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Certified WBE | DBE

Date: February 24, 2025

ADDENDUM NO. 1

2025 East Middle School Reroofing Project for Brownsburg Community School Corporation

Construction Documents dated January 30, 2025

NOTICE TO ALL PLAN HOLDERS OF RECORD:

All bidders are instructed to read and to note the following described changes, corrections, clarifications, omissions, deletions, approvals and statements pertinent to the Contract Bid and Construction Documents. The following addendum items modify, change, delete from or add to, the requirements of the contract documents for this project. The articles contained in the addendum take precedence over the requirements of the previously published contract documents. Where any article of the contract specifications or any detail of the contract drawings is modified or any paragraph, subparagraph or clause thereof is modified or deleted by the articles contained in this addendum, the unaltered provisions of that article, paragraph, subparagraph or clause shall remain in effect. All Contractors shall acknowledge receipt of this Addendum in the space provided in the Bid Proposal Packet.

This Addendum No. 01 is issued in accordance with the provisions of "The General Conditions of the Contract for Construction", Article 1, "Construction Documents" and becomes a part of the Contract Documents as provided therein. This Addendum includes:

Item No. 1 – Clarifications and General Information:

1. Pre-Bid sign-in sheet is attached to this addendum
2. Pre-Bid Meeting Agenda is attached to this addendum.
3. Sample Certificate of Insurance with insurance requirements is attached to this addendum.

Item No. 2 – Specifications

- A. **Specification Section 07 72 53 – Snow Guards:** Substitution Request
2.2.A.1 **ADD:** Snow Gem
S-5 Colorguard 2-pipe Fence Style

Item No. 3 – Drawings

- A. Sheet A104: **CHANGE** Roof Plan Drawing Scale to “3/32” = 1’ “
- B. Sheets A104 & A105: CLARIFICATION:
a. Roof Area 3 stated square footage on the roof plans of 28,550 sq ft is for the entirety of the roof area. It is NOT to be interpreted as 28,550 sq ft on each sheet.
- C. Sheet A102: **ADD** General Note. “Roof Areas 5 & 9 have existing acoustical metal deck with BATT insulation in the flutes. Existing BATT insulation is to remain. Provide new as needed to maintain existing acoustical properties.”

Item No. 4 – Questions

Questions

1. Roof Areas 1, 24, 22, 17, & 18 are stated to have plywood decking over the metal deck. Is this to be removed?
Answer: The plywood decking on these areas is to be left in-place. Replace any damaged or deteriorated plywood with new. Fasten new rigid insulation base layer through the plywood with fasteners into the metal decking below.
2. There is a heat-trace wire in the existing gutters. Is this to be re-installed with the new gutters?
Answer: No. Remove and discard the existing heat-trace wire.
3. Would the Owner be willing to entertain schedule adjustment into summer 2026 with work beginning August 2025?
Answer: No. The intent is to have the bulk of the disruptive work completed summer 2025. Continuing into the 2025/2026 school year as needed, working with the Owner to be the least disruptive to the students’ learning environment as possible.

2025 EMS Roofing Project Pre-Bid Sign-In Sheet

2025 EMS Roofing Project Pre-Bid

Wednesday, February 12, 2025

	Company Name	Name of Representative	Contact Phone #	Contact Email
1	South Central Rfg	Greg Griffin	812-529-5733	admin@scroof.com
2	Korellis	Tony Sagrati	219-713-9807	tsagrati@Korellis.com
3	B&L Sheet Metal & Roofing	Mack Bell	812-318-5996	mbell@tectamenca.com
4	Sika Roofing	Pete Baker	630-947-3427	baker.pete@us.sika.com
5	Hinshaw RS	Nick Miller	765-479-4967	nmiller@hinshawroofing.com
6	AAA Roofing	Chris Huntigton	317 68 2928	ch@aaarofing.com
7	QUALITY ROOFING	John BEISOLD	317-334-0601	John.BEISOLD@myroofcare.com
8	Advanced Vacuum	Bill Corya	317-518-5672	bill@advancedvacuum.com
9	Midland Engineering	Landou Conrad	574-314-0018	lconrad@midlandengineering.com
10	Seamless Etica Group	Sean Mettett	260-908-5468	smettett@etica-group.com
11	Bret Warner RoofLynx	Broc Warner	812.503.1095	broc@rooflynx.com
12	Bret Daghe	BESC	317-372-8405	bdaghe@brousbug.k12.in.us
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2025 East Middle School Roofing Project for
Brownsburg Community School Corporation



RE: Pre-Bid Conference

Meeting Date: February 12, 2025

Project: 2025 East Middle School Roofing Project

INTRODUCTIONS

Owner: Brownsburg Community School Corporation
Bret Daghe – Project Manager
Buddy Faulkner – Director of Building Services
Regan Huff – Administrative Assistant for Operations

Engineer: Sean Mettert, PE, Sr. Project Manager, The Etica Group, Inc.

DESCRIPTION OF PROJECT

The project consists of 1 single bid for Re-roof of East Middle School. The scope for the project is to remove the existing ballasted EPDM, fully adhered EPDM, and asphalt shingle roof systems and associated items down to the deck as noted on the drawings and replace with Polyiso insulation and a PVC or KEE Membrane. Low slope roof areas will be white color and the steep slope areas will have the dark gray color listed in the specifications. Roofs with traditional slope will receive heat welded metal roof simulating rib systems. The barrel roof section will not receive the ribs. Sheet metal color will match existing.

BID DUE DATE

1. Bids will be due at **10:00 a.m.** local time on **Thursday, February 27, 2025** at the **offices of the Brownsburg Community School Corporation, Entry 7, 310 Stadium Drive.**
2. The bids will be **publicly** opened and taken under advisement for review and recommendation by the **Owner and Engineer.**

INSTRUCTION TO BIDDERS

1. Take note of the public bidding requirements in the Instructions to Bidders and in the Supplementary Conditions to the General Conditions.
2. It is asked that all questions and /or requests be addressed directly to the **Engineer** in writing, by e-mail. The answers, qualifications, or information noted during this meeting or during phone conversations that differ from the bidding documents are not to be considered official unless noted in an Addendum. All questions must be submitted no later than **12:00 p.m. on Friday, February 21, 2025.** A final addendum will be issued at that time.
3. Requests for approval of product or equipment substitutions must also be submitted in writing to the **Engineer** (smettert@eticagroup.com) no later than **12:00 p.m. on Friday, February 21, 2025.**
4. A Bid Security of **5%** or a certified check made out to **Brownsburg Community School Corporation** for **5%** of the bid amount is required with the bid.

5. Items bidders must consider when preparing their bid.
 - a. The cost of a Performance and Payment Bond of **100% included** in the contractor's bid is required.
 - b. The successful bidder must provide a Certificate of Insurance with BCSC listed as the additional insured.
 - c. Other paperwork required by the successful bidder includes, a signed e-verify form (provided by BCSC), W-9, Escrow Agreement (provided by BCSC), contractor's contact list, schedule of values and a project schedule.
 - d. All contractors and sub-contractors for IDOA Public Works projects valued at over \$150,000 **MUST** be pre-qualified through the Public Works Certification Board. Please go to <http://www.in.gov/idoa/2486.htm> for applications or to see a list of pre-qualified contractors.
 - e. The school corporation's tax-exempt number **will be provided to the successful bidders.**
6. For consideration, a Bid Form must be submitted in duplicate, sealed in an envelope, clearly marked with Contractor name and project the contractor intends to bid, and delivered to **the central administration building by the designated time. The clock in the board room will be used as the "official" clock for determining when receipt of bids will be closed.**
7. Bids must be submitted on the State Board of Accounts Form 96-Revised 2013 and Supplementary Bid Form provided in the project manual.
8. Bids shall be guaranteed for **60** days.

PAYMENT SCHEDULE

1. Due to the School Board schedule, all Pay Apps must be submitted to BCSC no later than the 10th of each month, for the previous months work, in order to be paid by the end of the submission month.

CONTRACT INFORMATION

1. The Owner/Contractor Agreement will be **AIA document A101 2017 Edition.**

PROJECT SCHEDULE:

1. **Thursday, February 27, 2025** – Receipt of Bids
2. **Monday, March 10, 2025** – Recommendation to School Board
3. **Tuesday, March 11, 2025,** – Notice to Proceed
4. Contractor will be able to begin preparation of submittals and project planning **immediately** upon receiving the "Award Letter" which will serve as "Notice to Proceed". A pre-construction meeting will be required with the Owner and Engineer before construction work can begin.
5. **Substantial Completion – Owner requests substantial completion by May 1, 2026.**

ALTERNATE BIDS:

There are no alternate bids for this work.

SPECIAL NOTES

1. **Brownsburg Community School Corporation facilities are TOBACCO FREE SITES. This means that the use of any tobacco or smoking alternative products on the school property is prohibited.**

2. **Contractors wishing to make follow-up visits to the building must contact Bret Daghe at (317) 372-8405 to set up a time. Do not attempt to visit the site or building without prior arrangements. Site visits will only be scheduled between 9:00am and 2:00pm Monday-Friday.**

ENGINEER’S NOTES ON SPECIFICATIONS:

1. Take note that, in the event of any inconsistency between the drawings and specifications or within either document that is not clarified by addendum, the better quality or greater quantity shall be provided
2. Take note that the successful contractor will be required to maintain a log of all full and/or partial days taken off for inclement weather. The contractor should figure inclement weather days into their initial construction schedule. An updated construction schedule will be required to be submitted by the contractor at each by weekly progress meeting.

CONTINGENCY ALLOWANCE

1. A contingency Allowance of \$60,000 is to be included in the Base Bid for the project.

THERMOPLASTIC ROOFING

1. Products specified are Sika Sarnafil G410-60 feltback – white PVC membrane on flat roof areas and Lead Grey on sloped or barrel roof area.
Or Fibertite 8540-SM feltback – white KEE membrane on flat roof areas and Slate Grey on sloped or barrel roof areas.

SHEET METAL

1. Specified pre-manufactured copings, and fascia are Metal-era and W.P. Hickman. Contractor may shop fabricate, however the shop-fab edge conditions must be ANSI-SPRI ES-1 certified.

STUDENT HOURS - REGULAR DAY
BECC: 8:40-11:30; 12:45-3:35
Elementary Schools: 8:45-3:40
Middle Schools: 7:35-2:35
BHS/ALPHA: 7:50-2:50
Harris Academy: 7:45-2:30
STUDENT HOURS-WEDNESDAY (PLC)
BECC: 8:40-11:15; 12:30-3:05
Elementary Schools: 8:45-3:10
Middle Schools: 7:35-2:05
BHS/ALPHA: 7:50-2:20
Harris Academy: 7:45-2:00

Additional Days of no school

- Spring Break 2025 March 24 thru April 4
- Summer Break 2025 May 30 thru July 29
- Fall Break 2025 Oct. 13 thru Oct 24
- Winter Break 2025/26 Dec. 22 thru Jan. 5
- Spring Break 2026 March 23 thru April 3