

PROJECT YWCA of Northeast Indiana, YWCA Lofts
1313 W. Washington Center Road
Fort Wayne, IN 46825

DATED January 10, 2024

OWNER YWCA of Northeast Indiana
1313 W. Washington Center Road
Fort Wayne, IN 46825

ARCHITECT Bona Vita Architecture, Inc.
110 W. Main St – Suite 200
Fort Wayne, IN 46802
260.471.9449

COMMISSION NO. 230495

BID DATE/LOCATION Bids will be due on January 25th at 2:00 PM local time
at the Hefner Center, 1313 W Washington Center
Road, Fort Wayne, IN 46825. There will be a public
bid opening of the sub-bids.

BUILDING WALK-THROUGH The building/site will be open to Contractors for field
investigation on Wednesday, January 17th from 8:00
AM until 9:00 AM.

SECTION 002213 – SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

The provisions of this Attachment shall delete, modify and supplement the provisions contained in the “Instructions to Bidders”, AIA Document A701-2018 Edition, Electronic Format. In case of conflict, the Supplementary Instructions to Bidders shall govern where any part of the AIA 701 Instructions to Bidders remain unaltered or not referred to herein, the unaltered provisions shall remain in effect.

ARTICLE 1 - DEFINITIONS

1.1 Definitions

Add the following paragraphs:

1.10 The Owner is:

YWCA Northeast Indiana, Inc.
1313 W. Washington Center Road
Fort Wayne, Indiana 46825

1.11 The Architect is:

Bona Vita Architecture, Inc.
110 W. Main Street – Suite 200
Fort Wayne, IN 46802

1.12 The Contractor is the Bidder whose bid or proposal is accepted by the Owner and is as defined in AIA 201-2007, Article 3.1.1.

1.13 The work is as defined in AIA 201-2017, Article 1.1.3.

1.14 The project is as defined in AIA 201-2017, Article 1.1.4 and consists of and not limited to the following:

Demolition and new Work indicated on construction documents.

1.15 The Contractor awarded shall be the single-prime contractor.

ARTICLE 2 - BIDDER’S REPRESENTATION

2.1 Bidder’s Representations

Add the following Paragraphs:

2.1.7 No bidder, after the award of the contract, shall be allowed any extra compensation for reason of his failure to inform himself fully, prior to his bidding, of all requirements of the contract documents, drawings, specifications and the circumstances of the building site.

2.1.8 Bidders represent that when Bids are submitted for consideration, they have no questions regarding ambiguity and are submitting Bids that will result in a project completed as per the intent of the plans and specifications.

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ARTICLE 4 - BIDDING PROCEDURES

4.1 Preparation of Bids

Replace 4.1.1 with the following paragraph:

4.1.1 Bids shall be submitted on State Form 96 Revised 2010 with the Supplemental Bid Form. (Supplemental Bid Form Included.) Bids shall be submitted in duplicate.

Replace 4.1.2 with the following paragraph:

4.1.2 All blanks on the bid form shall be filled in by typewriter or manually printed in by ink.

Add the following paragraph:

4.1.5.1 Failure to bid requested alternates may be considered justification for rejection of the entire bid.

4.2 Bid Security by Construction Manager

4.2.1 Insert the following sentence into Paragraph 4.2.1 as the second sentence:

Each bid shall be accompanied by either a bid bond or a certified check drawn in favor of the YWCA of Northeast Indiana for an amount not less than five (5) percent of the maximum bid of bids submitted.

4.2.4 Replace 4.2.4 with the following: Construction Manager shall submit bid security in the amount of 5% of the bid, including all alternates, made payable to the Owner. Security must be in the form of a bid bond or certified check. Bid Bond must be drawn against a surety company with a Best Insurance Rating of A or better, and licensed and authorized to do business in the State of Indiana.

Add the following paragraphs after 4.2.4

4.2.5 Should Bidder fail to execute a contract within ten (10) days of notice of award, or fail to provide Performance and Labor and Material Payment Bonds in amount required (100% each), the Bid Security shall become the absolute property of the YWCA of Northeast Indiana.

4.2.6 Bid Bond, if submitted, shall be written by a surety firm acceptable to the Owner.

4.3 Submission of Bids

4.3.1 Insert the following sentence into Paragraph 4.3.1 as the last sentence:

Deliver copies of the bid and any other documents required in duplicate on or before the time and at the location specified in the legal advertisement or Notice to Bidders.

ARTICLE 5 - CONSIDERATION OF BIDS

5.3 Acceptance of Bid (Award)

1 5.3.1 Insert the following sentence into paragraph 5.3.1 as the last sentence:
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3 Notice of acceptance or rejection of bids by Owner shall be given within sixty (60) days of the receipt of bids.
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6 ARTICLE 7 - PERFORMANCE AND PAYMENT BONDS
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8 7.2 Time of Delivery and Form of Bonds
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10 7.2.2 Insert the following sentence into paragraph 7.2.2 as the last sentence:

11 The bonds shall meet the requirements of the State of Indiana.
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15 ARTICLE 8 – FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR
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17 8.1 Replace paragraph 8.1 with following:

18 The contract between Owner and Contractor shall be written using AIA 2017 Standard Form Agreement Between
19 Owner and Contractor or a similar AIA contract will be executed. This date shall be fixed in a Notice to Proceed.
20 Contractor shall submit the following items prior to the execution of a contract:

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22 .1 Schedule of Values in a format suitable to the Engineer/Architect and Owner.
23 .2 All Bonds required.
24 .3 All Insurance Certificates required.
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27 END OF SECTION 002213
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