

ADDENDUM NO. 1

Phase 1 – Roof Replacement Monrovia High School and Middle School

Monroe-Gregg School District  
Monrovia, Indiana

Project No. 223169.03

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Addendum No. 1, 5 items, 2 pages  
Revised Specification Sections: 00 41 16 – Bid Form and 01 23 00 – Alternates  
Thermography Photographs  
Pre-Bid Sign-in Sheet

Date: June 11, 2025

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

TO: ALL BIDDERS OF RECORD

ADDENDUM NO. 1 to Drawings and Project Manual, dated May 28, 2025, for Monroe-Gregg School District, 135 S. Chestnut Street, Monrovia, Indiana 46157; 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. PROJECT MANUAL, SECTION 00 41 16 – BID FORM

- A. The Bid Form has been revised for this Project. This revised form, dated 6/11/25, is the applicable form to be used by all bidders and is included with and hereby made a part of this Addendum. Revision includes the addition of Alternate No. 7.

These revisions will be reflected on the Bid Forms provided for the convenience of the bidders.

ITEM NO. 2. REVISED PROJECT MANUAL SECTION

- A. Section 01 23 00 – Alternates has been revised, dated 6/11/25, and is included with and hereby made a part of this Addendum.

This includes addition of new Alternate No. 7.

ITEM NO. 3. PROJECT MANUAL, SECTION 07 19 00 – WATER REPELLENTS

- A. Article 1.03, B., a: Delete “and precast concrete” from paragraph.

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 07 56 00 – Fluid Applied Roofing  
- GAF Unisil High Solids Silicone Roof Coating

ITEM NO. 5. NON-ACCEPTABLE MANUFACTURERS

The following manufacturers are not acceptable manufacturers (suppliers and fabricators) for the Sections of the Specifications listed.

Section 07 54 00 – Thermoplastic Single-Ply Membrane Roofing Membrane

- Durolast
- Versico
- GAF

END OF ADDENDUM

**DOCUMENT 00 41 16 - CONTRACTOR'S BID FOR PUBLIC WORKS – FORM 96**

**PART I**

(To be completed for all bids. Please type or print)

Date: \_\_\_\_\_

- 1. Governmental Unit (Owner): \_\_\_\_\_
- 2. County: \_\_\_\_\_
- 3. Bidder (Firm): \_\_\_\_\_  
     Address: \_\_\_\_\_  
     City/State/Zip: \_\_\_\_\_
- 4. Telephone Number: \_\_\_\_\_
- 5. Agent of Bidder (if applicable): \_\_\_\_\_

Pursuant to notices given, the undersigned offers to furnish labor and materials necessary to complete the public works project of Phase 1 – Roof Replacement Monrovia High School and Middle School for Monroe-Gregg School District (Governmental Unit) in accordance with plans and specifications prepared by Fanning/Howey Associates, Inc., Indianapolis, Indiana and dated May 28, 2025 for the sum of

Base Bid No. 1: Replace roofing at RF02, RF04, RF12, and RF14.

\_\_\_\_\_ \$ \_\_\_\_\_  
(sum in words)

Base Bid No. 2: Masonry Wall Restoration at RF02, RF04, RF12, and RF14.

\_\_\_\_\_ \$ \_\_\_\_\_  
(sum in words)

Base Bid No. 3: Roof repairs at RF01, RF03, RF05, RF06, RF07, RF09, and RF18.

\_\_\_\_\_ \$ \_\_\_\_\_  
(sum in words)

Bidder has reviewed the Construction Schedule and the intent of the schedule can be met.

\_\_\_\_\_ Yes

\_\_\_\_\_ No

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**ALTERNATE BIDS**

If awarded a Contract for the Work, the undersigned also proposes to furnish or to omit labor and material necessary to complete work as required by the following "Alternate Bids". Should the Bidder awarded the work fail to fill in an Alternate Price and later it is found that the contracted work is affected by the Alternate, the Contractor will be required to perform the work for no change in Contract Price.

**\*\*MARK "ADD" OR "DEDUCT" FOR EACH ALTERNATE\*\***

Base Bid No. 1, Alternate Bid No. 1: Cost to increase new PVC membrane thickness.

Change the Base Bid the sum of \_\_\_\_\_  
(sum in words)

\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)  
(sum in figures)

ADD  
DEDUCT

Base Bid No. 1, Alternate Bid No. 2: Cost to increase Roof System Warranty.

Change the Base Bid the sum of \_\_\_\_\_  
(sum in words)

\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)  
(sum in figures)

ADD  
DEDUCT

Base Bid No. 3, Alternate Bid No. 3: Install reinforced silicone roof coating system at RF09.

Change the Base Bid the sum of \_\_\_\_\_  
(sum in words)

\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)  
(sum in figures)

ADD  
DEDUCT

Base Bid No. 3, Alternate Bid No. 4: Cost to increase roof coating thickness at RF09.

Change the Base Bid the sum of \_\_\_\_\_  
(sum in words)

\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)  
(sum in figures)

ADD  
DEDUCT

Base Bid No. 3, Alternate Bid No. 5: Roof repairs and new silicone roof coating at RF08 and RF15.

Change the Base Bid the sum of \_\_\_\_\_  
(sum in words)  
\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)  
(sum in figures) ADD DEDUCT

Base Bid No. 3, Alternate Bid No. 6: Cost to increase roof coating thickness at RF08 and RF15.

Change the Base Bid the sum of \_\_\_\_\_  
(sum in words)  
\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)  
(sum in figures) ADD DEDUCT

**Base Bid No. 1, Alternate Bid No. 7: Cost to raise the large roof top unit at RF12.**

**Change the Base Bid the sum of \_\_\_\_\_  
(sum in words)  
\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)  
(sum in figures) ADD DEDUCT**

PROPOSAL TIME

Bidder agrees that this Bid shall remain in force for a period of sixty (60) consecutive calendar days from the due date, and Bids may be accepted or rejected during this period. Bids not accepted within said 60 consecutive calendar days shall be deemed rejected.

The undersigned acknowledges receipt of the following Addenda:

Receipt of Addenda No(s). \_\_\_\_\_

Attended pre-bid conference	YES	NO
Has visited the jobsite	YES	NO

The undersigned further agrees to furnish a bond or certified check with this Bid for an amount specified in the notice of the letting. If alternate bids apply, the undersigned submits a proposal for each in accordance with the notice. Any addenda attached will be specifically referenced at the applicable page.

If additional units of material included in the contract are needed, the cost of units must be the same as that shown in the original contract if accepted by the governmental unit. If the bid is to be awarded on a unit basis, the itemization of the units shall be shown on a separate attachment.

The contractor and his subcontractors, if any, shall not discriminate against or intimidate any employee, or applicant for employment, to be employed in the performance of this contract, with respect to any matter directly or indirectly related to employment because of race, religion, color, sex, national origin or ancestry. Breach of this covenant may be regarded as a material breach of the contract.

CERTIFICATION OF USE OF UNITED STATES STEEL PRODUCTS  
(If applicable)

I, the undersigned Bidder or agent as a Contractor on a public works project, understand my statutory obligation to use steel products made in the United States (I.C. 5-16-8-2). I hereby certify that I and all subcontractors employed by me for this Project will use U.S. steel products on this Project if awarded. I understand that violations hereunder may result in forfeiture of contractual payments.

**ACCEPTANCE**

The above bid is accepted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, subject to the following conditions: \_\_\_\_\_

Contracting Authority Members:

_____	_____
_____	_____
_____	_____

**PART II**

(For projects of \$150,000 or more – IC 36-1-12-4)

Governmental Unit: \_\_\_\_\_

Bidder (Firm): \_\_\_\_\_

Date: \_\_\_\_\_

These statements to be submitted under oath by each Bidder with and as a part of his bid. Attach additional pages for each section as needed.

**SECTION I - EXPERIENCE QUESTIONNAIRE**

1. What public works projects has your organization completed for the period of one (1) year prior to the date of the current bid?

Contract Amount	Class of Work	Completion Date	Name and Address of Owner

2. What public works projects are now in process of construction by your organization?

Contract Amount	Class of Work	Expected Completed Date	Name and Address of Owner

3. Have you ever failed to complete any work awarded to you? \_\_\_\_\_ If so, where and why?

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4. List references from private firms for which you have performed work.

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## SECTION II - PLAN AND EQUIPMENT QUESTIONNAIRE

1. Explain your plan or layout for performing proposed Work. (Examples could include a narrative of when you could begin work, complete the project, number of workers, etc. and any other information which you believe would enable the governmental unit to consider your bid.)

2. Please list the names and addresses of all subcontractors (i.e. persons or firms outside your own firm who have performed part of the work) that you have used on public works projects during the past five (5) years along with a brief description of the work done by each subcontractor.

3. If you intend to sublet any portion of the Work, state the name and address of each subcontractor, equipment to be used by the subcontractor, and whether you will require a bond. However, if you are unable to currently provide a listing, please understand a listing must be provided prior to contract approval. Until the completion of the proposed project, you are under a continuing obligation to immediately notify all governmental unit in the event that you subsequently determine that you will use a subcontractor on the proposed project.

4. What equipment do you have available to use for the proposed project? Any equipment to be used by subcontractors may also be required to be listed by the governmental unit.

5. Have you entered into contracts or received offers for all materials which substantiate the prices used in preparing your proposal? If not, please explain the rationale used which would corroborate the prices listed.

## SECTION III CONTRACTOR'S FINANCIAL STATEMENT

Attachment of Bidder's financial statement is mandatory. Any Bid submitted without said financial statement as required by statute shall thereby be rendered invalid. The financial statement provided hereunder to the governing body awarding the Contract must be specific enough in detail so that said governing body can make a proper determination of the Bidder's capability for completing the Project if awarded.



BIDDER REMINDER LIST TO BE COMPLETED AND INCLUDED  
IN BID PACKAGE FOR REVIEW AT BID OPENING

	YES	NO
Have you properly and completely executed the Form No. 96 (Format) Bid Form (Section 004116)?		
Have you included your company's Financial Statement (Part II, Sect. III)?		
Note that the Non-Collusion Affidavit is part of the new Bid Form and is to be notarized.		
Have you enclosed a certified check or Bid Bond? (Note: bond must be signed by Surety and Principal)		
Have you indicated the Project Name, Bid Category No., and Description on the outside of your Bid envelope?		
Have you included Section 00 43 22 Unit Price Form?		

NOTE: IF ANY OF THE REQUIRED BIDDING DOCUMENTS ARE NOT INCLUDED, DATED, PROPERLY EXECUTED, THE CONTRACTOR'S BID MAY NOT BE ACCEPTED.

END OF DOCUMENT 00 41 16

## SECTION 01 23 00 - ALTERNATES

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

#### 1.2 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on Bid Form for certain work defined in Bidding Requirements that may be added to or deducted from Base Bid amount if Owner decides to accept a corresponding change either in quantity of construction to be completed or in products, materials, equipment, systems, or installation methods described in Contract Documents.
  - 1. The cost or credit for each alternate is net addition to or deduction from Contract Sum to incorporate alternate into Work. No other adjustments are made to Contract Sum.
  - 2. Alternates described in this Section are part of Work only if enumerated in Agreement.

#### 1.3 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of alternate into Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of Contract, notify each entity involved, in writing, of status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under same conditions as other work of Contract.
- D. Schedule: A Schedule of Alternates is included at end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve work described under each alternate.

### PART 2 - PRODUCTS (Not Used)

### PART 3 - EXECUTION

#### 3.1 SCHEDULE OF ALTERNATES

- A. **Base Bid No. 1, Alternate No. 1:** Cost additive to increase new PVC membrane thickness as indicated in 07 54 00 Thermoplastic Single-Ply Membrane Roofing, 2.01.B.1.a.
- B. **Base Bid No. 1, Alternate No. 2:** Cost additive to increase new Roof System Warranty from 20 to 25 years.
- C. **Base Bid No. 3, Alternate No. 3:** Provide a locally reinforced silicone roof coating system at RF09 (10-year warranty).

**Note: This Alternate shall include an allowance for the replacement of 600 SF of wet insulation with matching insulation components.**
- D. **Base Bid No., 3, Alternate No. 4:** Cost additive to increase coating thickness at RF09 as required to achieve a 20-year warranty.

- E. **Base Bid No. 3., Alternate No. 5:** Provide roof repairs and a locally reinforced silicone roof coating system at RF08 and RF15.
- F. **Base Bid No. 3, Alternate No. 6:** Cost additive to increase coating thickness at RF08 and RF15 as required to achieve a 20-year warranty.
- G. **Base Bid No. 1, Alternate No. 7: Cost additive to raise the large Roof Top Unit (RTU) at RF 12 as required to provide new curb per detail 13-A-503.**

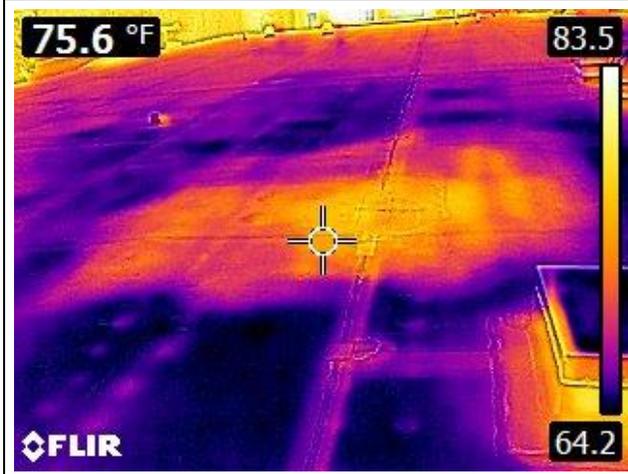
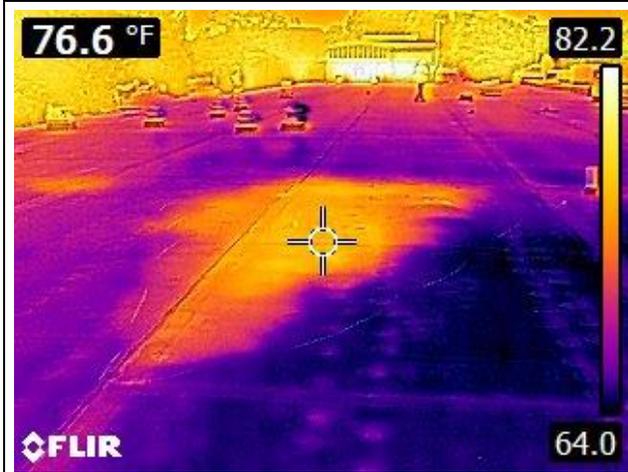
**Base Bid No. 1 shall include detailing at the existing equipment curb at RF12 per detail 13-A-503 utilizing the existing cub.**

END OF SECTION 01 23 00

RF09 IR Photos



Addendum No. 1  
Phase 1 – Roof Replacement Monrovia High School and Middle School  
Monroe-Gregg School Corporation



Addendum No. 1  
Phase 1 – Roof Replacement Monrovia High School and Middle School  
Monroe-Gregg School Corporation

Project Name MONROE-GREGG SCHOOL DISTRICT  
 Phase 1 - Roof Replacement Monrovia HS and MS  
 Project No. 223169.03

Meeting Date June 2, 2025

PLEASE PRINT CLEARLY. YOUR NAME AND TITLE WILL BE INCLUDED IN THE MEETING REPORT.

THANK YOU!

### SIGN-IN SHEET

NAME (Please print)	TITLE	COMPANY	PHONE/ FAX	E-MAIL
Trent Provo	Superintendent	Monroe-Gregg School District		tprovo@m-gsd.org
Dan Hammond	Construction Administrator	Fanning Howey	317-965.3568	dhammond@fhai.com
Robert Cleere	Project Manager	Technical Assurance	919 741 0684	rcleere@technicalassurance.com
Ken Kenneally	Estimator	Southwest Roofing	(317) 509-1015 / (612) 375-1852	kkeneally@southwestroofing.com
Mark Bell	Estimating Manager	B4L Sheet Metal & Roofing	318-59910	mbell@tectamerica.com
Niko Lopez	CRUD	Tek-Pro	574-354-3237	nikolopez@tekproroofing.com
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Jason Beedie	GM	Big Ben Builders	630 461 9528	jason@bigbenbuilders.com

NAME (Please print)	TITLE	COMPANY	PHONE/ FAX	E-MAIL
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LUCAS BELL	General Manager	BUTLER	214-713-9807	lucbell@butler.com