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Date: February 16, 2026

ADDENDUM NO. 1

2026 Roofing & Roof Related Work at Various Locations for Kokomo School Corporation

Construction Documents dated January 29, 2026

NOTICE TO ALL PLAN HOLDERS OF RECORD:

All bidders are instructed to read and to note the following described changes, corrections, clarifications, omissions, deletions, approvals and statements pertinent to the Contract Bid and Construction Documents. The following addendum items modify, change, delete from or add to, the requirements of the contract documents for this project. The articles contained in the addendum take precedence over the requirements of the previously published contract documents. Where any article of the contract specifications or any detail of the contract drawings is modified, or any paragraph, subparagraph or clause thereof is modified or deleted by the articles contained in this addendum, the unaltered provisions of that article, paragraph, subparagraph or clause shall remain in effect. All Contractors shall acknowledge receipt of this Addendum in the space provided in the Bid Proposal Packet.

This Addendum No. 01 is issued in accordance with the provisions of "The General Conditions of the Contract for Construction", Article 1, "Construction Documents" and becomes a part of the Contract Documents as provided therein. This Addendum includes:

Item No. 1 – Clarifications and General Information:

- A. Pre-Bid sign-in sheet is attached to this addendum
- B. The Pre-Bid meeting agenda is attached to this addendum.

Item No. 2 – Specifications

A. No Items at this time.

Item No. 3 – Drawings

- A. Sheet A101; Detail cut tag at center of east perimeter, **CHANGE** to read “2/A105”
- B. Sheet A100; Roof Plan Scope of Work, Keynote #5, **CHANGE** to read “Existing (4) Roof Drains to Remain. Reset Existing Clamping Rings and Straineres in New EPDM Flashings. Adjust Existing (4) Overflow Drain Lines (ORD). Provide New Cast Iron Drain Bowls, Clamping Rings, and Strainers, and install 2” Water Dam.”
- C. Sheet A107; Roof Plan Scope of Work, Keynote #4, **CHANGE** to read “Existing (4) Roof Drains to Remain. Reset Existing Clamping Rings and Straineres in New EPDM Flashings. Adjust Existing (4) Overflow Drain Lines (ORD). Provide New Cast Iron Drain Bowls, Clamping Rings, and Strainers, and install 2” Water Dam.”

Item No. 4 – Questions

A. No Items at this time.

End of Addendum No. 1



RE: Pre-Bid Conference
Meeting Date: February 6, 2026
Project: 2026 Roofing and Roof Related Work at Maple Crest Middle School, Bon Air School, Lafayette Park Elementary School and Darrough Chappel Head Start

INTRODUCTIONS

Owner: **Kokomo School Corporation**
Mike Wade – Director of Human Resources and Operations
Chad Shepherd – Supervisor of Facilities and Grounds

Engineer/Project Manager: **Sean Mettert, The Etica Group**

BID DUE DATE

1. Bids will be due at **2:00 p.m.** local time on **Thursday, February 19, 2026** at the **Administrative offices of Kokomo School Corporation, 1500 South Washington Street, Kokomo, IN 46902.**
2. The bids will be **publicly** opened and taken under advisement for review and recommendation by the **Owner and Engineer.**

DESCRIPTON OF PROJECT

This Package consists of One Base Bid project, and 3 Alternates. The scope for Base Bid is for full tear-off of the existing Fully adhered EPDM roof system and replacement with new fully adhered EPDM roof system on various areas at Maple Crest School and Bon Air School. The scope for Alternate One is for the removal of existing EPDM Roofing system and replace with a fully adhered EPDM membrane system on various areas at Lafayette Park Elementary School. The scope for Alternate Two is for the removal of existing EPDM Roofing system and replace with a fully adhered EPDM membrane system on various areas at Darrough Chappel Head Start. The scope for Alternate Three is for the installation of new metal soffit panels on the main entrance canopy at Darrough Chappel Head Start.

INSTRUCTION TO BIDDERS

1. Please take note of the public bidding requirements in the Instructions to Bidders and in the Supplementary General Conditions.
2. It is asked that all questions and /or requests be addressed directly to Etica Group in writing, by e-mail at (smettert@eticagroup.com) prior to **Friday, February 13, 2026 at 5:00 pm.** The answers, qualifications, or information noted during this meeting or during phone conversations that differ from the bidding documents are not to be considered official unless noted in an Addendum.
3. No Bidder, after the award of the Contract, shall be allowed any extra compensation for any reasons of their failure to inform themselves fully of the project prior to their bidding, of all the project's requirements, Contract Documents and circumstances of the building site.
4. A Bid Security of **5%** or a certified check made out to **Kokomo School Corporation** for **5%** of the bid amount is required with the bid.

5. Items bidders must consider when preparing their bid.
 - a. The cost of a Performance and Payment Bond of **100% included** in the contractor's bid is required.
 - b. The successful bidder must provide a Certificate of Insurance with Kokomo School Corporation listed as the additional insured, and this must meet or exceed the insurance requirements outlined in the project specifications.
 - c. The school corporation's tax-exempt number **will be provided to the successful bidder.**
6. For consideration, a Bid Form must be submitted in duplicate, sealed in an envelope, and delivered to **the administration building by the designated time. The clock in the board room will be used as the "official" clock for determining when receipt of bids will be closed.**
7. Bids must be submitted on the State Board of Accounts Form 96-Revised 2013 and Supplementary Bid Form provided in the project manual.
8. All Bids shall be guaranteed for **60** days.
9. Take note that, in the event of any inconsistency between the drawings and specifications or within either document that is not clarified by addendum, the better quality or greater quantity shall be provided.

CONTRACT INFORMATION

1. The Owner/Contractor Agreement will be **AIA document A101 2017 Edition.**

PROJECT SCHEDULE:

1. **Friday, February 13, 2026** – 5:00 pm, Deadline for Contractor Questions
2. **Monday, February 16, 2026** – Final Addendum Issued for Bidding
3. **Thursday, February 19, 2026** – Receipt of Bids
4. **Monday, March 2, 2026** – Recommendation to School Board
5. **Tuesday March 3, 2026** – Notice to Proceed to Successful Contractor
6. Contractor will be able to begin preparation of submittals and project planning **immediately** upon receiving the "Award Letter" which will serve as the "Notice to Proceed". A pre-construction meeting will be required with the Owner and Engineer before construction work can begin.
7. All work may begin following the 2025/2026 School year, which is tentatively **May 28, 2026**
8. **Substantial Completion – August 1, 2026**

SPECIAL NOTES

1. **Kokomo School Corporation's facilities and grounds are TOBACCO FREE SITES. This means that the use of any tobacco products (including e-cigarettes and vapes) on the school property is prohibited.**
2. **Contractors wishing to make follow-up visits to the building must contact Mr. Chad Shepherd to set up a time. Do not attempt to visit the site or building without prior arrangements or permission from the Owner.**

SUPPLEMENTARY GENERAL CONDITIONS:

1. Financial irresponsibility or past record of failure to perform any work as determined by the Owner shall be a valid reason for the Owner's objection to any proposed subcontractor by the Contractor.
2. The successful Contractor will be required to establish an escrow account at a banking institution approved by the Owner, however, if the Owner agrees, the Contractor may elect to have the Owner hold retainage. The Owner however, will not be required to, nor will they, pay interest on the retainage it holds.

SUMMARY GENERAL

1. Owner will maintain access and occupy all sites during construction. The Contractor is to coordinate/communicate any/all possible disruptions to the Owner's operations.

CONTINGENCY ALLOWANCE

1. A contingency Allowance of \$7,500 is to be included in the Roofing Base Bid, and \$7,500 is to be included in each of the Alternates One and Two Roof Work at Lafayette Park Elementary School, and Darrough Chapel Head Start.

EPDM ROOFING

1. Products specified are Carlisle Sure-Seal A FR and Elevate Rubbergard Max.

SHEET METAL

1. Specified premanufactured fascia is WP Hickman Ecosnap, and Metal Era Perma-Tite System.
2. The Contractor may shop fabricate fascia, however the shop-fab fascia must be ANSI-SPRI ES-1 certified.
3. Soffit panels are to be Flush Solid Soffit panels.

Sign In Sheet



Project Name: 2026 Roofing & Roof Related Work at Various Locations

Owner: Kokomo School Corporation

Project No.: 250160

Meeting: Pre-Bid

Meeting Date: 2/9/26

| Name | Company/Association | Phone/Cell | E-mail |
|----------------------|--------------------------|----------------|------------------------------|
| Sean Mettert | Etica Group, inc | 260-908-5468 | smettert@eticagroup.com |
| Chad Shepherd | Kokomo School Corp. | 765-860-8951 | cshepherd@kokomo.k12.in.us |
| John Benson | QUALITY ROOFING SERVICES | 317-797-4490 | john.benson@myroofcare.com |
| JUSTIN BURDINE | NU-TEC ROOFING | 317-701-6088 | JBURDINE@NVTECROOFING.COM |
| Bret Dierdorf | Hinshaw Roofing | 812-243-2115 | bdierdorf@hinshawroofing.com |
| MIKE CASILLAS | SCR | 765-461-2038 | MICASILLAS@SCROOF.COM |
| Steve Hubbard | SPG | 317 800 0459 | SteveH@SPGroof.com |
| Steve Scott | Unique Quality Const. | 317-409-7101 | SteveP@uniquelity.com |
| Alesterio Santamaria | Unique Quality Const. | | Alesterio@uniquelity.com |
| Christopher E. Kert | Blackmore and Buckner | (317) 349-9315 | cekert@blackmore.com |
| Jordan Nicholson | MCGUFF ROOFING | 765-740-2109 | JORDAN@MCGUFFROOFING.COM |
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