall not knowingly employ or contract with an unauthorized alien or retain an employee or contract with a person that contractor or list subcontractors subsequently learn is an unauthorized alien.
 - 2. Prior to performing any work, Contractor shall require each subcontractor to certify to Contractor that the subcontractor does not knowingly employ or contract with an unauthorized alien and has enrolled in the E-Verify Program. Contractor shall maintain on file a certification from each subcontractor throughout the duration of this Contract or project.
- E. Pursuant to Indiana Code 5-16-13 Requirements for Contractors on Public Works Projects:
 - 1. Tier 1 – General/Prime Contractors shall self-perform 15 percent of their total Contract through direct labor, materials or services.
 - 2. Mandatory enrollment in E-Verify program by all contractors down to the 4th Tier Sub-Contracts and must provide the case verification number of all employees working on the project.
 - 3. Contractors down to the 4th Tier Sub-Contract cannot pay employees in cash.
 - 4. All Contractors down to the 4th Tier Sub-Contract must comply with Fair Labor Act, Indiana's Workers Compensation and Unemployment Compensation Insurance.
- F. Access to Records: The Contractor and its subcontractors, if any, shall maintain all books, documents, papers, accounting records, and other evidence pertaining to all costs incurred under this Contract. They shall make such materials available at their respective offices at reasonable times during the Contract and for three (3) years from the date of final payment under this Contract, for inspection by the State or its authorized deisgnees.
- G. Minimum Insurance Requirements:
 - 1. All Contractors down to the 4th Tier Sub-Contract must maintain general liability insurance in at least the following amounts: Each Occurrence Limit of \$1,000,000 and General Aggregate Limit of \$2,000,000. Other requirements and limits may apply see Division 01 Section "Insurance Requirements". Where conflicting limits occur, the higher limit shall be provided.

- H. Training:
1. Contractor or any subcontractor, whatever tier, employs 10 or more employees then such contractor must provide access to a training program applicable to the tasks to be performed in the normal course of an employee's employment.
 2. Contractor or first tier subcontractors employing more the 50 journeymen shall participate in an apprenticeship or training program that meets the standards established by or has been approved by any of the following U.S. Department of Labor, Bureau of Apprenticeship and Training, the Indiana Department of Labor, The Federal Highway Administration or INDOT.

2.8 CONTRACTOR'S CONSTRUCTION SEQUENCE

- A. The sequence of construction is based upon receiving bids on February 18, 2024
- B. Work can begin on site after completion of Contract, required pre-construction submittals and obtaining of Building Permit.
1. **Work can start immediately after the above items are completed in the Unit C area.**
 2. **Work can start within Unit B area after the school year is completed on June 5, 2025.**
- C. All work shall achieve final completion by August 10, 2025, and ready for school use. If for any reason work must be extended below this point, Contractor must do such work after school hours. Work shall not interrupt normal school functions.

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 10 00

PREBID CONFERENCE AGENDA

Penn-Harris-Madison School Corporation
Mishawaka, IN

Date: January 28, 2025

Re: Mary Frank Elementary School – Classroom Renovations
Project Number: 223214.00

Present: Please Sign-In

1. Advertisement to Bidders: Per the information contained in the Advertisement to Bidders in the Project Manual, bids will be received until 2:00 p.m. on Tuesday, **February 18, 2025**, at the Educational Services Center, 55900 Bittersweet Road, Mishawaka, Indiana, 46545. Bids received after this time will not be accepted. Bids will be opened and publicly read aloud immediately after the specified closing time. Bids may be held for 60 days.
2. Obtaining Bid Documents: Bid Documents are available as indicated in the Advertisement to Bidders at Eastern Engineering's website (distribution.easternengineering.com).
3. Instructions to Bidders: Per the information contained in the Project Manual, bids shall be executed on the Bid Proposal Form provided. Other information to be included with the bid form is outlined in the Instructions to Bidders. Each bidder is required to bid every item called for on the bid form, including alternates, if applicable, and allowances.
 - a. Base Bid:
Single Lump Sum.
 - b. Alternates:
No. 1: Administrative Area
No. 2: Coat Cubbies for Pre-School Rooms
 - c. Allowances:
Amounts to be included in Contract Sum

| | |
|----------|----------|
| General: | \$50,000 |
| Signage: | \$ 2,000 |
4. Bonds: See the Instructions to Bidders and the Advertisement to Bidders for the requirements of bid securities and bonds required. Performance and Payment Bonds are for 100% of the bid.
5. Request for Approval of Product Substitution: Written request for approval must be received by A/E at least ten days prior to the date for receipt of Bids. Substitution request form included in the Project Manual (00 26 00.01).

Prebid Agenda
Mary Frank ES – Classroom Renovations

Page 2

6. Available Project Information:
 - a. Existing Construction Documents
 - b. School Year Calendars for 2024-25 and 2025-26 on PHM's Website
 - c. Revit File or CAD Files

7. Identification of Submission of Bid Proposal: Per the Instructions to Bidders, the Bid Proposal shall be submitted in an envelope identified with the name of the project, name of the bidder, base bid package, and the date and closing time of bids. Photocopies of the bid form are acceptable.
 - a. Review "Bidder Reminder List" to be completed & included in Bid Package (00 41 16 - 7)

8. General Conditions of the Contract for Construction: Refer to Document 00 72 00 in the Project Manual
 - a. General Conditions of the Contract for Construction (AIA A201-2017)

9. Certificate of Insurance: Refer to Exhibit A to the Contract 00 52 01.

10. Criminal History Information: Refer to Document 00 73 60 in Project Manual.
 - a. PHM's Background Check Requirements.

11. Time of Commencement and Completion of Project: The School Board will be asked to award a Contract at an upcoming School Board Meeting in March. A Preconstruction Conference will be scheduled. A Notice to Proceed will be issued upon board approval, with final completion of Work scheduled as follows:

| | |
|--|--------------------------------|
| Construction work begins: | Completion of the Contract |
| - Full access to Old Locker Rooms | |
| Substantial Completion: | August 10 th , 2025 |
| - Refer to Summary (01 10 00) for work after August 10th | |

12. Permits, Fees, and Notices: The "Construction Design Release" from the Department of Homeland Security will be required for the project and will be secured by Fanning Howey. All other permits, fees, and notices and cost are the responsibility of the Contractor as indicated in the Summary.

13. Temporary Facilities and Controls: Information on temporary facilities and controls are listed in Section 01 50 00 of the Project Manual.
 - a. Temporary water and power, the Owner to make available.
 - b. Temporary toilets by Contractor.

Prebid Agenda
Mary Frank ES – Classroom Renovations

Page 3

14. Addenda:
 - a. Addendum No. 1 – anticipated to be issued Tuesday, February 4.
Addendum No. 2 – anticipated to be issued Tuesday, February 11.
 - b. Format of Addendum – Full Drawing Sheets clouded.
 - c. Addendum Items that are known.

15. Progress Cleaning: Refer to Project Manual (01 74 13) for responsibility of the Contractor.

16. Questions and Clarifications: Per the instructions in the Project Manual, questions should be emailed to the appropriate contact person at Fanning Howey and followed up with a telephone call. Contacts and telephone numbers are listed in the Instruction to Bidders. Questions requiring clarifications or revisions will be addressed in an addendum. Any questions can be directed in writing to Mike Schipp at mschipp@fhai.com, phone number (317) 407-7229.

17. Site Access: Any access to be the sites shall be coordinated with Owner's Representative:
Joe Zappia, Facilities Manager
jzappia@phm.k12.in.us
(574) 395-4585 (m)

18. Current Events:
 - a. Bidding environment
 - b. Procurement of Materials
 - c. Bid Date/Completion Dates
 - d. Subcontractors
 - e. Fully occupied school during the school year

19. Review of Project Scope:
 - a. Work by others at sites (Pavement?)
 - b. Tour

20. Discussion Items and Questions:

Michael K. Schipp, AIA, CDT LEED AP BD+C
Project Manager / Principal

Mary Frank Elementary School - Classroom Renovation

13111 Adams Rd.
Granger IN

Penn-Harris-Madison
School Corporation

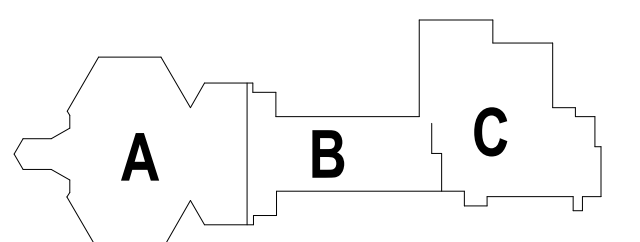


ARCHITECT

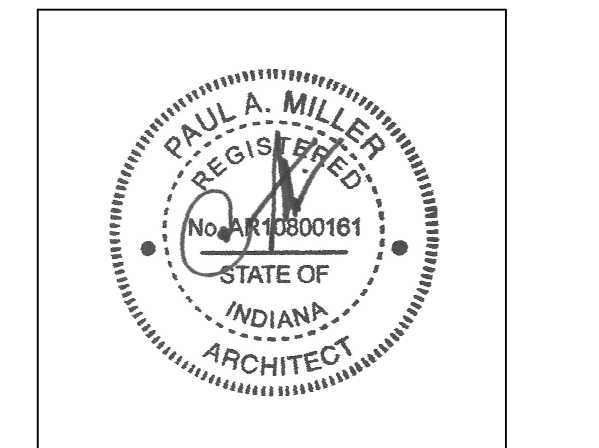


317-848-0966

WWW.FHAI.COM



CONSTRUCTION DOCUMENTS



CHECKED BY: MKS
DRAWN BY: RLG
PROJECT NUMBER: 223214.00
PROJECT ISSUE DATE: 1-6-2025

| REV. NO. | DESCRIPTION | DATE |
|----------|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

CODE PLAN

A0.01

BUILDING CODE INFORMATION

- BUILDING DESCRIPTION**
 - EDUCATION: ELEMENTARY SCHOOL FOR GRADES PK-5
- APPLICABLE CODES**
 - 2014 INDIANA BUILDING CODE (2012 IBC)
 - 2014 INDIANA FIRE CODE (2012 IFC)
 - AMERICAN WITH DISABILITIES ACT GUIDELINES (ADAAG)
 - ICDANSI A117-1-2003
- EXISTING SCHOOL INFORMATION**
 - ORIGINAL CONSTRUCTION 1957
 - ADDITIONS OR MAJOR RENOVATIONS HAVE BEEN ACCOMPLISHED IN 1981
 - ENCLOSED OPEN CLASSROOMS IN 2013
 - EXISTING SCHOOL BUILDING DOES NOT HAVE AN EXISTING FIRE SPRINKLER SYSTEM
 - NO EXISTING RATED CORRIDORS NOR RATED OPENINGS PER CODE PLANS IN 1981. IN 2013 NEW WALLS ARE 1-HR RATED CONSTRUCTION
 - EXISTING AREA SEPARATION WALLS OR RATED WALLS PER CODE PLANS IN 2013 AND 1981
- OCCUPANCY/USE GROUP (IBC CHAPTER 3)**
 - GROUP E - EDUCATION NON-SEPARATED OCCUPANCY (305.1 & 508.2.4 SINGLE OCCUPANCY CLASSIFICATION)
 - ACCESSORY OCCUPANCIES:
 - a. ADMINISTRATION (EXIST) - GROUP B
 - b. GYMNASIUM (EXIST) - GROUP A-4
- GENERAL BUILDING HEIGHTS AND AREAS (IBC CHAPTER 5)**
 - ALLOWABLE HEIGHT: 2 STORIES
 - ALLOWABLE AREA PER FLOOR: EXISTING
 - ACTUAL AREA
 - EXISTING BUILDING = 63,902 SF
 - REMODEL AREA = 15,663 SF
- CONSTRUCTION TYPE (IBC CHAPTER 6)**
 - TYPE (B) UNPROTECTED
 - FIRE SEPARATION DISTANCE (TABLE 602)
 - a. NO CHANGE OR IMPACT
- FIRE RESISTANCE RATED CONSTRUCTION (IBC CHAPTER 7)**
 - PENETRATIONS THROUGH FIRE-RESISTANCE RATED ASSEMBLIES SHALL BE PROVIDED WITH FIRESTOPPING PER PROJECT MANUAL.
 - CEILING AND FLOOR OPENINGS THROUGH NON-FIRE-RESISTANCE RATED ASSEMBLIES SHALL BE PROVIDED WITH FIREBLOCKING PER PROJECT MANUAL.
 - a. ALL ANNULAR AT FLOOR PENETRATIONS AND FLOOR OPENINGS SHALL BE FILLED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL (FIREBLOCKING PER SPECIFICATIONS) TO RESIST THE FIRE PASSAGE OF FLAME AND THE PRODUCT OF COMBUSTION (SECTION 712.4.2.1)
- INTERIOR FINISHES (IBC CHAPTER 8)**
 - ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8
- FIRE PROTECTION SYSTEMS (IBC CHAPTER 9)**
 - THE EXISTING BUILDING IS NOT SPRINKLERED.
- MEANS OF EGRESS (IBC CHAPTER 10)**
 - THE MEANS OF EGRESS REQUIREMENTS SHALL BE DETERMINED BY THE ACTUAL OR COMPUTED NUMBER OF OCCUPANTS WHICH EVER IS THE LARGEST NUMBER. REFER TO THE CODE PLANS FOR ROOM OCCUPANT LOADS.
 - AREAS OR ROOMS WITH 50 OR MORE OCCUPANTS SHALL BE PROVIDED WITH TWO OR MORE MEANS OF EGRESS; 200 OR MORE OCCUPANTS SHALL BE PROVIDED WITH THREE OR MORE MEANS OF EGRESS; AND 1000 OR MORE OCCUPANTS SHALL BE PROVIDED WITH FOUR OR MORE MEANS OF EGRESS.
- STRUCTURAL DESIGN LOADS**
 - REFER TO STRUCTURAL DRAWINGS FOR CODE REQUIREMENTS

BUILDING DESIGNED FOR:
360 - STUDENTS
40 - STAFF

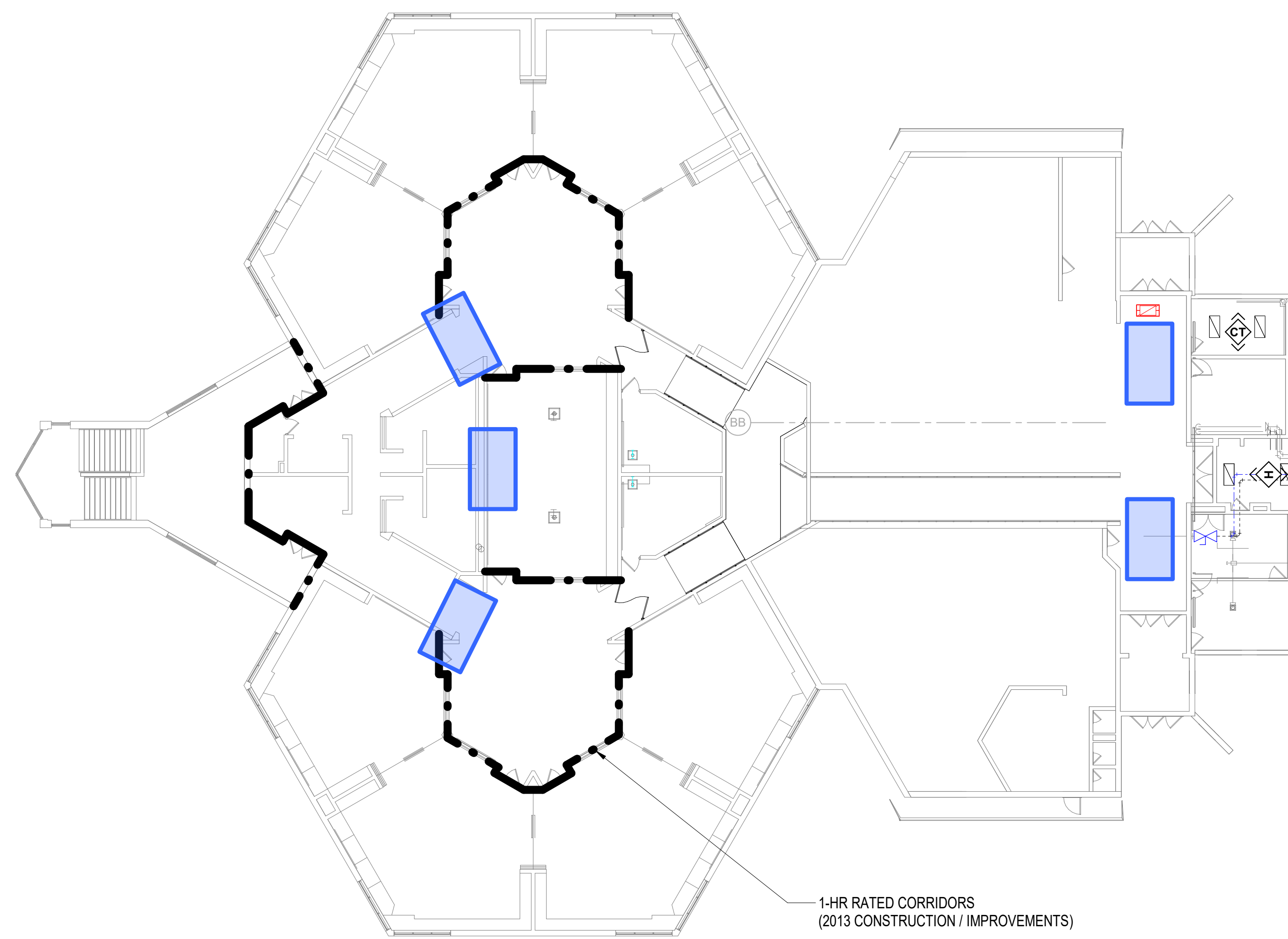
CODE PLAN LEGEND

- AREA SEPARATION**
- INDICATES 2-HR SEPARATION
 - INDICATES 1-HR SEPARATION
- BUILDING**
- INDICATES AREA NOT IN PROJECT SCOPE (EXISTING)
 - INDICATES AREA OF RENOVATION

- Mechanical Work
- Renovation Area

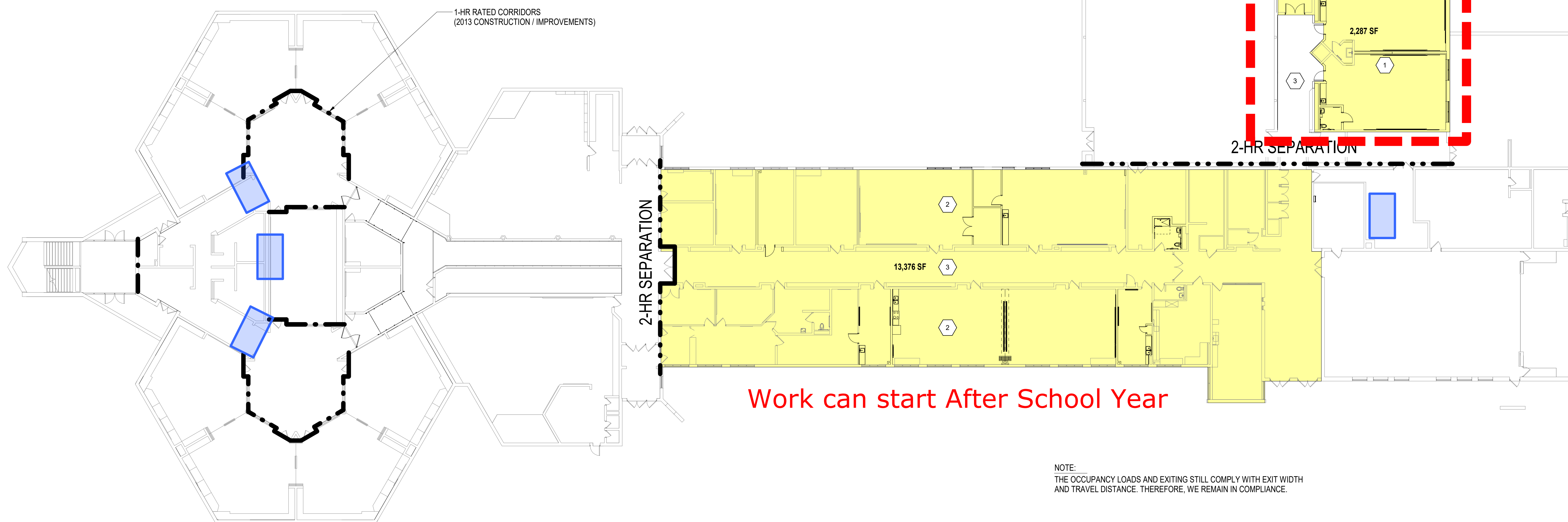
SCOPE OF WORK NOTES

- CONVERT TWO EXISTING LOCKER ROOMS INTO TWO CLASSROOMS.
- REMODEL AND MODERNIZE 1957 ORIGINAL CONSTRUCTION IN THE CORE OF THE BUILDING.
- ALL NEW DOORS AT EXISTING CORRIDOR TO BE RATED. REFER TO DOOR AND FRAME SCHEDULE.



UPPER LEVEL CODE PLAN

SCALE: 1/16" = 1'-0"



LOWER AND MAIN LEVEL CODE PLAN

SCALE: 1/16" = 1'-0"

NOTE:
THE OCCUPANCY LOADS AND EXITING STILL COMPLY WITH EXIT WIDTH AND TRAVEL DISTANCE. THEREFORE, WE REMAIN IN COMPLIANCE.

COLOR IS USED ON THIS SHEET TO CLARIFY CERTAIN INFORMATION

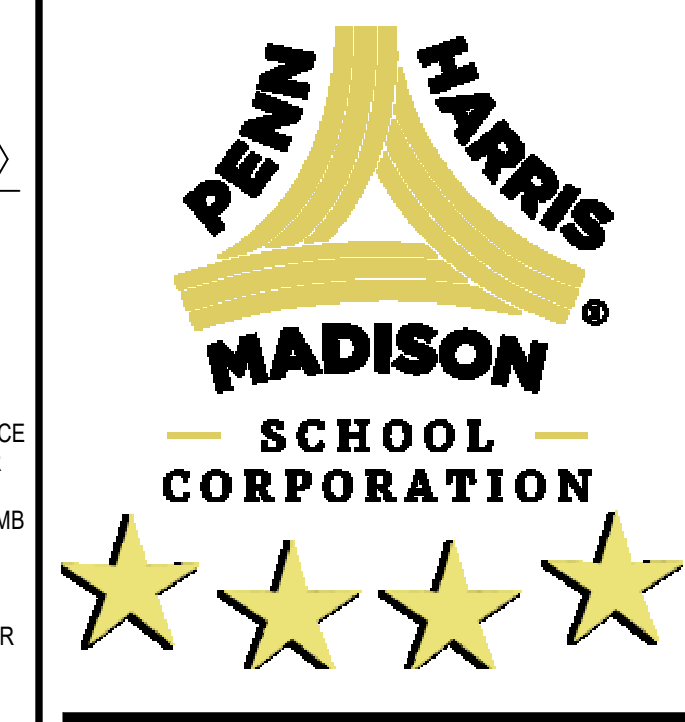
ARCHITECTURAL PLAN GENERAL NOTES

- A. ALL CMU WALLS THAT DO NOT LAY OUT IN FULL OR HALF LENGTHS SHOULD BE BALANCED SO AS NOT TO HAVE ANY PIECES LESS THAN 4" IN SIZE EXPOSED TO VIEW.
- B. WHERE DISSIMILAR FLOOR MATERIALS MEET, THEY SHALL DO SO UNDER THE CENTERLINE OF THE DOOR, UNLESS NOTED OTHERWISE.
- C. THERE SHALL BE PERIMETER INSULATION CONTINUOUS AROUND THE ENTIRE PERIMETER OF THE BUILDING EXTENDING 2'-0" MINIMUM BELOW GRADE.
- D. THE BASE FLOOR ELEVATION INDICATED FOR THE PROJECT IS 100'-0". REFER TO SITE PLAN FOR CORRELATION TO USGS DATUM.
- E. ALL INTERIOR MASONRY WALLS THAT RUN TO UNDERSIDE OF DECK ABOVE SHALL HAVE A 2'-0" JOINT (U.N.O.) AT THE DECK TO BE FILLED WITH FIRE STOPPING AT RATED WALLS PER PROJECT MANUAL AND MINERAL WOOL AT THE NON-RATED WALLS. TO ALLOW FOR DEFLECTION.
- F. FOR TYPICAL COMMON JOINT DETAILS AND CONSTRUCTION MOVEMENT JOINT DETAILS REFER TO DETAILS ON SHEET XX.
- G. ALL DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF CMU, CONCRETE, BRICK OR FINISH FACE OF GWB AT METAL STUD WALLS, UNLESS NOTED OTHERWISE. EXCEPTION: EXTERIOR METAL STUD WALLS ARE TO FACE OF METAL STUDS.
- H. HINGE SIDE DOOR JAMB AT WALLS WILL TYPICALLY BE LOCATED 4" MINIMUM FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- I. ALL EXPOSED CONCRETE MASONRY UNITS (CMU) CORNERS ARE TO BE BULLNOSE, EXCEPT AT WINDOW JAMBS, BULKHEADS, WINDOW AND DOOR HEADS.
- J. SEE REFLECTED CEILING PLANS FOR BULKHEAD LOCATIONS AND DETAIL REFERENCES.
- K. REFER TO ROOM FINISH SCHEDULE OR PLAN AND EQUIPMENT PLANS FOR LOCATION AND EXTENT OF FINISH FLOOR MATERIALS.
- L. PROVIDE WOOD BLOCKING AS REQUIRED, WITHIN METAL STUD WALLS FOR WALL MOUNTED ITEMS. REFER TO MASTERCODE PLANS FOR CODE INFORMATION AND FIRE RATED WALL LOCATIONS.
- N. PROVIDE SPRAY FOAM INSULATION AND THERMAL BARRIER CONTINUOUS AT INTERSECTION OF EXTERIOR WALLS AND DECK.

Mary Frank Elementary School - Classroom Renovation

13111 Adams Rd.
Granger IN

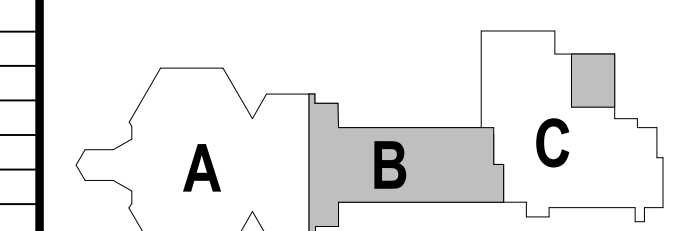
Penn-Harris-Madison School Corporation



ARCHITECT

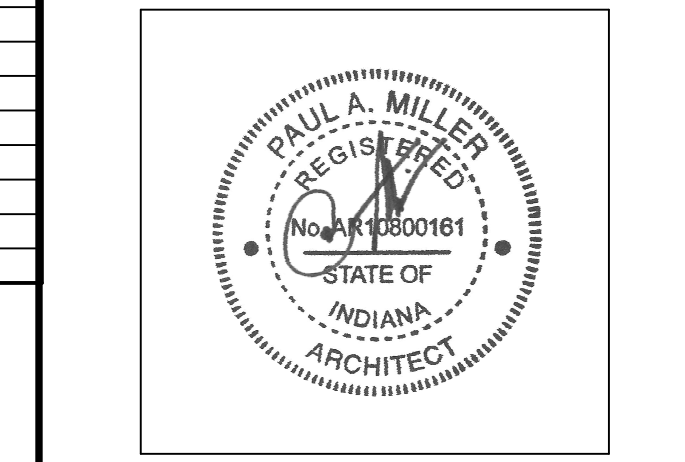
FANNING HOWE

317-848-0966 WWW.FHAI.COM



KEY PLAN

CONSTRUCTION DOCUMENTS



CHECKED BY: MKS
DRAWN BY: RLG
PROJECT NUMBER: 223214.00
PROJECT ISSUE DATE: 1-6-2025

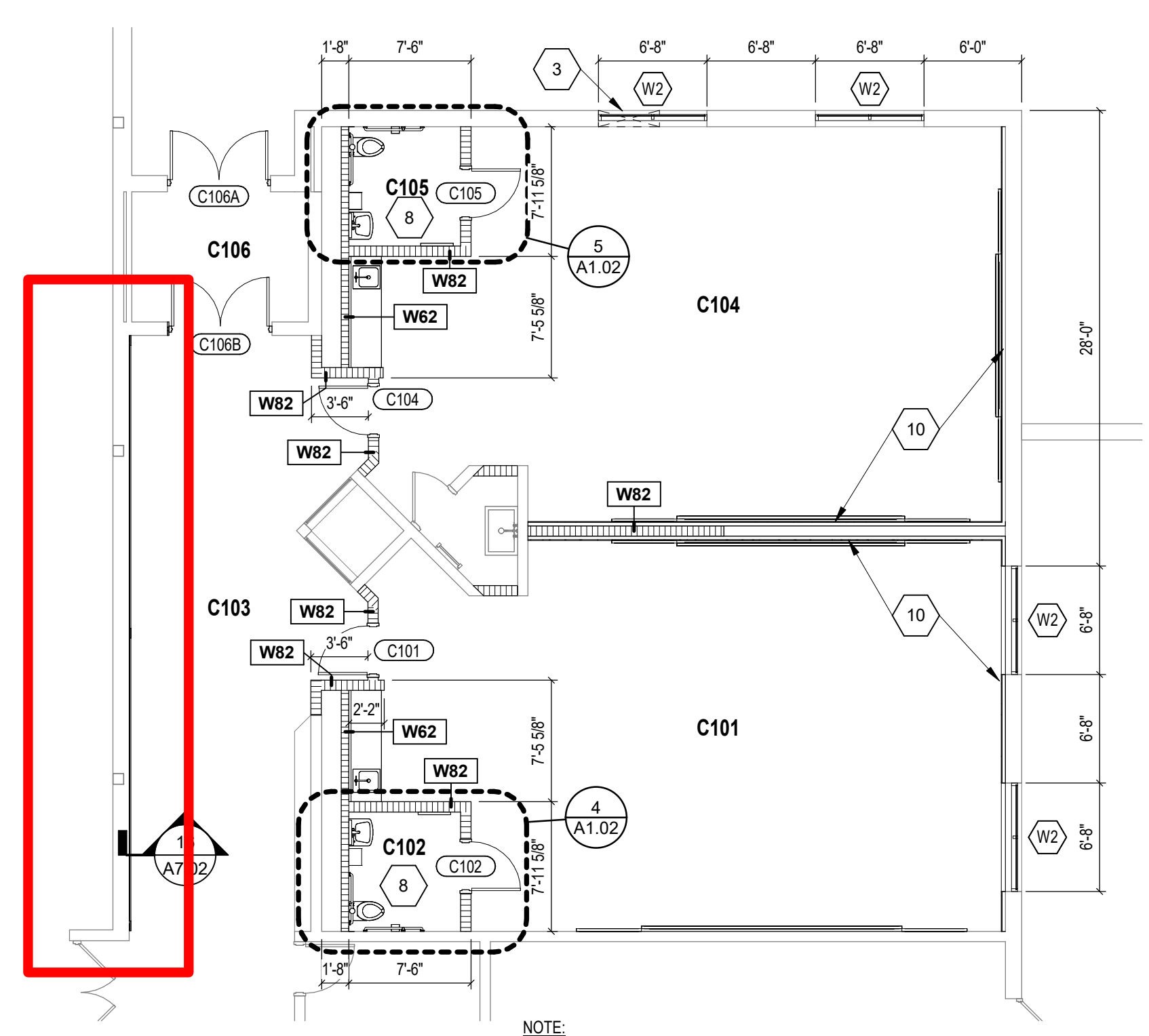
| REV. NO. | DESCRIPTION | DATE |
|----------|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

FLOOR PLANS

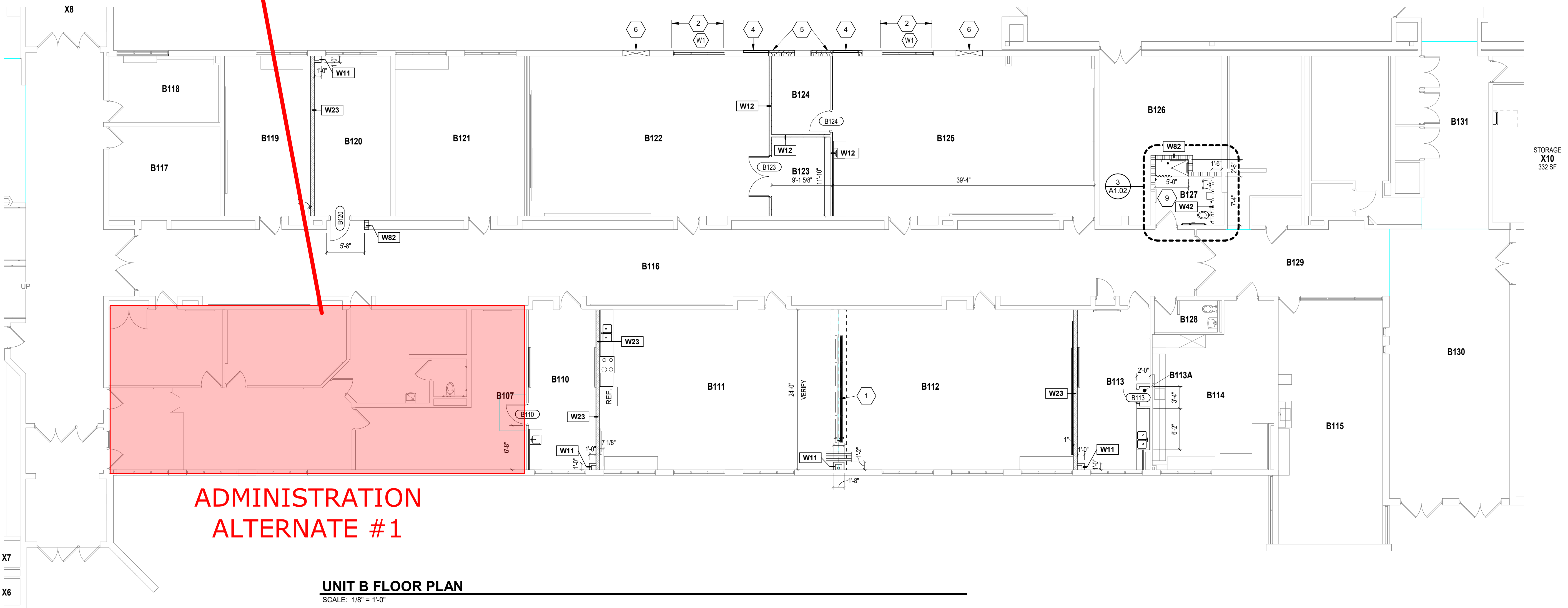
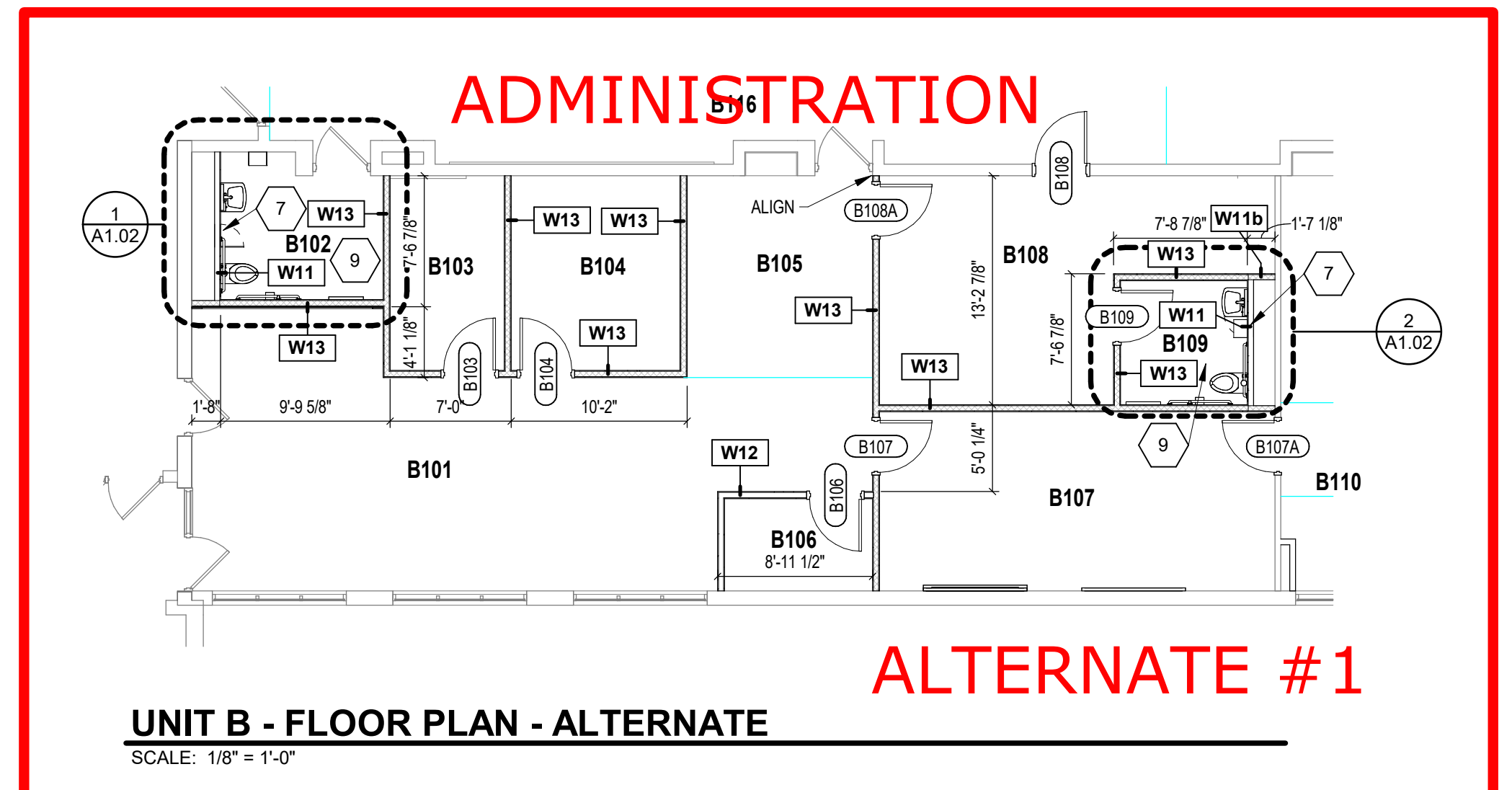
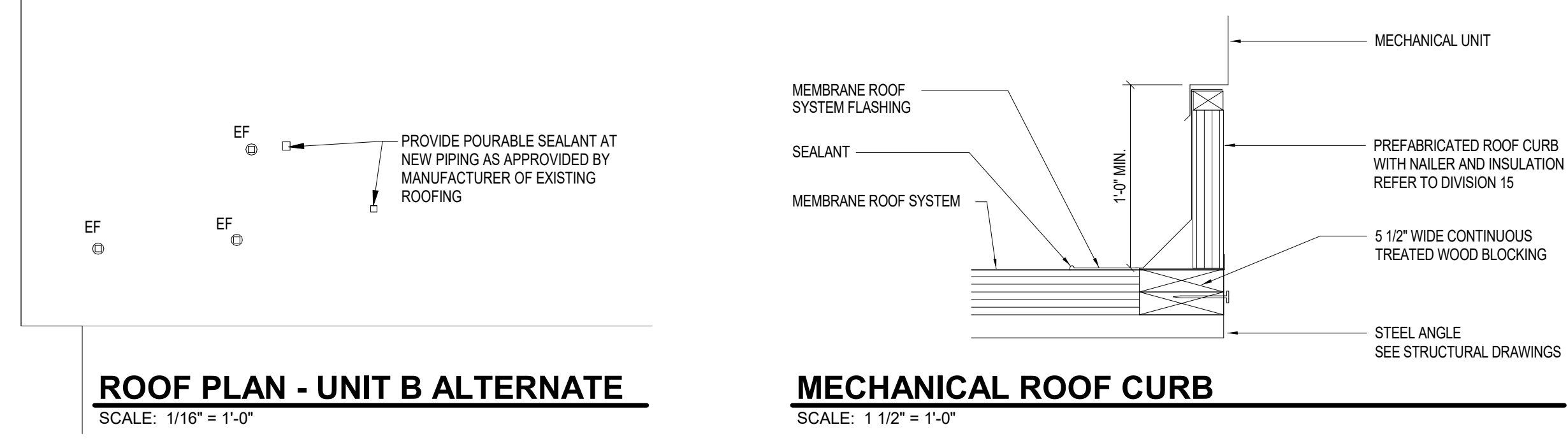
A1.01

ROOM LEGEND - UNIT C

| ROOM NO. | ROOM NAME | AREA (SF) |
|----------|------------|-----------|
| C101 | PRE-SCHOOL | 867 SF |
| C102 | RESTROOM | 50 SF |
| C103 | CORRIDOR | 574 SF |
| C104 | PRE-SCHOOL | 876 SF |
| C105 | RESTROOM | 50 SF |
| C106 | STORAGE | 87 SF |



COAT CUBBIES ALTERNATE #2



ADMINISTRATION ALTERNATE #1

ROOM LEGEND - UNIT B

| ROOM NO. | ROOM NAME | AREA (SF) |
|----------|-------------------------|-----------|
| B101 | RECEPTION | 479 SF |
| B102 | RESTROOM | 73 SF |
| B103 | STORAGE | 74 SF |
| B104 | OFFICE | 110 SF |
| B105 | OFFICE | 129 SF |
| B106 | TECHNOLOGY | 46 SF |
| B107 | PRINCIPAL (ALT) | 223 SF |
| B107 | STORAGE | 22 SF |
| B108 | CLINIC | 232 SF |
| B109 | RESTROOM | 53 SF |
| B110 | CONFERENCE | 246 SF |
| B110 | STORAGE (ALT) | 15 SF |
| B111 | LARGE GROUP INSTRUCTION | 856 SF |
| B112 | LARGE GROUP INSTRUCTION | 842 SF |
| B113 | TEACHER AIDE | 250 SF |
| B113A | CLOSE | 5 SF |
| B114 | FACULTY WORKROOM | 492 SF |
| B115 | TEACHERS LOUNGE | 579 SF |
| B116 | CORRIDOR | 1904 SF |
| B116 | CORRIDOR | 314 SF |
| B117 | CUSTODIAL SUPPORT | 223 SF |
| B118 | ZONE | 162 SF |
| B119 | TEACHER ASSISTANTS | 314 SF |
| B120 | SENSORY | 273 SF |
| B121 | STORAGE | 470 SF |
| B122 | GRIP | 802 SF |
| B123 | STORAGE | 103 SF |
| B124 | MUSIC STORAGE | 103 SF |
| B125 | MUSIC | 947 SF |
| B126 | P.E. STORAGE | 365 SF |
| B127 | RESTROOM | 73 SF |
| B128 | RESTROOM | 44 SF |
| B129 | STORAGE | 297 SF |
| B130 | CORRIDOR | 727 SF |
| B131 | CORRIDOR | 271 SF |

VERIFICATION NOTE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES AND ALL EXISTING FIELD CONDITIONS BEFORE STARTING CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS. SHOULD DIFFERENT CONDITIONS BE ENCOUNTERED, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH WORK.

Mary Frank ES - Classroom Renovations
 Penn-Harris-Madison School Corporation
 Mishawaka, IN
 Project Nos
 223214.00
 January 28, 2025
 Page 1

PLEASE PRINT CLEARLY.
 Your name and title will be included in the meeting report.
 Thank you.

PREBID MEETING SIGN IN SHEET (PLEASE PRINT)

| NAME (Please Print) | TITLE | COMPANY (Including Address Info) | TELEPHONE NO. FAX NO. CELL NO.(optional) | E-MAIL |
|------------------------|------------------------|-------------------------------------|--|-----------------------------------|
| MIKE SCHIFF | PH/ PRINCIPAL | FANNING HOWEY | (317) 407-7229 | MSC-HIPRE F H A I . C O M |
| Daniel Spake | PM/CA | Fanning Howey | (704) 472-4435 | dspake@fhai.com |
| Joe Zappia | PHM Facilities Manager | PHM | 574-395-4585 | JZappia@PHM.K12.IN.GOV |
| Tim Morrey | PHM PM | BTB | 874-862-2171 | Tim@BBGC.US |
| Justin Mikol | | GL | 574-361-2087 | |
| Doug DeLio | Rep | CMELC | 574-395-8001 | DDeLio@cmelc.com |
| Scott Calentine | Rep. | CMRCC | 574-526-1002 | Scalentine@cmrcc.com |
| DAVE CHIZAN | | HARTFORD | | |
| Scott Townsend | Rep | NIK | 260 624 5300 | STOWNSEND@NORTHERN K100749.COM |

PLEASE PRINT CLEARLY.
 Your name and title will be included in the meeting report.
 Thank you.

PRE-BID SIGN IN SHEET (PLEASE PRINT)

| NAME (Please Print) | TITLE | COMPANY (Including Address Info) | TELEPHONE NO. FAX NO. CELL NO.(optional) | E-MAIL |
|------------------------|------------------|-------------------------------------|--|----------------------------------|
| Dale LaPlace | Project Manager | Precision Controls | 219-7461245 | dleplace@pcesog.com |
| Kylie Steele | Project Manager | FH Paschen | 705-806-8421 | ksteele@fhpaschen.com |
| Josh Matthews | Estimator | TRG Services | 269-208-9877 | Josh@thetrinksgroup.com |
| Tim Marcinko | Estimator | TRG Services | 216-408-9224 | t.marcinko@trggroup.com |
| Brad Yoder | Pm | R. Yoder Const. | 574-305-0698 | brad@ryoderconstruction.com |
| Dan Geathalt | Estimator | Electrical Maintenance Construction | 574-323-5102 | DGeathalt@EMC Electrical LLC.com |
| James Leibengood | Project Engineer | Gayler Electric | 574-386-0405 | jleibengood@gaylor.com |
| | | | | |

Mary Frank ES - Classroom Renovations
 Penn-Harris-Madison School Corporation
 Mishawaka, IN
 Project Nos
 223214.00
 January 28, 2025
 Page 3

PLEASE PRINT CLEARLY.

Your name and title will be included in the meeting report.
 Thank you.

PRE-BID SIGN IN SHEET (PLEASE PRINT)

| NAME (Please Print) | TITLE | COMPANY (Including Address Info) | TELEPHONE NO. FAX NO. CELL NO.(optional) | E-MAIL |
|-------------------------|-----------------------|-------------------------------------|--|------------------------------|
| Math Kazmierczak | PM | Dynamic Mechanical | 574-257-0123 | mkaztk@dynamicmechanical.net |
| Steve Miskilo | Associate Director | PHM | 574-250-8997 | SMISKILO@PHM.K12.IN.US |
| Ed Sowa | CA | Fit | 413053366 | ESAWA@fitai.com |
| John Feeks | PM | Htg Services | 574-389-1325 | jfeeks@hgservices.com |
| Jason Messner MS, FA | Dir. of Facilities | PHM | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |