

**ADDENDUM
NO. 01**

January 21, 2025

Stonegate Elementary & Boone Meadow Elementary Temperature Controls
7312 W Stonegate Dr, Zionsville, IN 46077 &
5555 S Main St, Whitestown, IN 46075

TO: ALL BIDDERS OF RECORD

This Addendum forms a part of and modifies the Bidding Requirements, Contract Forms, Contract Conditions, the Specifications and the Drawings dated December 23, 2024, by Fanning Howey Associates (Architect). Acknowledge receipt of the Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of Pages ADD 1 - 1 through ADD 1 - 2 and attached Fanning/Howey Associates, Inc. Addendum No. 01, dated January 20, 2025, consisting of 1 page and 14 drawings.

A. 00 20 00 – Information Available to Bidders

1. Add Paragraph C to read as follows:
 - a. C. A pre-bid Contractor site visit is scheduled for Thursday, 1/23/25, at 3:30pm (local time). All interested parties are to meet at Door #1 at Boone Meadow Elementary School. We will move to Stonegate Elementary School after completion at Boone Meadow. Skillman will lead Contractors through both buildings.

B. 00 31 00 – Bid Form

1. Replace specification section in entirety.

C. 01 12 00 – Multiple Contract Summary

1. Bid Category No.1 – Stonegate Elementary Temperature Controls
 - a. Add the following clarifications:
 1. Spring Semester 2025 concludes on May 30, 2025, and Fall Semester 2025 begins August 5, 2025. The goal is for all Contract work to complete to be complete within this timeframe. Contractor shall plan for necessary overtime and weekend work.

2. In the case that all work cannot be accomplished within the dates noted above, the Contractor shall prioritize crucial learning areas such as classrooms and media center followed by administrative space. Any work that extends beyond August 5, 2025, must be completed on second shift and weekends when school is not in session. Premium labor costs are the responsibility of the Contractor.
3. Contractor shall ensure that building systems are fully operational by August 5, 2025. This shall include any temporary means if permanent work is not complete.
4. If a combination bid is awarded, Contractor is responsible to supply adequate supervision and manpower at each building.

2. Bid Category No. 2 – Boone Meadow Elementary Temperature Controls

a. Add the following clarifications:

1. Spring Semester 2025 concludes on May 30, 2025, and Fall Semester 2025 begins August 5, 2025. The goal is for all Contract work to complete to be complete within this timeframe. Contractor shall plan for necessary overtime and weekend work.
2. In the case that all work cannot be accomplished within the dates noted above, the Contractor shall prioritize crucial learning areas such as classrooms and media center followed by administrative space. Any work that extends beyond August 5, 2025 must be completed on second shift and weekends when school is not in session. Premium labor costs are the responsibility of the Contractor.
3. Contractor shall ensure that building systems are fully operational by August 5, 2025. This shall include any temporary means if permanent work is not complete.
4. If a combination bid is awarded, Contractor is responsible to supply adequate supervision and manpower at each building.

D. **01 23 00 – Alternates**

1. Add specification section.

E. **01 32 00 – Schedules and Reports**

1. Guideline Schedule is included for Contractor reference.

CONTRACTOR'S BID FOR PUBLIC WORKS FORM NO. 96

Format (Revised 2013)
(Amended for ZCS)

**Stonegate Elementary & Boone Meadow Elementary
Temperature Controls
(Zionsville Community Schools)
(Boone, County)**

PART I

(To be completed for all bids. Please type or print)

Date (month, day, year): _____

BIDDER (Firm) _____

Address _____ P.O. Box _____

City/State/Zip _____

Telephone Number: _____ Email Address: _____

Person to contact regarding this Bid _____

Pursuant to notices given, the undersigned offers to furnish labor and/or materials necessary to complete the public works project of:

_____ Insert Category No. (s) and Name(s)

Of public works project, *Stonegate Elementary & Boone Meadow Elementary Temperature Controls*, in accordance with Plans and Specifications prepared by *Fanning Howey Associates, 350 E New York St. Ste. #300, Indianapolis, IN 46204* as follows:

BASE BID

For the sum of _____
(Sum in words)

_____ DOLLARS (\$) _____
(Sum in figures)

The undersigned acknowledges receipt of the following Addenda:
Receipt of Addenda No. (s) _____

PROPOSAL TIME

Bidder agrees that this Bid shall remain in force for a period of sixty (60) consecutive calendar days from the due date, and Bids may be accepted or rejected during this period. Bids not accepted within said sixty (60) consecutive calendar days shall be deemed rejected.

Attended pre-bid conference YES _____ NO _____

Has visited the jobsite YES _____ NO _____

The Bidder has reviewed the Guideline Schedule in Section 01 32 00 and the intent
Of the schedule can be met. YES _____ NO _____

Bidder has included their Written Drug Testing Plan that covers all employees of the bidder who will perform work on the public work project and meets or exceeds the requirements set in IC 4-13-18-5 or IC 4-13-18-6. YES _____ NO _____

The Skillman Corporation's diversity initiative is to create a program to encourage, assist and measure the active participation of Minority- Owned, Women-Owned, Veteran – Owned and Disabled Individual-Owned Businesses. The Program is to ensure that MWVDBEs are provided full and equal opportunity to participate in all Skillman Corporation's Projects.

Bidder has included: DBE: YES _____% NO _____
 MBE: YES _____% NO _____
 WBE: YES _____% NO _____
 VBE: YES _____% NO _____

The undersigned further agrees to furnish a bond or certified check with this Bid for an amount specified in the Notice to Bidders. If Alternate Bids apply, submit a proposal for each in accordance with the Plans and Specifications.

If additional units of material included in the contract are needed, the cost of units must be the same as that shown in the original contract if accepted by the governmental unit. If the bid is to be awarded on a unit bases, the itemization of the units shall be shown on a separate attachment.

The contractor and his subcontractors, if any, shall not discriminate against or intimidate any employee, or applicant for employment, to be employed in the performance of this contract, with respect to any matter directly or indirectly related to employment because of race, religion, color, sex, national origin or ancestry. Breach of this covenant may be regarded as a material breach of the contract.

CERTIFICATION OF USE OF UNITED STATES STEEL PRODUCTS
(if applicable)

I, the undersigned bidder, or agent as a contractor on a public works project, understand my statutory obligation to use steel products made in the United States (I.C. 5-16-8-2). I hereby certify that I and all subcontractors employed by me for this project will use U.S. steel on this project if awarded. I understand that violations hereunder may result in forfeiture of contractual payments.

ALTERNATE BIDS

A blank entry or an entry of "No Bid", "N/A", or similar entry on any Alternate will cause the bid to be rejected as non-responsive only if that Alternate is selected. If no change in the bid amount is required, indicate "No Change".

****MARK "ADD" OR "DEDUCT" FOR EACH ALTERNATE****

Alternate Bid No. 1 – Service Agreement at Stonegate Elementary School

Change the Base Bid the sum of _____
(sum in words)

_____ DOLLARS (\$ _____)
(sum in figures)

ADD
DEDUCT

Alternate Bid No. 2 – Service Agreement at Boone Meadow Elementary School

Change the Base Bid the sum of _____
(sum in words)

_____ DOLLARS (\$ _____)
(sum in figures)

ADD
DEDUCT

Alternate Bid No. 3 – Service Agreement at Stonegate and Boone Meadow Elementary Schools

Change the Base Bid the sum of _____
(sum in words)

_____ DOLLARS (\$ _____)
(sum in figures)

ADD
DEDUCT

PART II

(For projects of \$150,000 or more – IC 36-1-12-4)

These statements to be submitted under oath by each bidder with and as a part of his bid. (Attach additional pages for each section as needed.)

SECTION I EXPERIENCE QUESTIONNAIRE

1. What public works projects has your organization completed for the period of one (1) year prior to the date of the current bid?

Contract Amount	Class of Work	Completion Date	Name and Address of Owner

2. What public works projects are now in process of construction by your organization?

Contract Amount	Class of Work	Completion Date	Name and Address of Owner

3. Have you ever failed to complete any work awarded to you? _____ If so, where and why?

4. List references from private firms for which you have performed work.

SECTION II PLAN AND EQUIPMENT QUESTIONNAIRE

1. Explain your plan or layout for performing proposed Work. (Examples could include a narrative of when you could begin, complete the project, number of workers, etc. and any other information which you believe would enable the governmental unit to consider your bid.)

2. Please list the names and addresses of all subcontractors (i.e. persons or firms outside your own firm who have performed part of the work) that you have used on public works projects during the past five (5) years along with a brief description of the work done by each subcontractor.

3. If you intend to sublet any portion of the work, state the name and addresses of each subcontractor, equipment to be used by the subcontractor, and whether you will required a bond. However, if you are unable to currently provide a listing, please understand a listing must be provided prior to contract approval. Until the completion of the proposed project, you are under a continuing obligation to immediately notify the governmental unit in the event that you subsequently determine that you will use a subcontractor on the proposed project.

4. What equipment do you have available to use for the proposed Project? Any equipment used by subcontractors may also be required to be listed by the governmental unit.

5. Have you into contracts or received offers for all materials which substantiate the prices used in preparing your proposal? If not, please explain the rationale used which corroborate the process listed.

SECTION III CONTRACTOR'S FINANCIAL STATEMENT

Attachment of Bidder's financial statement is mandatory. Any Bid submitted without said financial statement as required by statute shall thereby be rendered invalid. The financial statement provided hereunder to the governing body awarding the Contract must be specific enough in detail so that said governing body can make a proper determination of the Bidder's capability for completing the Project if awarded.

SECTION IV CONTRACTOR NON-COLLUSION AFFIDAVIT

The undersigned Bidder or agent, being duly sworn on oath, says that he has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to induce anyone to refrain from bidding, and that this Bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He further says that no person or persons, firms, or corporations has, have, or will receive directly or indirectly, any rebate, fee, gift, commission, or thing of value on account of such contract.

SECTION 01 23 00 - ALTERNATES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including amended General Conditions and other Division 1 Specification Sections, apply to work of this Section.

1.02 PURPOSE

- A. The Bids for the Alternates described herein are required in order for the Owner to obtain information necessary for the proper consideration of the Project in its entirety.

1.03 ALTERNATES

- A. Definitions: Alternates are defined as alternate products, materials, equipment, installations or systems for the Work, which may, at Owner's option and under terms established by Instructions to Bidders, be selected and recorded in the Owner-Contractor Agreement to either supplement or displace corresponding basic requirements of Contract Documents. Alternates may or may not substantially change scope and general character of the Work; and must not be confused with "allowances", "unit prices", "change orders", "substitutions", and other similar provisions.

1.04 SCHEDULE OF ALTERNATES

- A. ALTERNATE NO. 1: Service Agreement at Stonegate Elementary School
Base Bid: Reference 23 09 00 – HVAC Direct Digital Controls paragraph 3.5 Service Agreement – Base Bid.
Alternate: Reference 23 09 00 – HVAC Direct Digital Controls paragraph 3.6 Service Agreement – Alternate Bid.

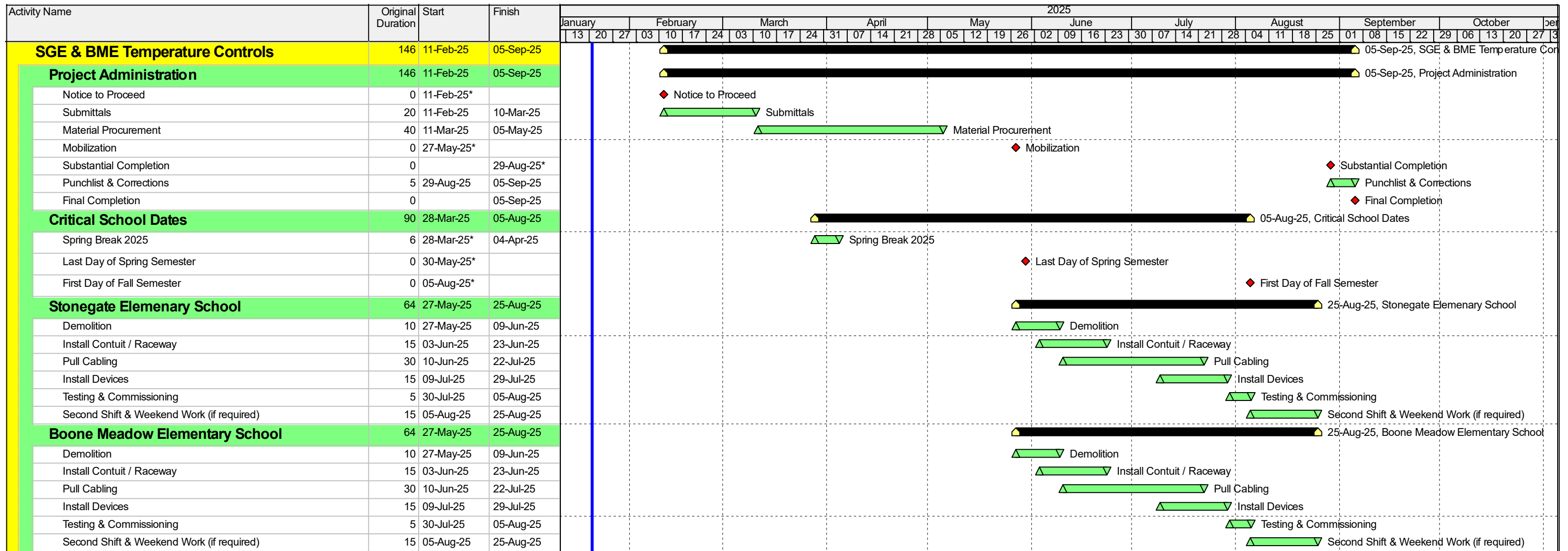
- B. ALTERNATE NO. 2: Service Agreement at Boone Meadow Elementary School
Base Bid: Reference 23 09 00 – HVAC Direct Digital Controls paragraph 3.5 Service Agreement – Base Bid.
Alternate: Reference 23 09 00 – HVAC Direct Digital Controls paragraph 3.6 Service Agreement – Alternate Bid.






- C. ALTERNATE NO. 3: Service Agreement at Stonegate and Boone Meadow Elementary Schools
Base Bid: Reference 23 09 00 – HVAC Direct Digital Controls paragraph 3.5 Service Agreement – Base Bid.

Alternate: Reference 23 09 00 – HVAC Direct Digital Controls paragraph 3.6
Service Agreement – Alternate Bid.

PART 2 - PRODUCTS, PART 3 - EXECUTION (Not Used)

END OF SECTION 01 23 00



-  Actual Work
-  Remaining Work
-  Critical Remaining Work
-  Milestone
-  Summary

SGE BME Temperature Controls
Guideline Schedule
21-Jan-25
Page 1 of 1



ADDENDUM NO. 1

Zionsville Community Schools – Stonegate ES and Boone Meadow ES
Temperature Control Upgrades

Zionsville Community Schools
Zionsville, Indiana

Project No. 224154.00

Index of Contents

Addendum No. 1, 2 items, 1 page
Revised Drawing Sheets: M-BM1, M-BM2, M-BM3, M-SG1, M-SG2, M-SG3, M-601, M-602, M-603, M-604,
M-605, M-606, M-701, and M-702
Pre-Bid Request for Information/Clarification Log

Date: January 20, 2025

FANNING/HOWEY ASSOCIATES, INC.
ARCHITECTS/ENGINEERS/CONSULTANTS

TO: ALL BIDDERS OF RECORD

ADDENDUM NO. 1 to Drawings and Project Manual, dated December 30, 2024, for Zionsville Community Schools, 900 Mulberry Street, Zionsville, Indiana; as prepared by Fanning/Howey Associates, Inc., Indianapolis, Indiana.

This Addendum shall hereby be and become a part of the Contract Documents the same as if originally bound thereto.

The following clarifications, amendments, additions, revisions, changes, and modifications change the original Contract Documents only in the amount and to the extent hereinafter specified in this Addendum.

Each bidder shall acknowledge receipt of this Addendum in his proposal or bid.

NOTE: Bidders are responsible for becoming familiar with every item of this Addendum. (This includes miscellaneous items at the very end of this Addendum.)

RE: ALL BIDDERS

ITEM NO. 1. PROJECT MANUAL, SECTION 23 09 00 – HVAC DIRECT DIGITAL CONTROLS

A. Revise 2.1, A., 3., to read as follows:

“3. Honeywell Controls by e-Solutions.”

B. Revise Section 1.11 to add the following item, M.:

“M. Contractor shall limit the downtime of equipment while the building is occupied by the Owner. Any equipment that will be without communication for more than four hours while the Contractor is switching over from the existing temperature control system to the new temperature control system shall be communicated with the Owner 48 hours in advance.”

ITEM NO. 2. REVISED DRAWING SHEETS

A. Drawing Sheets: M-BM1, M-BM2, M-BM3, M-SG1, M-SG2, M-SG3, M-601, M-602, M-603, M-604, M-605, M-606, M-701, and M-702 have been revised, dated 1/20/25, and are included with and hereby made a part of this Addendum. These Drawings supersede the original documents.

Note: These drawings are labeled, Addendum No. 2, but are part of this Addendum No. 1.

END OF ADDENDUM

PRE-BID REQUEST FOR INTERPRETATION/CLARIFICATION LOG				
RFI#	Date Received	Request for Interpretation Item	Dwg./Spec.	Response
1	1-15-25	<p>The bid form only lists one base bid. During the pre-bid conference call two bid packages (one per school) and a combo bid were discussed. In addition, the spec mentions an alternate bid for continuous commissioning service agreement. One for Stonegate continuous commissioning and one for Boone Meadow continuous commissioning? Would the bid form resemble this?</p> <ul style="list-style-type: none"> a. Stonegate – TC Controls b. Boone Meadow – TC Controls c. Stonegate – Standard Service Agreement per 230900-3.5 d. Boone Meadow - Standard Service Agreement per 230900-3.5 e. Stonegate – Service Agreement w/ Continuous Commissioning per 230900-3.6 f. Boone Meadow – Service Agreement w/ Continuous Commissioning per 230900-3.6 g. Combo Bid – All TC Controls and Service Agreement w/ Continuous Commissioning on both buildings 		The Skillman Company to address.
2	1-15-25	Does the existing electrical switchgear have a power meter? If so, what model is it?		Contractor shall visit the buildings to determine the make and model of existing equipment.
3	1-15-25	Can the gas utility provide a pulse contact on its meter head or is a new, second meter desired?		Contractor shall coordinate with the gas utility company on the capabilities of the gas meter. If the gas meter is not capable of a pulse contact, the Contractor shall provide a second meter.
4	1-15-25	Can the water utility provide a pulse contact on its meter head or is a new, second meter desired?		Contractor shall coordinate with the water utility company on the capabilities of the water meter. If the water meter is not capable of a pulse contact, the Contractor shall provide a second meter.

5	1-15-25	On M601 and M604 AHU Schedules - Note 2. Is it the intent of this note for the existing VFDs on AHU-1,3 to be replaced with new? In addition, this note is not applied on the other AHUs, but Schematic #9 on M702 would lead one to believe that a VFD should be on the AHU; however, there is no existing VFD on these other units. How many AHUs should have drives? Are we providing any new drives?		The schedules are provided as a reference only. No new equipment shall be provided as a result of these schedules unless otherwise specified.
6	1-15-25	Note #1 on M603 and M606 Existing Relief Hood and Intake Hood Schedules states New Damper on Relief and Intake Hoods. Is this only actuators or dampers and actuators?		The schedules are provided as a reference only. No new equipment shall be provided as a result of these schedules unless otherwise specified. Refer to drawings and specifications for replacement of dampers and actuators.
7	1-15-25	On sheet M-603 EF/VF schedule VF-A1, A2, B1, C1, C2 Note 3 – Is it the intent of this note to provide new VFDs or reuse existing ones?		The schedules are provided as a reference only. No new equipment shall be provided as a result of these schedules unless otherwise specified.
8	1-15-25	On sheet M-603 Boone Meadow Exhaust Fan / Ventilation Fan VF-B3 does not exist, correct?		This is correct.
9	1-15-25	M-BM1 – Kitchen MUA note T25 – There is no diagram for this unit. What all is needed to retrofit this unit?		Schematic has been added to the drawings as part of the addendum.
10	1-15-25	It is recommended that there be clarity on the replacement of communication link as part of this project. Communication link is critical to the proper functioning of a TC system and should be replaced during a retrofit.		Language will be added to the drawings via addendum.
11	1-15-25	Controller Downtime is critical for comfort assurance during an occupied retrofit of a controls system. We recommend a specification addition to include that any unit must not have communication loss for any more than four hours as it is moved from the existing system to the new system.		Language will be added to the specifications via addendum.
12	1-15-25	What is the symbol AO-FD on Schematic 8 and 9 on M702?		The Temperature Control Symbols and Abbreviations legend has been modified. FLT has been changed to FD.

13	1-15-25	Is the symbol on the Supply fans on Schematic 8 on M702 labelled AO-FI to be interpreted as a supply airflow measurement station? If so, they are not existing. If desired, do they need to be fan inlet or duct-mounted?		Yes, this is an airflow sensor. It is the Contractors option to add either a fan inlet or duct mounted sensor.
14	1-15-25	Too many CHW temps on the CHW Flow Diagram. Recommend removing the duplicitous sensors.		The duplicate sensors have been removed and revised as part of the addendum.
15	1-15-25	Are we reusing VAV, FPVAV, Reheat Coils, RCP, UH, CUH Hot Water Valves and Actuators?		Per General Note F on the M-BM & M-SG sheets all control valves and actuators are to be replaced with new.
16	1-15-25	Are thermostat guards needed? They are mentioned in the specification but not indicated on the drawings anywhere.		Guards are only required where indicated on the M-BM & M-SG sheets.
17	1-15-25	On Chilled / Hot Water Pumps, are we reusing or replacing VFDs?		VFD are to remain and shall be integrated in to the new BAS.
18	1-15-25	Specification Section 23 09 00 requires a 2 year Service Agreement for Base Bid (Section 3.5) and a 2 year Service Agreement as an Alternate Bid with enhanced analysis (Section 3.6). Are both of these required and, if so, an Alternate will need added to the Bid Form		The Skillman Company to address.
19	1-15-25	Please clarify the scope of new control valves required based on the following: a. Sheets M-SG3 & M-BM3 both have the following conflicting notes: 1) General Note "F" states to replace all control valves 2) Plan Note "T2" (associated with AHUs) states to maintain control valves/actuators as is. 3) Is the intent for only VAV, FPVAV, and Cabinet Heater control valves to be replaced?		The notes on the drawing sheets have been revised as part of the addendum.

20	1-15-25	Please confirm that all BACnet network wiring is to be new and that all existing network wiring is to be removed.		Yes, all wiring shall be new.
21	1-15-25	Are existing AHU Supply Fan AFMSs to remain and be reused?		Airflow sensors are to be new.
22	1-15-25	The new Outdoor Air AFMS and the new VAV/FPVAV Controllers will require a Test & Balance Contractor to calibrate the flow transducer readings for accuracy. Is the intent for Test & Balance Contractor to be provided as part of this project scope of work?		Contractor shall provide testing and balancing as required to calibrate any new sensors.
23	1-15-25	Please confirm that all low voltage wiring (device, panel, interlock, etc) associated with the control system is to be new and all associated existing wiring is to be demolished.		Yes, Contractor shall provide all new wiring.
24	1-15-25	Sheet M-702: AHU Schematics #8 & #9 indicate immersion well sensors on the return and supply piping for both heating and cooling coils. Are these new immersion wells that are to be provided in the piping or can they be external strap on sensors?		These are to be new immersion well sensors.