



Lawrenceburg Community Center

ADDENDUM 2

General Narrative

Date: 4/15/24



Lawrenceburg Vertical Projects – Community Center

Addendum #2

April 15, 2024

This Addendum is hereby made a part of the Drawings and Specifications on the subject work as though originally included therein. The following amendments, additions, and/or corrections shall govern this work.

GENERAL

- 1)** All contractors **MUST BE** prequalified to submit a bid on this project. Reach out to Maxwell Construction if you are unsure if you are pre-qualified.
- 2)** Intent is for this Addendum #2 to be the FINAL Addendum prior to bid.
- 3) All Tier-1 Contractors**
 - a. All Contractors **MUST** schedule/ make a site visit with Maxwell Construction prior to bid date of 4/18/24 if not in attendance at Pre-bid on 4/2/24.
 - b. Contracts **MUST** include all information as required per BID FORM 00 41 16.
 - i. If there are questions, reach out to MCC for clarification prior to submitting bid.
 - c. All bids **MUST BE** either submitted in person or mailed to City of Lawrenceburg Office via certified mail. No emailed or faxed bids will be accepted.
 - d. Be sure to include Allowance in base-bid as called out in 01 12 00 Multiple Contract Summary and 01 21 00 Allowances Form.
 - i. All OH&P for Allowance Value to be included in base-bid amount. No additional mark-up will be permitted/ approved for Allowance use per Spec 00 43 21 Allowance Form.
 - ii. If Allowance is not consumed, a CO will be issued to remove value from contract upon project completion.
 - e. Be sure to include updated Alternates Form with bid which reflects the Allowance of \$150/ CY for stamped concrete.
 - f. Refer to updated Advertisement for Bid 00 13 30 which was distributed with Addendum 1 for details on submitting sealed bids as shown below.

1.2 BID SUBMITTAL AND OPENING

- A. Owner and CM will accept sealed lump sum bids until the bid time and date at the location given below. Owner and CM will consider bids prepared in compliance with the Instructions to Bidders issued by Owner and CM, and delivered as follows:
1. Bid Date: Thursday, April 18, 2024
 2. Bid Time: 2:00 PM local time.
 3. Location: City of Lawrenceburg Office (Bid Opening) – Council Chambers
 4. Physical bids to be dropped off at the City of Lawrenceburg Office: 230 Walnut Street, Lawrenceburg, IN 47025
 5. Bids shall be placed in a sealed envelope and clearly indicate:
 - a. Contractor's Legal Name and Address
 - b. BID for the Community Center Renovation.
 - c. Bid Category Number and/or Combination Bid (With included Bid Category numbers.)
 6. Mailed bids should be sent to the City of Lawrenceburg Office at the address listed above. If sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

4) Bid Category #1 – Selective Demolition

- a. Responsible for backfilling existing footings/ foundations that are removed with 53 Limestone compacted in no larger than 8" lifts. Contractor to supply and compact new stone. Use of existing subgrade stone is not permitted.

5) Bid Category #2 – General Trade

- a. Clarification to note as listed on Multiple Contract Summary 011200 BC-2 General Trades note 13.
 - i. Provide and install R-19 insulation and Tyvek Paper to the temporary wall partition to keep building envelope dry and properly insulated throughout construction.
- b. Refer to Structurepoint Narrative for clarification on overhead roof drain material type.

6) Bid Category #3 – Site Concrete

- a. Clarification on alternates 1A and 2A Decorative concrete in lieu of standard broom finish on Alternates Form 00 43 23.
 - i. BC-3 Site Concrete Contractor to figure an allowance of \$150/ CY for plant batched integral concrete coloring. (Cost to be included on top of base cost of concrete.)
- b. Refer to Structurepoint Narrative for clarification on depth of ADA Ramp footings.

7) Bid Category #4 – Metal Studs, Drywall, and Metal Panels

- a. Clarification to note as listed on Multiple Contract Summary 011200 BC-4 Metal Studs, Drywall, and Metal Panels Note 17
 - i. Spec 10 70 80 is the section to be referenced for the Vertical Sunshades as called out in BC- 4 MCS Note 17.
 - i. This Division Code is to be hereby added to BC-4 Metal Studs and Drywall.
- b. For the Metal Panels Basis of Design, Alfrex Panels, reach out to Jeff Bostic with Division 7 Metals for pricing.
 - i. Phone: 317-850-1784
 - ii. Email: jeff.bostic@division7mtls.com

- c. Refer to Structurepoint Narrative for clarification on substitution for 10 70 80 Vertical Metal Sunshades.
- 8) Bid Category #5 – Structural Steel**
 - a. Update to note as listed on Addendum #1 regarding Column Type C1.
 - i. No change to be made to Column Type C1. Contractor to source and supply column type C1 as specified.
 - b. Refer to Structurepoint Narrative for clarification on AISC Certification.
- 9) Bid Category #6 – Roofing**
- 10) Bid Category #7 – N/A**
- 11) Bid Category #8 – Aluminum Storefront**
 - a. Refer to Structurepoint Narrative for clarification on storefront jamb sizing.
- 12) Bid Category #9 – Electrical**
 - a. Clarification to note as listed on Multiple Contract Summary 011200 BC-9 Electrical note 14.A
 - i. Fire alarm panel and equipment to be covered with a durable plastic weatherproof covering throughout the project to keep unit dry.

QUESTIONS AND ANSWERS

1. Section 015723, Temporary Storm Water Pollution Control, paragraph 1.3(A) states, "The Stormwater Pollution Prevention Plan (SWPPP) is part of the Contract Documents and is bound into this Project Manual" However, in the same Section, paragraph 1.5(A) states that the SWPPP is due as an Information Submittal. Clarify whether each Bid Package Contractor is responsible for developing and submitting its own SWPPP, or if the Owner/ CM will provide a project SWPPP within the bid documents.
 - a. To be handled by CM.
2. Provide five or 2 trash carts?
 - a. MCS Note 4 for each BC to be amended to read, "BC-2 General Trades Contractor to be responsible for providing two (2) trash carts on casters....."
3. Should general trades or sitework provide push brooms and dust pans? The note says it should be by sitework.
 - a. MCS Note 4 for each BC to be amended to read, "BC-2 General Trades Contractor to be responsible for providing two (2) 24"-36" dust pans to be used by all bid categories."
4. Since the building is intended to be running like normal, does BC-2 General Trade need to provide insulation on the temporary wall?
 - a. BC-2 General Contractor needs to provide R-19 insulation along with Tyvek Paper to keep the building insulated and watertight throughout construction.

5. Can a temporary hose bib be provided by Bid Category #2 – General Trades for temporary water? This will be needed to reduce the amount of dust when sawing concrete.
 - a. Both water and electric are available onsite and will remain active throughout the duration of construction.
6. Will temporary electric be available throughout construction duration?
 - a. Both water and electric are available onsite and will remain active throughout the duration of construction.
7. Per our conversation during the pre-bid, confirm the large boulders within the landscaped areas will be removed by Owner.
 - a. The large boulders will be removed prior to commencing demolition.
8. Note 12 & 17 refers us to architectural for details on the concrete benches, but there is no mention of them in Architectural. Please advise.
 - a. For details on bench refer to detail 6, on S303. Bench/pedestal atop foundation wall to be by Owner/CM
9. Rear ADA ramp area. When I compare the demo drawing to C-102, the asphalt patching does not match what would be necessary when comparing to the demo drawings. Please advise.
 - a. BC-3 Site Concrete Contractor is to figure demo and patching of asphalt as required for installation of ramp footers/ foundations/ bottom landing.
 - i. 5'x5' concrete landing to be included at bottom of ramp.
10. Note 7 on C101 needs to be removed.
 - a. Removed per Addendum #1.
11. The documents do not state if there are any wage rate requirements or not, Prevailing or Davis Bacon?
 - a. This job is standard wage and is not subject to prevailing wage/ Davis Bacon.
12. Please confirm who will be providing the backfill for the footings and foundations removed by the BC-1 Demolition Contractor?
 - a. BC-1 Demolition Contractor to backfill existing footings/ foundations that are removed with 53 Limestone compacted in no larger than 8" lifts. (Contractor to supply and compact stone. Existing subgrade stone is not to be used.)
13. There is a wide margin in color costs for integral concrete, so I was wondering if this could be included as a material allowance since the exact color has not been specified. Colors can have cost differences as much as \$100/CY in difference between colors.
 - a. BC-3 Site Concrete Contractor to figure and allowance of \$150/ CY for plant batched integral concrete coloring.
14. Is there an update on Structural Steel Column C1 sizing which is mentioned in Addendum 1.
 - a. No update. Contractor to source and use material as specified.
15. Please provide clarification on a contact for the Metal Panels Basis of Design, Alfrex.
 - a. Reach out to Jeff Bostic with Division 7 Metals for Alfrex Paneling Phone: 317-850-1784 Email: jeff.bostic@division7mtls.com
16. Who is responsible for Spec Section 10 70 80 Vertical Sunshades?

- a. Per MCS BC-4 Metal Studs and Drywall, note 17, "BC-4 MSD Contractor is responsible for vertical slats to match wood finish soffit system as identified by Note 8 on Sheet A101." Spec 10 70 80 is hereby added to scope per note listed above.

Updated Specifications:

- 1) Specifications which have been **added** to project.
 - a. **N/A**
- 2) Specifications which have been **removed** from the project:
 - a. **N/A**

Updated Drawings:

- 1) **N/A**

Allowances:

- 1) **N/A**

Unit Prices:

- 1) **N/A**

Alternates:

- 1) **Alternate 1B and 2B updated to reflect \$150/ CY Allowance for plant batched integral concrete color.**



Lawrenceburg Community Center

ADDENDUM 2

Arch. / Eng. Narrative

Date: 4/15/24



9025 River Road, Indianapolis, Indiana 46240
TEL 317.547.5580 FAX 317.543.0270

www.structurepoint.com

Addendum No. 2

Project Name: Lawrenceburg Community Center Renovations
Project Number: 2022.01820
Date: 04.15.2024

OWNER:

City of Lawrenceburg
213 W William Street
Lawrenceburg, IN 47025

ARCHITECT / STRUCTURAL ENGINEER / CIVIL ENGINEER

American Structurepoint, Inc.
9025 River Road
Indianapolis, Indiana 46240
317.547.5580

MECHANICAL / PLUMBING / ELECTRICAL ENGINEER

Applied Engineering Inc
5975 Castle Creek Parkway, Suite 300
Indianapolis, IN 46250
317.810.4141

CIVIL ENGINEER

Land Consultants
314 Front Street
Lawrenceburg, Indiana 47025
812.584.4271

CONSTRUCTION MANAGER

Maxwell Construction
440 Nowlin Ave
Greendale
812.537.2200

This Addendum forms part of the Contract Documents for the Project and contains clarifications and revisions to the Contract Documents.

The information contained herein modifies the original Bidding Documents and all prior Addenda as applicable. Requirements of the original Bidding Documents and previous Addenda remain in effect except as modified by this Addendum.

Bidders must acknowledge receipt of this Addendum on the Bid form. Failure to acknowledge receipt of this Addendum may subject Bidder to disqualification.

The extent of this addendum is as follows:

QUESTIONS AND ANSWERS

Question 26: Can we substitute PVC drain lines in lieu of cast iron for roof drains?

Answer: No, please plan to install cast iron storm piping above ground and cast iron roof drain fixtures.

Question 28: General Notes state that top of footer mat is 98'-6", but this elevation would be above the ramp. Please advise on what the top of footer mat needs to be.

Answer: Top of footer mat to be 94'-1"

Question 31: Please clarify if an AISC Certification is required for each structural steel contractor that is bidding this project. Standard would be to hold all contractors accountable to AISC Standards rather than requiring the AISC Certification which is extremely pricy.

Answer: Correct; AISC Standards are required, but AISC Certification will not be required.

Question 34: The plans detail 6" door jambs which are not made. This would either need framed and wrapped with break metal to match or be changed to 4". If framed, this would break up the storefront system. Please provide update on how to proceed.

Answer: This may be a composite frame; 2" or 4" door jamb joined abutted to another mullion. Hairline joints are acceptable.

Question 36: Metal fabrication spec section is listed in BC-3. What metal fabrications should this bid category account for, or should it be eliminated from this bid category?

Answer: This is intended for any miscellaneous items such as angles that may be required for a complete project installation, but may not be specifically shown in the structural drawings. While 'none' is anticipated, the shop drawing process may show a need.

Question 37: Please clarify if Substitution Requests will be approved for 10 70 80 Metal Sun Shades.

Answer: Division 7 Metal Sun Shade fins are acceptable so long as a custom woodgrain paint finish is provided that will coordinate with soffit system.

END OF ADDENDUM



Lawrenceburg Community Center

ADDENDUM 2
Updated Alternates
Form

Date: 4/15/24

DOCUMENT 004323 - ALTERNATES FORM

Project: City of Lawrenceburg – Vertical – Community Center Renovation

City of Lawrenceburg – Community Center
423 Walnut Street
Lawrenceburg, IN 47025

Owner: City of Lawrenceburg
Architect: American Structurepoint
Construction Manager: Maxwell Construction Company

Bid Submitted By:_____

Bid Category: No._____ Description_____

DESCRIPTION

- A. The undersigned Bidder proposes the amount below be added to or deducted from the Base Bid if alternates are accepted by the Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the effects of each alternate on the Contract Time and the Contract Sum.
- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within 90 days of the Notice of Award unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no effect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.

SCHEDULE OF ALTERNATES AS FOLLOWS:

City of Lawrenceburg – Vertical – Community Center Renovation

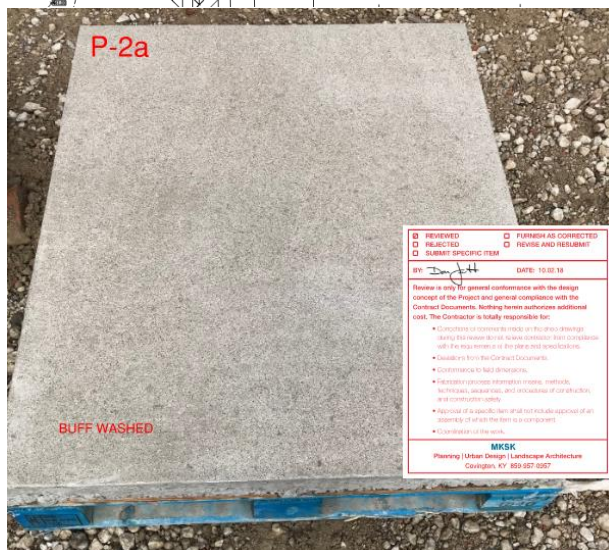
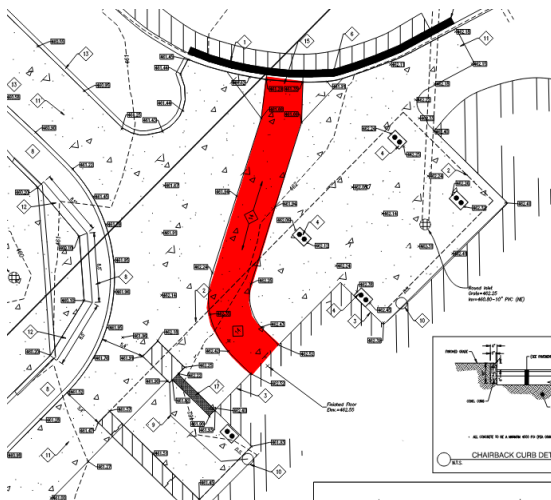
Alternate No. 1A - Decorative Concrete in Lieu of Standard Broomed Finish at ADA Walk-Way (Approximately 250SF)

Responsible Bid Categories: BC – 3: Sitework/ Concrete

ADD _____ DEDUCT _____ NO CHANGE _____ NOT APPLICABLE _____

_____ Dollars (\$ _____)
(Written Amount) (Numerical)

- Description: Base-bid for all site concrete to include standard broomed finish for all site-concrete including tooled joints, picture framed borders, and caulked construction joints.
- Alternate #1A to include ADD for exposed aggregate buff-wash finish to match what is at Lawrenceburg Civic Park per picture below, in lieu of broomed finish concrete as specified at ADA path from ADA Ramp to Front Door as shown in area in Red below per Sheet C-101. (Mock-up to be provided onsite on a 4'x4' pallet that is to be retained until work is complete.)



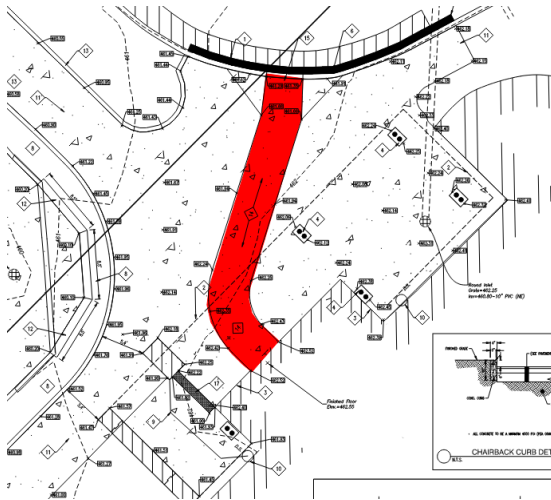
Alternate No. 1B - Stamped Concrete in Lieu of Standard Broomed Finish at ADA Walk-Way (Approximately 250SF)

Responsible Bid Categories: BC – 3: Sitework/ Concrete

ADD _____ DEDUCT _____ NO CHANGE _____ NOT APPLICABLE _____

_____ Dollars (\$ _____)
(Written Amount) (Numerical)

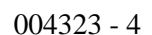
- Description: Base-bid for all site concrete to include standard broomed finish for all site-concrete including tooled joints, picture framed borders, and caulked construction joints.
- Alternate #1B to include ADD for slate pattern (light texture) w/ one plant dosed integral color and single powder colored release agent at ADA path from ADA Ramp to Front Door as shown in area in RED below. **For the plant dosed integral color, include Allowance of \$150/CY for coloring.** (Mock-up to be provided onsite on a 4'x4' pallet that is to be retained until work is complete.)



Responsible Bid Categories: BC – 3: Sitework/ Concrete

_____ Dollars (\$ _____)
(Written Amount) (Numerical)

- Description: Base-bid for all site concrete to include standard broomed finish for all site-concrete including tooled joints, picture framed borders, and caulked construction joints.
- Alternate #2A to include ADD for exposed aggregate buff-wash finish to match what is at Lawrenceburg Civic Park per picture below, in lieu of broomed finish concrete as specified under Front Canopy as shown in area in Yellow below per Sheet C-101. (Mock-up to be provided onsite on a 4'x4' pallet that is to be retained until work is complete.)



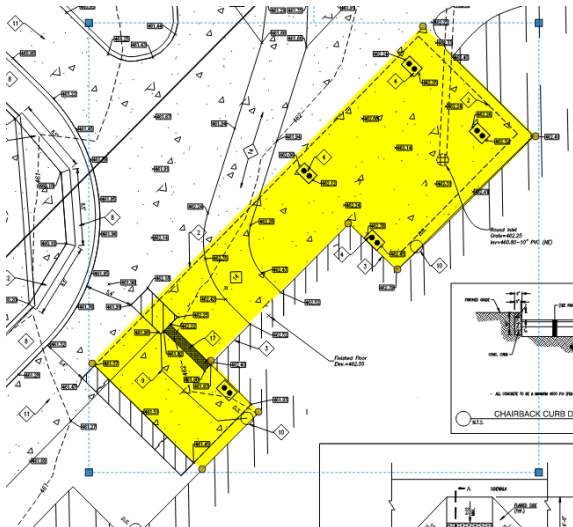
Alternate No. 2B - Stamped Concrete in Lieu of Standard Broomed Finish Under Canopy (Approximately 750SF)

Responsible Bid Categories: BC – 3: Sitework/ Concrete

ADD _____ DEDUCT _____ NO CHANGE _____ NOT APPLICABLE _____

_____ Dollars (\$ _____)
(Written Amount) (Numerical)

- Description: Base-bid for all site concrete to include standard broomed finish for all site-concrete including tooled joints, picture framed borders, and caulked construction joints.
- Alternate #2B to include ADD for slate pattern (light texture) w/ one plant dosed integral color and single powder colored release agent in lieu of broomed finish concrete as specified under Front Canopy as shown in area in Yellow below per Sheet C-101. **For the plant dosed integral color, include Allowance of \$150/CY for coloring.** (Mock-up to be provided onsite on a 4'x4' pallet that is to be retained until work is complete.)



Alternate No. 3 - Replacement of Parking Bumpers w/ Chairback Curbs.

Responsible Bid Categories: BC-3: Sitework/ Concrete

ADD_____ DEDUCT_____ NO CHANGE_____ NOT APPLICABLE_____

(Written Amount) Dollars (\$_____) (Numerical)

- Description: Base-bid to include no work for Note 16 on Sheet C101. Parking Bumpers to remain in-place via base-bid.
- Alternate #3 to include ADD for replacement of 270LF of parking bumpers with new Chairback Curb per Note 16 on Sheet C101.
 - Contractor to excavate along backside of asphalt for placement of curb taking caution not to damage the existing asphalt.
 - Contractor to sawcut front face of asphalt where it will butt up against new curb for a smooth transition.
 - Contractor to caulk space between curb and asphalt for a clean transition.

Alternate No. 4 - Sealcoating of Parking Lots as Shown Below in Areas Shaded in Yellow.

Responsible Bid Categories: BC-3: Sitework/ Concrete

ADD_____ DEDUCT_____ NO CHANGE_____ NOT APPLICABLE_____

(Written Amount) Dollars (\$_____) (Numerical)

- Description: Base-bid to include no resealing work of areas as shown below.
- Alternate #4 to include ADD for seal-coating of two parking lot areas as shown below in areas shaded in yellow.



Alternate No. 5. – Replacement of Metal Panels Called to be Salvaged via Note on Detail 2, Sheet A321.

Responsible Bid Categories: BC-4 Metal Studs and Drywall

ADD_____ DEDUCT_____ NO CHANGE_____ NOT APPLICABLE_____

_____ Dollars (\$_____)
(Written Amount) (Numerical)

- Description: Base-bid to include removal and salvaging of metal panels as shown on prints.
- Alternate #4 to include ADD for removal and replacement of ribbed metal panels with new panels to match what is being installed on vertical surfaces of canopy including all required girts, insulation, trim, and caulking.

SUBMISSION OF BID SUPPLEMENT

Respectfully submitted this ____ day of _____, 2023

Submitted By:_____ (Insert name of bidding firm or corporation)

Authorized Signature:_____ (Handwritten signature)

Signed By:_____ (Type or print name)

Title:_____ (Owner/Partner/President/Vice President)

END OF DOCUMENT 004323