

**SECTION 009111 - ADDENDUM NUMBER 1**

**PARTICULARS**

- 1.1 **DATE: DECEMBER 9, 2024**
- 1.2 **PROJECT: FULTON CO. PUBLIC LIBRARY: ADDITION, RENOVATIONS & SITE IMPROVEMENTS TO: AUBBEE, FULTON & ROCHESTER LIBRARIES**
- 1.3 **PROJECT NUMBER: 24029**
- 1.4 **OWNER: FULTON COUNTY PUBLIC LIBRARY, 320 W. 7TH STREET, ROCHESTER, IN 46975**
- 1.5 **ARCHITECT: ODLE MCGUIRE SHOOK MATTHEW R. MAYOL #IN19900090**



*Matthew R. Mayol*

**TO: PROSPECTIVE BIDDERS:**

- 2.1 **THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES THE ORIGINAL PROCUREMENT DOCUMENTS DATED NOVEMBER 15, 2024, WITH AMENDMENTS AND ADDITIONS NOTED BELOW.**
- 2.2 **ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED IN THE BID FORM. FAILURE TO DO SO MAY DISQUALIFY THE BIDDER.**
- 2.3 **THIS ADDENDUM CONSISTS OF 11 PAGES AND NO DRAWINGS:**
- 2.4 **GENERAL:**
  - A. A Pre-Bid meeting for this Project was held on December 4, 2024. Copies of the Pre-Bid Agenda and Sign-In-Sheet are attached to this Addendum for reference only.
  - B. There is a second Pre-Bid meeting scheduled for Wednesday, December 11. *NOTE: Bidders may contact the Library directly for a site visit during regular business hours by contacting Maintenance Director Phil Dilley (574) 270-0746 or Library Director Andrea Roe (574) 223-1002. Please contact the Architect directly if you need assistance (317) 408-9566, mmayol@omscorp.net.*
  - C. Bidders questions are as follows:
    1. Q: What is the budget for the Project?
      - a. A: The Architect's estimate is between \$2 and \$2.2 million dollars.
    2. Q: Can you provide the existing drawings for Bidder use?

- a. A: Yes. The existing drawings for all three (3) Libraries are at the following link:  
<https://omscorp.sharefile.com/d-s478f0b0930b546af9be9601fb663a00c>
3. Q: Who is providing the shelving, furniture & equipment (FF&E)?
  - a. A: The shelving, furniture & equipment is provided by Others.
4. Q: Who is the Owner's Low Voltage provider?
  - a. Controls Low Voltage is Automated Logic, United Technologies, Contact is: Brad :Lucas, System Specialist, brad.lucas1@carrier.com; Mobile# (756) 717-6835.
  - b. Data/Sound/Fire Alarm: Refer to the 'E' series drawings for the specific requirements for the Project.
5. Q: Does the triangular shaped concrete wing wall stay or get demolished at the exterior building planters.
  - a. A: Demo the concrete wing walls per the Drawings.
6. Q: Will there be any hazardous abatement required by the GC?
  - a. A: No. The specifications require that, if discovered, bring any hazardous materials to the attention of the Architect for Owner remediation.
7. Q: Does the Owner use a local electrical company for repairs?
  - a. A: Yes, Nubie Electric has recently provided electrical repairs.
8. Q: At Aubbee, will the replacement lights be the same size as the existing surface mounted lights? If not, what should the GC do to patch and repair holes created from replacing the surface mounted lights?
  - a. A: New lights should be the same size just a lower profile. The Engineer did not physically measure the dimensions for the existing lights but they all appear to be 2x4 fixtures. The Engineer does not anticipate that surface mount lights would leave any visible holes. If there are any mismatches between the two fixtures it should be handled with a drywall patch and paint to match existing ceiling.
9. Q: Is a handicapped accessible portable Restroom Trailer an option at Aubbee?
  - a. A: Yes but please keep in mind that the Specifications Summary of Work say that the GC can request that each Library can be closed for up to two weeks.
10. Q: Can you provide more details regarding the floor slab leveling requirements at Aubbee?
  - a. A: Yes, reference the Specifications and the Manufacturer's recommendations. If requested, the Architect will issue some additional notes in a future Addendum about floor leveling. Bidders should assume floor leveling is required in the Aubbee Meeting Room and Main Entry Vestibule.
11. Q: At Aubbee, is there adequate attic access to locate the new utilities for the new furnace system?

- a. A: Yes, while the A/E does not have survey photos of the attic space, existing drawings show a truss configuration with adequate space for the piping. Note that the Meeting Room for the new furnace duct is all drop ceiling and the Restrooms between the Mechanical Room and the Storage Room have drop ceilings.
- 12. Q: At Aubbee: Can the gas line be buried in the back in lieu of overhead as shown?
  - a. A: Yes. The basis of design is to tee off the existing gas line, which is already in the ceiling. If it is more costly to route the gas line over the vaulted ceiling in the Library, then it is acceptable to tee off close to the meter outside and route underground, avoiding the sanitary connection to the back yard septic.
- 13. Q: At Aubbee, can the HVAC compressor be located at the northeast corner of Storage Room X117 in lieu of outside of Mechanical X101 & Storage X102?
  - a. Yes, assume a new concrete pad and associated electrical disconnect will be required if this compressor relocates as described. The location for the outdoor coil was chosen due to the existing pad and electrical disconnect.
- 14. Q: At Aubbee, should the GC provide pricing for ceiling crack repairs?
  - a. The Architect will include an allowance for this work issued in this Addendum.
- 15. Q: Is epoxy re-bar required as indicated on the Civil Drawings?
  - a. A: Yes, at Fulton Branch, the epoxy rebar is specified to ensure adequate corrosion resistance to maintain structural integrity since this area will be subject to the open elements, as well as chemical de-icing measures so we recommend its use in this application. Substitutions can be submitted per the Specifications.

**CHANGES TO PRIOR ADDENDA: NONE**

**CHANGES TO THE PROJECT MANUAL - SPECIFICATIONS:**

**4.1 SECTION 012100-ALLOWANCES ADD.1**

- A. 3.2 SCHEDULE OF ALLOWANCES: TOTAL \$200,000.
  - 1. A. Reduce Allowance No 1 from \$150,000 to \$140,000.
  - 2. G. Add Allowance No. 7: Include a Contingency Allowance of \$10,000 at Aubbee Branch Library for repair, refinish and paint of existing hairline ceiling cracks in approximately 25% of the GWB ceiling areas.

**CHANGES TO DRAWINGS:**

**5.1 DRAWING L100-FULTON BRANCH PLANTING PLAN & PLANT DETAILS**

- A. Change the plant symbol on Planting Plan from WG to WC to match Plant Schedule.

**END OF SECTION**

**SECTION 009111.10 - PRE-BID CONFERENCE AGENDA**

**FULTON COUNTY PUBLIC LIBRARY:**

**DATE: DECEMBER 4, 2004**

**3.1 PROJECT: FULTON CO. PUBLIC LIBRARY: ADDITION, RENOVATIONS & SITE IMPROVEMENTS TO: AUBBEE, FULTON & ROCHESTER**

**3.2 PROJECT NUMBER: 24029**

**3.3 INTRODUCTIONS: MATT MAYOL, OMS PROJECT ARCHITECT**

A. OMS requests everyone present please sign-in on the sheet provided.

**3.4 GENERAL OVERVIEW OF PROJECT SCOPE:**

A. The work consists of architectural / interiors, civil / landscape, mechanical, plumbing, and electrical work as indicated on the Bidding Documents for Fulton County Public Library Addition, Renovations & Site Improvements dated November 15, 2024.

1. Work includes:

a. Aubbee Branch Library:

1) Paving, sidewalk and storm drainage improvements including new plantings and landscaping; Vestibule door replacement; Womens and Mens Toilet renovations for ADA; Interior floor, wall and ceiling finish renovations; new HVAC in the Meeting Room; Lighting replacements and miscellaneous other renovations.

b. Fulton Branch Library:

1) Paving, sidewalk and storm drainage improvements including new plantings and landscaping; Vestibule addition for safety, security ADA and energy efficiency; Interior floor, wall and ceiling finish renovations; New bottle filler, new HW recirculation pump; Lighting replacements and miscellaneous other renovations.

c. Rochester Library:

1) Interior renovations to relocate the Main Circulation Desk, Teen Dept., Local History and Tech. Services Deaprtments. Create a new Maker Space area and new Small Conference / Quiet Study rooms; Interior floor,wall and ceiling finish renovations; Vestibule door replacements; Removal of exterior landscape planters and associated masonry repairs; Plumbing upgrades: Lighting replacements and, miscellaneous other renovations.

**3.5 TYPE OF BID:**

A. One Stipulated Sum Contract.

B. Bids will be received until 2:00p.m. Local Time, Wednesday, January 8, 2024 at the Rochester Library, 320 W. 7th Street, Rochester, IN 46975. Bids received after that time will be returned unopened.

C. Bids will be publicly opened and read aloud.

**3.6 TIME OF COMMENCEMENT AND COMPLETION:**

A. Notice to Proceed on or about: January 14, 2024.

B. Substantial Completion: December 31, 2025.

### 3.7 PROCUREMENT OF DOCUMENTS:

- A. Bidders may obtain Bidding Documents from ARC Document Solutions for the cost of reproduction plus shipping and handling. Documents can be ordered online at [www.e-arc.com/location/south.bend/](http://www.e-arc.com/location/south.bend/) via virtual ePlanroom or contact ARC Documents Planroom, 1303 Northside Blvd , South Bend IN 46615; email: [southbend.orders@e-arc.com](mailto:southbend.orders@e-arc.com); Phone 574-287-2944; All payments and costs for printed Contract Documents and supplemental materials are non-refundable.
- B. Bidders may also obtain Bidding Documents from Eastern Engineering for the cost of reproduction plus shipping and handling. **There is no cost for downloading the Bidding Documents.** Documents can be ordered online at [www.easternengineering.com](http://www.easternengineering.com) via virtual ePlanroom or contact Eastern Engineering Plan Room, 1239 N Wells St., Fort Wayne, Indiana 46808; Phone (260) 969-6510. All payments and costs for printed Contract Documents and supplemental materials are non-refundable.
- C. Bidders may also obtain Bidding Documents from ReproGraphix for the cost of reproduction plus shipping and handling. Documents can be ordered online at [www.reprographix.com](http://www.reprographix.com) via virtual ePlanroom or contact ReproGraphix Inc., 437 N. Illinois Street, Indianapolis, Indiana 46204; Phone: (317) 637-3377. **Digital downloads of Contract Documents are available at no cost to plan holders.** All payments and costs for printed Contract Documents and supplemental materials are non-refundable.

### 3.8 BID SECURITY:

- A. Five percent (5%) Bid Security shall accompany each Bid.

### 3.9 PERFORMANCE AND PAYMENT BOND:

- A. In the amount 100% of Contract Sum will be required from the successful Bidder.

### 3.10 CONDITION OF AWARD:

- A. The Owner reserves the right to accept or reject any Bid and to Waive irregularities in Bidding.
- B. The Project is financed using General Obligation Bonds. Contracts will be awarded contingent upon approval by the Owner.
- C. The Owner shall be granted 30 days to award a Contract but the intent is to issue Notice to Proceed on or around January 14, 2024.

### 3.11 CONTRACTOR/SUBCONTRACTOR EMPLOYEES:

- A. Contractor shall review Supplementary Conditions Section 007300 Article 13 for conditions regarding employment of workers. This refers to Equal Opportunity, Sexual Predator and Criminal History Backgrounds.

### 3.12 INSTRUCTIONS TO BIDDERS:

- A. AIA 701 Instructions to Bidders and Supplemental Instructions to Bidders are included in the Division One Specifications and should be reviewed by all Bidders.

- B. Contractor's Bid for Public Works is to be completed in full for Bids and is included in the Division One Specifications.
- C. The Agreement shall be AIA Document A101.
- D. AIA Document A201, "General Conditions of the Contract for Construction" shall be used and is included in the Division One Specifications.
- E. The Supplementary Conditions included in the Division 1 Specifications modify the General Conditions of the Contract for Construction and should be carefully reviewed by all Bidders.

**3.13 ALTERNATES:**

- A. 012300 - Alternates is included in the Division Zero One Specifications.

**3.14 ADDENDA:**

- A. Addenda will be issued as required with the last addenda being issues no later than three (3) regular business days before bids are due.
- B. Questions concerning the Bidding Documents must be forwarded to the Project Architect no later than five (5) regular business days and will be answered by Addendum.

**3.15 ARCHITECT'S COMMENTS:**

- A. The Contract Documents are complementary, and what is required by one shall be binding as required by all.
- B. Bidders shall be required to provide what is called for in the Contract Documents. If the Contract Documents call for #53 Widgets, Bid #53 Widgets. Do not under any circumstances bid #52 Widgets and expect approval for use in the Project at a later date. "We didn't bid it that way" will not be an acceptable reason for a claim for extra money. Product Substitutions will be considered only in accordance with the Contract Documents (Reference Section 012513 for requirements).
- C. Each Contractor is responsible for reviewing the complete set of Drawings and Specifications to assure the Work required to be installed to complete his phase of the Work is included in his proposal.

**3.16 QUESTIONS:**

- A. Questions concerning the Bidding Documents must be forwarded to the Project Architect and will be answered in writing by Addendum.
- B. Verbal questions and verbal answers will not be considered valid.

**3.17 TOUR:**

- A. A tour of the existing facilities will be conducted for interested Bidders to review existing conditions immediately following this Meeting. ALL BIDDERS ARE ENCOURAGED TO PARTICIPATE.

PRE-BID CONFERENCE SIGN IN SHEET  
FULTON COUNTY PUBLIC LIBRARY DECEMBER 4, 2024

NAME: SR KUZMA  
COMPANY NAME: MCUFF ROOFING INC  
PHONE: 765-749-0157  
EMAIL: jr@mcuffroofing.com

NAME: Todd March  
COMPANY NAME: B-N-B  
PHONE: 574 780 8421  
EMAIL: Todd@b66sc.us

NAME: Louis Monroe  
COMPANY NAME: Monroe Construction Group  
PHONE: 765-455-2993  
EMAIL: Support@monroeconstruct.com

NAME: Stephen Carroll  
COMPANY NAME: KPS Construction  
PHONE: 317-984-7764  
EMAIL: Stephen@kpsconstruction.com

NAME: \_\_\_\_\_  
COMPANY NAME: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

NAME: \_\_\_\_\_  
COMPANY NAME: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

NAME: \_\_\_\_\_  
COMPANY NAME: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

Renovations & Site Improvements to: Aubbee,  
Fulton & Rochester Libraries

Fulton County Public Library

**PRE-BID CONFERENCE SIGN IN SHEET**  
**FULTON COUNTY PUBLIC LIBRARY DECEMBER 4, 2024**

NAME: Eric Tyler  
COMPANY NAME: Schenkel Construction Inc  
PHONE: 260-257-0713  
EMAIL: etyler@scibuild.com

NAME: \_\_\_\_\_  
COMPANY NAME: \_\_\_\_\_  
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Renovations & Site Improvements to: Aubbee,  
Fulton & Rochester Libraries

Fulton County Public Library

**PRE-BID CONFERENCE SIGN IN SHEET**  
**FULTON COUNTY PUBLIC LIBRARY DECEMBER 4, 2024**

NAME: SCOTT McQUILLAN  
COMPANY NAME: MICHUDA CONSTRUCTION  
PHONE: (312) 446-2872  
EMAIL: SMCCQUILLAN@MICHUDA.COM

NAME: \_\_\_\_\_  
COMPANY NAME: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
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COMPANY NAME: \_\_\_\_\_  
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**Scott McQuillan**  
Chief Estimator

**D** 708-928-8916

**C** 312-446-2872

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Tinley Park, IL 60477

## Brown and Brown GENERAL CONTRACTORS, INC.

124 S. Elkhart St. P.O. Box 487 Wakarusa, IN 46573

Since 1939

### Todd Marek

Estimator | Project Manager

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## **SECTION 012100 - ALLOWANCES**

### **PART - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. This Section includes administrative and procedural requirements governing allowances.
  - 1. Selected materials are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
  - 1. Contingency allowances
- C. Procedures for submitting and handling Change Orders are specified in Division 1 Section "Modification Procedures".

#### **1.3 CONTINGENCY ALLOWANCES**

- A. Use the contingency allowance only as directed for the Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. The Contractor's related costs for products and equipment ordered by the Owner under the contingency allowance are not part of the Contract Sum. These costs include delivery, installation, taxes, 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 the Owner by Change Order.

### **PART - PRODUCTS (NOT APPLICABLE)**

### **PART - EXECUTION**

#### **3.1 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.

#### **3.2 SCHEDULE OF ALLOWANCES: TOTAL \$200,000**

- A. Allowance No. 1: Include a general Contingency Allowance of \$140,000 for use according to the Owner's instructions.
- B. Allowance No. 2: Include a Contingency Allowance of \$20,000 for unforeseen conditions related to underground utilities, soils, or site improvement related items.

- C. Allowance No. 3: Include a Contingency Allowance of \$15,000 for irrigation system replacement at Rochester Library,
- D. Allowance No. 4: Include a Contingency Allowance of \$2,000 for 070553-Fire and Smoke Assembly Identification signage in any AHJ requested or code required locations.
- E. Allowance No. 5: Include a Contingency Allowance of \$8,000 for minor Shingle Roof Repairs and Flashing conditions at the Vestibule Addition at Fulton Branch Library.
- F. Allowance No. 6: Include a Contingency Allowance of \$5,000 for Hardware Keying and Lockset Core coordination with existing at new Vestibule Doors and at Rochester Library new door openings.
- G. Allowance No. 7: Include a Contingency Allowance of \$10,000 at Aubbee Branch Library for repair, refinish and paint of existing hairline ceiling cracks.

**END OF SECTION**