



ADDENDUM #1

March 5, 2025

RE: MILAN HOUSING RENOVATION

The following items are clarifications, additions or modifications to the Bid Documents.

GENERAL QUESTIONS & CLARIFICATIONS

1. The Pre-Bid Meeting Sign-In Sheets are attached for reference.
2. Original drawings of the building showing wall details are attached for reference. These are not as-built drawings.
3. Substitute fixture SH2 with TU662.215
4. Q: Are the kitchen disposals be removed?
A. Yes.
5. Q: Will the new community kitchen have a disposal?
A. No.
6. Has the building been tested for Asbestos, and, it this required?
A. No, the building has not been tested, and, to date no agency has requested testing. See general note on sheet TTL for more information.
7. Clarification: Sheet SP1 Note 5 calls for an alternate price to replace the wood on the exterior bench. The notes should refer to benches. There are two benches included in this alternate price.
8. Q: what type of wire has been used in the building.
A. It is assumed be romex type.
9. Q: Note 1 on SP1 appears to be pointing at a parking bumper but the note refers to tree and stump removal, please clarify.
A. The note is pointing to the approximate location of a tree (stump) that is existing and should be removed.
10. Q: Note 4 on SP2 call out wood to be replaced. Is this wood on the inside or outside.
A. The wood called out in note 4 refers to the exterior wood corner trim as an example that covers the joint in the T1-11 siding. That trim must be replaced as part of the garage repairs.
11. Q: Is this project tax exempt?
A. No. All applicable taxes must be paid by the contractors.
12. Q: Fixture SP2 calls for tub spout in certain units but the shower valve that has been identified does not have a tub spout option. What fixture should replace SP2?
A. American Standard TU662.215.
13. Q: Note 1 - Unit Prices on sheet A3.0 calls for a unit price per sheet of roof deck replacement. Are the roof deck repairs to be counted by the square foot or by instance.
A. By instance. It should be assumed that each are of damaged roof deck is at least one sheet of decking.

DRAWINGS

1. **Sheet TTL:**
A. Add Alternate #15: Balcony Structure and Railings to Alternate Bids list.
2. **Sheet SP1:**
A. Additional bench location noted and clouded.
3. **Sheet A3.0:**
A. Revised plumbing schedule fixture SH2 to Model AM TU662.215

These Sections of the Project Manual have been revised

1. **Section 00 01 15 Drawings list**



2. Section 00 21 00 Instructions to bidders

3. Section 00 43 00 Bid Form Supplements:

1. Revised bid form to include Alternate 15 as described below.

4. Section 00 45 00 Representations and Certifications:

5. Section 00 73 43 Current Common Wage Scale Documents included:

- A. Question regarding missing wage scales for selected trades. The following was the guidance from the wage scale representative: *It is suggested that they go look up the wage decision for additional rural counties in Indiana and see if the classifications are in that county's decision and utilize those wages to compile their bid. If the classification they need does not exist, have them utilize union wages as that is typically the minimum wage for that classification in their bid.* Once the contract is awarded, we will start the request for additional classifications.

6. Section 01 23 00 Alternates:

- A. Added item P. Alternate No. 15 - (Add) Complete project with residents staying in units.
 2. Base Bid: Tenants moved out of units by Owner, work is completed, tenants moved back into renovated unit by Owner.
 3. Alternate Bid: Tenants remain in apartment units during renovation, GC to rearrange residents belongings within unit to complete work. GC sets working hours such at 8am - 4pm each weekday. Residents stay out of unit during those hours but returns each evening to a fully functioning apartment.

7. Section 03 30 00 Cast in place concrete

8. Section 03 35 00 Concrete Finishing

9. Section 04 20 00 Unit Masonry

10. Section 07 31 13 Fiberglass shingles

11. Section 08 81 00 Glass

12. Section 09 91 23 Interior painting

13. Section 26 31 00 Electrical Lighting Fixtures



Architect
Studio Three Architects
PO Box 10031
Southport, NC 28461

Consultants

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
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Plot Date	Reviewed By
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Project ID	Milan
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Sheet Title

Title Sheet

Sheet No.

TTL

Renovation of:

Milan Housing for the Elderly

213 Maple St.
Milan, Indiana 47031

Owner

Milan Housing for the Elderly, Inc.
213 Maple St.
Milan, IN 47031

Grant Administrator

Neighborhood Development Assoc. LLC
312 Niles Ave.
Mishawaka, IN 46544

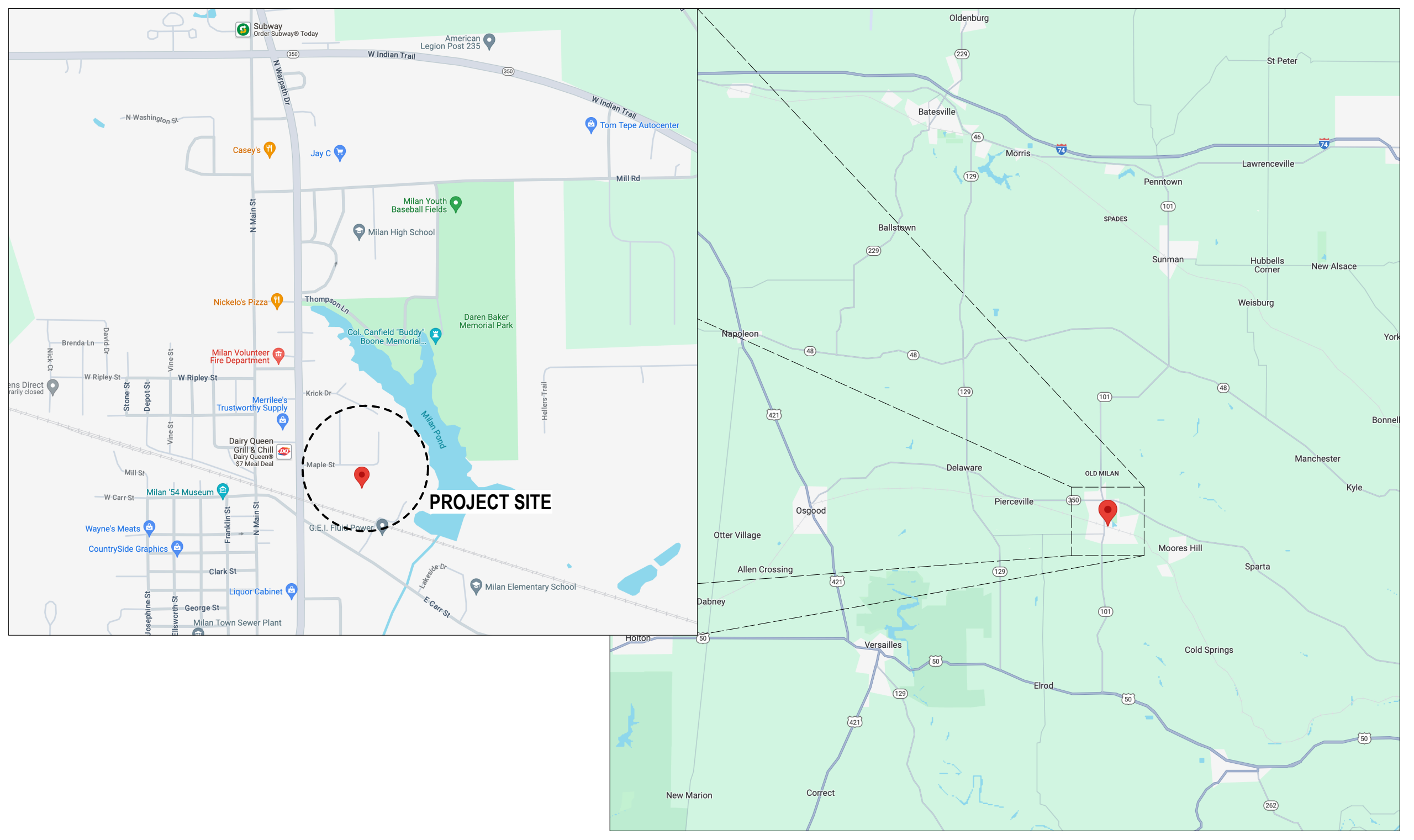
Architect

Studio Three Architects PLLC
PO Box 10031
Southport, NC 28461

Property Manager

Valenti Real Estate Services, Inc.
9339 Priority Way West, Suite 130
Indianapolis, IN 46240

Local Map



PROJECT NOTES

- The Scope of Work as outlined in these Contract Documents includes, but is not limited to:
Demolition
Excavation
Foundations
Concrete
Carpentry
Roofing
Millwork
Doors
Flooring
Painting
Drywall
HVAC
Electrical Power & Lighting
Plumbing fixtures, supply, & drains
Site Concrete
Landscaping
- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
- Contractor shall submit product information and shop drawings to Architect for approval for the following:
Site Concrete
Doors
Door Hardware
Cabinetry
Flooring
Paint
Restroom Accessories
Appliances
Shingles
Gutters & Downspouts
HVAC Equipment
Plumbing Fixtures
Lighting & Electrical
- Contractor shall coordinate with all trades to provide complete working systems.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect or Engineer.
- Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
- All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more stringent. No substitutions will be granted to the Contractor unless previously submitted to and approved by the Architect. All items of work shown in these documents shall be included in the contractor bid.
- All workmanship, material, and equipment shall be guaranteed for one year from date of Owner acceptance. Any failure or deterioration within this period shall be corrected by the contractor at the contractor's expense.
- All work associated with this project will be performed with the residents living in place. Daily work hours will be arranged for each unit.

ASBESTOS

NO ASBESTOS TESTING HAS BEEN COMPLETED FOR THIS BUILDING.

CONTRACTOR SHALL FOLLOW ALL INDIANA GUIDELINES FOR SAFE PRACTICES ASSOCIATED WITH ASBESTOS CONTAINING MATERIALS. IF SUSPECT MATERIALS ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER AND NOTIFY THEM OF THE FINDINGS.

CODE JURISDICTION

International Building Code 2014, with Indiana Amendments
General Administrative Rules, State of Indiana

BUILDING INFORMATION

Existing Occupancy: R2
Construction Type: VB

Existing Area: 24,088 sf

New Building Area: 480 sf
New Occupancy: B/S-1

Drawing Sheet List	
TTL	Title Sheet
LS-1	Life Safety Plan
GEN-1	General Notes
SP1	Site Plan
SP2	Site Plan Details
A0.0	Grant Requirements
A1.0	Overall Floor Plan
A1.1	Unit A Plan
A1.2	Unit B Plan
A1.3	Unit G Plan
A1.4	Unit J Plan ADA
A1.5	Unit L Plan
A1.6	Common Area Plans
A1.7	Common Area Mech. Plans
A1.8	Common Area Elevations
A2.1	Roof Plan
A2.2	Exterior Elevations
A3.0	Schedules
A4.0	Office Plans
A4.1	Office Elevations

Alternate Bids

SITE WORK

- Sheet SP1
#1 1 - Replace parking lot
#2 2 - Replace courtyard lights
#3 3 - Replace existing yard lights
#4 4 - Provide new yard lights
#5 5 - Repair bench

INTERIOR WORK

- Sheet A1.0
#6 1 - Provide and install automatic door opener
#7 2 - Replace ceiling grid in corridors and community room.
#8 3 - Replace door buzzer hardware
#9 4 - Provide mini-split system in corridors (2)
#10 5 - Provide mini-split system in community area (1)

NEW BUILDING

- Sheets A4.0 & A4.1
#11 1 - All work associated with construction of new building.

UNIT PLANS

- #12 1 - Replace vertical blinds on exterior doors (34)
#13 2 - Replace horizontal blinds on windows (34)

COMMON AREA

- Sheet A1.8 & A3.0
#14 1 - New washers and dryers

GENERAL CONSTRUCTION

- #15 1 - Provide alternate price to complete project with residents remaining in their units.



REV.	DATE	DESCRIPTION
B	1/16/25	Route revised
A	12/12/24	Notes revised

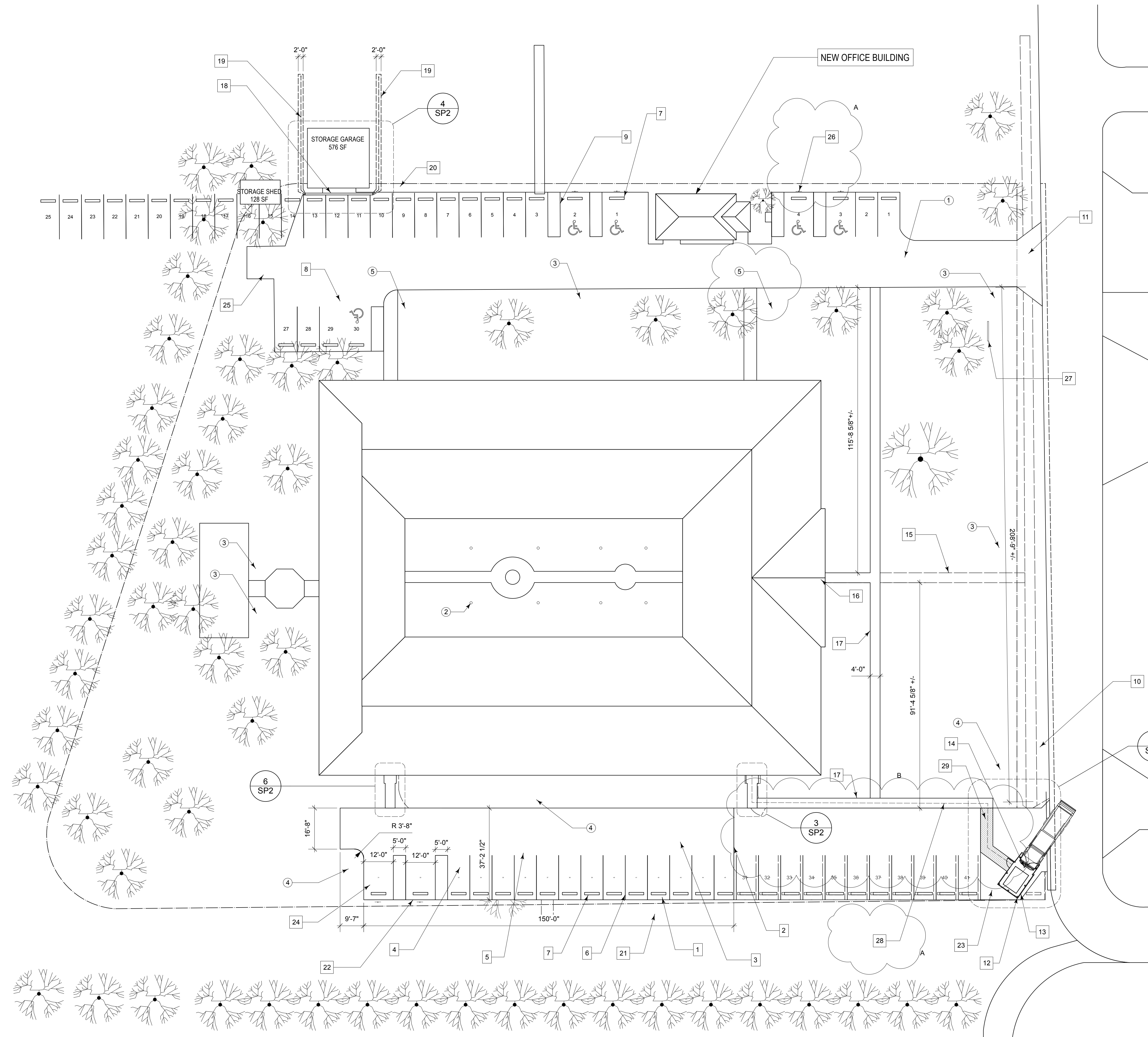
NO.	DATE	ISSUE NOTE
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Project Manager	Drawn By
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Plot Date	Reviewed By
3/5/25	

Project ID	Milan
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Sheet Title	Site Plan
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Site Work Notes

1. REMOVE TREE AND STUMP ENTIRELY.
2. SAWCUT EDGE OF EXISTING PAVEMENT AND PREP FOR MATING TO NEW PAVING.
3. STRIP ALL TOPSOIL IN AREA OF NEW PAVING. CONTINUE TO STRIP SOIL TO A DEPTH OF A MINIMUM OF 8" NEW PAVEMENT TOP SURFACE.
4. REMOVE EXISTING SIDEWALK AND DOOR STOOP ENTIRELY.
5. PROVIDE GEOTEXTILE FABRIC, 4" CRUSHED AND COMPACTED #53 STONE, 3" ASPHALT BINDER, 1" TOPPING ASPHALT.
6. PROVIDE NEW PARKING SPACE STRIPING WITH (SW SETFAST LOW VOC ACRYLIC TRAFFIC MARKING PAINT) ACCORDING TO MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO PROVIDE STRIPING PAINT DIAGRAM TO ARCHITECT BEFORE STARTING WORK.
7. PROVIDE (QUICKRETE) 6" CONCRETE WHEEL STOPS WITH (2) REBAR ANCHOR STAKES DRIVEN A MIN. OF 24" INTO THE GROUND. PROVIDE NEW STOPS AT ALL NEW SPACES AND ALL RESTRIPTD EXISTING SPACES. TOTAL OF 56.
8. STRIPE (1) ADA VAN ACCESSIBLE SPACE IN THIS LOCATION.
9. PROVIDE NEW PARKING SPACE STRIPING AS SHOWN WITH (SW SETFAST LOW VOC ACRYLIC TRAFFIC MARKING PAINT) ACCORDING TO MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO PROVIDE STRIPING PAINT DIAGRAM TO ARCHITECT BEFORE STARTING WORK.
10. DEMO SIDEWALK. PATCH BACK WITH TOPSOIL, SEED, STRAW.
11. CULVERT TO BE REPLACE AND DRIVEWAY PATCHED BY OTHERS.
12. 6" CONCRETE FILLED GALVANIZED STEEL BOLLARDS
13. WOOD ENCLOSURE FENCE ATTACHED TO BOLLARDS.
14. DOUBLE PARKING GATE TO MATCH ENCLOSURE FENCE.
15. REMOVE EXISTING SIDEWALK.
16. SAW CUT SIDEWALK AT FACE OF BUILDING TO BOTH SIDES.
17. POUR NEW 4" CONCRETE SIDEWALK ON MIN. 4" COMPACTED GRAVEL FILL. DOWEL NEW SIDEWALK INTO EXISTING AND NEW CONCRETE STOOPS AND SIDEWALKS.
18. SAWCUT PAVEMENT AND INSTALL NEW 6" TRENCH DRAIN. SET LEVEL.
19. CUT SWALE FROM EACH END OF NEW TRENCH DRAIN OUT AND DOWN TO EXISTING DRAINAGE WAY TO THE WEST.
20. PROVIDE ALTERNATE PRICE TO REPLACE ALL EXISTING YARD LIGHTS WITH NEW FIXTURES (PATRIOT LIGHTING - THOM BLACK POST LIGHT WITH LED BULB). REUSE EXISTING POST. PAINT BLACK TO MATCH NEW FIXTURE.
21. REMOVE AND ABANDON EXISTING YARD LIGHT.
22. PROVIDE COMPACTED BACKFILL, 2" TOPSOIL, GRASS SEED, STRAW, AND 1 YEAR WARRANTY ON NEW GRASS IN ALL AREAS OF NEW WORK.
23. 8" CONCRETE DRIVEWAY ENTRY PAD.
24. STRIPE (2) ADA VAN ACCESSIBLE SPACES IN THIS LOCATION.
25. REMOVE EXISTING DUMPSTER ENCLOSURE. REMOVE POSTS.
26. PROVIDE NEW VERTICAL VAN ACCESSIBLE SIGNAGE TO MATCH EXISTING AT EACH VAN ACCESSIBLE PARKING SPACE. SIGN SHALL BE MOUNTED AT APPROXIMATELY 5' ABOVE THE PAVEMENT.
27. CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY PROJECT SIGN. SEE DETAIL ON SHEET SP2.
28. FULLY ACCESSIBLE ROUTE WITH SLOPE LESS THAN 1:20
29. PROVIDE PAINTED CROSS-WALK MARKINGS AS INDICATED. COLOR TO BE YELLOW.

1 Site Plan
Scale: 1" = 20'-0"



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Milan Housing Renovation

213 Maple St.
Milan, IN 47031

Project Title



Architect
Studio Three Architects
PO Box 10031
Southport, NC 28461

Consultants

REV. DATE DESCRIPTION

NO. DATE ISSUE NOTE

Project Manager Drawn By

Plot Date 3/5/25 Reviewed By

Project ID Milan

Sheet Title

Schedules

Sheet No.

A3.0

LIGHTING SCHEDULE

Table with columns: Symbol, LOCATION, TYPE, MFGR, NAME, NUMBER, FINISH, BULBS, WATTAGE, LUMENS, NOTES. Includes entries for closets, apartments, bathrooms, hallways, and offices.

- 1 All lights to be energy efficient commercial or Energy Star certified.
2 EC to coordinate connections with existing wiring and switches.
3 Occupancy Sensor (OC1) - CM10PDT - Add to existing hallway lighting
4 Hallway lights noted as NL are night light functioning (always on).
5 Hallway lights noted as PC are photocell controlled.
6 Finish to be Satin Nickel.
7 Photocell (PC) = PP20

Plumbing Fixture Schedule

Table with columns: LOCATION, TYPE, MFGR, NAME, MODEL, FAUCET, GPM, NOTES. Lists fixtures for kitchens, bathrooms, and laundry.

Room Finish Schedule

Table with columns: Room, Floor, Base, Walls, Ceiling, Laminates, Notes. Provides finish specifications for various rooms like Apartments, Bathrooms, and Hallways.

1. Prepare existing floor to allow plank and sheet flooring to be flush at top surface. Cut cleanly to avoid a transition strip.

DOOR / WINDOW SCHEDULE

Table with columns: Number, LOCATION, SIZE, TYPE, DOOR MATL, HDWR (lock), CLOSER/STOP, FRAME MATL, RATING, NOTES. Lists door and window specifications for various rooms.

Notes:
1. Contractor to field verify and coordinate existing door openings sizes before ordering doors.
2. Patio doors may require trim to allow for a standard door size.
4. All hardware finishes to be brushed aluminum.
5. New door handles to be lever type.

Bathroom Accessories Schedule

Table with columns: ITEM, MFGR, MODEL, MOUNTING HT. (VERT), MOUNTING DIM (HORIZ). Lists bathroom accessories like dispensers, mirrors, and grab bars.

HVAC Equipment Schedule

Table with columns: Size, Base Bid, Max Zones, Designed Zones. Lists HVAC units (Indoor and Outdoor) with capacity and zone information.

Notes

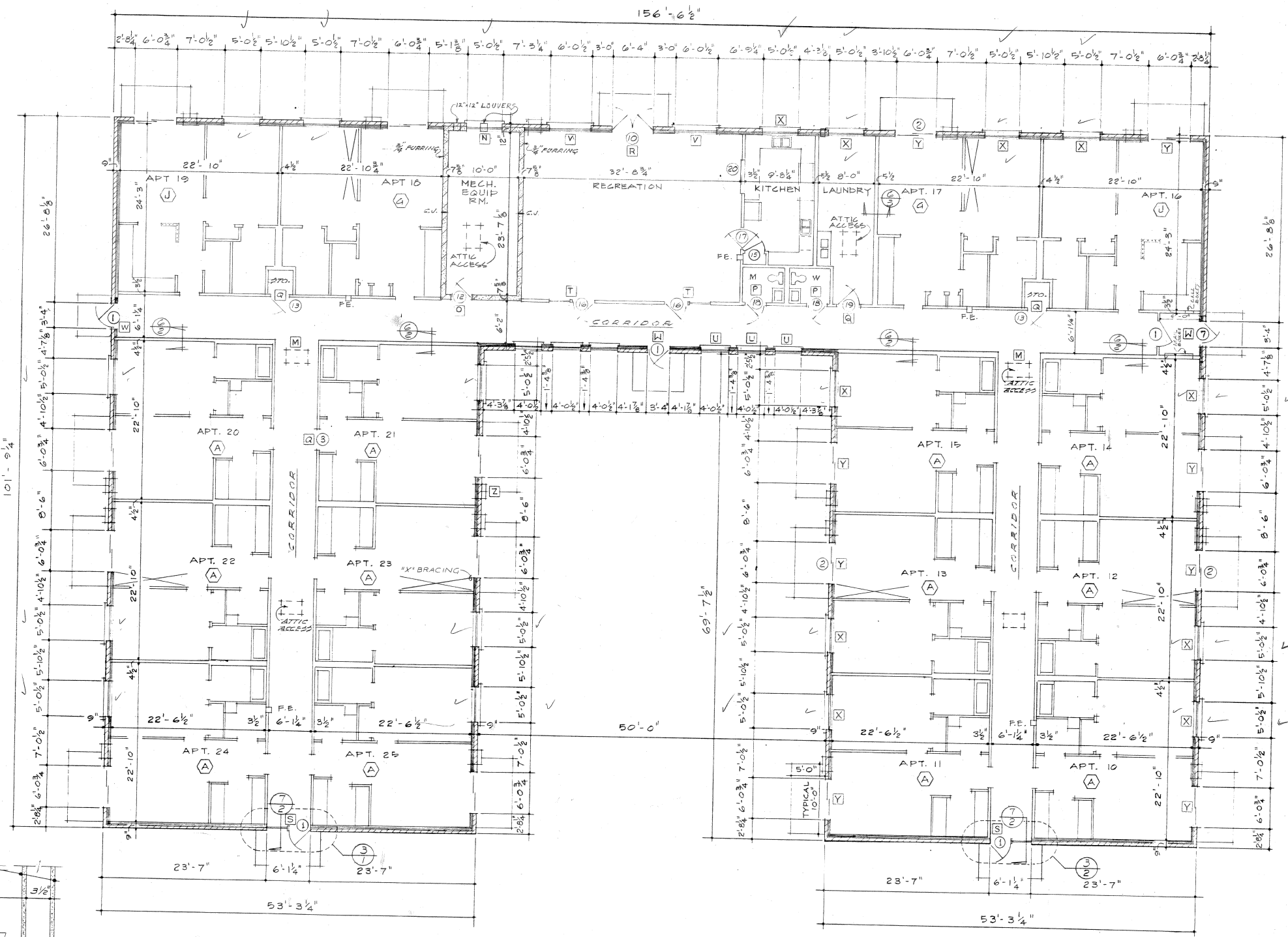
- 1 Mechanical Contractor to verify that equipment capacities are adequate for spaces being conditioned and notify architect of any necessary changes.
2 All equipment to be Energy Star certified.
3 Alternate Bid equipment to be "Hyper Heat" type
4 Mechanical Contractor to allow for enough lineset length to configure outdoor units per owner's preference.
5 Controls to be wall-mounted wireless.
6 Mechanical Contractor to install filters in each unit and provide one spare filter for each unit installed.
7 Mechanical Contractor to provide 5-year parts and labor warranty. Owner to provide standard maintenance.
8 All linesets to be covered (inside & outside) with Line-Hide or equal.

Appliance Schedule

Table with columns: TYPE, MFGR, MODEL, W, H, D, SIZE, NOTES. Lists kitchen appliances like refrigerator, range, hood, and washer/dryer.

NOTE SEE KITCHEN & MECH. EQUIP. RM.
ENLARGED PLANS AND DETAILS
SHEET # 5.

156
157
204
140
657



300
200

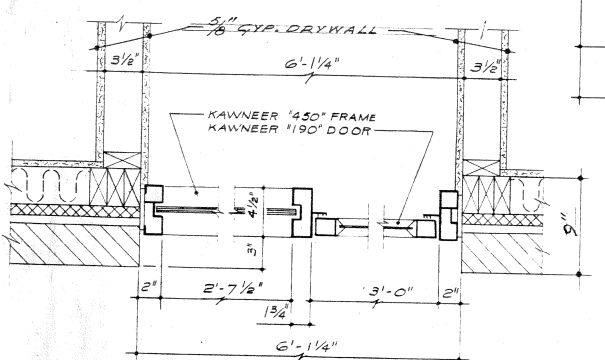
457
400
200
16
1347
138
77

NOTES
1. ALL DIMENSIONS ON PLANS ARE GIVEN TO THE
ROUGH STUDS OR STUD OPENING.
2. USE 2x8 P. ON TOP OF ALL 8" BLOCK WALLS.
FASTENED W/ 1/2" Ø x 12" ANCHOR BOLT @ 4'-0" O.C.
3. SEE ENLARGED UNIT PLANS ON SHT. # 5.
4. SEE MAIL BOXES FRAMING ON SHT. 9.

UNIT LEGEND

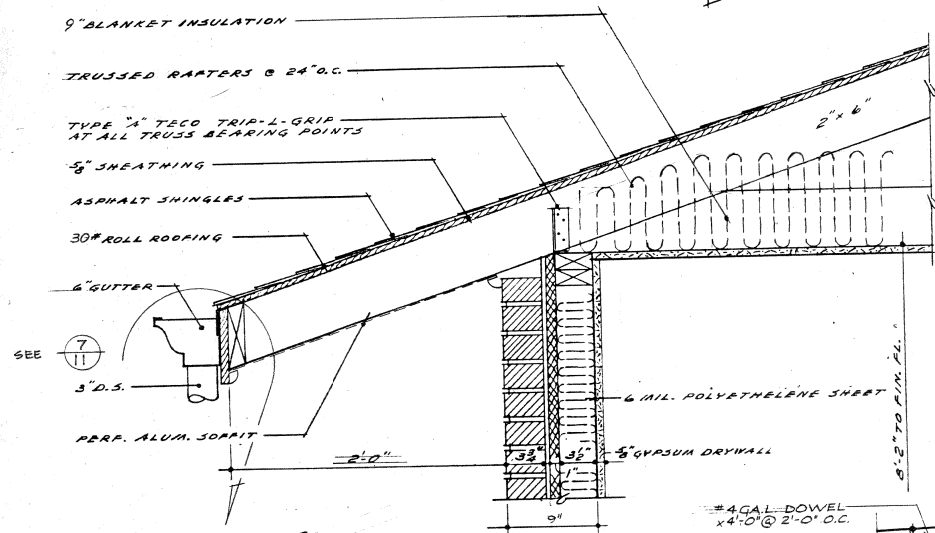
UNITS "A"	12
UNITS "G"	2
UNITS "J"	2
TOTAL UNITS	16

FLOOR PLAN
SCALE 1/8" = 1'-0"

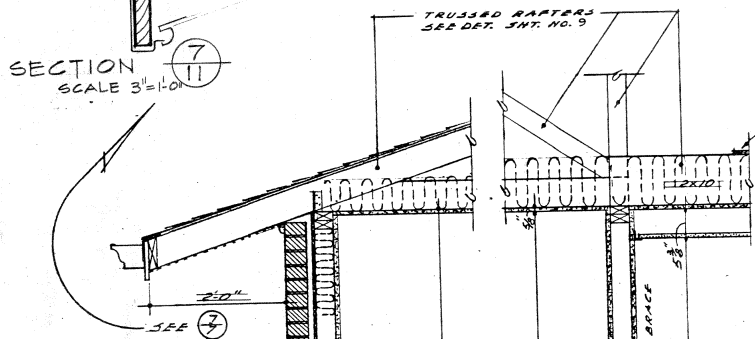


PLAN DETAIL (3)
SCALE 1/8" = 1'-0"
PLAN DETAIL (2) SAME AS ABOVE IN
OPPOSITE HAND

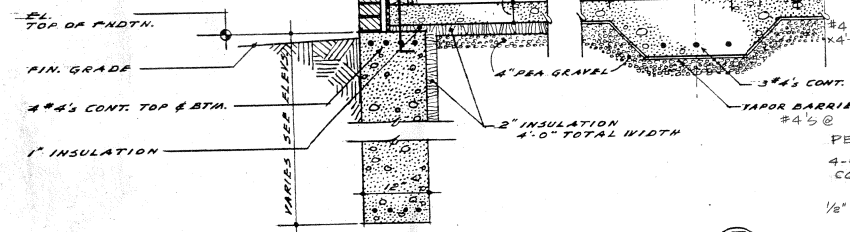
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			SHEET NO. 3
			DATE NOV. 21, 1958



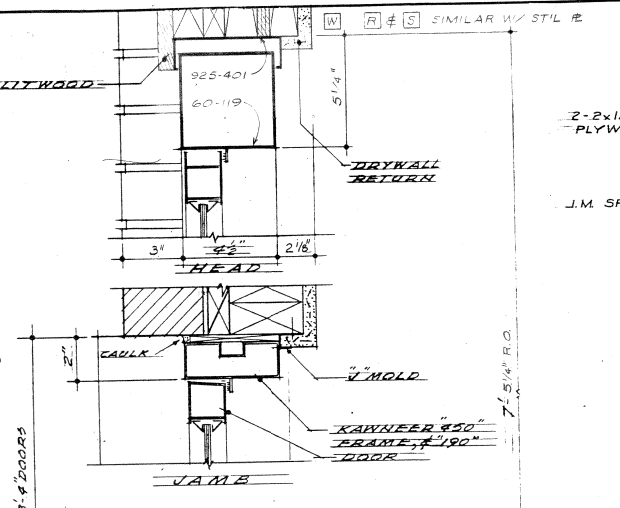
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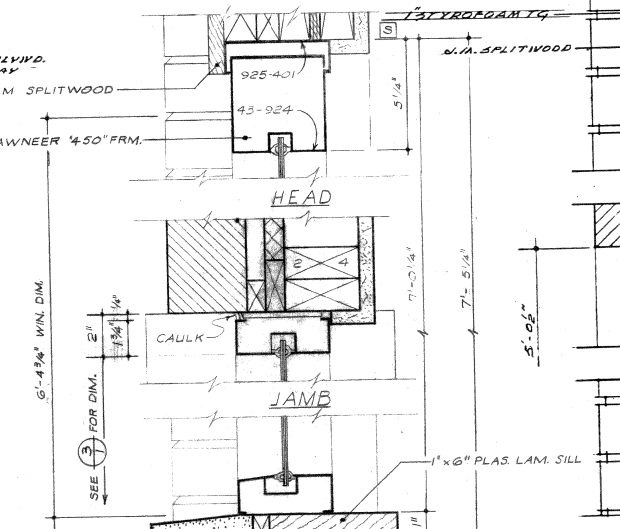
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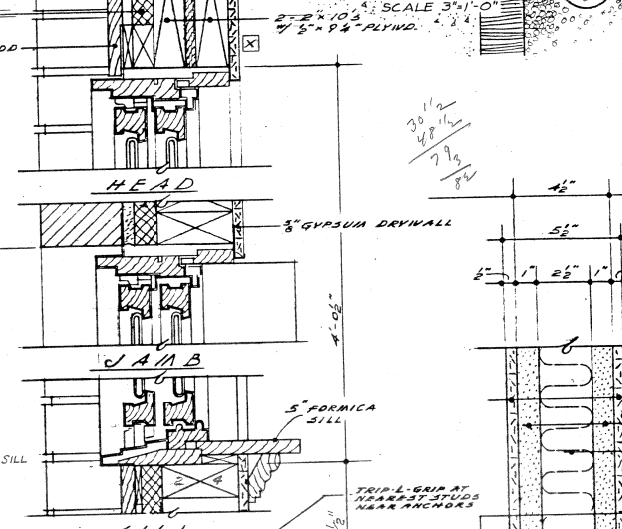
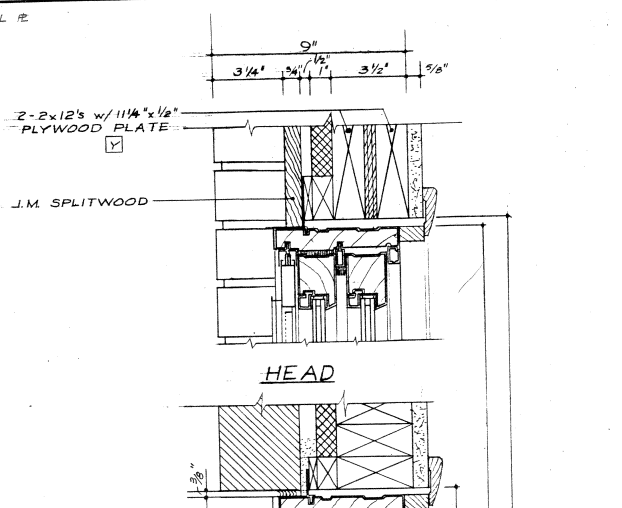
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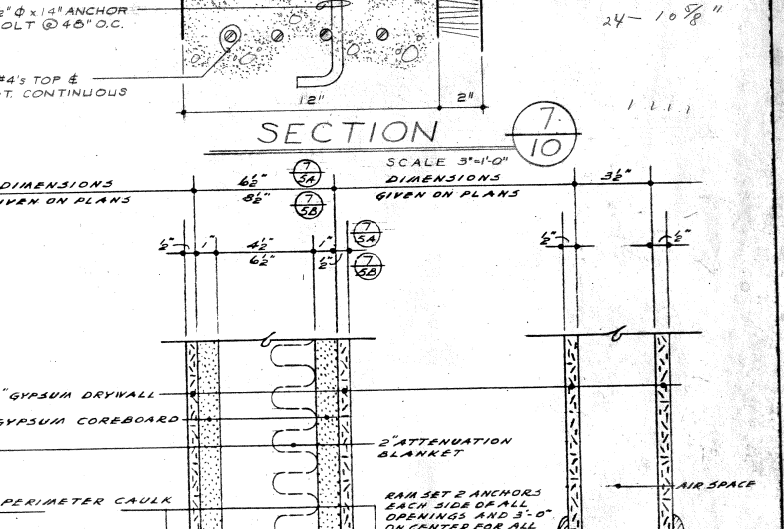
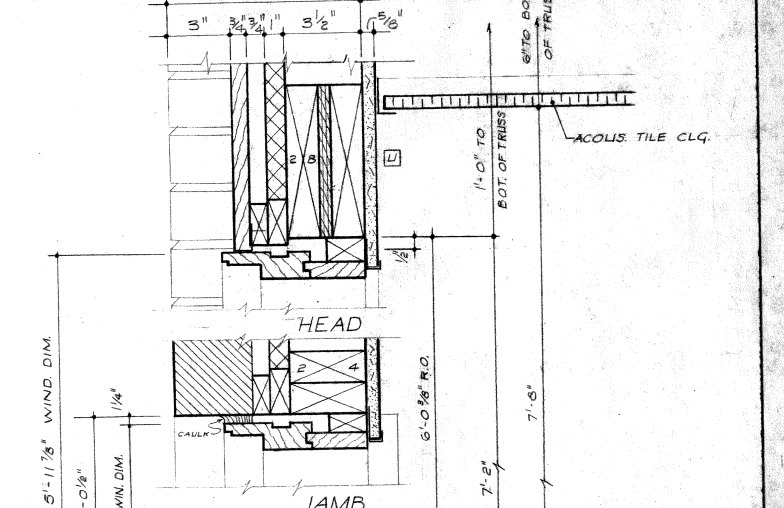
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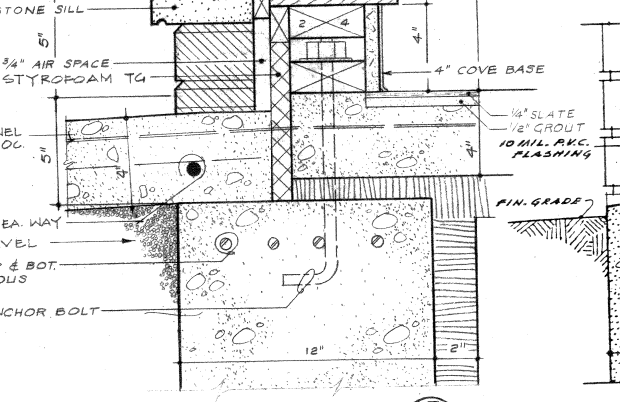
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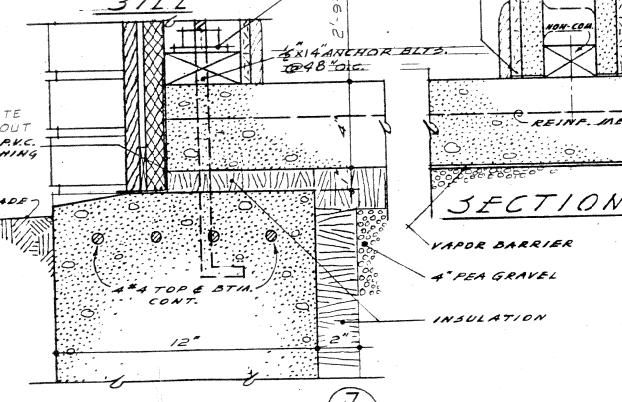
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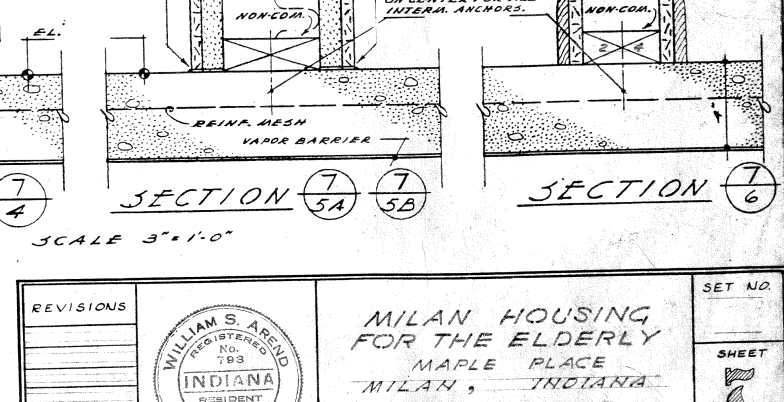
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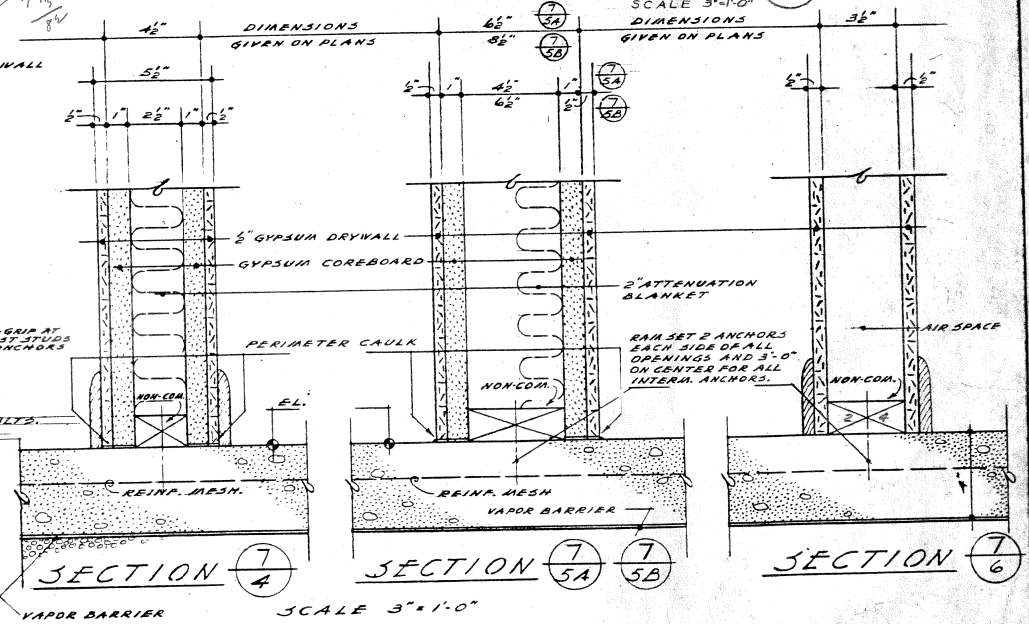
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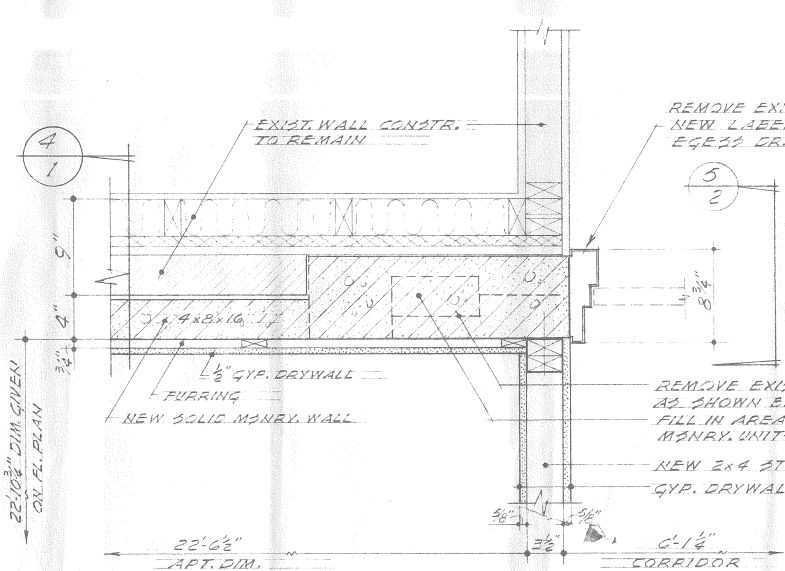
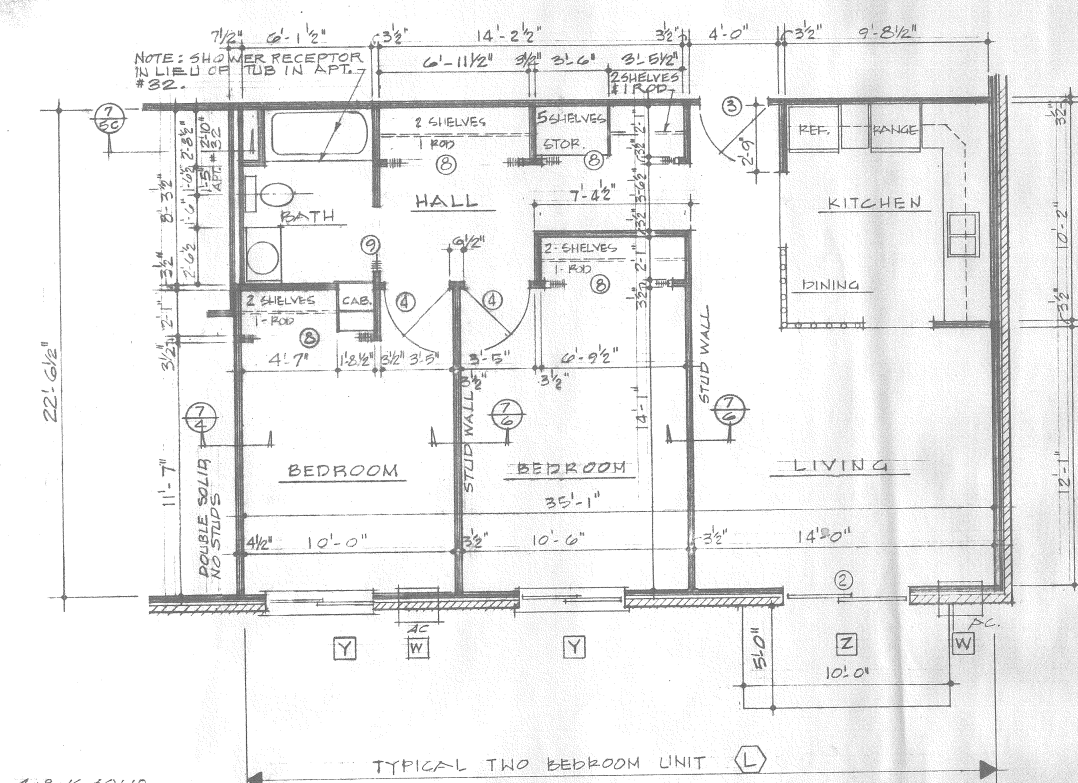
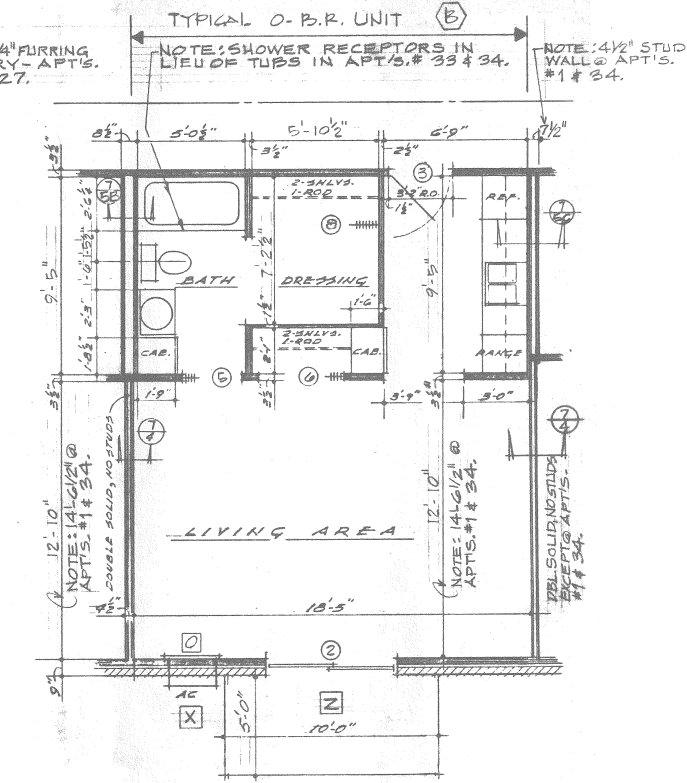
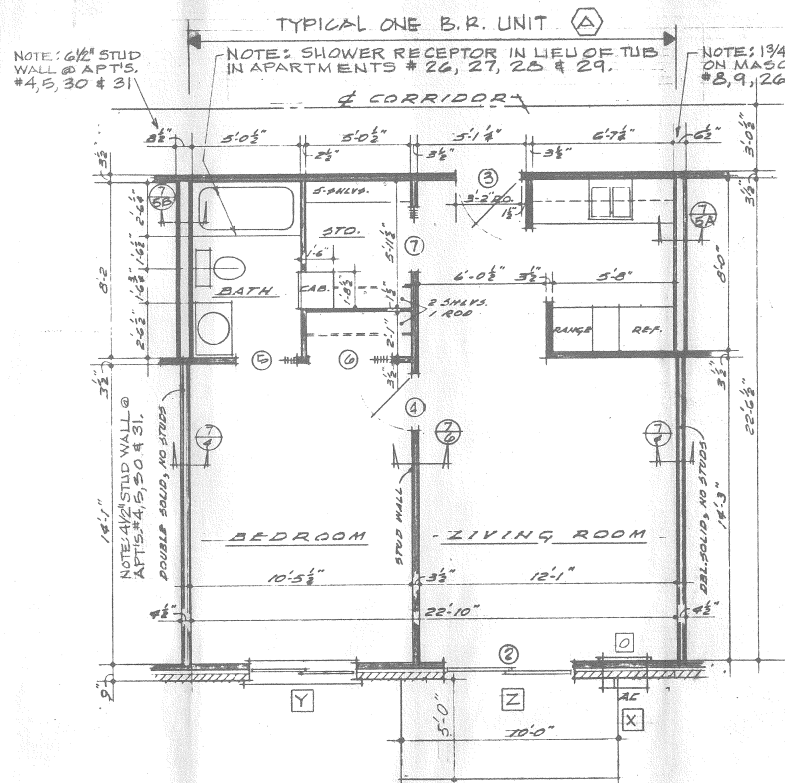
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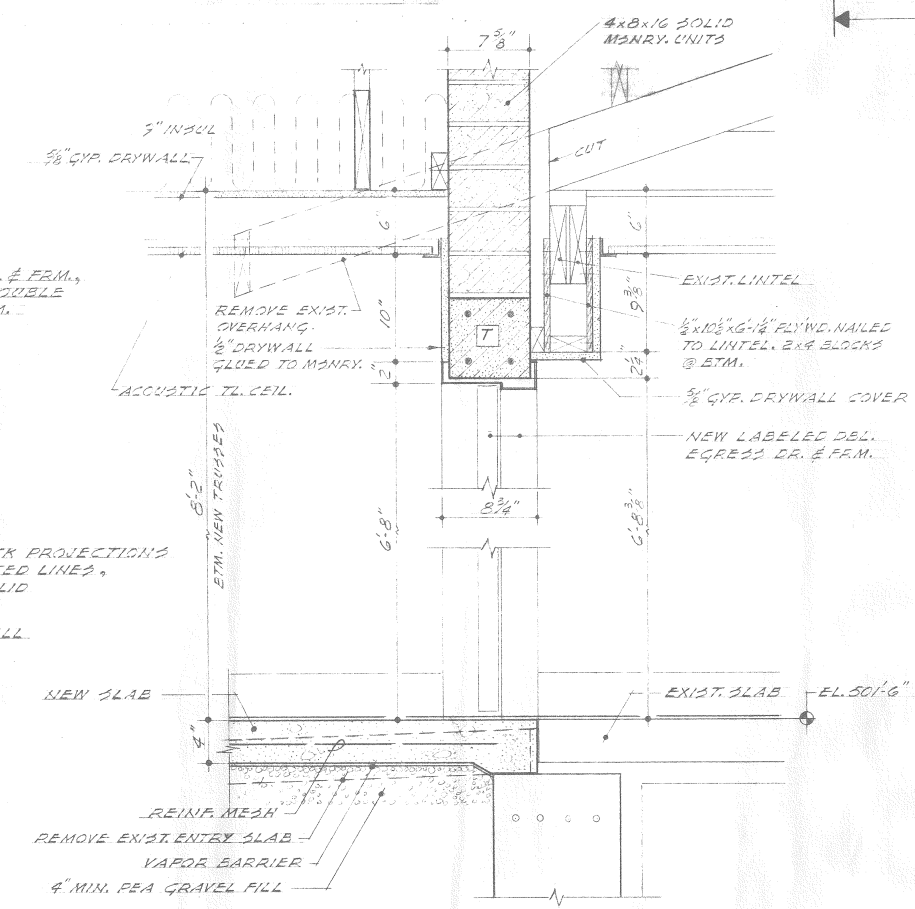
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SCALE 3/4" = 1'-0"



REVISIONS		MILAN HOUSING FOR THE ELDERLY MAPLE PLACE MILAN, INDIANA AREND & AREND Registered Architects	SET NO.
			SHEET



PLAN-SECTION 5/1
SCALE 1/2" = 1'-0"



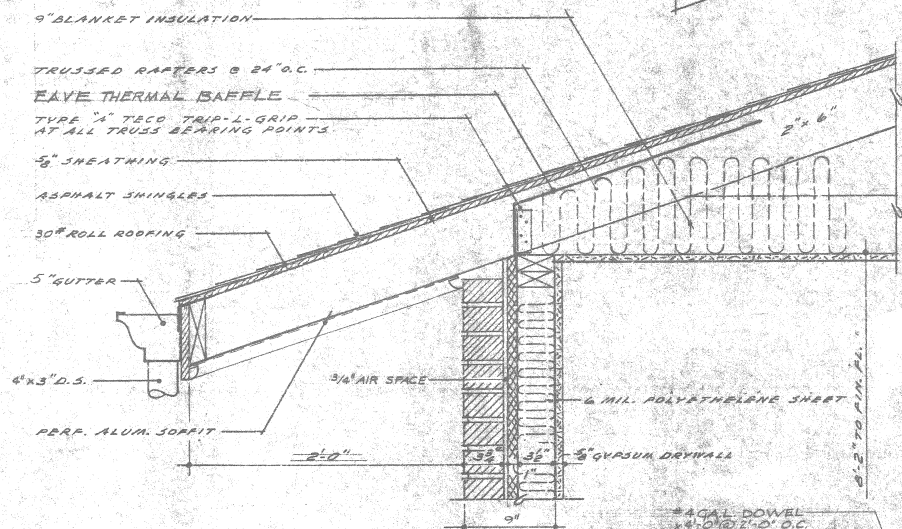
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REVISIONS	DATE	DESCRIPTION

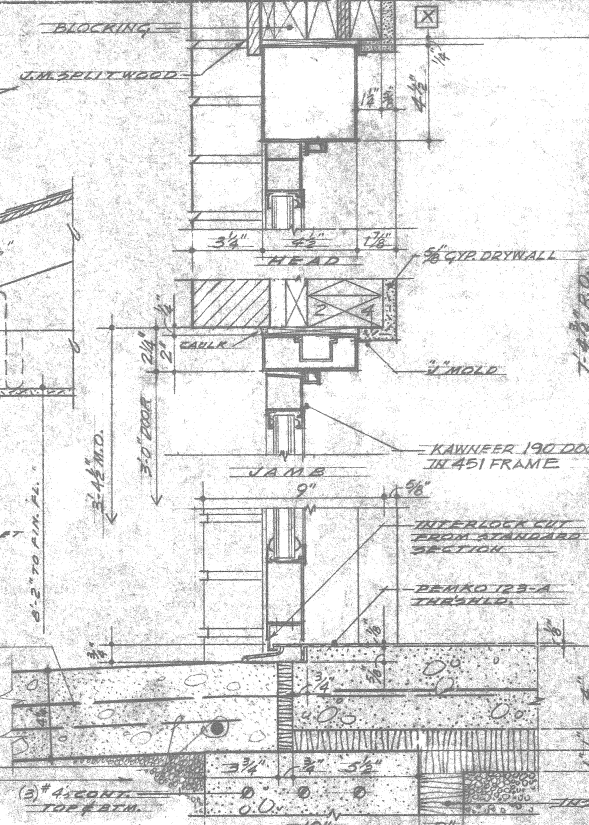
ARTHUR R. AREND
REGISTERED
No. 3842
STATE OF
INDIANA
ARCHITECT

ADDITION TO
MILAKI HOUSE
FOR THE ELDERLY
MAPLE PLACE
MILAKI, INDIANA

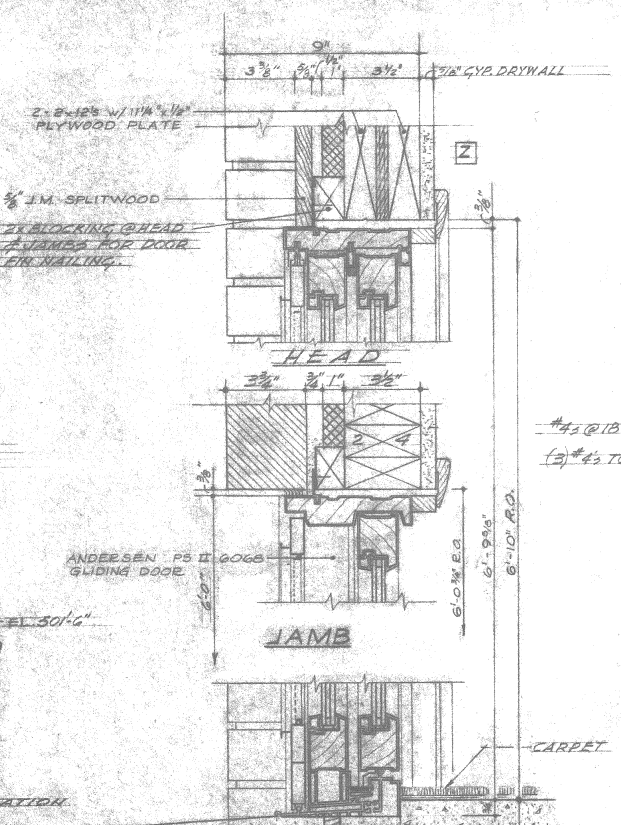
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Registered Architects
2275 WESTWOOD NORTHERN BLVD.
CINDINNATI, OHIO 45225



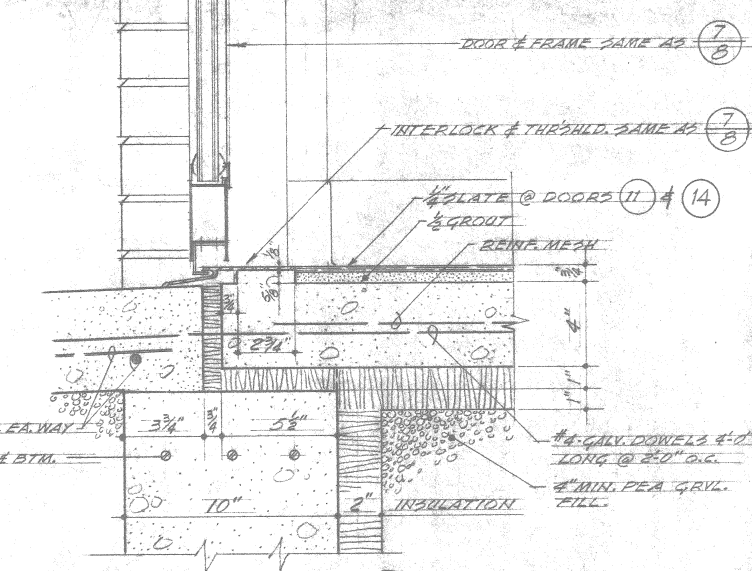
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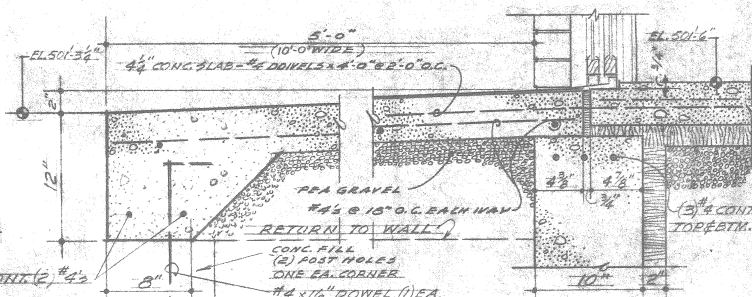
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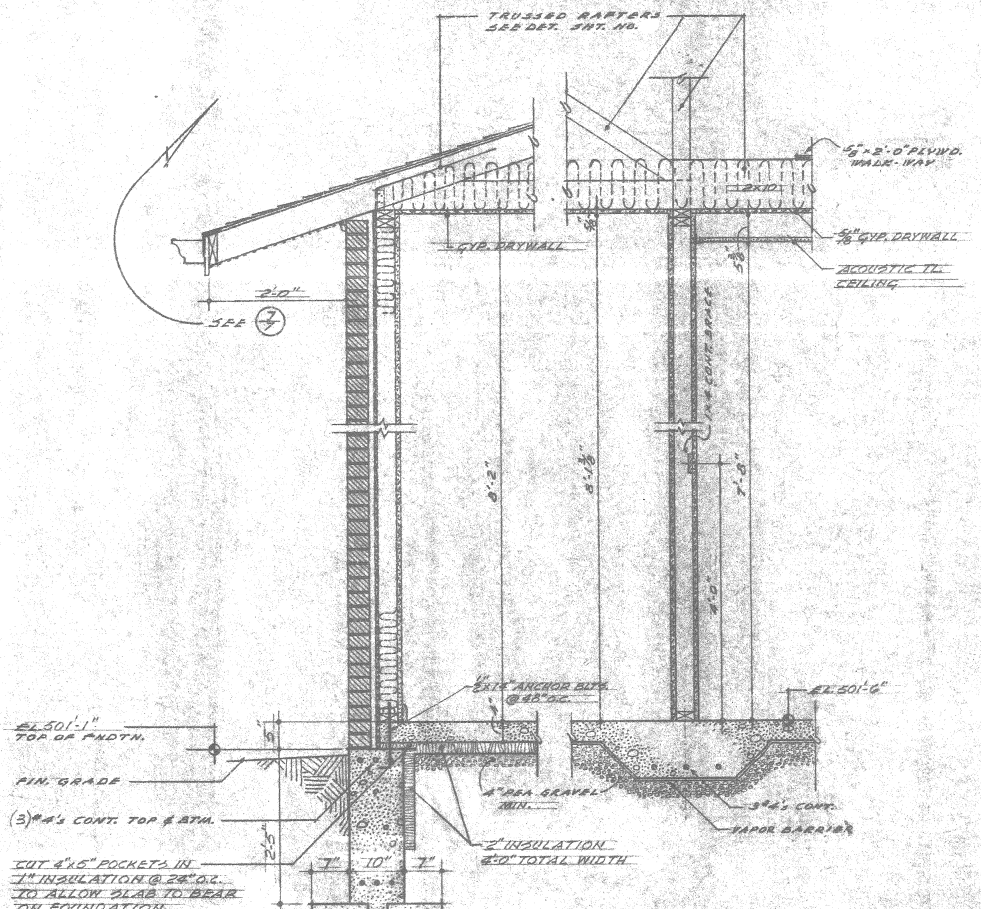
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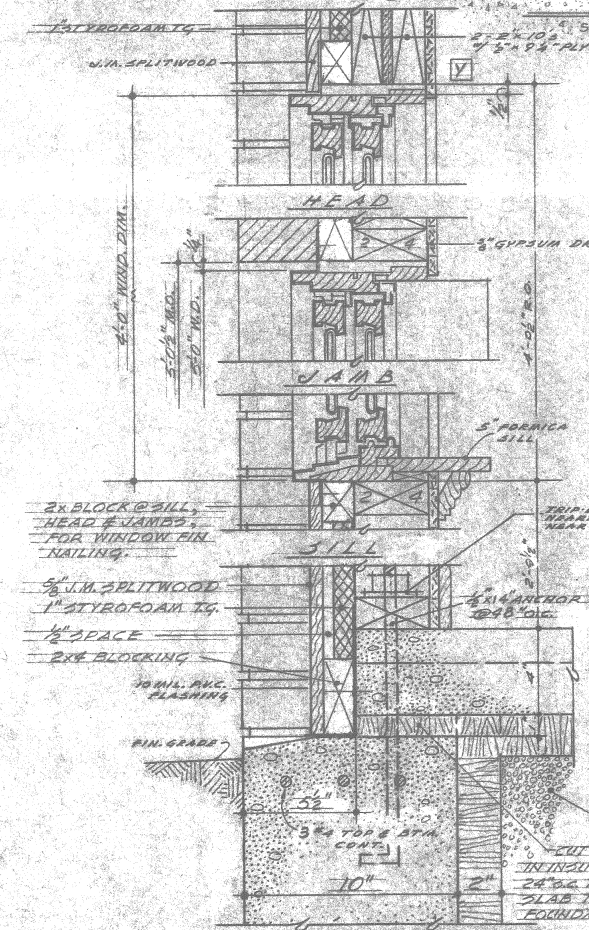
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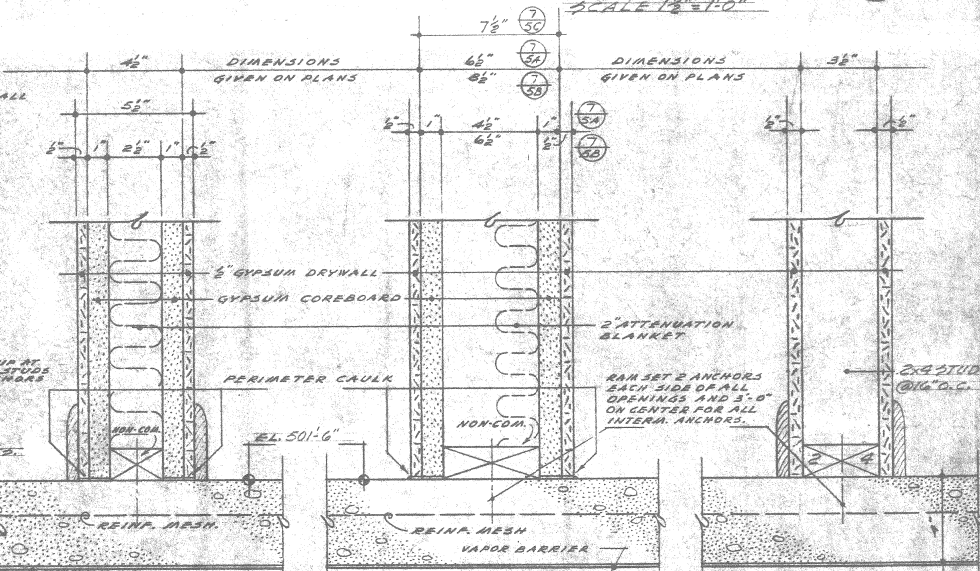
PORCH SLAB DET. 9
SCALE 1/2\"/>



SECTION 7
SCALE 3/4\"/>

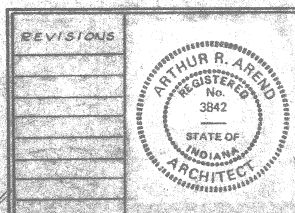
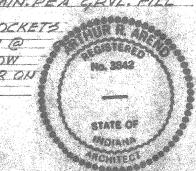


SECTION 10
SCALE 3/4\"/>



SECTION 7
SCALE 3/4\"/>

SECTION 7
SCALE 3/4\"/>



ADDITION TO
MILAN HOUSING
FOR THE ELDERLY
MAPLE PLACE
MILAN, INDIANA
ARENDE & AREND
Registered Architects
2276 WESTWOOD NORTHERN BLDG.
CINCINNATI, OHIO 45225

SET NO.
SHEET
5
DATE
JUL 7/55