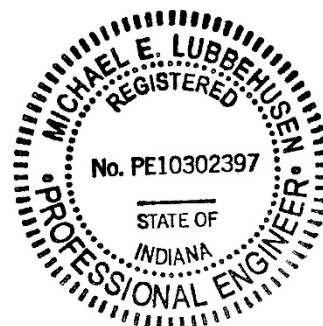




Primary Engineering, Inc.
 2828 Lake Ave.
 Fort Wayne, Indiana 46805
 260-424-0444 ph
 www.primary-eng.com



Addendum: **1**

Date: **07/19/2024**

Project: **Strauss-Peabody Aquatic & Fitness Center Mechanical Upgrades**

Comm #: **24601**

The following items shall be incorporated into the specifications and drawings and are considered to be integral to the bid documents for the project. Acknowledgement of receipt of this addendum is required on the bid form.

Item #1: General Clarifications.

- A. See attached for pre-bid meeting sign-in sheet and meeting minutes.
- B. See attached roof warranty information. Carlisle Golden Seal Total Roofing system, warranty starting on 11-18-2011. Carlisle Roofing System, Inc.
- C. Question: "How much refrigerant will be reclaimed from removal of existing AHU?"
Response: Circuit A would have roughly 190 LBS, circuit B would have roughly 179 LBS.
- D. Question: "What is new ductwork material?"
Response: All supply/return duct shall be aluminum.
- E. Question: "Can you please clarify that alternat #1 is an add to the base bid, not a complete separate price."
Response: Yes, each alternate is an add to the base bid.
- F. Question: "Spec section 011000.1.7.A.2. Can you please clarify the extent of work that should be required as overtime or shift work?"
Response: Omit this section, overtime work is not required. Prior to any demolition work starting owner, contractor and engineer shall review anticipated construction schedule/duration.
- G. Question: "Please clarify that the pool unit will be out of service during the AHU change out and that temporary cooling/heating or dehumidification will not be required?"
Response: No temporary cooling/heating or dehumidification will be required. Contractor shall drain pool prior to removing air handler.

- H. Question: *"Please clarify if overhead & profit is included in the allowances or in base bid? 012100.1.4.B. conflicts with AUA General conditions 3.8.2.1.?"*

Response: Overhead & profit shall be in contract sum, not allowances.

Item #2: Specification section 004171, "Contractors bid supplement to form 96".

- A. Revised specification section to add alternate #1a to allow PoolPak bid.
- B. Revised specification to clarify all alternates are additional costs to the base bid.

Item #3: Specification section 011000, "Summary".

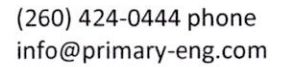
- A. Revised specification section to add alternate #1a to allow PoolPak bid.

Item #4: Specification section 012100, "Allowances".

- A. Revised article 1.4.B. to add overhead in profit in contract sum, not allowances.

Item #5: Specification section 012300, "Alternates".

- A. Revised specification section to add alternate #1a to allow PoolPak bid.
- B. Revised specification to clarify all alternates are additional costs to the base bid.



GOLDEN SEAL TOTAL ROOFING SYSTEM WARRANTY

SERIAL NO. 10072964

099

DATE OF ISSUE: November 18, 2011

BUILDING OWNER: TOWN OF NORTH MANCHESTER
 NAME OF BUILDING: NORTH MANCHESTER AQUATIC & FITNESS CENTER
 BUILDING ADDRESS: 902 NORTH MARKET STREET, NORTH MANCHESTER, IN
 DATE OF COMPLETION OF THE CARLISLE TOTAL ROOFING SYSTEM: 11/11/2011
 DATE OF ACCEPTANCE BY CARLISLE: 11/18/2011

(EB Warranty)

CMD1093040

Carlisle Roofing Systems, Inc., warrants to the Building Owner (Owner) of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, Carlisle will repair any leak in the Carlisle Golden Seal™ Total Roofing System (Carlisle Total Roofing System) installed by a Carlisle Authorized Roofing applicator for a period of 20 years commencing with the date of Carlisle's acceptance of the Carlisle Total Roofing System installation. However, in no event shall Carlisle's obligations extend beyond 20.5 years subsequent to the date of substantial completion of the Carlisle Total Roofing System. See below for exact date of warranty expiration.

The Carlisle Total Roofing System is defined as the following Carlisle brand materials: Membrane, Flashings, Counterflashings, Adhesives and Sealants, Insulation, Recovery Board, Fasteners, Fastener Plates, Fastening Bars, Metal Edging, Metal Termination Bars, and any other Carlisle brand products utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

- Owner shall provide Carlisle with written notice within thirty (30) days of the discovery of any leak in the Carlisle Total Roofing System. Owner should send written notice of a leak to Carlisle's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Carlisle, the Owner authorizes Carlisle or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
- If, upon inspection, Carlisle determines that the leak is caused by a defect in the Carlisle Total Roofing System's materials, or workmanship of the Carlisle Authorized Roofing Applicator in installing the same, Owner's remedies and Carlisle's liability shall be limited to Carlisle's repair of the leak.
- This warranty shall not be applicable if, upon Carlisle's inspection, Carlisle determines that any of the following has occurred:
 - The Carlisle Total Roofing System is damaged by natural disasters, including, but not limited to, lightning, fire, insect infestations, earthquake, tornado, hail, hurricanes, and winds of peak gust speeds of 55 mph or higher measured at 10 meters above ground; or
 - The Carlisle Total Roofing System is damaged by any intentional or negligent acts, accidents, misuse, abuse, vandalism, civil disobedience, or the like.
 - Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non-Carlisle brand metal work, etc., occurs and causes a leak, or otherwise damages the Carlisle Total Roofing System; or
 - Acids, oils, harmful chemicals and the like come in contact with the Carlisle Total Roofing System and cause a leak, or otherwise damage the Carlisle Total Roofing System.
 - The Carlisle Total Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture.
- This Warranty shall be null and void if any of the following shall occur:
 - If, after installation of the Carlisle Total Roofing System by a Carlisle Authorized Roofing Applicator there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, or utilities are placed upon or attached to the roof without first obtaining written authorization from Carlisle; or
 - Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on Carlisle's Care & Maintenance Information sheet which accompanies this Warranty.
- Only Carlisle brand insulation products are covered by this warranty. Carlisle specifically disclaims liability, under any theory of law, for damages sustained by or caused by non-Carlisle brand insulation products.
- During the term of this Warranty, Carlisle shall have free access to the roof during regular business hours.
- Carlisle shall have no obligation under this Warranty while any bills for installation, supplies, service, and warranty charges have not been paid in full to the Carlisle Authorized Roofing Applicator, Carlisle, or material suppliers.
- Carlisle's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.
- Carlisle shall not be responsible for the cleanliness or discoloration of the Carlisle Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants, or biological agents.
- Carlisle shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, spores, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.
- This warranty is not assignable by operation of law or otherwise. Application may be made by a new building owner for reissuance of the warranty during the original warranty period. Certain procedures including, but not limited to, an inspection of the Roofing System by a Carlisle representative and fees will apply to any reissuance. Carlisle reserves the right, in its sole discretion, to refuse to reissue this warranty.

CARLISLE DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED; AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY CARLISLE.

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE CARLISLE TOTAL ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. CARLISLE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

BY: Robert H. McNeill
 AUTHORIZED SIGNATURE
 TITLE: Director, Technical and Warranty Services



This Warranty Expires: November 17, 2031

Investing in Roofing Solutions for Over 45 Years

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 Carlisle SynTec

CONTRACTOR'S BID SUPPLEMENT TO FORM 96

This form is to be used as a supplement to Form 96 (2013) and shall be included with Contractor's Bid.

TO: North Manchester Park and Recreation Board
902 N. Market Street
North Manchester, IN 46962

FOR: STRAUSS-PEABODY AQUATIC AND FITNESS CENTER MECHANICAL UPGRADES

The following documents, in duplicate, either enclosed herein or obtained separately, shall be included with the Bidders proposal in order to qualify as a responsible bid. Duplicate copies are included in the Project manual.

- FORM NO. 96 as prescribed by Indiana State Board of Accounts
- CONTRACTOR'S BID SUPPLEMENT TO FORM 96
- BID BOND or CERTIFIED CHECK for 5% of the Contract
- E-VERIFY AFFIDAVIT

Pursuant to notices given, the undersigned proposes to furnish all materials and labor necessary to complete the following Work according to Drawings and Specifications and addendum (receipt of said Addendum being acknowledged) as prepared by Primary Engineering, Inc. Our bid(s) are as follows:

BASE BID: State cost for all work associated with the replacement of existing Desertaire dehumidification unit with new Desertaire unit AHU-1.

Base Bid: _____ Dollars \$ _____
(amount in words)

PRINCIPAL SUBCONTRACTORS & MATERIAL SUPPLIERS

DEHUMIDIFICATION MANUFACTURER _____
MECHANICAL WORK _____
ELECTRICAL WORK _____

ALTERNATE BID #1: State the additional cost for all work associated with the replacement of existing Desertaire dehumidification unit with new Innovent unit AHU-1a.

(Add) Alternate Bid: _____ Dollars \$ _____
(amount in words)

PRINCIPAL SUBCONTRACTORS & MATERIAL SUPPLIERS

DEHUMIDIFICATION MANUFACTURER _____
MECHANICAL WORK _____
ELECTRICAL WORK _____

ALTERNATE BID #1A: State the additional cost for all work associated with the replacement of existing Desertaire dehumidification unit with new PoolPak unit.

(Add) Alternate Bid: _____ Dollars \$ _____
(amount in words)

PRINCIPAL SUBCONTRACTORS & MATERIAL SUPPLIERS

DEHUMIDIFICATION MANUFACTURER _____
MECHANICAL WORK _____
ELECTRICAL WORK _____

ALTERNATE BID #2: State the additional cost for all work associated with the replacement of existing pool boilers.

(Add) Alternate Bid: _____ Dollars \$ _____
(amount in words)

PRINCIPAL SUBCONTRACTORS & MATERIAL SUPPLIERS

BOILER MANUFACTURER _____
MECHANICAL WORK _____
ELECTRICAL WORK _____

ADDENDA RECEIVED:

Addenda No. _____ Dated: _____

Addenda No. _____ Dated: _____

END OF CONTRACTORS BID SUPPLEMENT TO FORM 96

Section 01 1000 - Summary

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Project information.
 - 2. Work covered by Contract Documents.
 - 3. Access to site.
 - 4. Coordination with occupants.
 - 5. Work restrictions.
 - 6. Specification and drawing conventions.
 - 7. Miscellaneous provisions.

1.3 PROJECT INFORMATION

- A. Project Identification: Strauss-Peabody Aquatic and Fitness Center Mechanical Upgrades
Project Location: 902 N. Market Street, North Manchester, IN 46962.
- B. Owner: Town of North Manchester
 - 1. Owner's Representative: Jennifer Hotchkiss, Director, Strauss-Peabody Aquatic and Fitness Center.
- C. Architect: Primary Engineering, 2828 Lake Ave, Fort Wayne, IN 46805.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:
 - 1. Base Bid: Replace existing Desertaire dehumidification unit with new Desertaire unit, AHU-1. Including but not limited to all mechanical, electrical and associated control work.
 - 2. Alternate bid #1: Replace existing Desertaire dehumidification unit with new Innovent unit, AHU-1a. Including but not limited to all mechanical, electrical and associated control work.
 - 3. Alternate bid #1a: Replace existing Desertaire dehumidification unit with new PoolPak unit. Including but not limited to all mechanical, electrical and associated control work.
 - 4. Alternate bid #2: Replace existing pool boilers and boiler pumps. Including but not limited to all mechanical, electrical and associated control work.
- B. Type of Contract:

1. Project will be constructed a single prime contract.

1.5 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Use of Site: Limit use of Project site to work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 1. Limits: Confine construction operations to the boiler room and area immediately outside within the fenced enclosure around the existing cooling tower.
 2. Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.6 COORDINATION WITH OCCUPANTS

- A. Full Owner Occupancy: Owner will occupy site and existing building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.
 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
 2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.
 3. Do NOT lift heavy loads with a crane over the building during occupied hours. This must be scheduled with the Owner.

1.7 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 1. Notify Owner not less than two days in advance of proposed utility interruptions.
 2. Obtain Owner's written permission before proceeding with utility interruptions.

- C. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 - 1. Notify Owner not less than two days in advance of proposed disruptive operations.
 - 2. Obtain Owner's written permission before proceeding with disruptive operations.
 - 3. The classroom educational environment shall not be disrupted.
- D. Controlled Substances: Use of tobacco products, E-cigarettes/vapor cigarettes and other controlled substances on Project site is not permitted.
- E. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.
- F. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.
 - 1. Maintain list of approved screened personnel with Owner's representative.

1.8 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.
 - 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 1000

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Section 01 2100 - Allowances

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Contingency allowances.

1.3 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.4 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the contingency allowance are included in the Contract Sum, but not in the allowances. These costs include delivery, installation, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit margins.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

1.5 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.

1. Include installation costs in purchase amount only where indicated as part of the allowance.
 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
 3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Contingency Allowance: Include a contingency allowance of **\$20,000.00** for use according to Owner's written instructions.

END OF SECTION 01 2100

Section 01 2300 - Alternates

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

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

1.3 DEFINITIONS

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

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the 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. Execute accepted alternates under the same conditions as other Work of the Contract.
- C. Schedule: A Part 3 "Schedule of Alternates" Article is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Base Bid:
 - 1. State cost for all work associated with the replacement of existing Desertaire dehumidification unit with new Desertaire unit AHU-1.

- B. Alternate #1:
 - 1. State the additional cost for all work associated with the replacement of existing Desertaire dehumidification unit with new Innovent unit AHU-1a.
- C. Alternate #1a:
 - 1. State the additional cost for all work associated with the replacement of existing Desertaire dehumidification unit with new PoolPak unit.
- D. Alternate #2:
 - 1. State the additional cost for all work associated with the replacement of existing pool boilers.

END OF SECTION 01 2300