

ADDENDUM NUMBER 1

Date: July 26, 2022

Project: Wells County Highway Garage Project
800 E 200 S
Bluffton, IN 46714

Owner: The Board of Commissioners of Wells County, Indiana
102 W. Market St.
Bluffton, IN 46714

CM: James S. Jackson Co., LLC
304 W. Market St., Suite 100
Bluffton, IN 46714

This Addendum No. 1 amends the original Drawings and Project Manual released for bids dated July 6th, 2022, for the project referenced above.

Receipt of this Addendum and any subsequent Addenda must be acknowledged on the Bid Proposal Form.

This Addendum contains Twenty-two (22) items and includes Pre-Bid Meetings Notes, along with questions and answers submitted at this time.

Item: Description:

Bid Information

Bids may be received in the Wells County Area Plan Office located at 223 W Washington Street, Room 211, Bluffton, IN 46714 at any time before 3:00 PM on the day of the bid opening. Bids may be received from 3:00 PM – 4:00 PM in the multi-Purpose Room located at 223 W Washington Street, Room 105, Bluffton, IN 46714.

Bid Questions

1-01 *Is copper press allowable in lieu of copper solder for domestic water?*

Answer: Yes, press for above-ground domestic water is allowable as follows: "Viega Propress" wrought copper fittings with EPDM-rubber O-ring seal in each end.

1-02 *Are press fittings allowable for gas and compressed air piping?*

Answer: For type L copper for above-ground compressed air piping, press is allowable as follows: "Viega Propress" wrought copper fittings with EPDM-rubber O-ring seal in each end for oil-free compressed air piping. Ensure fittings are rated for compressed air service. However,

Press is not allowable for gas piping; gas piping to be schedule 40 black steel with threaded or welded fittings per specifications.

1-03 *Is a performance and payment bond required?*

Answer: No

1-04 *Are liquidated damages applied to this project? If so, what is the dollar amount?*

Answer: Yes. It will be \$2,000 per day.

1-05 *What is the time frame for this project? Is there a schedule for this project?*

Answer: The milestones are listed in the Prebid Agenda (listed below).

Prebid: July 21, 2022 @ 9:00 AM

Bid Date: August 4, 2022 @ 4:00 PM

Start of Construction: August 29, 2022

Salt Storage Building Delivery: September 2022

Cold Storage Building Delivery: November 21, 2022

Main Building Delivery: December 2022

Final Completion: February 5, 2024

1-06 *Is a bid form going to be provided?*

Answer: Attached herein.

1-07 *Are the AIA documents going to be provided to bidders or do we have to obtain the documents using the web link listed on Bid Security Forms?*

Answer: Provided in Bid Form. No preference is required for bid bond forms.

1-08 *Is a bid bond required?*

Answer: Yes. 5% of the value of the bid as defined in the bid documents.

1-09 *Will Supplementary Conditions be provided before bid day?*

Answer: No.

1-10 *Will a scope of work be issued for each bid package?*

Answer: Bid packages are described in the Prebid Agenda.

1-11 *Are sleeve seal systems required on all penetrations through the slab-on-grade?*

Answer: Yes. See notes #9 & 10 under EXECUTION on Sheet P-001.

1-12 *Will a door hardware schedule be forthcoming soon?*

Answer: Refer to Sheet A-601

1-13 *Do I provide the door hardware or will CIH be providing door hardware for the four aluminum entrances?*

Answer: The aluminum door supplier will provide the hardware for the aluminum entrances.

1-14 *Will the wood doors be pre-glazed?*

Answer: Yes.

1-15 *Will the HM doors be pre-glazed?*

Answer: No.

1-16 *The specs are attached for the non-clog lift station package and the associated drawings. The attached drawing does match up to the specifications, so I wanted to confirm if you prefer we proceed per the specs or the attached drawing?*

Answer: Please provide per the specifications.

1-17 *There are Grinder lift station specs included in the project (Section 333216), but I don't see any grinder packages on the drawings. Can you please advise if there are any grinder packages required and provide a drawing and quantity so we can quote?*

Answer: Please provide per the specifications. An add alternate may be provided if deemed necessary.

1-18 *Is Seismic requires for this project? (Class B and important factor of 1, by code, No seismic required.)*

Answer: This is not a high seismic area, correct.

Documents Attached

1-19 Wells County Highway Garage Prebid Agenda

1-20 Construction Manager Bid Form

1-21 Prebid Sign-in Sheet

1-22 Wells County Highway Garage – Bid Packages R1



WWW.JJACKSONCO.COM

July 26, 2022

Wells County Highway Garage Prebid Agenda

- 1.) Sign-in Sheet
- 2.) Project Representatives
 - a. Conor Jackson, James S. Jackson Company, Construction Manager, csjackson@jjacksonco.com; 260.824.0918
 - b. Mike Swann, Cube & Co., Owner's Representative
 - c. Jeff Wildt, PCI, Architectural Project Manager
 - d. All Prebid questions must be in writing and emailed to Conor Jackson
- 3.) Project Overview
 - a. Main Garage
 - i. Front Office/locker room/Breakroom
 - ii. Parking Garage
 - iii. Wash bays and Mechanics Shop
 - b. Cold Storage Building
 - c. Salt Storage Building
 - d. Misc Structures
 - i. Generator Pad
 - ii. Fuel Island
 - iii. Bulk Material Storage
 - iv. Oil Storage Structure
 - e. Site Work
 - f. Utilities to site
 - g. Back Lot
- 4.) Bid Opening
 - a. See bid submittal checklist, Section 004393
 - b. Please indicate bid package on the envelope
 - c. Bid time: August 4, 2022 @ 4:00 PM
 - d. Location: Wells County Annex, 223 W. Washington St., Bluffton IN
 - e. Bids will be opened read allowed after bid packages have been sorted
- 5.) Milestones
 - a. Prebid: July 21, 2022 @ 9:00 AM
 - b. Bid Date: August 4, 2022 @ 4:00 PM
 - c. Start of Construction: August 29, 2022
 - d. Salt Storage Building Delivery: September
 - e. Cold Storage Building Delivery: November 21, 2022
 - f. Main Building Delivery: December 19, 2022

- g. Final Completion: February 5, 2024
- 6.) Delineation of Bid Packages (see attached)
- 7.) Geo Technical Report will be provided by addendum
- 8.) Questions



BID FORM

Project: Wells County Highway Garage

Bid Package:

Bid Date: 8/4/2022

Bid Time: 4:00 PM

Bidding Contractor:

Lump Sum Base Bid:

Alternate 1: ADD / DEDUCT

Alternate 2: ADD / DEDUCT

Bid Check List:

Executed Bid Form:

Form 96:

5% Bid Bond:

Contractor's Financial Statement:

Non-Colusion Affidavit:

Document Confirming Officer's Authority to Sign:

Acknowledgement of Addendums:

Officer's Signature: _____

Wells County Highway Garage

Bid Packages

Bid Package #1 Pre-Engineered Metal Building and Steel Erection

Section 133419 – Metal Building Systems

Section 072100 – Thermal Insulation (as it pertains to this Bid Package)

Section 107316 – Canopies

Bid Package #2 Salt Storage Building

Bid Package #3 Concrete

Section 032000 – Concrete Reinforcing

Section 033000 – Cast-in-place Concrete

Section 072100 – Thermal Insulation (as it pertains to work in this bid package)

Section 321313 – Concrete Paving

Section 321373 – Concrete Paving Joint Sealants

Section 321623 – Sidewalks

Section 321726 – Tactile Warning Surface

Testing paid for by owner, coordinated by contractor

includes elevated slabs

Bid Package #4 Precast Concrete Planks

Section 034100 – Precast Structural Concrete

Includes Installation

Bid Packages #5 Masonry

Section 042200 – Concrete Unit Masonry

includes Joint Sealants (as it pertains to your work)

Includes Rebar

Bid Package #6 Miscellaneous Metals

Section 051200 – Structural Steel Framing

Section 055000 – Metal Fabrications

Includes Installation

Includes but is not limited to lintels, stairs, handrail, bollards, and precast concrete support angles

Bid Package #7 General Trades

Section 061000 – Rough Carpentry

Section 064116 – Plastic-Laminate-Clad Architectural Cabinets

Section 123661.16 – Solid Surface Countertops

Section 081113 – Hollow Metal Doors and Frames

Section 081416 – Flush Wood Doors

includes all Door Hardware

Section 102113.17 – Phenolic-Core Toilet Compartments

Section 104413 – Fire Protection Cabinets

Section 104416 – Fire Extinguishers

Section 105113 – Metal Lockers

Toilet Accessories

Joints Sealants (as it pertains to work in this section)

Flagpole

Window Treatments

Signage (interior/exterior)

Includes installation of all materials and products in these sections

does not include Section 107316 Canopies

Bid Package #8 Overhead Doors

Section 083613 – Sectional Doors

Bid Package #9 Glass and Glazing

Section 084113 – Aluminum Framed Entrances and Storefronts

Section 085113 – Windows

Section 088813 – Fire-Rated Glazing

includes Joint Sealants (as it pertains to this bid package)

Bid Package #10 Drywall and Acoustical

Section 092216 – Non-Structural Metal Framing

Section 092900 – Gypsum Board (includes tile backing panels) (drywall finish covered in Bid Package 12)

Section 095123 – Acoustical Tile Ceilings

Section 072100 – Thermal Insulation (as it pertains to this Bid Package)

Bid Package 11 Flooring

Section 033543 – Polished Concrete Finishing

Section 093013 – Ceramic Tiling

Section 096513 – Resilient Base and Accessories

Walk off Carpet

Section 096723 – Resinous Floor Coating

Bid Package 12 Painting

Section 092900 – Gypsum Board (finishing)

Section 099123 – Interior Painting

Interior Traffic Markings

Bid Package 13 Fire Protection

Division 13 – Fire Suppression

Bid Package 14 Mechanical

Division 22 – Plumbing

Division 23 – Heating Ventilating and Air Conditioning

Bid Package 15 Electrical

Division 26 – Electrical

Division 28 – Electronic Safety and Security

Bid Package 16 Excavation

Section 310513 – Soils for Earthwork

Section 311000 – Site Clearing

Section 312000 – Earth Moving

Section 312316 – Excavation

Section 312316.12 – Trenching

Section 312316.26 – Rock Removal

Section 312323 – Fill

Section 312500 – Erosion and Sedimentation Controls

Section 330110.58 – Disinfection of Water Utility Piping Systems

Section 330505.31 – Hydrostatic Testing

Section 330505.43 – Mandrel Testing

Section 330561 – Concrete Manholes

Section 331413 – Public Water Utility Distribution Piping

Section 331416 – Site Water Utility Distribution Piping

Section 331417 – Site Water Service Utility Laterals

Section 331123 – Valves and Hydrants for Water Utility Service

Section 333123 – Sanitary Sewerage Force Main Piping

Section 333216 – Packaged Wastewater Grinder Pump Assemblies

Storm Piping and Structures

Bid Package #17 Paving

Section 321216 – Asphalt Paving (includes stone under asphalt)

Section 321713 – Parking Bumpers

Parking lot signage/ Striping

Bid Package #18 Fencing

Section 323113 – Fencing

Bid Package #19 Landscaping

Section 329200 – Turf and Grasses

Section 329300 – Plants