

Addendum No. 1

**For Project No. ENG2503722175
APM RESIDENCE REMODEL
Brown County State Park
Brown County**

**ISSUED FROM: Division of Facilities, Fleet, Asset Management, and
Engineering Dept. Natural Resources**

ISSUE DATE: September 30, 2025

BID DATE: October 28, 2025

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

A. 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.

B. Discussion items during the meeting and walk through:

1. Q: Is the project delayed or more expensive if the APM stays in the house during construction? (question from owner)

A: Yes on both, an empty house is preferred.

Note: State Parks will have the house emptied before construction begins. A container will be on site for the house contents (owners use only) and will be set in front of the garage.

2. Q: How is the house electrical feed coming to the house.

A: During the site walk the electrical feed was verified as underground to the house.

3. Q: Is the electrical feed to the panel in need of upsizing?
A: Contractor is responsible for all electrical work needed for code compliant installation of the new panel.
4. Q: How does the owner want the electrical feed to the garage routed.
A: The route to the garage is by the contractor and must be code compliant.
5. Note: Please make sure that the actual file containing the bid is attached to the bid when submitting. Recent projects have only had a link to the file which was not able to be accepted.
6. Q: Where are the model numbers found?
A: Refer to the 010000 – General Requirements (within the specifications) for model numbers and basis of design.
7. Note: Any structural modifications required for the reconfiguration of the rooms shall be part of the contractor’s bid. The original plan of the house (including a foundation plan) is attached to the addendum for reference. All verification of actual conditions is the contractor’s responsibility.
8. The driveway and associated parking is available for contractor use during construction. The area near the front of the garage will be utilized for an owner storage container. The garage is owner only.

ITEM No. 2: Specifications

- A. Add: SECTION 00 31 19 - EXISTING CONDITION INFORMATION
 1. Original building plan for house is attached.

END OF ADDENDUM

State Form 21208R4

DAPW-118

PRE-BID MEETING
APM Residence Remodel Project
Brown County State Park
DEPARTMENT OF NATURAL RESOURCES
STATE OF INDIANA
Public Works Project No. ENG2503722175

1405 State Road 46 West, Nashville, IN 47448
Brown County, IN

Date: **September 24th, 2025 @ 10:00 am ET**
Meeting Location: Park Office

- A. Attendee Sign-in:
- B. Welcome, Introductions, Project Contacts:
1. Access to site:
 - a. Assistant Property Manager: Astra Sisson
 - b. Office Phone: (812) 988-6406
 2. Document Questions:
 - a. Nathan Smothers; 317-233-4707; NSmothers@dnr.in.gov. Please submit all questions via email for design team distribution as needed.
 - b. Addendum #1 with notes from this meeting will be sent for posting on Friday September 26th.
 - c. Final date for Addendums is October 14th, so I need questions and comments by **Friday October 10th**.
 3. Code Administrator / Construction Contact:
 - a. Todd Stearns: 317-499-2714; Tstearns@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) October 28th, 2025
 - b. Microsoft Teams Live Event Bid Opening at 2:00 PM (Indianapolis Time) October 28th, 2025. 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): 1521.02 Additions, Alterations, Remodeling, and Repair, or 1542.02 Commercial Buildings (Offices, Stores, Restaurants), or 1542.04 Additions, Alterations, Remodeling, and Repair. 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. Sheet A-1
 2. Specifications
 - a. Alternate 1: Ceramic Tile in Kitchen, Bath 1, and Bath 2
- F. Allowances:
1. A Remediation Allowance of \$10,000.00 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) October 28th, 2025
 2. Contracting phase should be expected to take at least 30-60 days to complete
 3. Project shall be completed by April 30th, 2026
 4. Normal work hours 8:00 am – 5:00 pm and as adjusted by Property Manager
 5. Empty house or Occupied House during construction.
- H. Site Restrictions:
1. Maintain Public Access and Parking
 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
- 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

PRE-BID MEETING
APM Residence Remodel Project
Brown County State Park
 DEPARTMENT OF NATURAL RESOURCES
 STATE OF INDIANA
 Public Works Project No. ENG2503722175

1405 State Road 46 West, Nashville, IN 47448
 Brown County, IN

Date: **September 24th, 2025 @ 10:00 am ET**
 Meeting Location: Park Office

NAME	COMPANY	E-MAIL	PHONE
1 Aaron Swafford	Embrey Construction	aaron@embreyconstruction.net	812-360-2045
2 Norm CRIDLIN	WHITE OAK COMM. GROUP	NORM@WOCGRP.COM 317 847 5548	317 847 5548
3 Ray Krobus	Brown County state park	rkrobus@dnr.in.gov	812-958-6771
4 Bradley Quakenbush	white oak Comm. Group	brad@wocgrp.com	317-748-3946
5 POPE S. STEARNS	DNR Engineering	TSTEARNS@dnr.in.gov	317 449 2714
6 Astra Sisson	DNR BCSP	asisson@dnr.in.gov	
7 Tony Hugen	Glenncoy construction	tony@glenncoyconstruction.com	317-625-5187
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DOCUMENT 00 31 19 - EXISTING CONDITION INFORMATION

1.1 EXISTING CONDITION INFORMATION

- A. This Document with its referenced attachments is part of the Procurement and Contracting Requirements for Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of the Bidders' own investigations. They are made available for Bidders' convenience and information, but are not a warranty of existing conditions. This Document and its attachments are not part of the Contract Documents.
- B. Building Drawings are appended to this Document.

END OF DOCUMENT

