



## Fort Wayne Community Schools

High School Athletic Storage Buildings

### ADDENDUM #1

May 19, 2025

Page 1 of 13

### NOTICE TO BIDDERS

You are hereby notified to incorporate the following changes and/or additions to the drawings and specifications for the above referenced project. Each bidder shall sign one (1) copy of this addendum and submit only the acknowledgement page with his bid.

Each contractor is responsible to include all applicable items into their respective bid regardless of heading they are listed under in this addendum.

### GENERAL ITEMS

1. Pre-Bid Sign in sheet and agenda are included for reference.

### ARCHITECTURAL ITEMS

#### SPECIFICATIONS

2. Division 00, Section 000132 - EBE/MBE/WBE Information

- a. Revise section:

Following is a list of the Emerging Business Enterprise owners, Women's Business Enterprise owners, and Minority Business Enterprise owners currently certified by the City of Fort Wayne. Fort Wayne Community Schools supports ~~10%~~ participation of minority owned businesses as a goal and encourages bidders to solicit bids from MBE, WBE and EBE contractors. There is no requirement or quota for MBE, WBE and EBE participation on this project. We are encouraging participation to the extent possible. Bidders are requested to submit the names of the firms which they have contacted on the Bid Form provided in these specifications.

3. Division 00, Section 000133 – Liquidated Damages

- a. Revise section, there will be no fees assessed with the substantial completion date:

It is hereby agreed by and between Fort Wayne Community Schools (FWCS) and Contractor that time is of the essence of this agreement. ~~The Contractor further~~

~~acknowledges that the actual damages likely to result from breach of this section are difficult to ascertain on the date this Agreement is entered into and may be difficult for FWCS to prove in the event of a breach. Therefore, the parties intend that the payment of Liquidated Damages in the amount of \$1,500.00 per calendar day for each calendar day after the completion date that the Work is not certified as Substantially Complete by the Architect would serve to reasonably compensate FWCS for actual damages sustained, and not as a penalty. Damages resulting from such delays shall be subject to a maximum of ten percent (10%) of the Initial Contract Price.~~ Reference AIA Document A201, General Conditions of the Contract for Construction for the definitions of Substantial and Final Completion. Furthermore, Substantial Completion shall not be considered achieved until the Certificate of Occupancy has been granted by local authorities having jurisdiction. Substantially completed areas allow the full use by the Owner for activities including but not limited to registration, orientation, staff training, etc.

**Substantial Completion Date:                      October 31, 2025**

**Final Completion Date:                              November 14, 2025**

~~The Contractor shall not be charged with liquidated damages or any excess cost when the Owner determines that the Contractor is without fault and the Contractor's reasons for the time extension are acceptable to the Owner; provided that the Contractor gives to the Owner a written request for time extension within ten (10) calendar days from the event giving rise to the claim.~~ The parties further agree that causes beyond the control of the contractor may delay the completion date. Delays beyond the control of the Contractor are limited to the following: Acts of God, strikes, lockouts or industrial disturbances, acts of public enemies, restraining orders of any kind by the government of the United States of America, or, of the State of Indiana, or any of their departments, agencies, or officials, or any civil or military authority, insurrections, riots, landslides, earthquakes, fires, incapacitating storms, floods, and explosions.

4. Division 3, Section 033000 – Cast In Place Concrete

- a. Part 1.6.g. Concrete Testing Service: Engage a qualified independent testing agency to perform material evaluation tests and to design concrete mixtures.
  - i. Contractor to have the following tested: Compaction of footings; concrete testing for foundations.

5. Division 7, Section 074213 – Concealed Fastener Metal Wall Panels

- a. Part 2. 4. d. Color:
  - i. Exterior Surface: Color to ~~match~~ be DMI/ATAS/Centria “Sandstone” ~~to closely match existing siding at North Side High School Building.~~

6. Division 8, Section 083613 – Sectional Overhead Doors

- a. Part 2. 2.1.B. Additional Approved Manufacturers:
  - 1. Clopay: Industrial Series 522
  - 2. Raynor
  - 3. Wayne Dalton Industrial Series
- b. Part 2.2.A. Sectional Overhead Steel Doors: ~~416~~ 420 Series Steel Doors by Overhead Door Corporation. Units shall have the following characteristics:
  - 1. Door Assembly: Steel door assembly with rabbeted meeting rails to form weathertight joints and provide full-width interlocking structural rigidity.
    - a. Panel Thickness: 2 inches (51 mm).
    - b. Exterior Surface: Flush.
    - c. Section Material: ~~16~~ 20 gauge, galvanized steel.
    - d. Center and End Stiles: ~~16~~ 20 gauge steel.

7. Division 8, Section 087100 – Finish Hardware

- a. Part 2. 2.5.B. Delete line (non are required on project): ~~Hardware supplier is to supply 25-keyed-construction-cores for use during construction period.~~
- b. Hardware Set #2. Delete reference to A107S, door does not exist.

## DRAWINGS

- 1. General Clarification. Sheets NRA101, NSA102, SSA103, WAA104— have “NOT FOR CONSTRUCTION” over the stamp in error. This will be removed and replotted after bidding with construction set to be used for construction.
- 2. General Clarification:
  - a. At South Side High School, the steel roof deck and joists do not need to be painted.
- 3. Sheet SSA103 – Building Plans – South Side High School
  - a. Refer to updated drawing correcting downspout and splash block, and adding note to paint walls on interior and exterior of concrete masonry unit walls.

## STRUCTURAL ITEMS

## DRAWINGS

- 1. Sheet NRS101 – Structural Plans, Notes, and Details – Northrop High School
  - a. Construction Set will show generic whole truss section as required for CDR.

2. Sheet NSS101 – Structural Plans, Notes, and Details – North Side High School
  - a. Construction Set will show generic whole truss section as required for CDR.
3. Sheet SSS101 – Structural Plans, Notes, and Details – South Side High School
  - a. Construction Set will show generic whole truss section as required for CDR.
4. Sheet WAS101 – Structural Plans, Notes, and Details – Wayne High School
  - a. Construction Set will show generic whole truss section as required for CDR.

## CIVIL ITEMS

### SPECIFICATIONS

1. Division 32, Section 321313 – Concrete Paving
  - a. Drawing attention to Part 3.5, D, 1: All joints must be tooled joints.

### DRAWINGS

1. NRC301 – Site Erosion Control Plan – Northrop HS
  - a. Fix spelling in note about “ALLOW” gap in snow fence. No scope change.
2. NSC202 – Site Demolition Plan – North Side HS
  - a. See added tree removal.
3. SSC203 – Site Development Plan – South Side HS
  - a. The Contractor is responsible for protecting the existing track next to the proposed building and repairing any damage back to existing conditions. The Contractor must document existing conditions with photographs or video.



## ACKNOWLEDGEMENT OF RECEIPT

This **Addendum #1** includes:

1. Narrative Section:	05 Pages
2. Pre-Bid Agenda:	03 Pages
3. Pre-Bid Sign-In Sheet:	02 Pages
4. Drawing Section:	03 Pages
<b>Total:</b>	<b>13 Pages</b>

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COMPANY

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SIGNATURE & DATE

**Fort Wayne Community Schools**  
**High School Storage Buildings**  
**BD# 101836**  
**Pre-Bid Conference**  
**May 8, 2025 at 2:00 PM**

- 1) **Introductions / / Sign-in Sheet**
- 2) **Bids Due:** May 28, 2025  
FWCS Facilities Department, 1519 Catalpa St., Fort Wayne, IN 46802  
2:00 PM
- 3) **Bid Bond:** 5% Required; Provide Bid Bond or Certified/Cashier's Check
- 4) **Bid Categories:** Unified Bid
- 5) **Contract Approval:** Recommendation to Board for Approval on June 9, 2025
- 6) **Scope of Work:** Cold storage buildings at four high schools: Northrop HS (NO), North Side High School (NS), South Side High School (SS), and Wayne High School (WA)  
Not all construction is the same. There will be masonry, brick, wood stud backup, wood trusses, steel joists, Built-up roofing, metal siding and copings, Hardy board siding, concrete work, painting, HM doors and frames, overhead doors, earthwork, power, lighting.
- 7) **Schedule:** Start: After Award, June 9, 2025  
Substantial Completion: October 31, 2025
- 8) **Alternates:** Alternate #1: Additional Power and Lights  
(State the cost to add to the base bid the additional power and lighting as indicated on plans. The alternate consists of adding power to Northrop, North Side, and South Side, and adding lighting to Northrop. Power at Wayne, and lighting at Wayne, North Side, and South Side are to remain within the base bid scope.)  
  
Do not leave any costs blank. Indicate "No Bid" or "No Change" for each requested alternate.
- 9) **Allowances:** Section 01 21 00 - Include all Contingency Allowances in the Form 96  
**base bid.** Fill out allowance acknowledgement with bid form. Contractor's overhead and profit, including bond markups, shall be included in the allowances. The bond markup shall be part of the base bid amount, and not part of any contract changes going against the contingency allowance.

Contingency Allowance shall be used only as directed for Owner's purposes and only approved by Proposal Requests that indicate amounts to be charged to the allowance.

Allowance 1: General Contingency Allowance of \$40,000.00

Allowance 2: Helical Pile Depth Allowance

(Base bid depth of helical piles indicated shall be 20'-0" deep per pile. Allowance is a unit price per lineal foot up to 300'-0" (**total**) beyond base bid depth. This unit price will be used to **subtract** if the necessary depth is less than 20'-0" (per pile)

Unit Price per additional or less footage = \$\_\_\_\_\_/LF x 300'-0" = \$\_\_\_\_\_



- 10) **Financing:** In place
- 11) **General Items:** Bid documents available from Eastern Engineering (260) 426-3119
- 12) **Addendum:** Look on Eastern's Website for any Addendum Information  
*Last day for questions, May 19, 2025*
- 13) **Background Checks:** Section 00 01 26 – Each contractor and sub-contractor providing services to the shall screen all employees services to the owner.  
  
FWCS Safe Vendor Program – online registration of company and background checks are required
- 14) **Smoking Policy:** Section 00 01 27 - No Tobacco products, including vaping, permitted on Site
- 15) **Dust Control:** Section 00 01 29 – Daily cleanup required
- 16) **Procore:** Section 00 01 31 – FWCS Uses FWCS's (Owner's Instance) Procore for Document Management for all project communication, participation is mandatory for RFIs, Minutes, ASIs, PRs, Submittals, Specification and Drawing Hosting, Punch list, etc.
- 17) **Liquidated Damages:** Section 00 01 33 – UPDATE: THERE WILL BE NO COSTS ASSOCIATED WITH THIS PROJECT'S COMPLETION DATE. COMPLETION DATES REMAIN THE SAME.
- 18) **Instructions to Bidders:** Section 00 21 13 – Shall be AIA Document A701 – 2018 Edition, a copy is in the specifications, and will become a part of the Contract Documents  
Supplemental Instructions in 00 21 13
- 19) **E-Verify:** Compliance is required
- 20) **Bid Form:** Section 00 41 71 – All bids must include the following completed documents:
- a) Form 96
  - b) Supplement to Form 96
  - c) Bid Security – 5%
  - d) List of Subcontractors, Suppliers, and Manufacturers
  - e) E-Verify affidavit signed and executed
  - f) Contractor's statement of equal employment opportunity policy
  - g) Record of contacted MBE, WBE, EBE
  - h) Iran certifications
  - i) Submitted in duplicate
  - j) Sealed envelope marked with name and bid account numbers
- 21) **Bidder Requirements** Section 00 43 43 – Comply with Indiana Common Construction Wage Act  
Must be pre-qualified through IDOA Public Works Certification Board for any prime or subcontract over \$300,000.00
- 22) **Contracts** Section 00 52 13 – Agreement Between Owner & Contractor – Shall be FWCS Standard Construction Agreement, a copy of which is in the documents, and will become a part of the Contract Documents upon execution.



**23) General Conditions** Section 00 72 00 – General Conditions of the Contract shall be AIA Document A201 – 2017 Edition, a copy of which is bound in the documents, and will become part of the Contract Documents upon execution

**24) Supplementary Conditions** Section 00 73 00 – Modify AIA Document A201  
This section identifies insurance limits and other items

Contractors shall secure a Performance Bond and Labor and Material Bond in the amount of 100% of work

**25) Summary of Work** Section 01 10 00 – Identifies general descriptions and additional information on project, including other work occurring by owner during construction.

Other Work Occurring By Owner:

a) North Side High School: Visitor bleachers will be replaced.

**26) Access** Work will happen during summer and fall, during sports seasons, so work and access may need coordinated and appropriately protected. Clean up and restrict areas if athletic events are occurring. (Location dependent and sport dependent – i.e. cross country course at Northrop, Football and Track at all schools)

**27) Permitting** Contractor required to obtain all local permits. State design releases have been submitted. CDR, ILP.

**28) Site Visits Possible:** There are not set up times for site walkthroughs. If interested in visiting, contractors to avoid arrival and dismissal times (around 7:30 AM and 2:30 PM).

**29) Contact Info:**

Architectural:	Karen Fisher (fisher@bartoncoevilamaa.com)
Electrical:	Casey Fischer (cfischer@bartoncoevilamaa.com)
Civil:	Andy Bearman (abearman@az-engineering.net)
	Nicholas Scheib (nscheib@az-engineering.net)
FWCS:	Jayde Steffen (Jayde.Steffen@fwcs.k12.in.us)

**THANK YOU FOR YOUR INTEREST!**





Fort Wayne Community Schools  
High School Athletic Storage Buildings  
Pre-Bid Meeting, Sign-In Sheet  
May 8, 2025 at 2:00 PM

NAME	COMPANY	PREFERRED CONTACT # / EMAIL
Eric Tyler	Shankel	et Tyler@sci build.com
Paul Wyke	AcB	pwyke acb general contractor.com
MATT CURRY	AIZ ENGINEERING	MURRAY@A2-ENGINEERING.NET
Austin Mason	CME Construction	amason@cme construction.com
LOREN OPPER	FCI	lopper@fci.construction
Jeremiah Tomlin	Hagermange	jtomlin@hagermange.com



Fort Wayne Community Schools  
High School Athletic Storage Buildings  
Pre-Bid Meeting, Sign-In Sheet  
May 8, 2025 at 2:00 PM

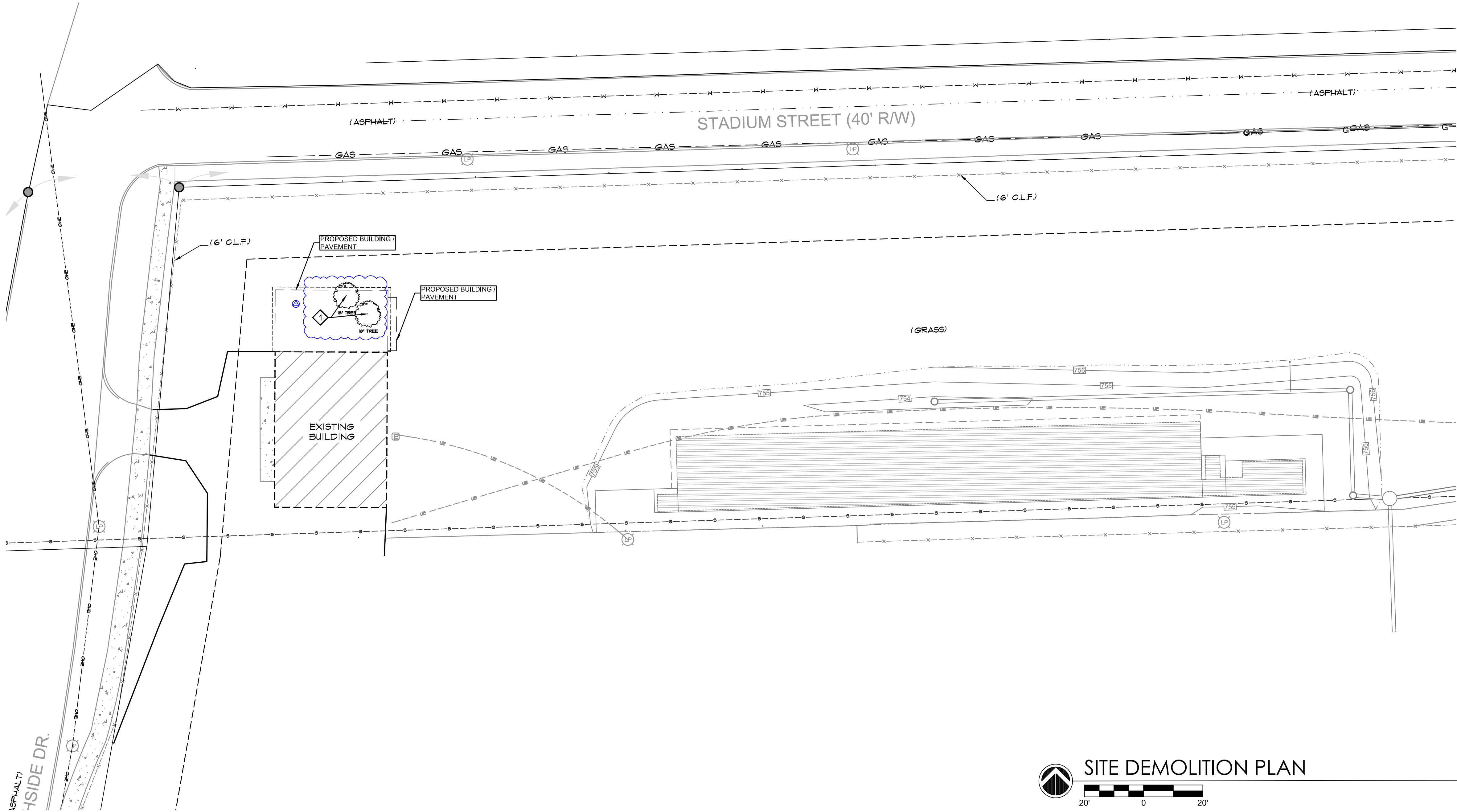
NAME	COMPANY	PREFERRED CONTACT # / EMAIL
Cole Fryback	Arnold Co Inc	260-301-4036 cole@arnoldcompanyinc.com
Jayde Steffen	FWCS	



DEMOLITION PLAN NOTES

REMOVE EXISTING TREE

ALL DEMOLITION NOTES SHALL INCLUDE COMPLETE DEMOLITION AND REMOVAL OF EXISTING IMPROVEMENTS IN THEIR ENTIRETY INCLUDING ALL FOUNDATIONS AND OTHER APPURTENANCES UNLESS OTHERWISE NOTED ALONG WITH FILLING ANY VOIDS CREATED BY REMOVAL WITH APPROPRIATE MATERIAL AS SPECIFIED.  
ANY ITEMS NOTED TO BE RETURNED TO OWNER SHALL BE STORED ON SITE WHERE DIRECTED BY OWNER.



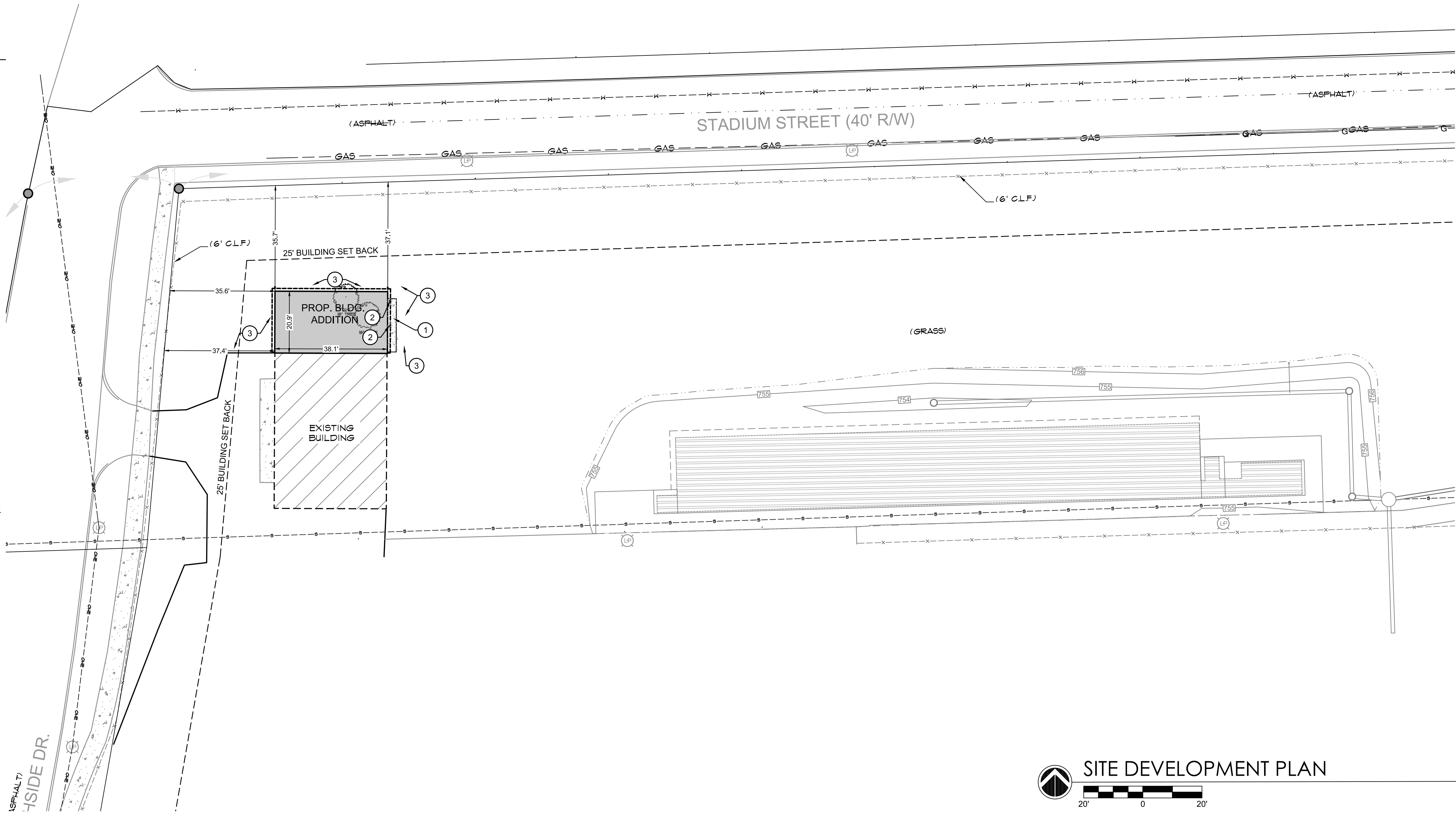
DEVELOPMENT PLAN NOTES

1 CONCRETE STOOP PER ARCHITECTURAL AND STRUCTURAL PLANS

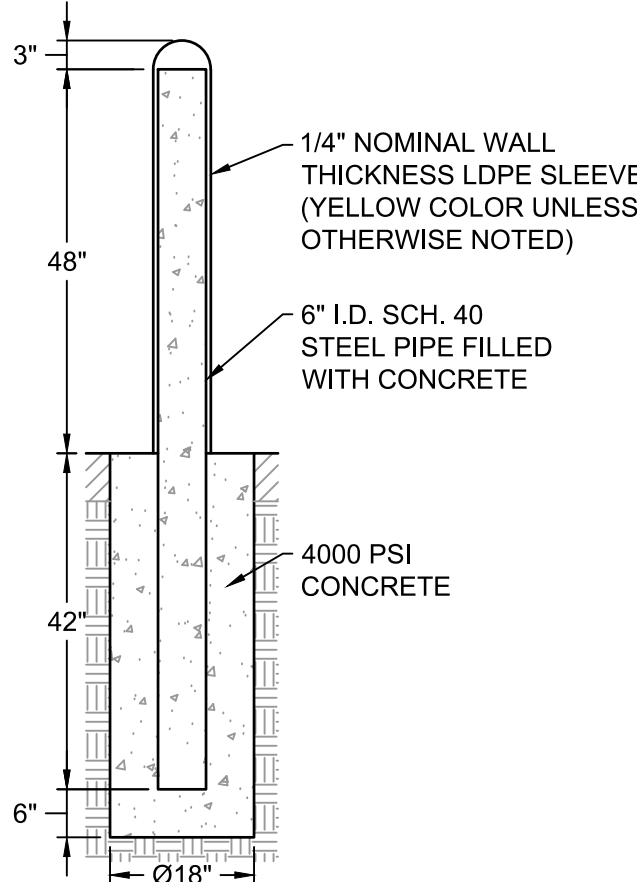
2 STEEL BOLLARD WITH SLEEVE

3 LAWN RESTORATION

REFER TO PROJECT DETAILS WITHIN THESE PLANS FOR ALL DEVELOPMENT PLAN NOTE ITEMS. ALL DEVELOPMENT PLAN NOTE IMPROVEMENTS SHALL INCLUDE COMPLETE INSTALLATION OF NEW SYSTEMS PROVIDED BY THE CONTRACTOR PER PROJECT DETAILS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.



- GENERAL CONCRETE PAVEMENT, WALK, CURB, AND GUTTER NOTES
- INSTALL JOINTS PER SPECIFICATIONS AND AS SHOWN ON PLANS.
  - 6" LONG DOWELS SHALL BE INSTALLED AT 24" O.C. ALONG ALL CONNECTIONS TO EXISTING CONCRETE.



STEEL BOLLARD WITH SLEEVE DETAIL

REGISTERED PROFESSIONAL ENGINEER  
No. 910335  
STATE OF INDIANA  
JAMES J. ZILCO  
1001 N. ZILCO DRIVE  
FORT WAYNE, IN 46825  
www.az-engineering.net

A&Z ENGINEERING INC.

1220 Ruston Pass  
Fort Wayne, IN 46825  
www.az-engineering.net

BCV

BARTON COE VILAMAA  
ARCHITECTS & ENGINEERS

NEW CONSTRUCTION & ADDITION  
STORAGE BUILDINGS  
FORT WAYNE COMMUNITY SCHOOLS  
FORT WAYNE, INDIANA

INDICATES REVISION AND DATE  
ADDENDUM #1 (05-19-25)

DRAWN BY:  
NS, AB, BC

DATE:  
APRIL 28, 2025

SHEET NAME:  
NORTH SIDE  
HIGH SCHOOL  
DEMOLITION &  
DEVELOPMENT  
PLANS

SHEET:  
NSC202

COMM #:  
25007

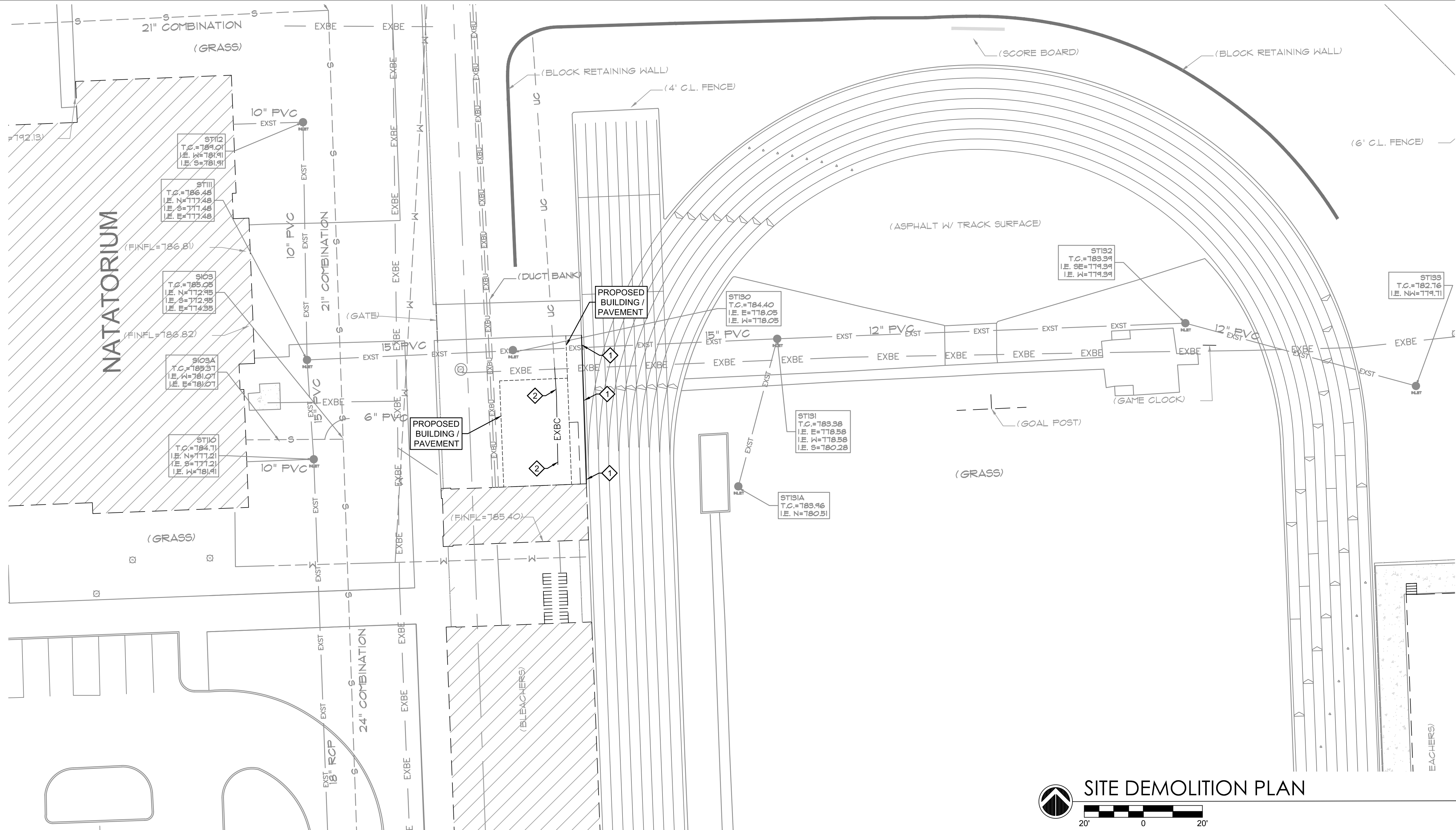
WE ARE YOUR SCHOOLS



# DEMOLITION PLAN NOTES

- PROTECT EXISTING TRACK ASPHALT & TRACK SURFACE DURING CONSTRUCTION TO PREVENT DAMAGE TO TRACK LATEX SURFACE.
- REFER TO SITE ELECTRICAL PLANS FOR POWER / COMMUNICATIONS DEMOLITION

ALL DEMOLITION NOTES SHALL INCLUDE COMPLETE DEMOLITION AND REMOVAL OF EXISTING IMPROVEMENTS IN THEIR ENTIRETY INCLUDING ALL FOUNDATIONS AND OTHER APPURTENANCES UNLESS OTHERWISE NOTED ALONG WITH FILLING ANY VOIDS CREATED BY REMOVAL WITH APPROPRIATE MATERIAL AS SPECIFIED.  
ANY ITEMS NOTED TO BE RETURNED TO OWNER SHALL BE STORED ON SITE WHERE DIRECTED BY OWNER.

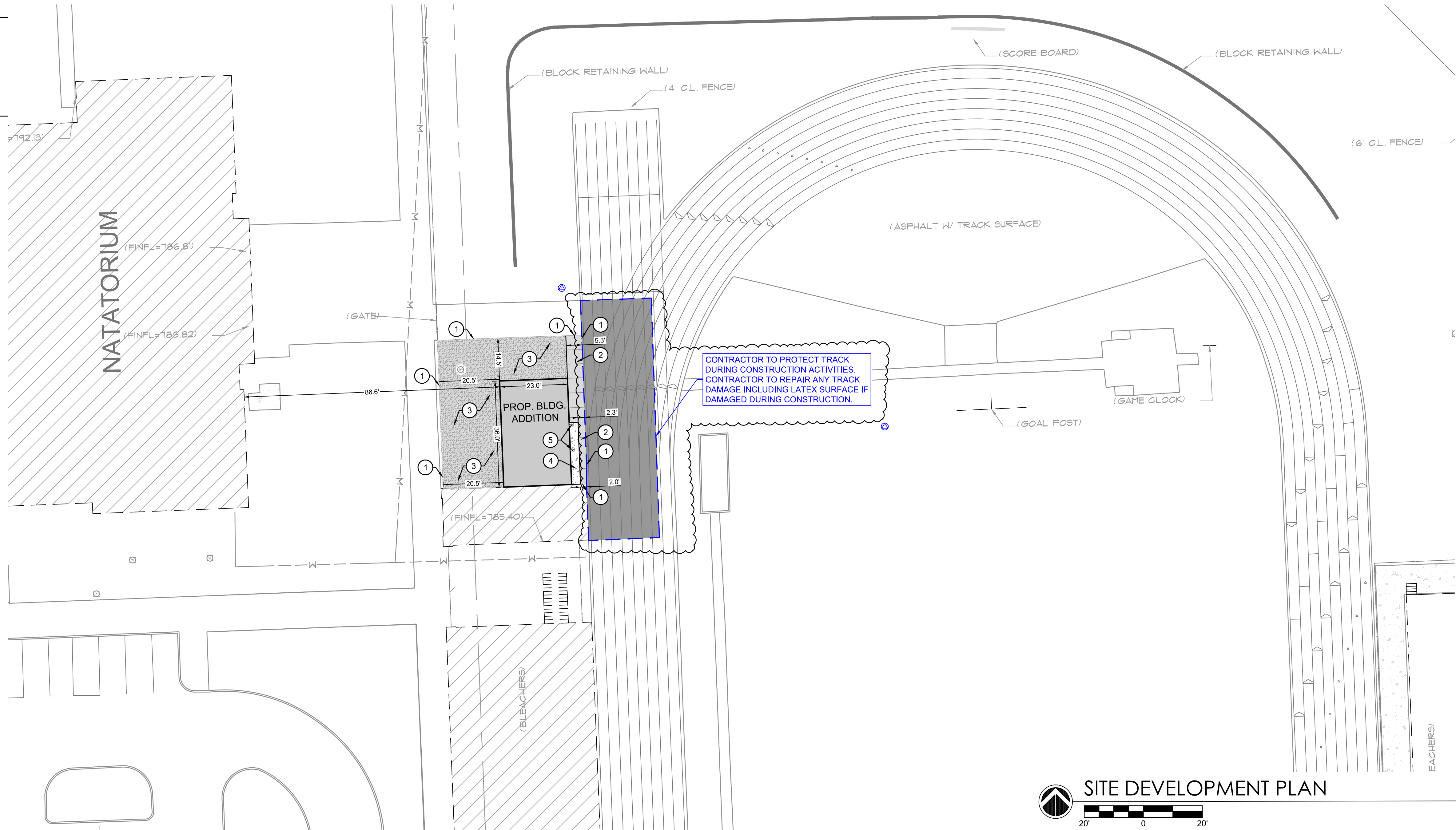


SITE DEMOLITION PLAN

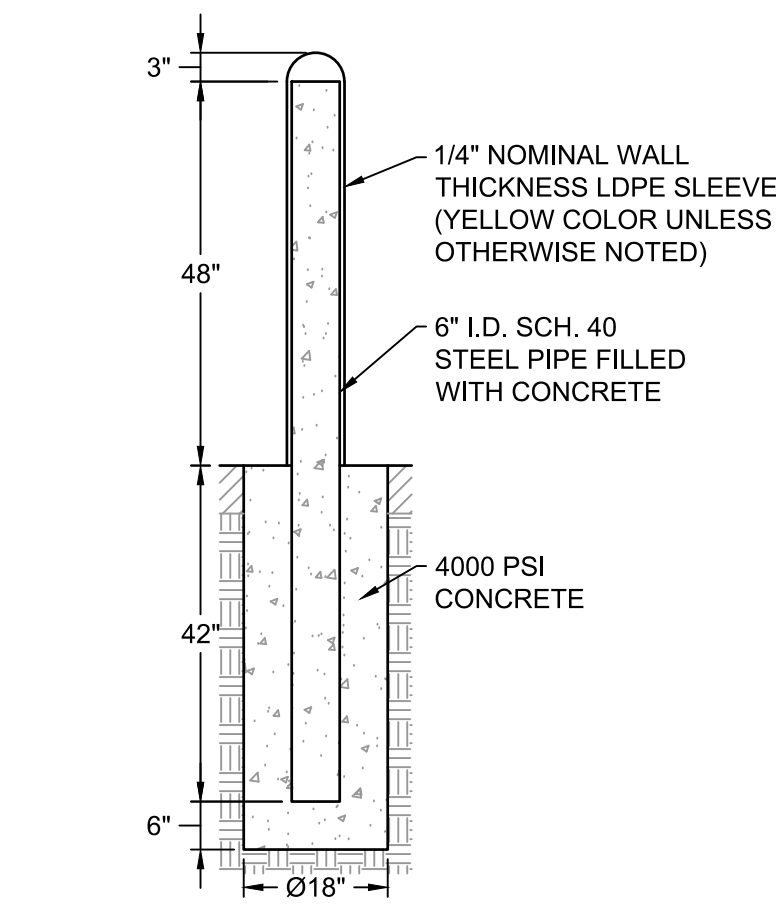
# DEVELOPMENT PLAN NOTES

- MATCH EXISTING PAVEMENT ELEVATIONS ALONG THIS LINE
- CONCRETE WALK
- AGGREGATE PAVEMENT
- CONCRETE STOOP PER ARCHITECTURAL AND STRUCTURAL PLANS
- STEEL BOLLARD WITH SLEEVE

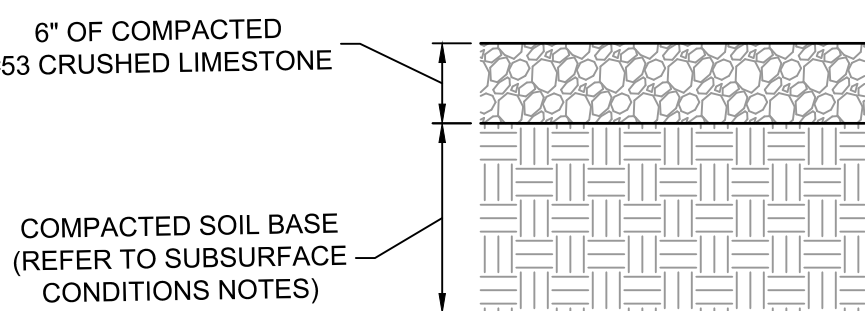
REFER TO PROJECT DETAILS WITHIN THESE PLANS FOR ALL DEVELOPMENT PLAN NOTE ITEMS. ALL DEVELOPMENT PLAN NOTE IMPROVEMENTS SHALL INCLUDE COMPLETE INSTALLATION OF NEW SYSTEMS PROVIDED BY THE CONTRACTOR PER PROJECT DETAILS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.



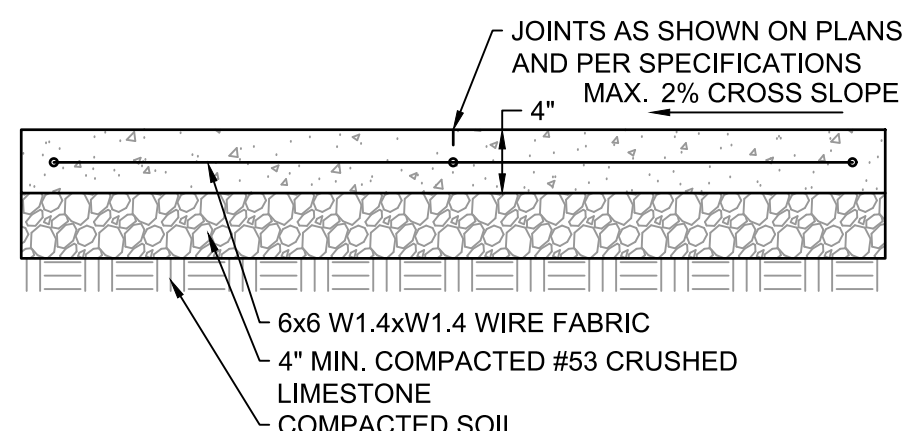
SITE DEVELOPMENT PLAN



STEEL BOLLARD WITH SLEEVE DETAIL  
NOT TO SCALE



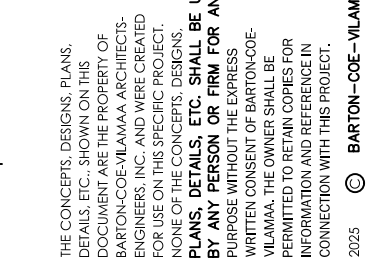
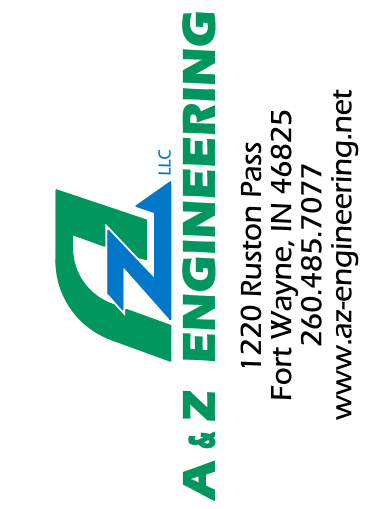
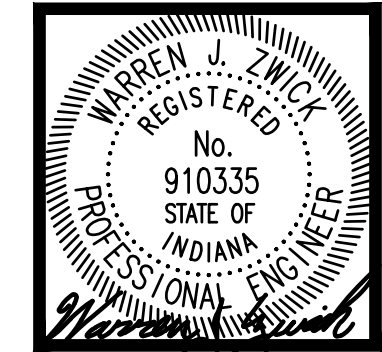
AGGREGATE PAVEMENT DETAIL  
NOT TO SCALE



CONCRETE WALK DETAIL  
NOT TO SCALE

# GENERAL CONCRETE PAVEMENT, WALK, CURB, AND GUTTER NOTES

- INSTALL JOINTS PER SPECIFICATIONS AND AS SHOWN ON PLANS.
- 6" LONG DOWELS SHALL BE INSTALLED AT 24" O.C. ALONG ALL CONNECTIONS TO EXISTING CONCRETE.



NEW CONSTRUCTION & ADDITION  
**STORAGE BUILDINGS**  
FORT WAYNE COMMUNITY SCHOOLS  
FORT WAYNE, INDIANA

INDICATES REVISION AND DATE  
ADDENDUM #1 (05-19-25)

DRAWN BY:  
NS, AB, BC

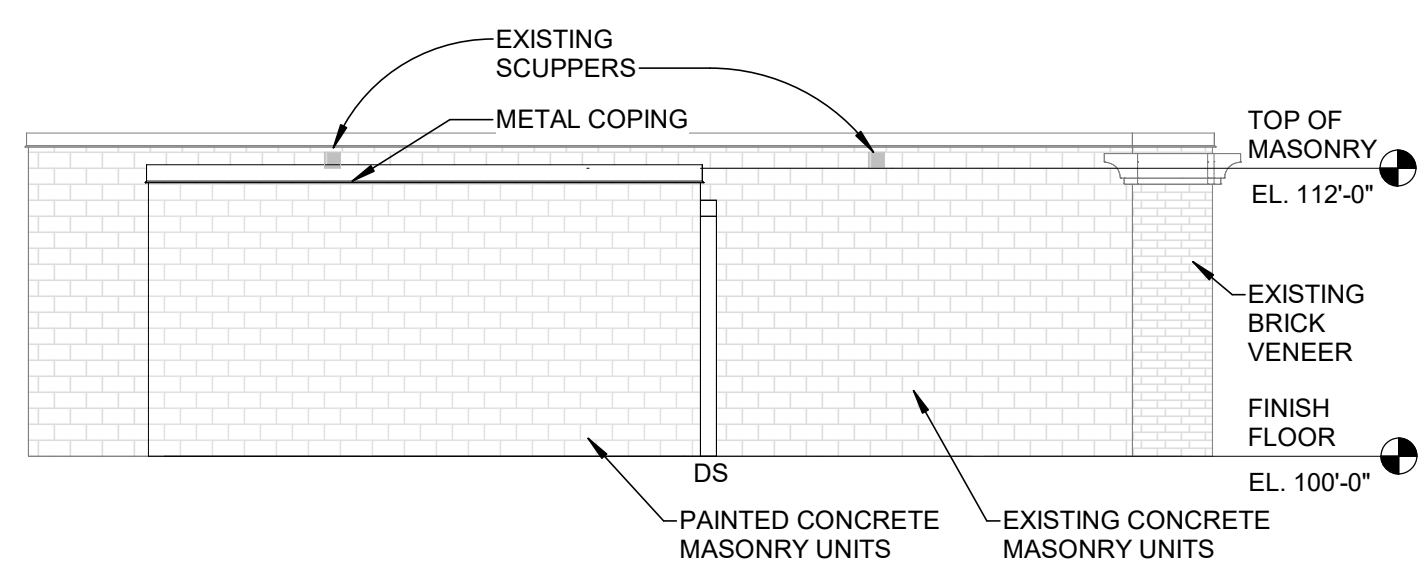
DATE:  
APRIL 28, 2025

SHEET NAME:  
SOUTH SIDE HIGH SCHOOL  
DEMOLITION & DEVELOPMENT  
PLANS

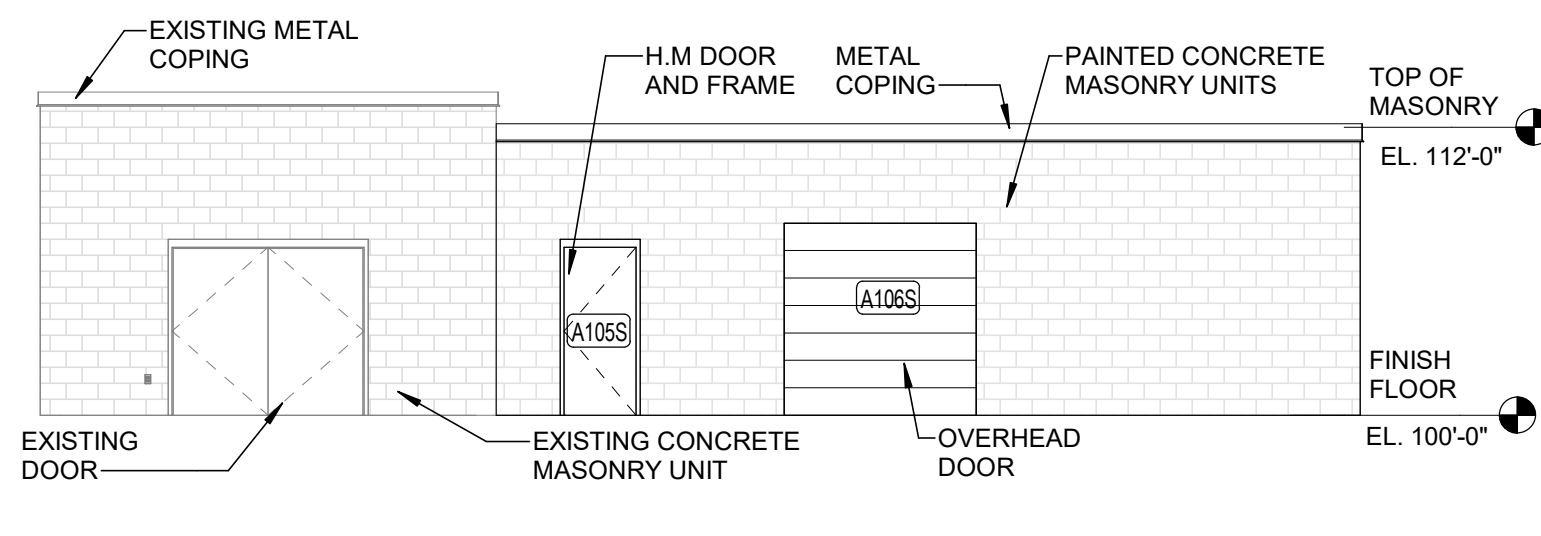
SHEET:  
**SSC203**

COMM #:  
25007

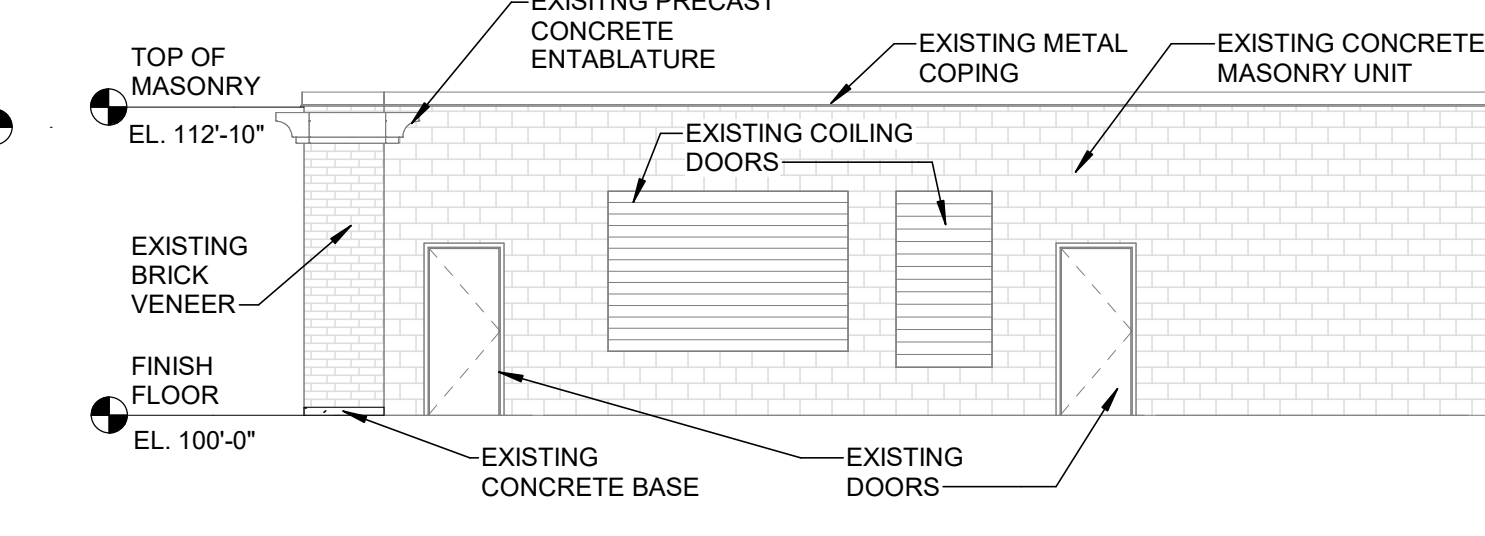




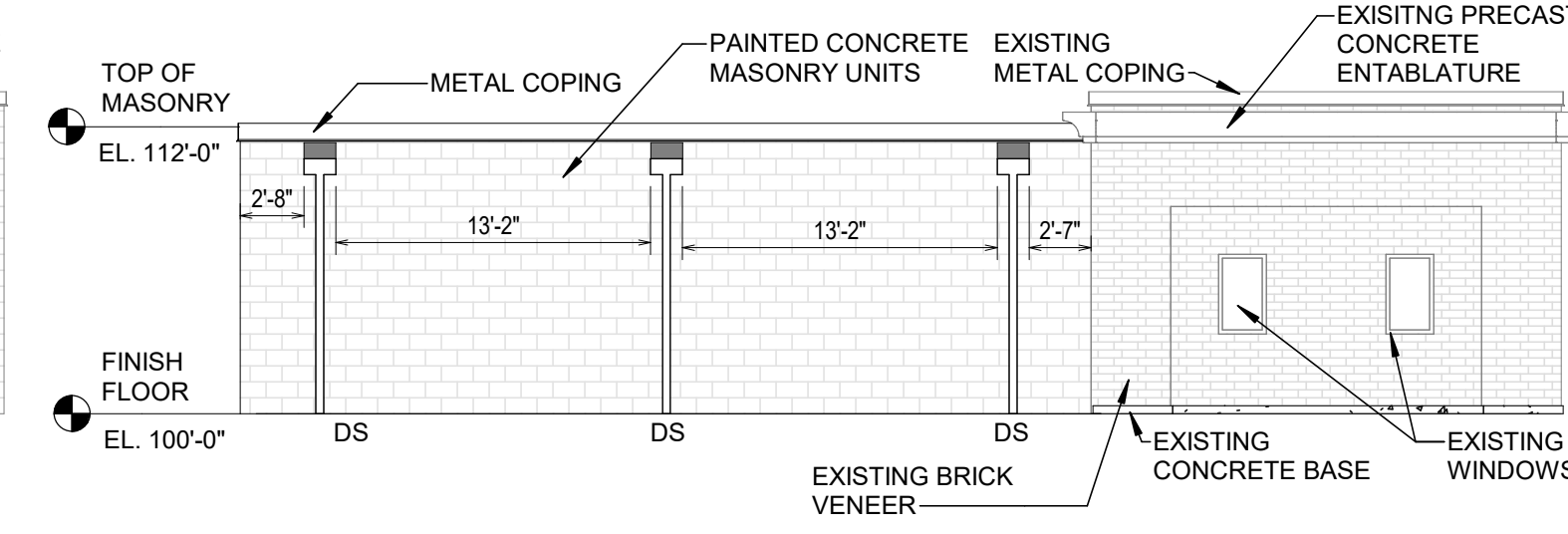
1 NORTH ELEVATION - SOUTH SIDE  
SSA103 SCALE : 1/8" = 1'-0"



2 EAST ELEVATION - SOUTH SIDE  
SSA103 SCALE : 1/8" = 1'-0"



3 SOUTH ELEVATION - SOUTH SIDE  
SSA103 SCALE : 1/8" = 1'-0"



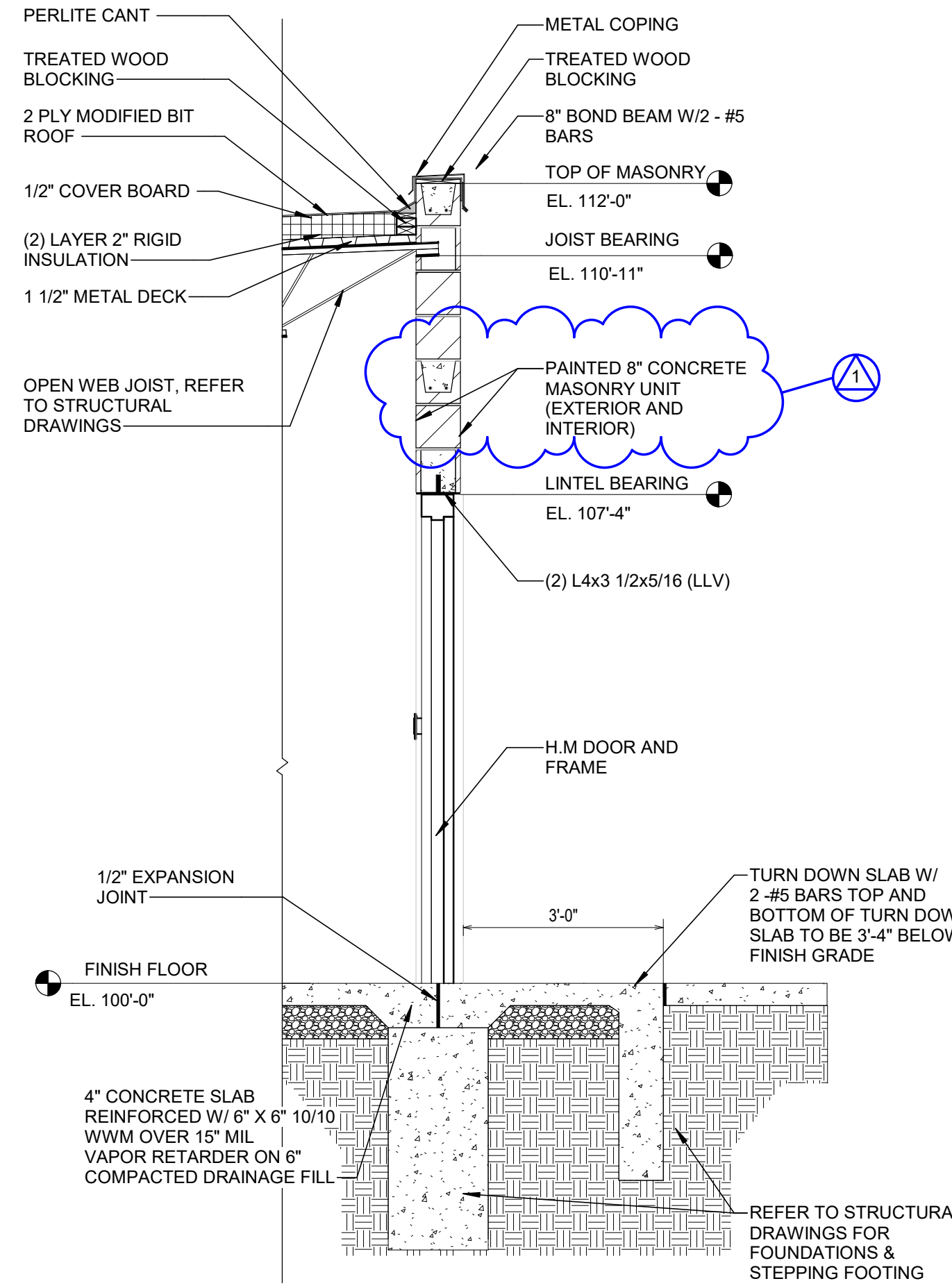
4 WEST ELEVATION - SOUTH SIDE  
SSA103 SCALE : 1/8" = 1'-0"

## GENERAL FLOOR PLAN NOTES

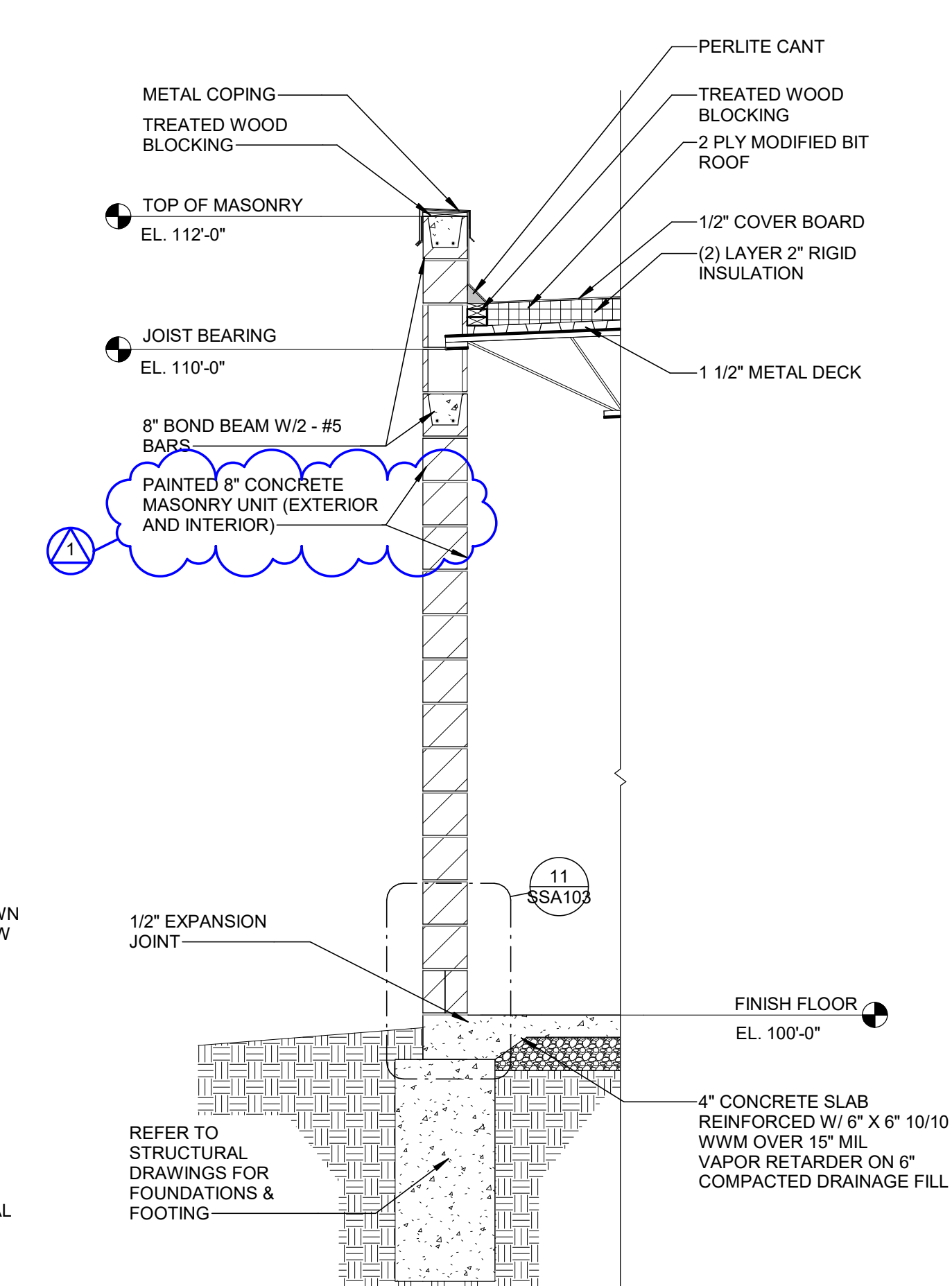
ALL CONCRETE STOOPS TO HAVE TURNED DOWN SLABS.  
PAINT ALL EXPOSED SURFACES OF ALL STEEL INCLUDING BUT NOT LIMITED TO STEEL COLUMNS, HANDRAILS, LINTELS, GUARDS, ETC.  
PAINT EXTERIOR OF SOUTH SIDE MASONRY, NORTHROP AND WAYNE SIDING.

## SPECIFIC FLOOR PLAN NOTES

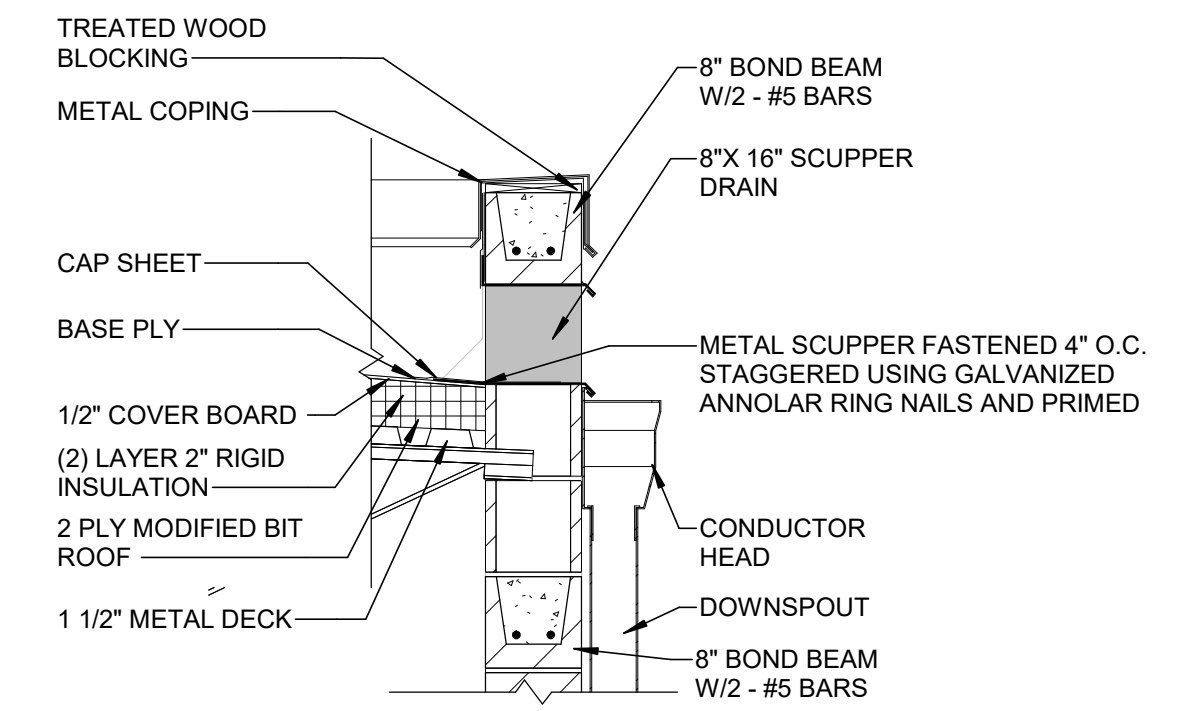
- CONCRETE SPLASH BLOCK AT BASE OF DOWNSPOUT
- PAINTED EXTERIOR AND INTERIOR OF CONCRETE MASONRY UNITS.



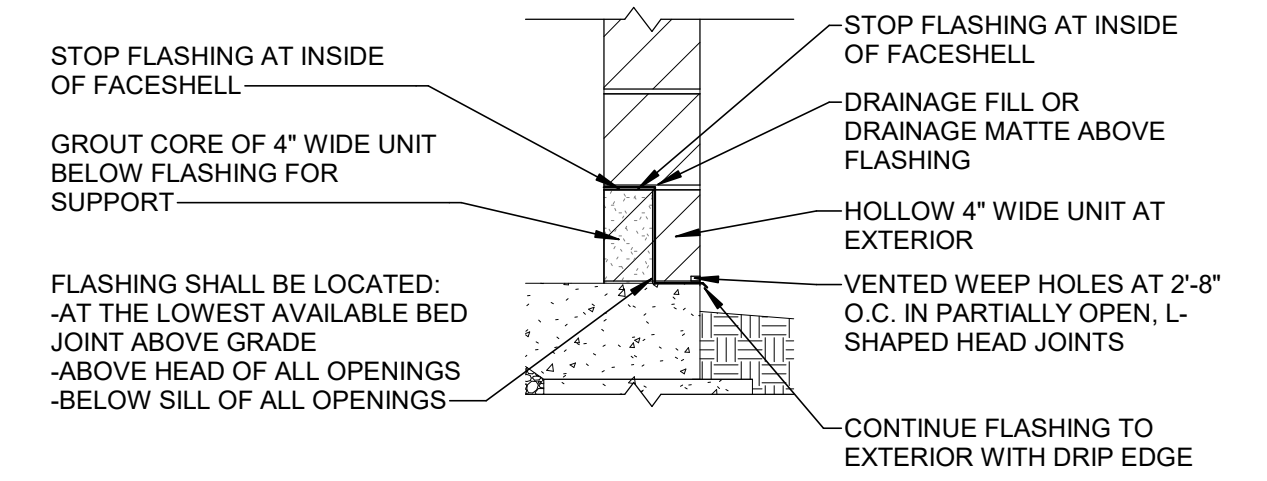
5 WALL SECTION 5  
SSA103 SCALE : 1/2" = 1'-0"



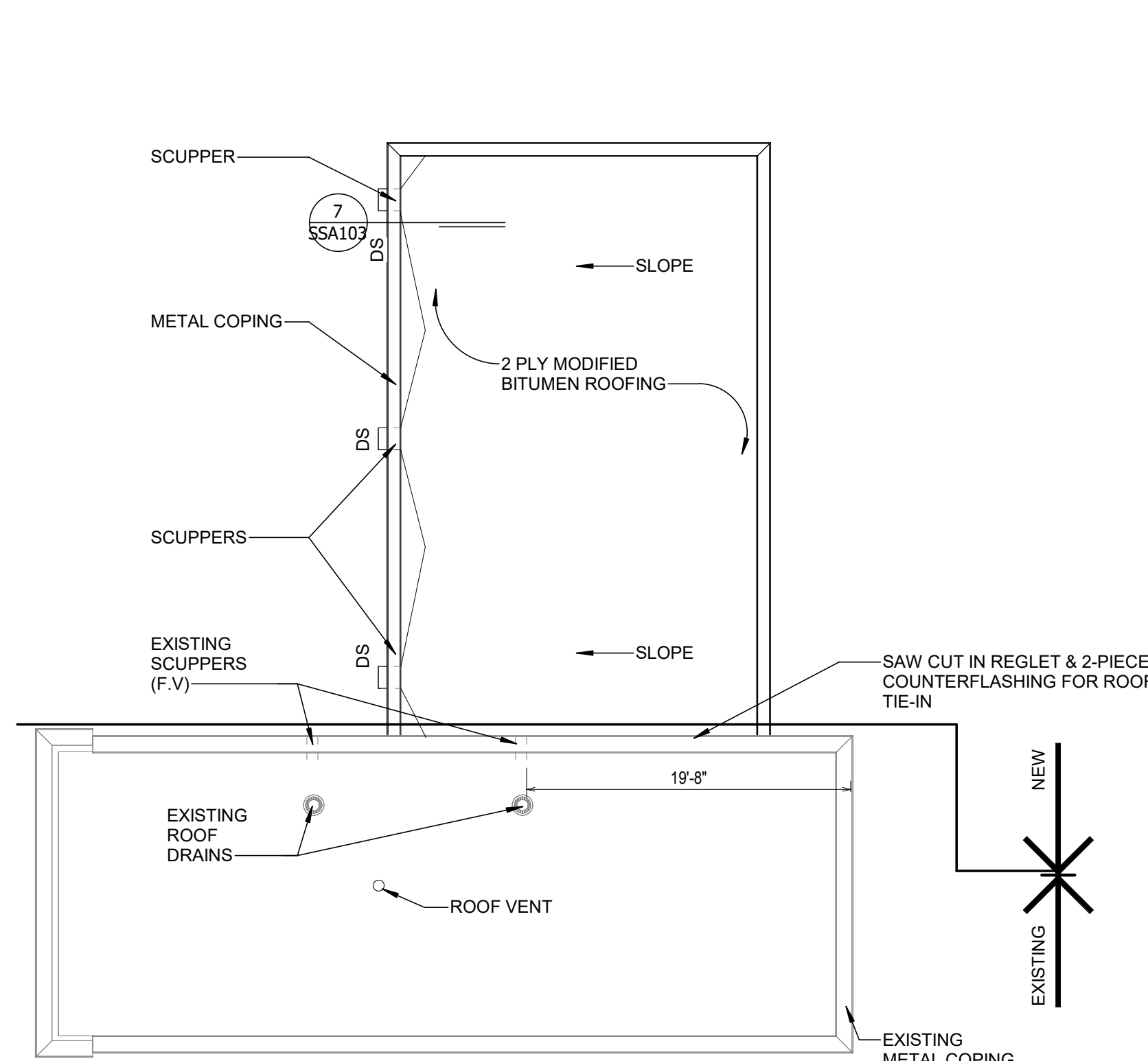
6 WALL SECTION 6  
SSA103 SCALE : 1/2" = 1'-0"



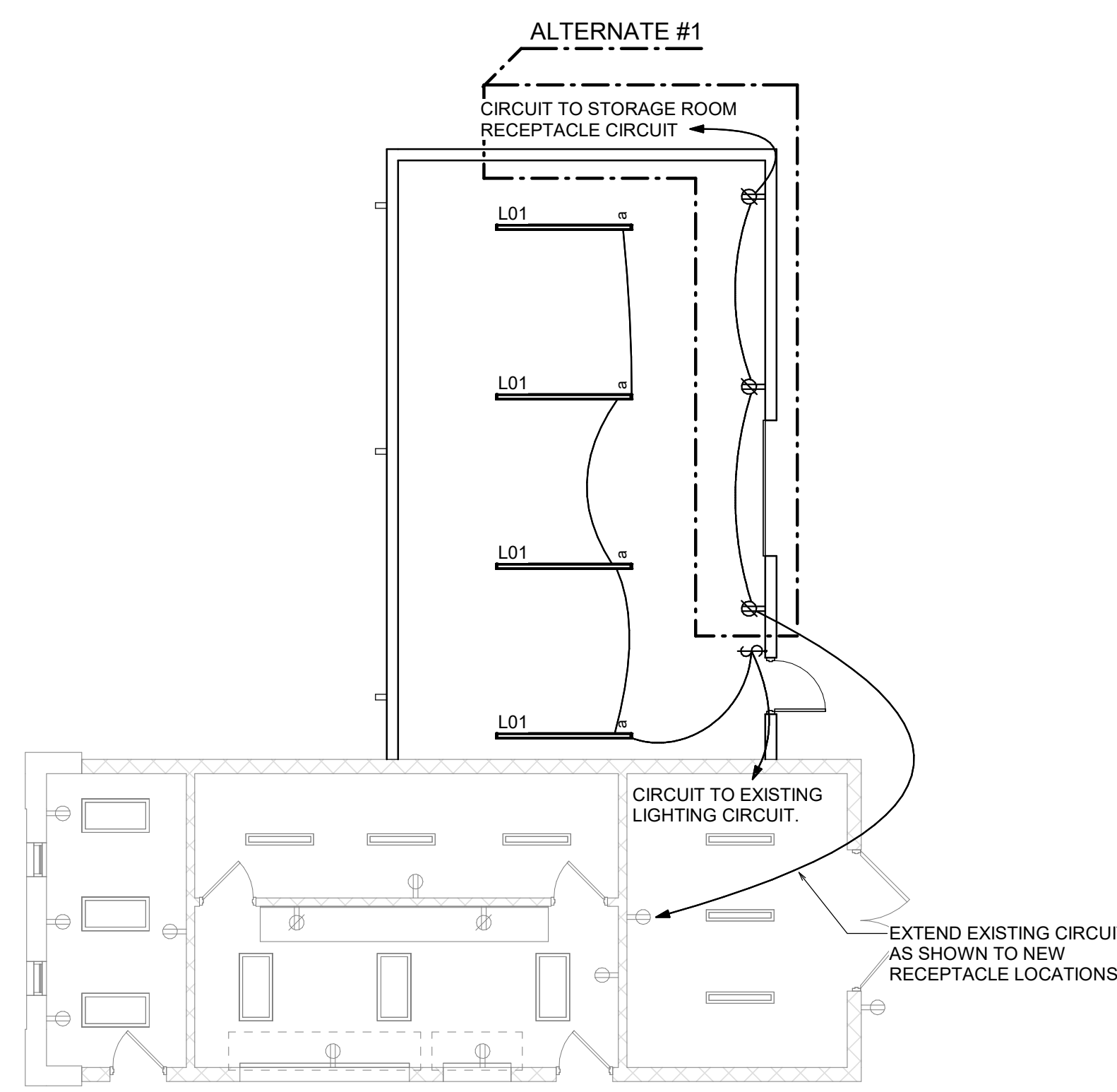
7 SCUPPER DRAIN DETAIL  
SSA103 SCALE : 3/4" = 1'-0"



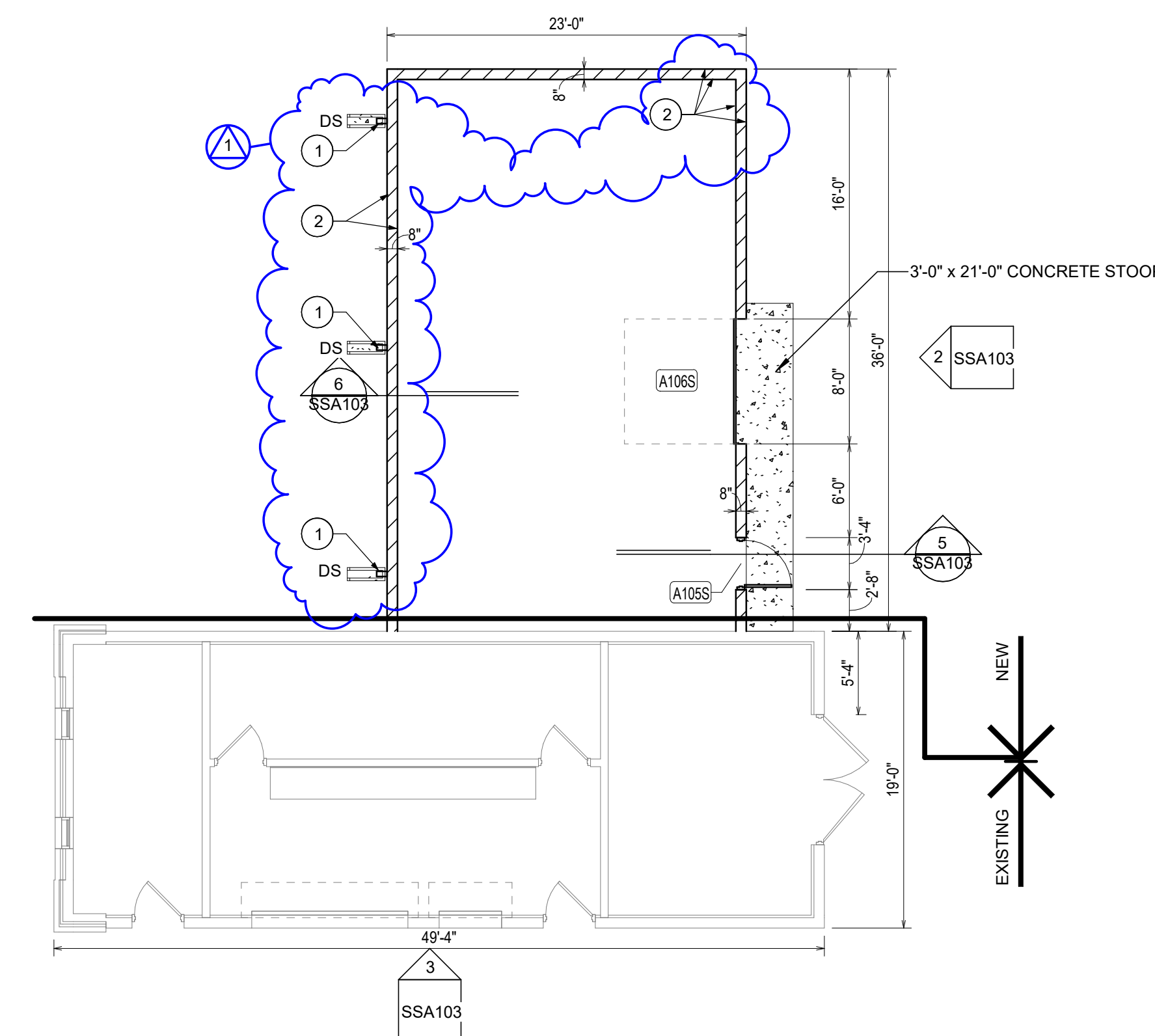
11 TYPICAL SINGLE-WYTHE WALL WITH THRU-FLASHING  
SSA103 SCALE : 3/4" = 1'-0"



ROOF PLAN - SOUTH SIDE  
SCALE : 1/8" = 1'-0"

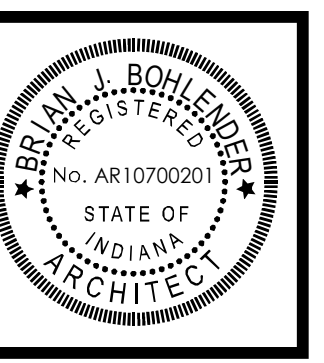


ELECTRICAL PLAN - SOUTH SIDE  
SCALE : 1/8" = 1'-0"

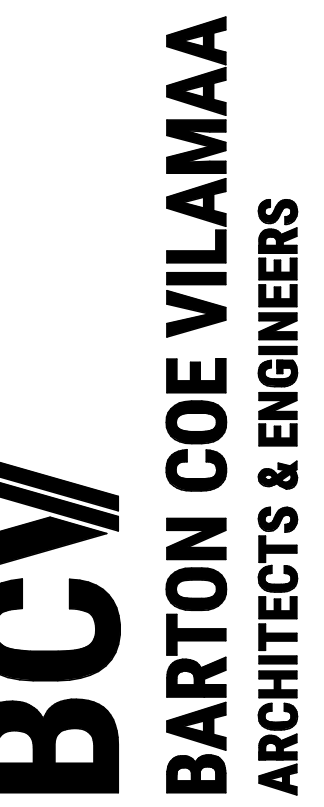


FLOOR PLAN - SOUTH SIDE  
SCALE : 1/8" = 1'-0"

EXISTING BUILDING SQUARE FOOTAGE:	970 sq ft
NEW BUILDING SQUARE FOOTAGE:	828 sq ft
BARTON COE VILAMAA - 2025	
TYPE V - E	
TOTAL BUILDING SQUARE FOOTAGE:	1,798 sq ft



Brian J. Bohlen



THE CONTRACTOR'S DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

NEW CONSTRUCTION & ADDITION  
**STORAGE BUILDINGS**  
FORT WAYNE COMMUNITY SCHOOLS  
FORT WAYNE, INDIANA

INDICATES REVISION AND DATE  
1 ADDENDUM 1 02/15/24

DRAWN BY:  
SOLIS  
DATE:  
APRIL 28, 2025  
SHEET NAME:  
BUILDING PLANS  
- SOUTH SIDE  
HIGH SCHOOL

SHEET:  
**SSA103**  
COMM #:  
25007