

**Addendum No. 1**

**For Project No. ENG2403779005  
GARRISON INTERIOR REMODEL PROJECTS  
Fort Harrison State Park  
Marion County**

**ISSUED FROM: Engineering Division Dept. Natural Resources**

**ISSUE DATE: December 8, 2023**

**BID DATE: December 19, 2023**

**FOR AGENCY: Department of Natural Resources**

**The information contained in this Addendum shall become a part of the basic plans and specifications the same as if original incorporated therein. The original plans and specifications shall remain in their entirety, except as modified by this Addendum. The items herein shall supersede information in the specifications and on the plans.**

**ITEM No. 1: GENERAL**

1. Attached, please find a copy of the pre-bid meeting sign-in sheet and pre-bid meeting agenda with a summary of the discussion and clarifications.
2. Q: Where can dumpster be set and staging take place for the project.  
A: The dumpster and staging can take place in the north parking lot in front of the Garrison.
3. Q: Where is parking available for the contractor.  
A: Parking is available in the north parking lot in front of the Garrison.

**ITEM No. 2: CONSTRUCTION PLANS**

1. Q: Does Ceramic Tile occur on the walls directly behind the Vanities in the Men's and Women's Restrooms? Or will the vanities be installed on top of the wall tile?

- A: The area directly behind the vanity cabinet shall not be tiled. All exposed surfaces above and below the cabinet shall be tiled.
2. Q: The Finish Schedule Notes on A-1 do not identify the specific Collection , or Product Number of the scheduled “Anatolia 12x24 Ivory Matte” tiles. Please advise.  
A: Refer to Specification Section 093000 Tiling.
3. Q: What is the configuration of the existing floor assembly in the Restrooms including framing and subfloor and underlayment panels? Floor Plan Keynote 1. on A-1 calls for replacement of damaged subflooring with “. . . plywood to match existing thickness . . .” What is the total thickness of the existing subfloor and/or underlayment panels?  
A: Existing floor assembly to be field verified by the contractor.
4. Q: What is the configuration of the existing floor assembly in the Kitchen Areas including framing and subfloor/underlayment panels?  
A: Existing floor assembly to be field verified by the contractor.
5. Q: Page A-1 the door schedule calls out for new doors to match existing species but no tag was found that called out the species of the doors, please advise.  
A: New Doors to be: Red Oak
6. Sheet A-1: Add  
Floor Plan Keynote #8, ADD: grey outlet color and stainless-steel cover plates. Clarification: Vanity GFCI’s in both restrooms to be on side walls and mounted 1” above the side splash.
7. Sheet A-1: Add  
Floor Plan Keynote #11, ADD: Replace any damaged window trim with new.
8. Sheet A-1: Add  
Note regarding transition strip at Water Cooler 105. Transition strip to be from the Schluter RENO product line or approved equal.
9. Sheet A-3: Clarification  
Revise 8/A-3 Men’s Restroom East Wall Elevation for right side (closest to door) urinal to be mounted at ADA height. Refer to sheet G-1 for mounting heights.
10. Sheet A-1- Add:  
Add to Floor Plan Keynotes - “Access to the underside of the restroom area is in the basement area below. These areas are finished and any alterations in this area for the restroom area remodel must be restored.”

11. Q: How much room is above ceilings in restroom?  
A: Contractor shall field verify field conditions. The area above the restroom can be viewed from the existing chase. Coordinate viewing with property staff.
12. Sheet A-1 – Add  
Add note to Floor Plan Keynotes – “All toilet room accessories to have concealed fasteners.”
13. Sheet A-4 – Clarification  
Flooring Replacement Scope Note #4. For purposes of Bidding: Assume 30% of subfloor will be replaced.
14. Sheet A-3 – Revision  
Detail 10/A-3 ADA Vanity Detail. See attached.

### **ITEM No. 3: SPECIFICATIONS**

1. Section 01340 – Shop Drawings, Product Data and Samples  
1.02 B – To also include TOILET PARTITIONS
2. Add: Section 01220 Unit Pricing

**END OF ADDENDUM**

**State Form 21208R4**

**DAPW-118**

PRE-BID MEETING  
**Garrison Interior Remodel Projects**  
**Fort Harrison State Park**  
DEPARTMENT OF NATURAL RESOURCES  
STATE OF INDIANA

Public Works Project No. ENG2403779005

6002 North Post Road, Indianapolis, IN 46216  
Marion County, IN

Date: **November 30, 2023 @ 11:00 am ET**  
Meeting Location: Project Site  
6002 North Post Road, Indianapolis, IN 46216

- A. Attendee Sign-in:
- B. Welcome, Introductions, Project Contacts:
1. Access to site:
    - a. Property Manager: Brady Givens
    - b. Assistant Property Manager: Angel Okray
    - c. Melissa Myers, Inn / Garrison Manager
    - d. Office Phone: 317-591-0904
  2. Document Questions:
    - a. Nathan Smothers; 317-233-4707; [NSmothers@dnr.in.gov](mailto:NSmothers@dnr.in.gov). Please submit all questions via email for design team distribution as needed.
  3. Code Administrator / Construction Contact:
    - a. Michael Manion: 317-670-8250; [mmanion@dnr.in.gov](mailto:mmanion@dnr.in.gov)
- C. Bidding and Contract Requirements:
1. Project is estimated at \$150,000 or above
  2. Notice to Bidders
    - a. Secured Electronic Bid Submission via email. Bids received until 1:31 PM (Indianapolis Time) December 19, 2023
    - b. Microsoft Teams Live Event Bid Opening at 2:00 PM (Indianapolis Time) December 19, 2023. Reference link on Notice to Bidders
  3. Bids shall be taken from Prime Contractors pre-qualified by the Public Works Certification Board in the following classification/s: 1542.02 Commercial Buildings (Offices, Stores, Restaurants) or 1542.04 Additions, Alterations, Remodeling and Repairs. Prequalification by the Certification Board is required for this project prior to bid opening. Reference the following link for more information  
<https://www.in.gov/idoa/state-property-and-facilities/public-works/certification-board/contractors-and-sub-contractors/>
  4. Per the Instructions to Bidders, Work By Contractor, "The Contractor shall perform a minimum of 15% of the value of the work..." (DAPW 30)
  5. **Participation Goals: 7% MBE, 5% WBE and 3% IVOSB**
    - a. The Indiana Department of Administration ("IDOA") in its commitment to Minority and Women's Business Enterprise ("MBE/WBE") and Indiana Veteran Owned Small Business ("IVOSB") participation in the state's procurement and contracting process, expects prime contractors to solicit MBE, WBE, and IVOSB subcontractors for

competitive bids in the areas of construction, professional services, and goods and services. This policy outlines the steps necessary for subcontractor participation that is subject to IDOA purchasing authority.

- b. Please see Part "K" Reference Information links and attachments for additional information.
6. Each contractor must submit with their bid a written plan for a program to test the contractor's employees for drugs (DAPW 150A)
7. Reference Bidding and Contract Requirements for detailed instructions.

D. Document Overview

1. Drawings
  - a. Restrooms – Complete remodel of the existing restrooms.
    - D-1 - Demolition Plan
    - A-1 – Floor Plan / Plumbing
    - A-2 – Ceiling Plan / Lighting / HVAC
    - A-3 – Interior Elevations
  - b. Kitchen – Flooring Replacement
    - A-4 – Kitchen Plan
2. Specifications
  - a. Alternates (Reference Section 01 23 00 for detailed information)

Alternate Number 1:

Demo and replace ALL subfloor in the restroom area.

Alternate Number 2:

Garrison kitchen flooring replacement as shown on Sheet A-4.

Alternate Number 3:

Kitchen Equipment Moving

Include the labor of disconnecting and the reconnecting the existing kitchen equipment, moving to a temporary location to allow for the flooring replacement. Coordinate the temporary location with the owner.

Alternate Number 4:

Kitchen Wall Tile replacement:

Alternate Number 5:

Kitchen FRP Replacement

F. Allowances:

1. A Remediation Allowance of \$15,000.00 shall be included in the Base Bid as a separate item in the Schedule of Values adding up to the total bid price.
2. If any portion of the remediation allowance is not used during the project, that portion will revert to the owner and will not be included in the contractor's final payment.

G. Project Schedule:

1. Bids received until 1:31 PM (Indianapolis Time) December 19, 2023
2. Contracting phase should be expected to take at least 30-60 days to complete
3. Project end date is June 7th, but scheduling with the property is necessary.
4. Normal work hours 7:00 am – 5:00 pm and as adjusted by Property Manager

H. Site Restrictions:

1. Maintain Public Access and Parking – To Pro-Shop Area

2. Temporary Field Office and Utilities
  3. Contractor Staging Areas
  4. Deliveries
  5. Dumpsters
  6. Site Security
- J. Bidding Documents:
1. DNR Engineering Website – Division of Engineering Home Page:  
<https://www.in.gov/dnr/engineer/>
  2. DNR Engineering Website – DNR Project Bidding Information Page:  
<https://www.in.gov/dnr/engineer/2908.htm>
  3. Subscribe to receive email updates when the Engineering Bid Page is updated:  
[https://public.govdelivery.com/accounts/INDNR/subscriber/new?topic\\_id=INDNR\\_16](https://public.govdelivery.com/accounts/INDNR/subscriber/new?topic_id=INDNR_16)
- K. Reference Information:
1. IDOA Certification board: <https://www.in.gov/idoa/state-property-and-facilities/public-works/certification-board/>
  2. Bidder ID #: <https://www.in.gov/idoa/procurement/supplier-resource-center/requirements-to-do-business-with-the-state/bidder-profile-registration/>
  3. W-9 & Direct Deposit: The successful bidder will be required to complete the Automated Direct Deposit Authorization Agreement & W-9 Form. Please reference the Auditor of State website for additional information: <https://www.in.gov/auditor/>.
  4. Please reference the attached DNR Vendor Registration HelpSheet for additional information.
  5. <https://www.in.gov/idoa/mwbe/files/MBE,-WBE,-and-IVOSB-Participation-Policy-4-21.pdf>
  6. <https://www.in.gov/idoa/mwbe/files/MWBE-Revised-Goals-Policy-6-21.pdf>
  7. <https://www.in.gov/idoa/mwbe/minority-and-womens-business-enterprises/laws-and-policies/>
  8. <https://www.in.gov/idoa/mwbe/indiana-veteran-business-program/>
  9. <https://www.in.gov/idoa/mwbe/minority-and-womens-business-enterprises/participation-goals/>
- L. Q & A
- M. Site Tour

**Notes from the Pre-Bid:**

Summary of Discussion and Clarifications:

1. The need to include MBE/WBE and IVOSB participation goals in the bid as stated in the front-end documents. Also, the drug testing requirement needs to be included in the bid as stated in the front end. **Please review the front end for all requirements**, but these were noted due to past projects missing these portions.
2. All alternates must be addressed on the bid. No voluntary alternates.
3. Discussed the tile has been approved and the owner is not looking for substitutions.
4. The exact time frame of construction still needs to be coordinated with the property after the bidding process.
5. Locations for staging and dumpsters needs to be coordinated with the property staff and will be in Addendum.
6. Questions are encouraged and preferred by email. Send to [nsmothers@dnr.in.gov](mailto:nsmothers@dnr.in.gov).

Site Tour:

1. Walked the kitchen area. The kitchen was currently staffed for lunch. It was noted that a site visit for more extensive viewing could be arranged with the property staff for a time when the kitchen isn't occupied. This time is usually after 2:00.
  
2. Walked the restroom area.
  - Noted the restroom entry location is changing as shown on the plans.
  - The chase is shown to be removed on the plans, but coordination during demolition will be needed to verify the chase can be removed.
  - Since the existing wall construction cannot be confirmed, there will need to be coordination in the restroom area to maximize the amount of room for stalls (width).

Q: What is under the restrooms?

A: Locker rooms and basement rooms. A time to view this area and any ceiling access should be coordinated with property staff.

3. Viewed the area under the kitchen. Water infiltration from above (dishwashing area) could be seen.

Q: Can the exterior door to the mechanical room be used for access.

A: Yes

PRE-BID MEETING  
**Garrison Interior Remodel Projects**  
**Fort Harrison State Park**  
DEPARTMENT OF NATURAL RESOURCES  
STATE OF INDIANA

Public Works Project No. ENG2403779005  
Requisition No: 136216

6000 North Post Road, Indianapolis, IN 46216  
Marion County, IN

Date: **November 30, 2023 @ 11:00 am ET**  
Meeting Location: Project Site  
6002 North Post Road, Indianapolis, IN 46216

NAME	COMPANY	E-MAIL	PHONE
1 Tony Hagm	Glazary	tony@glazaryconstruction.com	(317) 625-5187
2 Bradley Nixon	Fredericks inc	brad.nixon@fredericksinc.com	317-6060381
3 STEVE FRIDLEY	FREDERICKS	STEVE.FRIDLEY@FREDERICKSINC.COM	
4 David Wagner	Shambaugh	dwagner@shambaugh.com	
5 Doug Day	Gilliatte	dclay@gilliatte.com	317-714-2854
6 Eric Harris	Meyer Najem	eharris@meyer-najem.com	317-467-1125
7 CHARLES BRACKEN	CB Walls	cbwalls58@gmail.com	
8 Kevin Sexton	DAVIS	KEVIN@DAVISASSOC2NDY.COM	
9 RB Woodcock + 3	MPCI	RWOODCOCK@MPCONSTR.COM	
10 DUSTEN SWYDER	NMS	DUSTENS@northmechanical.com	
11 Connor Belcher	Charles C. Brant	cbelcher@ccbrant.com	317-432-2839
12 James Davis	DNR	Jedavis@dnr.in.gov	317-232-4147
(3) NATHAN SMOTHERS	DNR	NSMOTHERS@DNR.IN.GOV	317-233-4707
14) ANGEL OKRAY	DNR		
15) SAM DEVINE	DNR		



## SECTION 012200 - UNIT PRICES

## PART 1 - GENERAL

## 3.1 SUMMARY

- A. This Section includes administrative and procedural requirements for unit prices.

## 3.1 DEFINITIONS

- A. Unit price is an amount proposed by bidders, stated on the Bid Form, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if estimated quantities of Work required by the Contract Documents are increased or decreased.

## 3.1 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
- B. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A list of unit prices is included in Part 3.

## PART 2 - PRODUCTS (Not Used)

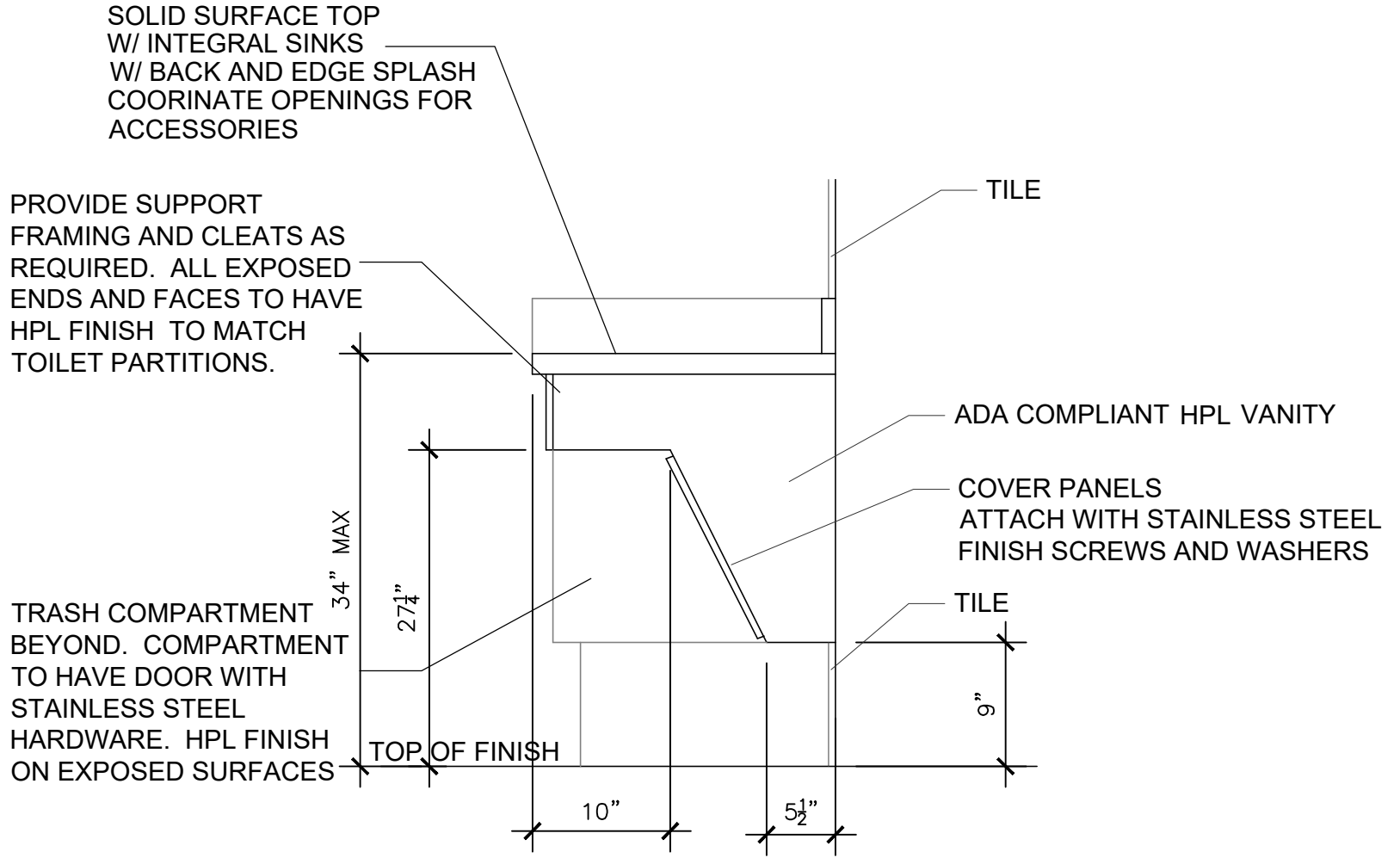
## PART 3 - EXECUTION

## 3.1 LIST OF UNIT PRICES

- A. UNIT PRICE NO. 1 – Floor sheathing replacement at areas of rot or lack structural integrity.

Contractor shall provide **Unit Price for the material and installation of above work for 32 square feet of plywood sheathing to match existing thickness.**

END OF SECTION 012200



ADA VANITY DETAIL

SCALE: 1/2" = 1'-0"