

ADDENDUM #1

September 17, 2026

Kevin Ford Aerospace Interpretive Center and Playground Project
Building Package - ReBid
City of Montpelier, Indiana

Kieser Consulting Group, LLC.
6801 Lake Plaza Drive, Suite D-401
Indianapolis, Indiana 46220

TO ALL PLAN HOLDERS OF PROCUREMENT DOCUMENTS

This Addendum forms a part of the Contract Documents and modifies the original documents dated September 2026. Bidder shall acknowledge receipt of this Addendum in the space provided on the BID Form. Failure to do so may subject the bidder to disqualification.

Add the attached section, "Section 00210 – Supplementary Instruction to Bidders" to the Project Manual in its stated numerical sequence.

1. Contractor Questions and Answers
 - a. The following exhibit includes clarifications to contractor questions.
2. Revised Bid Form (3 pages)
 - a. The following Bid Form replaces the previous form. This revised Bid Form includes four (4) alternatives bid items modify the project scope.

SECTION 00210

SUPPLEMENTARY INSTRUCTION TO BIDDERS

PART 1 – GENERAL

1.1 SPECIAL BID SUBMITTAL INSTRUCTIONS

- A. This Section includes instructions to Bidders regarding contractor questions and a revised bid form including alternates.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION

- A. Contractors Questions and Answers:
- a. Question 1: There are NO civil drawings included in the Building Package set of drawings. We are assuming that all excavation other than footings and concrete final prep is included in the Site Package. Please confirm.
 - i. Answer: All utility work for the building is included in the building package. The site package does include final grading up to the building.
 - b. Question 2: Based on the assumption from #1 herein, we assume that all utilities will be brought to within 5' of the building perimeter and connections to be made by the Site Package. Please confirm.
 - i. Answer: Sewer and water utility service hook ups are included in the building package. The water and sewer connections are in the alley. Building package should include all plumbing work to connect the sewer and water service in the alley. We should give them a depth for the sewer if they have it. The plans say the water is 5' below grade. Sanitary hook up is anticipated to be 8' to 10' depth.
 - c. Question 3: We assume that any Civil engineering, Site surveying, Building staking, and local improvement location permitting is by others.
 - i. Answer: The building staking is to be completed by the building contractor. Control points will be established in coordination with the awarded contractor and the engineer. Local permits just for this structure specifically will be required by this contractor.
 - d. Question 4: Is there a construction schedule posted for the project? Is there a completion date? Are there liquidated damages for the project?
 - i. Answer: A schedule for the project is not set. Contract time and liquidated damages are included in the agreement section of the project manual. Contractor is to proceed in 2026 and proceed in a timely manner and as weather allows. Coordination with the site contractor may be required.

- e. Question 5: Roof Decking – The drawings note “decking as required by roofing manufacturer.” Please confirm whether roof sheathing/decking is required beneath the standing-seam metal roofing. If so, please provide the required material, thickness, grade, and attachment requirements.
 - i. Answer: No roof sheathing will be required.
 - f. Question 6: Exhaust Fans / Mechanical Scope – Exhaust/relief fans are indicated, but we do not see mechanical drawings included in the issued drawing set. Please confirm the required fan specifications, quantities, controls, ducting/venting requirements, and which trade is intended to furnish and install them.
 - i. Answer: As indicated in the E-102, an exhaust fan with integrated lighting will be controlled by dual technology switches with occupancy sensor to allow the fan to run 15 minutes minimum after occupancy. We are open to suggested products that meet these requirements, but this needs to be coordinated with electrical. These will need to be sized per room size (110 CFM for 10’ high ceiling or 90 CFM for 8’ high ceiling) with proper related venting – through-soffit with vent cover is preferred.
 - g. Question 7: Building vs. Site Package Utilities – Please clarify the limits of responsibility between the Building Package and Site Package for excavation, trenching, bedding, backfill, and utility piping/conduit serving the restroom building. Specifically, please identify the intended point of connection/demarcation for plumbing and electrical utilities.
 - i. Answer: The building package includes all site work for utility connections for the building, including excavation, backfill, and utility piping/conduit.
- B. Bid Form – The attached bid form will replace the previous version. (3 pages)
- a. This version includes cost saving alternates.

SECTION 00410
BID FORM
ATTACHMENT A - BID PRICES
BALDWIN PARK RESTROOM STRUCTURE
KEVIN FORD AEROSPACE INTERPRETIVE CENTER AND PLAYGROUND
BUILDING PACKAGE
CITY OF MONTPELIER, INDIANA

Base Bid Item 1 – BALDWIN PARK RESTROOM STRUCTURE – BUILDING PACKAGE

Item No.	Item Description	Unit	Quantity	Extension
1.A	Mobilization and Demobilization	LS	1	
1.B	Baldwin Park Restroom Structure	LS	1	
Total for Base Bid Item 1				

Alternate Bid Item 1

Item No.	Item Description	Unit	Quantity	Extension
A1.A	Remove raised roof and related “Small Trusses” for a roof of uniform height.	LS	1	
Adjusted Project Total for Base Bid Item 1 with Alternate 1 Included				

Alternate Bid Item 2

Item No.	Item Description	Unit	Quantity	Extension
A2.A	Remove full-bed stone architectural base and related sills at each post.	LS	1	
Adjusted Project Total for Base Bid Item 1 with Alternate 2 Included				

Alternate Bid Item 3

Item No.	Item Description	Unit	Quantity	Extension
A3.A	Remove build-out bench and related architectural stone. Extend floor slab to CMU wall as this location.	LS	1	
Adjusted Project Total for Base Bid Item 1 with Alternate 3 Included				

Alternate Bid Item 4

Item No.	Item Description	Unit	Quantity	Extension
A4.A	Lower the truss bearing height from 10'-0" to 8'-0", along with all related post and wall heights.	LS	1	
Adjusted Project Total for Base Bid Item 1 with Alternate 4 Included				

Project Total for Base Bid Item 1 and Alternate Bid Items 1, 2, 3 and 4 included

Item No.	Item Description	Total
All	Project Total for Base Bid Item 1 and Alternate Bid Items 1, 2, 3 and 4 included	

SECTION 00410
BID FORM
ATTACHMENT A - BID PRICES
BALDWIN PARK RESTROOM STRUCTURE
KEVIN FORD AEROSPACE INTERPRETIVE CENTER AND PLAYGROUND
BUILDING PACKAGE

CITY OF MONTPELIER, INDIANA

Bid Unit Prices and Total Bid Price Submitted By:

(Bidders Business Name)

(Bidders Business Address)

Authorized Signature

Signers Name (Printed or Typed)

_____, 20_____
Date