

WATERFALL HIGH RISE
FIRE ALARM UPGRADE
HOUSING AUTHORITY OF THE CITY OF ELKHART

Elkhart, Indiana

ADDENDUM NO. 1

April 12, 2024

THIS ADDENDUM TO THE DRAWINGS AND SPECIFICATION IS ISSUED TO MODIFY, CLARIFY, OR CORRECT THE CONSTRUCTION DOCUMENTS AND IS HEREBY PART OF THE BIDDING DOCUMENTS.

CLARIFICATION

1. None

SPECIFICATIONS

1. Replace Bid Form with the revised attached Bid Form.
2. Section 12300 – Alternates
 - a. Add this section in its entirety.

DRAWINGS

1. Drawing Sheet: FA-0
 - A. Change Plan Notes numbers 7 and 8 to the following;
 7. Concurrent to the fire alarm project is the installation of a fire sprinkler system in the building. The fire alarm installer is to coordinate with the fire sprinkler installer the locations and quantities of sprinkler flow and tamper switches. Connect flow and tamper switches to fire alarm control panel as required. This portion of the work may occur after the completion of the fire alarm project.
 8. Connect fire alarm control panel to fire pump, jockey pump and pump controllers as required. Coordinate the exact locations of equipment and connection requirements with actual equipment provided. This portion of the work may occur after the completion of the fire alarm project.
 - B. Add the following note to the General Electrical Notes;
 8. Materials for the new fire alarm system are to be onsite prior (to the extent required to minimize on-site delays) to the start of any work on the new fire alarm system. If all materials are not present contractor is required to get approval from Architect prior to starting any work.

2. Drawing Sheet: FA-1

A. Change Plan Note number 7 to the following;

7. Concurrent to the fire alarm project is the installation of a fire sprinkler system in the building. The fire alarm installer is to coordinate with the fire sprinkler installer the locations and quantities of sprinkler flow and tamper switches. Connect flow and tamper switches to fire alarm control panel as required. This portion of the work may occur after the completion of the fire alarm project.

3. Drawing Sheet: FA-2

A. Change Plan Note number 7 to the following;

7. Concurrent to the fire alarm project is the installation of a fire sprinkler system in the building. The fire alarm installer is to coordinate with the fire sprinkler installer the locations and quantities of sprinkler flow and tamper switches. Connect flow and tamper switches to fire alarm control panel as required. This portion of the work may occur after the completion of the fire alarm project.

4. Drawing Sheet: FA-4

A. Add the following to Specification Part 2: Products, Paragraph 2.2 Fire Alarm System;

- A. Add 'Autocall' as an approved system for the fire alarm system under Alternates 1 and 3.
- H. Fire Alarm provider shall have a local office to provide support for the fire alarm system located within 75 miles of the project.
- I. As part of the fire alarm control panel provide all the equipment required to connect the fire alarm to the owners monitoring service (currently Per Mar). Coordinate all requirements with monitoring service provider.

END OF ADDENDUM NO. 1

The Pre-Bid Meeting Report is included with this Addendum and is a part of the contract documents.

CONTRACT DOCUMENT

BID FORM

WATERFALL HIGH RISE

BASE BID: The Base Bid shall be so prepared as to properly indicate: One (1) lump sum cost to provide all labor, materials, and equipment for:

Waterfall High Rise
Fire Alarm Upgrade

The Contractor shall include in the Base Bid a Contingency Allowance of \$10,000.00 for use according to the Owner's instructions.

_____ Dollars. \$ _____

Completion time to be of _____ calendar days duration.

ALTERNATES:

ALTERNATE #1: State the DEDUCT amount (labor and material) to the base bid to do the work as indicated on drawings but using fire alarm manufacturer other than the basis of design.

DEDUCT: _____ Dollars. \$ _____

ALTERNATE #2: State the DEDUCT amount (labor and material) to the base bid to provide a conventional Addressable Fire Alarm System in lieu of Voice Evac Fire Alarm System indicated on drawings contractor. This deduct will include deleting the fire alarm speakers in all units, providing horn/strobe devices in lieu of speaker/strobes and removing voice stations at Fire Alarm Control Panel and the Annunciator Panel. Installation of the rest of the system will follow the drawings. The Basis of Design will remain 'Siemens'.

DEDUCT: _____ Dollars. \$ _____

ALTERNATE #3: State the DEDUCT amount (labor and material) to the base bid to provide a conventional Addressable Fire Alarm System in lieu of Voice Evac Fire Alarm System indicated on drawings contractor. This deduct will include deleting the fire alarm speakers in all units, providing horn/strobe devices in lieu of speaker/strobes and removing voice stations at Fire Alarm Control Panel and the Annunciator Panel. Installation of the rest of the system will follow the drawings but with a fire alarm system other than the basis of design.

DEDUCT: _____ Dollars. \$ _____

ACKNOWLEDGEMENT OF: ADDENDA NOS. _____

CLARIFICATION NOS. _____

SIGNED: _____

COMPANY: _____

ADDRESS: _____

PHONE/FAX: _____

Meeting Minutes

Forum Architects, LLC
415 Lincolnway East
South Bend, Indiana 46601
(574) 233-2119 • (574) 288-0924 fax

Project Name: Elkhart Housing Authority
Waterfall Fire Alarm Upgrade

Date: April 9, 2024

Project Number: 23-120

Time: 10:00 a.m. (local time)

Location of Meeting: Waterfall High Rise

Present at Meeting: Erik Mathavan
Ken Trusty
She Elmerick
Thomas Panting
Ryan Barber
Chad Dover
Tom Cook
John Banicki
Mark Thornton
William Hentschel

Housing Authority of the City of Elkhart
Tri-City Data and Electric
Schwartz Electric
Martell Electric
Apex
Apex
ME Design Services
ME Design Services
ME Design Services
Forum Architects, LLC

ITEMS DISCUSSED:

PRE-BID CONFERENCE MEETING

1. **Bid Due Date – April 23, 2024 at 3:00 p.m. (local time).** Bids are to be dropped off at the Housing Authority Main Office. Contractors are invited to remain for public bid opening shortly after the bids are received.
2. **Bid Bond** – It was discussed that Bid Bonds must accompany all bids. This is to be for five (5%) percent of the bid amount.
3. **Plan Availability** – Any contractors who have not obtained plans, plans are available at Forum Architects, LLC for a refundable deposit of \$50.00. To get deposit refunded, plans need to be returned in usable condition after award has been made by the Housing Authority. If preferred, electronic format (PDF's) is available from Forum Architects.
4. **Proposal Forms –Bid Package(s)** was reviewed. All proposal forms are included in the specification manual. Any questions regarding the contents or needing instruction on how to complete forms are to be faxed to the architect. The Housing Authority is looking for firm bids only. Contractor to include \$10,000.00 contingency allowance to their bid for Waterfall High Rise. This is to be used at the discretion of the Housing Authority. If not used, or completely used, the balance amount would be returned to the Housing Authority in the form of a Change Order at the end of the contract.
5. **Construction Time** – Completion time for construction has been established as 120 calendar days from receipt of equipment in the field.
6. **Bonds** – Successful bidder will be required to provide a Performance and Labor/Material Bond for 100% of the contract amount.
7. **Retainage** – Ten (10%) percent retainage will be held during the course of construction. Contractor may request for retainage to be reduced to five (5%) percent after fifty (50%) percent of the contract is complete. This

Meeting Minutes

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reduction is at the discretion of the Housing Authority.

8. Wage Rates – Wage rates are included in the specification manual. These are minimum rates of pay which need to be used for each particular trade for the project. Fringe benefits to also be included. Wage Rates will be checked ten (10) days prior to bidding. Any change in the Wage Rates will be issued as an addendum.
9. Section 3 – It was discussed that any contractors anticipating hiring due to this contract, contractor must make jobs available to the low income and residents of the Housing Authority.
10. Sales Tax – The project is tax exempt from sales tax. Contractor need not pay sales tax on this project. Successful bidder will be given the tax identification number of the Housing Authority for purchasing purposes.
11. Liquidated Damages – Liquidated Damages are built into the contract for the amount of \$200.00 per calendar day beyond the completion of the project.
12. Instruction to Bidders – Reviewed HUD 5369 Instructions to Bidders. Architect's representative strongly encouraged contractors to make themselves familiar with this document.
13. General Conditions – Reviewed HUD 5370 – The HUD General Conditions to Contracts. These General Conditions shall govern throughout the course of the project and contract.
14. The contractor is responsible for filing necessary permits. Costs to be included in bid.
15. Clarifications and/or any additional information in response to questions shall be addressed per addendum. Addendum to include unit price on bid form.
16. Please provide questions no later than 12:00 p.m. on Friday April 19, 2024.
17. Should tenant issues arise during construction, please contact owner ASAP so that owner can correct tenant issue.
18. Alternates for the project will be included in addendum. This will include a new bid form to allow for the pricing of the Alternates.
19. Work in tenant's units should be scheduled 72 hours in advance.
20. The existing fire alarm must be maintained during construction. Devices for both systems can be in place during construction.

Any additions or corrections to this Report should be brought to the attention of the Architect immediately.

By: William F. Hentschel

cc: All Plan Holders and Attendees

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