

ADDENDUM TWO

Addendum Two (AD.02) to the drawings and specifications prepared by Gibraltar Design for **Eastern Green Early Learning Center Renovations** for Eastern Greene Schools Bloomfield, Indiana

All Contractors bidding on this project shall read all of the items covered below and shall comply with all of the requirements as set forth, including any necessary refinements or additions generated by this Addendum and required by the intent of the original contract documents. All Contractors shall acknowledge on their bid form that they have received this Addendum and include the appropriate content of same within their bid proposal.

GENERAL

1. Question and Answer Meeting

- A. The Minutes of the Question and Answer Meeting, held on October 14, 2025, are included in this Addendum.

SPECIFICATIONS

2. Specification Section 23 09 13

Automatic Temperature Control System

- A. Controllers are not required to be Schneider but shall be BACnet MSTP whether stand-alone as base bid or integrated as part of the Alternate.

DRAWINGS

3. Sheet E102

- A. Refer to revised, full-size drawing, included in this Addendum, for revisions.

4. Sheet E201

- A. Refer to revised, full-size drawing, included in this Addendum, for revisions.

5. Sheet M101

- A. All VAV boxes to be replaced under base bid.

Pages 1 through 1, inclusive, the Minutes of the Question and Answer Meeting held on October 14, 2025, Specification Sections, and two (2) Full-Size Drawings, constitute the total makeup of **Addendum Two**.



Eastern Greene School Corporation
Central Campus – Early Childcare / Learning Center Classroom Improvements and Misc. Improvements
Project

PRE-BID MEETING MINUTES

October 14, 2025, 11 AM EDT

1 Introductions

A. SCHOOL CORPORATION

- **Superintendent**
Doug Lewis
Email: dlewis@egreene.k12.in.us
Office Phone: (812) 825-5621
- **Elementary School Principal**
Kara Quimby
Email: kquimby@egreene.k12.in.us.
- **Middle School Principal**
Ms. Allison Clary
Email: aclary@egreene.k12.in.us.
- **Director of Facilities**
David Fields
Email: dfields@egreene.k12.in.us
Mobile Phone: (812) 272-9914

B. OWNER REPRESENTATION

- Clerk of Works
The Stenftenagel Group L.L.C.
Scott Stenftenagel
Email: scott@stengroup.com
Phone: 812 639-8177
- Dana Geldhof
Email: dana@stengroup.com
Phone: 812 639-9709

C. ARCHITECT

- Gibraltar Design
4030 Vincennes Rd, Suite 100,
Indianapolis, Indiana 46268.
Phone: (317) 843-4643
Dale Wagner - Project Architect
Email: dwagner@gibraltardesign.com
Brittany Black - Project Architect
Email: bblack@gibraltardesign.com

D. CIVIL ENGINEER

- Brad Eckerle
Brosmer Land Surveying and Engineering
205 East 6th Street
Jasper, IN 47546
Cell Phone: (812) 639-3223
Email: beckerle@psci.net

Eastern Greene School Corporation
Central Campus – Early Childcare / Learning Center Classroom Improvements and Misc. Improvements
Project

PRE-BID MEETING MINUTES

October 14, 2025, 11 AM EDT

2 Sign-in Sheet

- A. A Sign-in Sheet is being circulated. Everyone is required to sign-in and print legibly.

2.2 Bids

- A. Sealed bids will be received by Eastern Greene School Corporation (herein referred to as the "School Corporation") at the Superintendent's Office, located at the Eastern Greene Central Campus, 1471 N. State Road 43 Bloomfield, IN 47424, until **1 PM EDT, local time, Tuesday October 28, 2025**
- B. The Work for the Project shall be bid as one unified Prime Contract with an option to submit a Combination Bid to perform the Work for both sites/projects as one unified Prime Contract.
- C. Bids will be publicly opened and read aloud in the boardroom at the above time and place. Bids received later than such hour will be returned unopened.

2.3 Drawings and Specifications

- A. The work on this project shall be performed in accordance with the Drawings and Specifications as well as all other Contract Documents prepared by Gibraltar Design, 4030 Vincennes Rd, Suite 100, Indianapolis, Indiana 46268.
- B. Copies of Plans and Specifications may be obtained by contacting Repro Graphix, Repro Graphix, 14 N.W. 6th Street, Evansville, Indiana 47708, (812) 422-2400.
- C. Complete and detailed Drawings and Specifications for this work, including but not limited to the instructions to Bidders, General Conditions, and General Requirements are on file and may be **examined** at the following places:

McGraw-Hill Construction Dodge
www.construction.com/dodge

Construction Software Technologies (ISQFT)
www.isqft.com

ConstructConnect
3825 Edwards Road, Suite 800
Cincinnati, OH 45209
Phone: 800-364-2059 <https://www.constructconnect.com>

Builders Exchange of Louisville, Inc.
2300 Meadow Drive #100
Louisville, Kentucky 40218-1372

By appointment only:
Eastern Greene School Corporation
1471 N. State Road 43
Bloomfield, IN 47424

Eastern Greene School Corporation
Central Campus – Early Childcare / Learning Center Classroom Improvements and Misc. Improvements
Project

PRE-BID MEETING MINUTES

October 14, 2025, 11 AM EDT

2.4 Contract Document Interpretation

- A. Bidders requesting Drawing or Specification interpretation during the bidding period **should do so via email only** and should email the following by **no later than the end of the day on Wednesday October 17th. The last Addenda, if required, will be issued/posted on or before Wednesday October 22, 2025:**

Division 0 and Division 1 Specifications, email Dale Wagner
dwagner@gibraltardesign.com

Drawings and all Technical Specifications, email Dale Wagner
dwagner@gibraltardesign.com

2.5 Preparation and Submission of Bids

(The following must be submitted with the Bid)

- A. Indiana Department of Administration (IDOA), Public Works Division (DAPW) and its Public Works Certificate of the following categories: **1542.00A** Institutional Buildings (Hospitals, Schools, Prisons) in excess of \$10,000,000; **1542.00B** Institutional Buildings (Hospitals, Schools, Prisons) in excess of \$1,000,000, **1542.01, 1542.04.**
- B. Bids shall be submitted on form included in the Project Manual which is based on the Indiana State Board of Accounts Form 96 (Revised 2013), prescribed by the Indiana State Board of Accounts (Bid Form).
- C. Bond:
- a. Each bid shall be accompanied by an acceptable certified check, cashier's check, or bid bond as provided in Acts 1969, Chapter 483, payable to the order of the School Corporation in an amount not less than five percent (5 percent) of the total bid.
- D. Financial Statement:
- a. Each bid shall be accompanied by a Financial Statement.
- E. Non-Collusion Affidavit:
- a. Each bidder shall furnish with his bid an affidavit that such bidder has not directly or indirectly entered into a combination, undertaking, collusion, or agreement with any other bidder or prospective bidder, or with any officer or members of the School Corporation which tends to or does lessen or destroy free competition in the letting of contracts sought for by these Instructions to Bidders.
- F. E Verify: Contractors shall submit their current E Verify form with the Bid.
- G. Bid Duration: The bidder agrees to hold the bid open for a period of 60 days after the date of opening.

Eastern Greene School Corporation
Central Campus – Early Childcare / Learning Center Classroom Improvements and Misc. Improvements
Project

PRE-BID MEETING MINUTES

October 14, 2025, 11 AM EDT

- H. **Allowance Amount:** Contractor should include an Allowance Amount of \$50,000 in the Base Bid amount.

2.6 Rejection of Bids

- A. The School Corporation reserves the right to reject any and all bids and to waive any formalities in the bidding. Where multiple Projects are to be bid, the Owner has the right to accept a Bid for one Project and not the other Project.

2.7 Site Visit

- A. A walk-thru of the existing Project site will be held immediately following the question and answer period.
- B. In any case, prior to bidding, all Contractors bidding on this work shall be required to make a personal inspection of the existing site and area to verify the existing conditions, materials and that the bidder has included all of the requirements in his bid proposal to properly complete the work.

2.8 Bid Form

- A. Please fill out the Form 96 Public Works Bid Form as well as the Supplemental Bid Form in their entirety.
- B. **Alternates:** See Section 01 23 00; Alternates and Drawing Sheets for full description of Alternates. The Contractor shall hold costs for all Alternates for the full duration of the Project.

ALTERNATE 1: ADDITIONAL EXTERIOR CONCRETE PAVEMENT - Add exterior concrete pavement and parking curbs as per all plans, specifications and Addenda.

ALTERNATE 2: TWO ADDITIONAL CLASSROOMS RENOVATIONS - Perform Work as indicated in Kindergarten A42 and S.E. Support Room A40. This includes the addition of exterior concrete aprons and concrete sidewalks. Rework existing play equipment and plastic barrier. Rework existing chain link fence for the installation of new 4-foot-wide gate with panic exit hardware. Refer to all plans, specifications and Addenda.

ALTERNATE 3: NEW FLOOR FINISH - In Rooms A44, A46, A47 and A49 remove all vinyl floor system and wall base including all transition strips, mastic, adhesive and residue in its entirety. Install new floor finish and wall base. Refer to all plans, specifications and Addenda.

ALTERNATE 3A: NEW FLOOR FINISH IN ALTERNATE CLASSROOMS - In Rooms A42 and A40, remove existing vinyl floor system and wall base including all transitions strips, mastic, adhesive and residue in its entirety. Install new floor finish and wall base. Refer to all plans, specifications and Addenda.

ALTERNATE 4: SECURITY GLAZING - At new aluminum storefront A56A, install insulated security glazing in door leaves only in lieu of regular insulated tempered glazing. Transom glazing to remain insulated tempered glazing. Refer to all plans, specifications and Addenda.

Eastern Greene School Corporation

Central Campus – Early Childcare / Learning Center Classroom Improvements and Misc. Improvements Project

PRE-BID MEETING MINUTES

October 14, 2025, 11 AM EDT

ALTERNATE 5: BORTE CASEWORK IN BASE BID CLASSROOMS – In lieu of plastic laminate casework, excluding countertops, provide and install Borte PET (Polyethylene Terephthalate) finish casework as manufactured by LX Hausy.

- a. Contact: Kings Furnishings and Design; Matt Stoll, 3710 North Newton Street, Jasper, IN 47546, Cell Phone: 812 787-0784, Office: 812 787-0784, Email: Matt.kingsjasper@gmail.com. Refer to all plans, specifications and Addenda.

ALTERNATE 5A: BORTE CASEWORK IN ALTERNATE CLASSROOMS – In lieu of plastic laminate casework, excluding countertops, provide and install Borte PET (Polyethylene Terephthalate) finish casework as manufactured by LX Hausy.

ALTERNATE 6: ELECTRICAL PANEL REPLACEMENTS

- a. The Contractor shall verify all existing conduit locations and conductors that are to be reconnected to the new panels. The Contractor shall coordinate and verify that all panel sizes will fit in the allotted space of the existing panel locations. Contractor shall include all costs in the Alternate Bid #6 for any additional modifications required to existing conductors, conduits or concrete bases where applicable to allow the installation of the new panels.
- b. Remove the electrical panels listed below at the locations as indicated on the drawings and replace with the following new Electrical Panels:
 1. MDP 800 Amp located in the Mechanical/Boiler Room.
 2. Panels M, N, R and X located in the Mechanical/Boiler Room.
 3. Panel P-20 located in the Unit A Electrical Closet.

2.9 Questions, Interpretation during Bidding, Addenda:

- A. Addendum will be issued accordingly. Please check with Reprographics site for all Addenda.
- B. Bidders requesting Drawing or Specification interpretation during the bidding period should do so via email only and should email the following by no later than the end of the day on Wednesday October 17th. The last Addenda, if required, will be issued/posted on or before Wednesday October 22, 2025.

2.10 Subcontractors and Materials

- A. The Architect and Owner's Representative will receive the complete subcontractor and materials list for the Project proposed by the low bid Contractor by email no later than 1:00 p.m. on the day following the bidding. Said list shall be confirmed in writing within forty-eight (48) hours thereafter. If low bidders do not comply with the same, the Engineer and School Corporation will consider the bid incomplete and may take any action required to obtain a complete and responsible bid. Said list, upon approval, will be filed with the School Corporation and shall not be changed except by an approved Change Order.

Eastern Greene School Corporation

Central Campus – Early Childcare / Learning Center Classroom Improvements and Misc. Improvements Project

PRE-BID MEETING MINUTES

October 14, 2025, 11 AM EDT

- B. It is EACH Prime Contractor's responsibility to "qualify" all their subcontractors, product suppliers-manufacturers, equipment suppliers-manufacturers, etc. The term "qualify" in this context shall be understood that all subcontractors, product suppliers, equipment suppliers manufacturers listed are responsible and capable of fully complying with the Contract Documents. The Owner reserves the right to reject any sub-contractor, product supplier manufacturer, equipment supplier-manufacturer based upon documented past experience. Upon rejection of such listed sub-contractor, product supplier-manufacturer, equipment supplier manufacturer, the Contractor shall submit another "qualified" subcontractor, product supplier manufacturer, equipment supplier-manufacturer as approved by the Owner at no-additional increase in the submitted Bid price.

2.11 Scope of Work (General Description)

- A. The Base Bid Work will consist of renovations to (4) four existing west classrooms with ADA compliant restrooms, installation of new aluminum storefront systems. Base Bid will also include HVAC Improvements to the HVAC unit that serves all the classrooms located to the west of the fire-wall adjacent to the Art room (Ten (10) classrooms). The Base Bid also includes a new exterior concrete ADA ramp/railings, concrete stairs exiting the two north Pre-K Classrooms and a hard surface handicap parking area adjacent to the Pre-K classrooms. The remaining parking area will remain stone. There are several Alternates. Refer to Alternates Section 01 23 00 and drawings for the entire scope of work.

2.12 Site Access

- A. Contractors should carefully read General Conditions and all Sections and examine drawings to become familiar with the site access for each Project site, Contractor lay-down areas, staging areas, requirements and restrictions.
- B. There is no construction staging area, fencing specified or required however, it will be the Contractor's option to coordinate a location on-site with the Owner's Representative to create an enclosed staging area if the Contractor wishes to create a secured area.
- C. There is no room on-site for storage. The Contractor shall bring on site equipment and materials at the time the work is ready for the equipment and materials.
- D. There will be other Contractors on-site performing Work for roofing replacement Projects. All contractors on-site are required to coordinate their work, locations and access around the building.
- E. Existing yard spaces, pavement and sidewalks shall be protected. Existing buildings and adjacent parking lots and drives shall remain in use during the entire project period. All drives, roads, etc into and from the site shall be kept clean and free of mud, debris, etc. at all times.

2.13 Project Schedule (Refer to Section 01 27 00 Monetary Penalties for failure to complete given tasks and within the given associated time periods listed below)

- November 10, 2025 – Tentative Date for School Board to Award Contract

Eastern Greene School Corporation
Central Campus – Early Childcare / Learning Center Classroom Improvements and Misc. Improvements
Project

PRE-BID MEETING MINUTES

October 14, 2025, 11 AM EDT

- November 11, 2025 – Notice to Proceed is Issued. Immediately start development of submittals for all products, materials, and equipment.
- May 25, 2026 – Project On-Site Start Date
 - 1. Mobilization on-site. Start construction activities.
 - 2. Start development of submittals.
- July 25, 2026 – Substantial Completion Date
- July 31, 2026 - Owner occupies all Classrooms.

NOTE: If Alternate 6 , Electrical Switchgear/Panel Replacement, is accepted, this work may need to be performed during summer break of 2027 due to the lead-time for the 800 A MDP, unless otherwise coordinated and approved by the Owner during another time where not to interfere with Owner's activities or cause any interruption to classes or events.

Substantial Completion Definition: Substantial Completion refers to all work being completed, all systems are fully functional and tested and spaces are able to be fully utilized by the Owner as designed and intended. On the Date of Substantial Completion, or before, all Work shall be completed and ready for the development of a punch list performed by the A.E. and the Owner's Representative. The Owner's Representative will make the determination if the work and areas are "Substantially Complete". If deemed by the Owner's Representative the work and areas are NOT "Substantially Complete", monetary penalties will start on the date of Substantial Completion and will continue until deemed "Substantially Complete".

2.14 Monetary Penalties

- A. All work has a substantial completion date that must be adhered to. Monetary penalties will apply if the substantial completion date and punch lists are not completed as indicated in the plans and specifications.
- B. There shall be Monetary Penalties associated for failure to complete given tasks within the given associated time periods and upon notifications of non-compliance for such tasks listed for the project. The Schedule of Penalties are as follows:
 - a. **Substantial Completion:** \$300 per calendar day for each calendar day after the stipulated Substantial Completion Date, unless previously waived in writing by the Owner's Representative.
 - b. **Punch List Items Completion:** Unless previously discussed and approved in writing by the Owner's Representative and/or the Engineer, all Punch List items shall be completed within 7 calendar days after the Substantial Completion Date. The Contractor shall be charged \$150.00 per calendar day past the designated time noted above for failure to have completed all Punch List Items to the satisfaction of the Engineer and Owner's Representative.

Eastern Greene School Corporation
Central Campus – Early Childcare / Learning Center Classroom Improvements and Misc. Improvements
Project

PRE-BID MEETING MINUTES

October 14, 2025, 11 AM EDT

2.15 Question and Answer Period (Pre-Bid Meeting)

- A. The Pre-Bid Meeting Minutes, instructions, comments and interpretations shall become a part of the Contract Documents and shall have the same force as if they were incorporated therein.

2.16 Other Comments

- A. Contractor is responsible for implementing and maintaining all requirements of the Criminal History Background Check Policy. There are monetary penalties for Contractors not complying with these requirements. This will be enforced.
- B. A qualified and experienced English speaking Project Superintendent is required to be on-site **at all times** during any and all activities.
- C. All Progress Meetings will be conducted at the Superintendent's Office.
- D. Site visits may be scheduled with: Dana Geldhoff; phone 812 639-9709. Email: dana@stengroup.com NOTE: visits shall be scheduled at a minimum of 24 hours in advance.
- E. Discussed any Summer School activities or other events that may be taking place.

2.17 Questions and Comments from Pre-Bid Meeting:

- A. **Question:** Is it acceptable to replace the entire existing AHU in lieu of an in-place rebuild? **Response:** The Contractor may submit a Voluntary Alternate for a complete replacement of the AHU to match the existing AHU CFM, motor size, capacities, coils and as indicated in the Equipment Schedule. Replacement shall include all new connections, valves, strainers, insulation, etc...
- B. **Clarification:** All VAV's served by the AHU are to be replaced and be included in the Base Bid amount.

Pre-Bid Meeting Sign-In Sheet

General Information

Project Name: Early Childcare / Learning Center Classroom Improvements and Misc. Improvements

School Corporation: Eastern Greene School Corporation

10/14/2025 Eastern Greene Central Campus – Superintendent's Board Room

Date Location

Attendance

Name	Company	Phone/Email
SCOTT STENFTENAGEL	The Stenftenagel Group LLC	scott@stengroup.com 812-639-8177
ANGELA BURTON	The Stenftenagel Group LLC	angela@stengroup.com 812-630-4615
DANA GELDHOF	The Stenftenagel Group LLC	dana@stengroup.com 812-639-9709
Brett Worland	General Int	bworland@generalinteriors.com
JAREN BUTLER	SR MECHANICAL	jbutler@srmechanicalllc.com
RANDY MILLER	HFI	812-349-8385 RMILLER@HARRELL-FISH.COM
Trace Harruff	CDI, Inc.	estimating@cdiinc.net / (812) 232-3327
Chance Bex	BOLDIN	812-322-5841 cbex@boldinconstruction.com
BRAD BORING	BOLDIN CONSTRUCTION GROUP	bboring@boldinconstruction.com
Luke Kerstiens	Jasper Lumber Co	lkerstiens@jasperlumberonline.com
Krishn Heinz	Heinz Associates	krishn@heinzassociates.net
Mark Rife	SR Mechanical LLC	mrife@srmechanicalllc.com
Shannon Swanders	Hanning Construction	swanders@hanningconstruction.com
Mike Crull	Poynter	mikecrull@poyntersheetmetal.com
DEEA SORUM	Superior Carpet	dsorum@superiorcarpetinstallers.com
Jeff Earley	Earley Flooring	jeffearleyflooring@gmail.com
Dustin Clark	Taber Owens Construction	dustin.clark@taberowens.com
Drew Walls	Taber Owens Construction	drew.walls@taberowens.com
Landyn Fleming	Industrial Electric Inc.	LandynFleming@industrialelectric.com
JACK ASAY	INDUSTRIAL ELECTRIC	JACKASAY@INDUSTRIALELECTRIC.COM
DAVID DEPIERRE	HEFLIN INDUSTRIES	ddepierre@heflinind.com
BEN LISBY	JAMES STANCER EXC.	ben.lisby@stancereexcavating.com
Greg Whitaker	Keusch Glass	gwhitaker@keuschglass.com

Please return this sheet to The Stenftenagel Group Representative.

