

Project No. F24062

Fort Wayne, Indiana

**ADDENDUM #01**

Fort Wayne Community Schools 2025 Misc. Masonry Repairs at Various Locations:

Project M-1

1200 South Clinton Street

Fort Wayne, Indiana 46802

MARTINRILEY architects ▪ engineers

221 West Baker Street

Fort Wayne, Indiana 46802

260-422-7994

Commission No.: F24062

Addendum Date: February 19, 2025

**Conditions:** The following clarifications, amendments, additions, deletions, revisions and modifications are a part of the contract documents and change the original documents only in the manner and to the extent stated.

Copies of the Addendum shall be bound with all contract sets of drawings and specifications.

**Receipt:** Addendum Number #01 shall be acknowledged by Bidders on their Bid Form.

**CLARIFICATIONS:** N/A

**CHANGES TO THE SPECIFICATIONS:** N/A

**CHANGES TO THE DRAWINGS:**

Sheet M132 - MASONRY DETAILS & PHOTOS - REMOVE AND REPLACE Sheet with new Sheet M132 - MASONRY DETAILS & PHOTOS

**END OF ADDENDUM NUMBER #01**

Attachments:

Pre-Bid Sign In Sheet

Prebid Meeting Minutes M1

Sheet M132



# PREBID MEETING MINUTES

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Project: FWCS 2025 Misc. Masonry Repairs at Various Locations - Project M-1

Meeting Date: February 19, 2025

Commission No: F24062.05

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I. Design Team Introduction:

1. Travis Searles, Coordinator, Fort Wayne Community Schools  
Cell: 260.438.0122; email: [travis.searles@fwcs.k12.in.us](mailto:travis.searles@fwcs.k12.in.us)
2. Don Schmidt, Project Manager, **MARTINRILEY architects•engineers**  
Office: 260.422.7994; Cell: 260.750.2420; email: [dschmidt@martin-riley.com](mailto:dschmidt@martin-riley.com)
3. Mike Hamilton, Principal, **MARTINRILEY architects•engineers**  
Office: 260.422.7994; Cell: 260.223.9014; email: [mhamilton@martin-riley.com](mailto:mhamilton@martin-riley.com)

II. Scope of Work:

**Project M-1:**

**Forest Park Elementary School**

- **Base Work M-1:** Re-pointing and masonry sealer.

**Indian Village Elementary School**

- **Base Work M-1:** Thru-wall flashing, re-pointing and dutchman repairs.

**Franke Park Elementary School**

- **Base Work M-1:** Re-pointing, brick replacement and CMU repairs.

**Maintenance & Operations**

- **Base Work M-1:** Masonry sealer.

**Forest Park Elementary School**

- **Alternate Work M-1-A:** Additional re-pointing and masonry sealer.

**Warehouse Services**

- **Alternate Work M-1-B:** Concrete repairs to precast double-tee wall panels and concrete foundation repairs

III. Timeline:

1. Bids are due at FWCS, Maintenance and Operations Facility, Facilities Department, located at 1519 Catalpa Street, Fort Wayne, Indiana on **Wednesday, March 5, 2025**, before 2:00 p.m. local time as indicated on the advertisement for bid and as follows:
2. Final Addendum (if required) will be issued on **Monday, March 3, 2025**. Be certain all questions have been asked by the end of the business day on Friday, February 28, 2025, as the submission of bids by the contractor suggests there are no questions regarding ambiguity, and you are submitting bids that will result in a complete project.

3. Project M-1 Project Dates:

**Construction Commencement: May 23, 2025**

- Note: Maintenance & Operations and Warehouse Services can start as early as weather allows.

**Substantial Completion: August 1, 2025**

**Final Completion: September 1, 2025**

- Final completion includes the completion of all of the Punch List items (Owner and Architect) and Close Out Paperwork (i.e. change orders, warranties, waiver of liens, certification letters, etc.)

IV. General Items

1. Bidders may obtain bidding documents from Eastern Engineering (260) 426-3119.
2. The owner reserves the right to accept or reject any and all bids and to waive any informalities in bidding
3. Questions relating to the project should be directed to Mike Hamilton or Don Schmidt at the office of **MARTINRILEY architects•engineers**
4. It is the Contractor's responsibility to assure that they or their subcontractors visit each project and verify existing conditions prior to the date of bid. Contractors will be required to sign-in at main office prior to site visit.

V. Additional items

1. **Section 00 01 26 – Background Check Requirements**

- Each contractor and sub-contractor providing services to the owner shall screen all employees providing services to the owner.
- FWCS SafeVendor program – online registration of company and background checks required
- FWCS may require random background checks to be performed
- Submit certificate of compliance with background check requirement to be submitted within 30 days of contract execution, failure to do so is ground for contract termination

2. **Section 00 01 27 – FWCS Smoking Policy**

- Smoking is not permitted on any FWCS properties, including electronic vapor, or smokeless tobacco.

3. **Section 00 01 29 – FWCS Dust Control/Housekeeping Standard**

- Contractor responsible for daily policing and of the construction area for cleaning of debris, excessive dust, etc.

4. **Section 00 01 31 – FWCS Document Management (Procore)**

- FWCS uses this software for web-based management tool
- Training will be offered to awarded contractors
- Use for: Submittals, Meeting Minutes, RFIs, PRs, ASIs/ESIs, Punch List, other project information as required

5. **Section 00 01 33 – Liquidated Damages**

- Liquidated damages may be assessed for each calendar day beyond the specified Substantial and/or Final completion dates

6. **Section 00 21 13 – Instruction to Bidders**

- Shall be AIA Document A701, a copy of which is bound within the specifications, will become a part of the Contract Documents.
7. **Section 00 22 13 – Supplementary Instruction to Bidders**
    - Modify, delete and supplement AIA Document A701, Instruction to Bidders.
    - Bidding Procedures among other items are identified in this section.
  8. **Section 00 41 71 – Bid Proposal Form**
    - All bids shall be accompanied by the following completed documents identified on the Required Bid Checklist
      - Supplement to Form 96
      - State Form 96
      - Bid Security – 5%
      - List of Major Subcontractors, Suppliers and Manufacturers
      - E-Verify affidavit
      - Contractor’s Statement of Equal Employment Opportunity Policy
      - Record of MBE, WBE, EBE
      - Iran Certifications
      - Submitted in Duplicate
      - Sealed Envelope Marked with Name and Bid Account Numbers
    - The failure to fill out all items in the Bid Supplement to Form 96 will be considered justification for rejection of the bid.
  9. **Section 00 43 43 – Responsible Bidder Requirements**
    - Contractor Pre-qualification requirements for Public Works Projects: All contractor’s and major subcontractors **MUST** be pre-qualified through the IDOA Public Works Certification Board
      - <http://www.in.gov/idoa/2486.htm>
  10. **Section 00 52 13 – Agreement Between Owner and Contractor**
    - The Agreement shall be the FWCS Standard Construction Agreement, a copy of which is bound in these documents, and which when executed, will become a part of the Contract Documents of the successful bidder.
  11. **Section 00 72 00 – General Conditions of the Contract**
    - Shall be AIA Document A201, a copy of which is bound within these documents, a will become a part of the Contract Documents.
  12. **Section 00 73 00 – Supplementary Conditions**
    - Modify the AIA Document A201, General Conditions of the Contract
    - Contractors shall secure a Performance Bond and Labor and Material Bond in the amount of 100% of the work accepted.
    - Insurance limits among other items are identified in this section.
  13. **Section 01 10 00 – Summary of Work**
    - Provides additional project information and Contractor Use of Premises.
  14. **Section 01 21 00 – Allowances**
    - Contingency allowances shall be included as follows:
      - Project M-1:           \$ 10,000.00
    - Contingency Allowance shall be used only as directed for Owner’s purposes and only by approved designate amounts to be charged to the contingency allowance.

- Contractors overhead and profit, including bond markups shall be included in the Base Bid and not part of the allowance

VI. Review Drawings

1. Review drawings.
2. Bid project per drawings, specifications, and addendum(s). Contractors will be held accountable to the bidding documents.

### PRE-BID ATTENDEE LIST

Fort Wayne Community Schools 2025 Misc Masonry Repairs at Various Locations.  
Project M-1

The following individuals have registered their attendance at the Pre-Bid held at 10:00am, local time, February 19, 2025, at Fort Wayne Community Schools Facilities Department Training Room.

Willie Miller  
(printed name)

Hagerman Construction Corp  
(firm/company)

Willie Miller  
(signature)

317-385-5432 wmillerr@hagermangc.com  
(phone & e-mail)

Brian Gottschalk  
(printed name)

Atlas Building Services  
(firm/company)

[Signature]  
(signature)

260-414-9630 briangottschalk@atlasbuildingsus.com  
(phone & e-mail)

Cory Kriny  
(printed name)

Zio/Kowski Con.  
(firm/company)

Cory Kriny  
(signature)

574-532-8563 CKriny@ZBuild.com  
(phone & e-mail)

Jacob Paulus  
(printed name)

Buckeye Construction & Restoration  
(firm/company)

[Signature]  
(signature)

513-525-2620 jpaulus@bcmco.com  
(phone & e-mail)

Justin Bowers  
(printed name)

Quality Masonry CO.  
(firm/company)

[Signature]  
(signature)

740-387-6720 office@qualitymasonryco.com  
(phone & e-mail)

Rob Chapman  
(printed name)

Midwest Maintenance, Inc  
(firm/company)

Rob Chapman  
(signature)

937-418-7471 rchapman@mmirestoration.com  
(phone & e-mail)



Project No. F24062.05

Fort Wayne, Indiana

Travis Searles  
(printed name)

[Signature]  
(signature)

FWCS  
(firm/company)

260-438-0122  
(phone & e-mail)

John Hudson  
(printed name)

\_\_\_\_\_  
(signature)

FWCS  
(firm/company)

\_\_\_\_\_  
(phone & e-mail)

Jayde Steffen  
(printed name)

\_\_\_\_\_  
(signature)

FWCS  
(firm/company)

\_\_\_\_\_  
(phone & e-mail)

Rory Finegan  
(printed name)

[Signature]  
(signature)

BERGLUND CONSTRUCTION  
(firm/company)

330-714-5974 / rfinegan@berglundco.com  
(phone & e-mail)

DON SCHMIDT  
(printed name)

[Signature]  
(signature)

MARTIN RILEY  
(firm/company)

(260)-750-2420 DSCHMIDT@MARTINRILEY.COM  
(phone & e-mail)

MIKE HAMILTON  
(printed name)

[Signature]  
(signature)

MARTIN RILEY  
(firm/company)

(260) 223-9014 / mhamilton@martin-riley.com  
(phone & e-mail)

\_\_\_\_\_  
(printed name)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(firm/company)

\_\_\_\_\_  
(phone & e-mail)

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(printed name)

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(firm/company)

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(phone & e-mail)

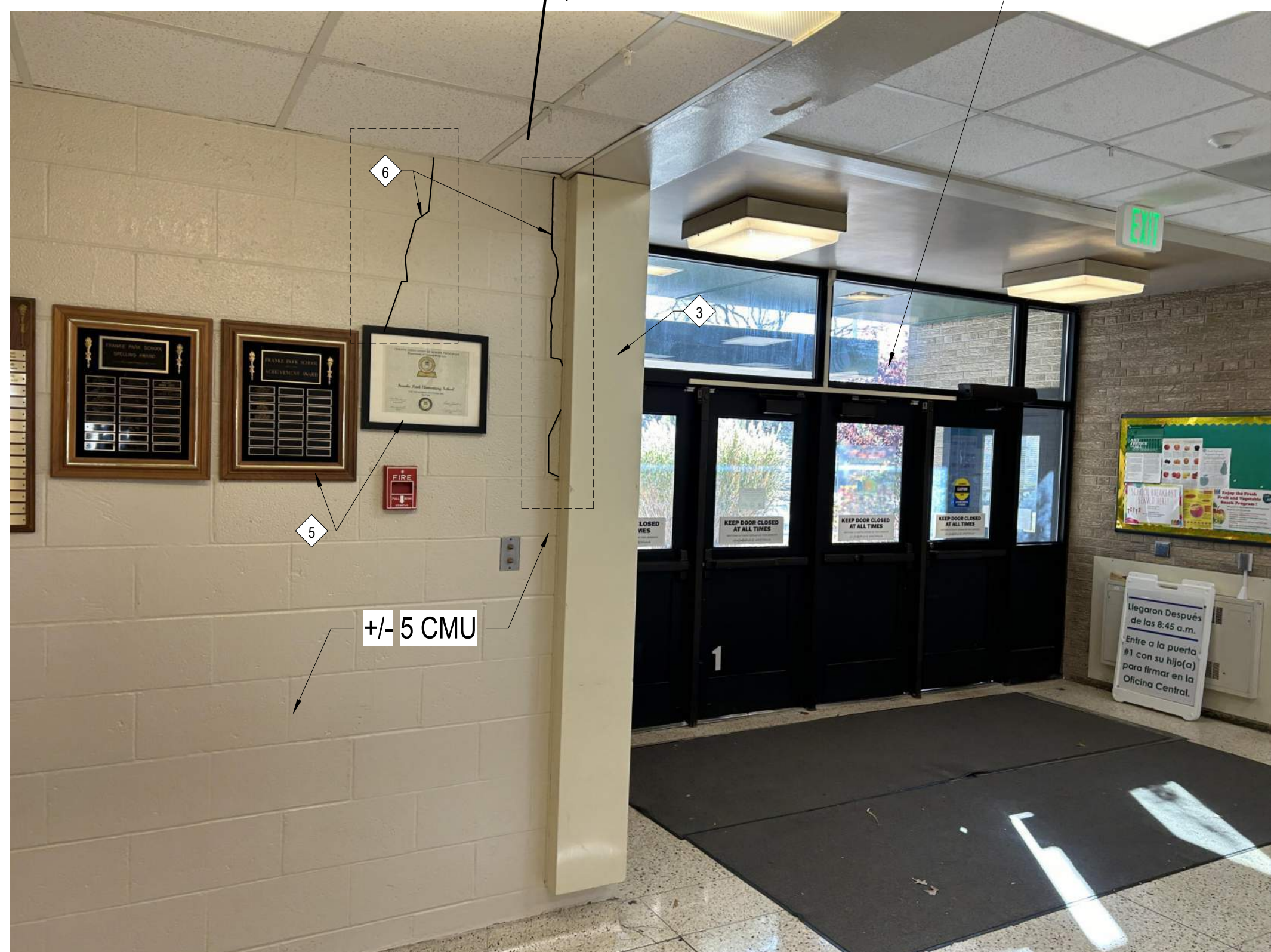




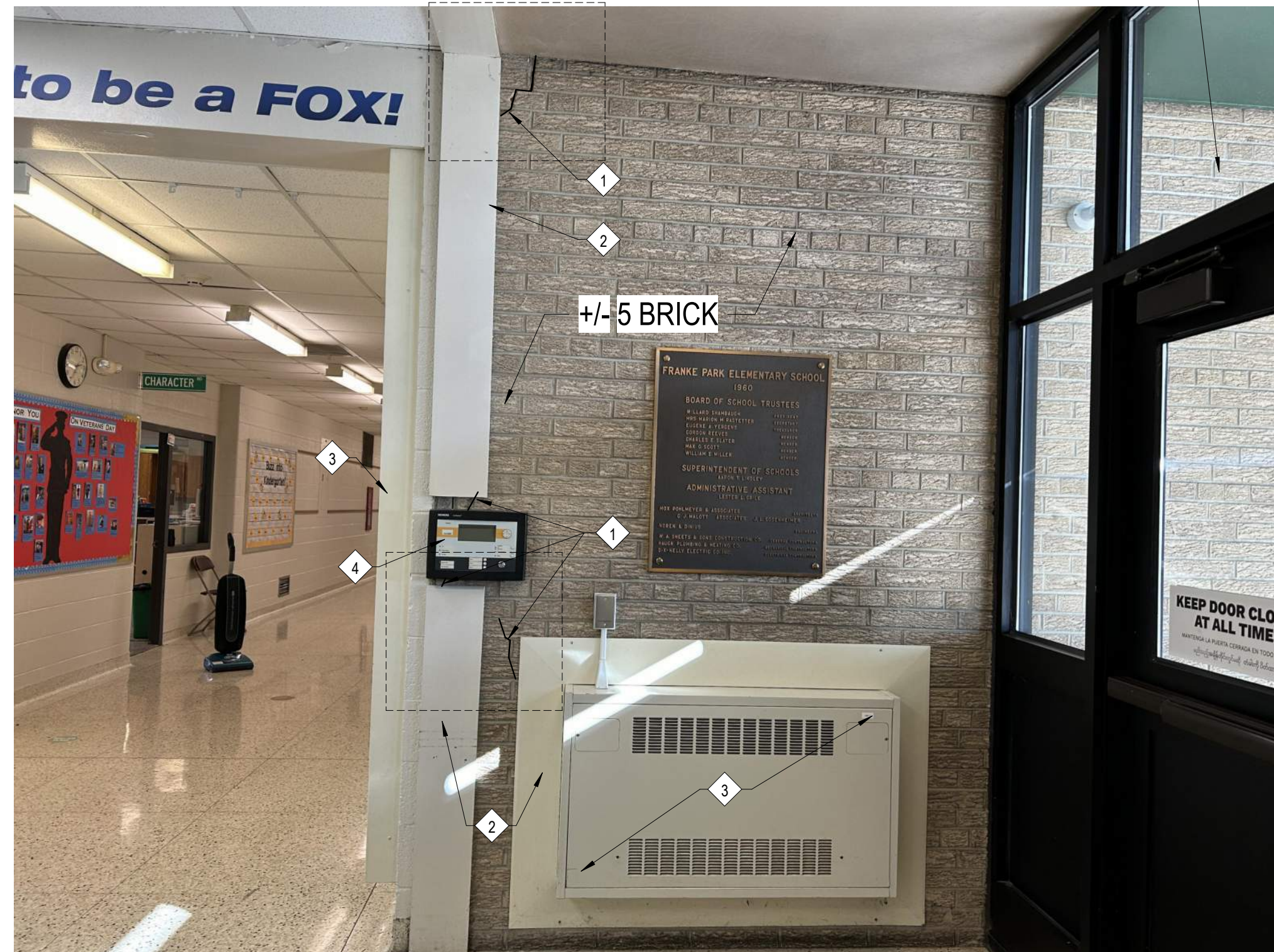
DOOR #1



DOOR #1



6 Photo 10  
N.T.S.



5 Photo 9  
N.T.S.

Work Description Notes Base Work M-1.

- 1 REMOVE IDENTIFIED (CRACKED, SPALLED) BRICK UNITS AND REPLACE WITH NEW TO MATCH EXISTING SIZE, TEXTURE AND COLOR. (OWNER TO PROVIDE ALL REPLACEMENT BRICK) PACK NEW MORTAR IN TIGHT THIN LAYERS UNTIL JOINT IS FULL AND FLUSH WITH BRICK FACE - TOOL JOINTS TO MATCH ORIGINAL PROFILE. SEE PHOTOS 9 & 10 ON SHEET M132 - SEE DETAIL 1/M132
- 2 REMOVE, SALVAGE AND REINSTALL EXISTING 1X WOOD TRIM TO ACCOMMODATE BRICK REPLACEMENT
- 3 EXG WALL MOUNTED HEATING UNIT, SHEET METAL SHROUD/CHASE AND MECHANICAL LINES TO AND ALL CORRESPONDING LINES REMOVED BY OWNER PRIOR TO MASONRY WORK.
- 4 EXG WALL MOUNTED ANNUNCIATOR PANEL TO REMAIN. PROTECT UNIT AND CORRESPONDING WIRING PRIOR TO MASONRY WORK AS REQUIRED.
- 5 REMOVE, SALVAGE AND REINSTALL WALL PLAQUES AS REQUIRED TO REPAIR CRACKED CMU
- 6 DEMO FACE OF CRACKED CMU BLOCK AND CHISEL BACK PORTION OF CMU TO REMAIN, ACCOMMODATING NEW 2" SOLID SCAP CMU TO BE FULLY MORTAR INTO PLACE. TOOL MORTAR TO MATCH PROFILE OF EXISTING ADJACENT MORTAR. OWNER IS RESPONSIBLE TO PAINT NEW CMU SOAPS.

Fort Wayne Community Schools  
2025 Misc. Masonry Repairs at  
Various Locations

1200 SOUTH CLINTON STREET  
FORT WAYNE, INDIANA 46808



221 West Baker Street  
Fort Wayne, Indiana 46802  
TEL. 260.422.7994  
FAX. 260.426.2067

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Project M-1 Location:  
Franke Park Elementary School  
828 Mildred Ave,  
Fort Wayne, IN 46808

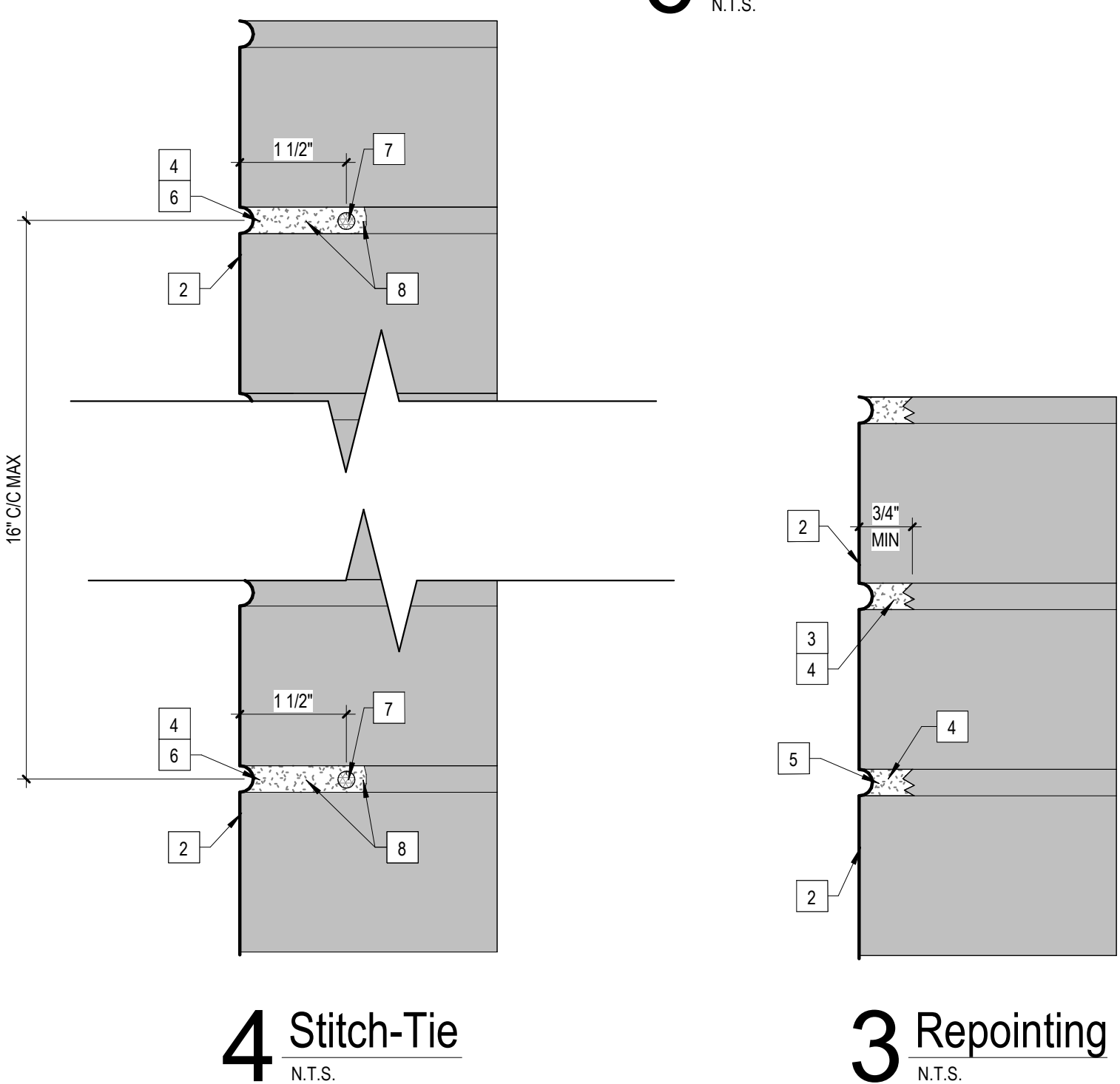
Office Hours:	7:30am - 4:00pm
Spring Break:	March 31 - April 4, 2025
Summer Vacation:	May 23 - August 1, 2025

REVISION: DATE:

DRAWN BY: JTK/DLS  
COMMISSION NUMBER: F24062.05  
REVIEWED BY: MWH  
DATE: 2025-02-10

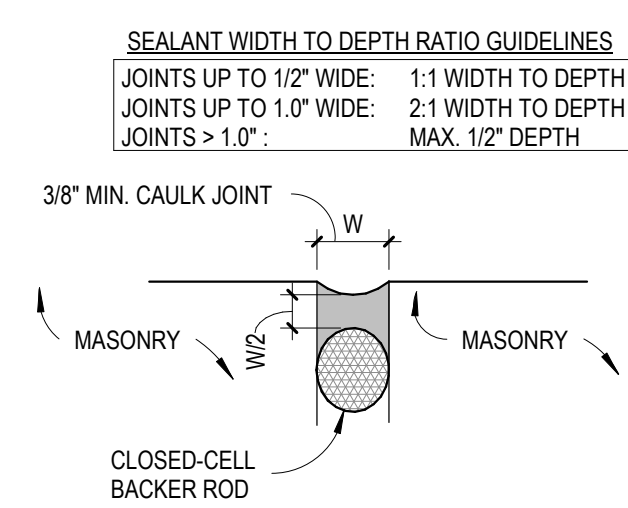
**M132**

MASONRY DETAILS & PHOTOS

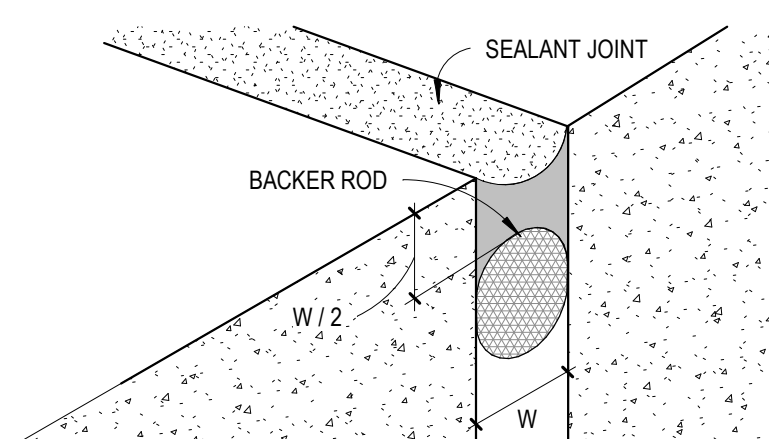


4 Stitch-Tie  
N.T.S.

3 Repointing  
N.T.S.



2 Sealant Joint - Masonry  
N.T.S.



1 Brick Replacement  
N.T.S.

Detail Work Description Notes

- 1 REPLACE ALL SPALLED AND CRACKED BRICK WITH NEW TO MATCH EXG IN SIZE, TEXTURE AND COLOR
- 2 PROTECT FACES, EDGES AND CORNERS OF EXG BRICK DURING REMOVAL OF EXG MORTAR.
- 3 PACK MORTAR IN TIGHT THIN LAYERS UNTIL JOINT IS FULL AND FLUSH WITH BRICK FACE - TOOL JOINT TO CONCAVE PROFILE. PACK MORTAR IN 1/4" MAXIMUM LIFTS
- 4 PRE WET CLEAN CUT OUT JOINTS THOROUGHLY ALLOWING WATER TO SOAK INTO WALL JUST BEFORE APPLYING FRESH MORTAR.
- 5 HAND RAKE, CHISEL, OR GRIND OUT ALL BRICK JOINTS MINIMUM 3/4" DEEP (DEEPER AS REQUIRED) FOR COMPLETE REMOVAL OF DETERIORATED MORTAR. CLEAN ALL DUST AND DEBRIS FROM JOINT
- 6 HAND RAKE, CHISEL, OR GRIND OUT ALL BRICK JOINTS MINIMUM 1 1/2" DEEP (DEEPER AS REQUIRED) FOR COMPLETE REMOVAL OF DETERIORATED MORTAR. CLEAN ALL DUST AND DEBRIS FROM JOINT
- 7 6MM X 20" MIN PROSOCO STITCH-TIE BARS INSTALLED 1 1/2" DEEP MINIMUM
- 8 (1) BEAD OF PROSOCO SURE-GROUT S INSTALLED AT BED OF JOINT AND (1)-(2) BEADS OF PROSOCO SURE-GROUT S INSTALLED OVER STITCH-TIE BARS. FINISH OFF JOINT WITH NEW TOOLED MORTAR TO MATCH ADJACENT JOINTS ONCE SURE-GROUT S IS THUMB-PRINT HARD