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Architecture Interiors Planning

ADDENDUM

PROJECT:	Family Partners 351-377 Forest Summit Court Manchester, Missouri 63021	ADDENDUM No.	1
OWNER:	Family Partners Manchester 351-377 Forest Summit Court Manchester, Missouri 63021	DATE OF ISSUANCE:	06-12-2019
CONTRACT FOR:	New Construction	ARCHITECT'S PROJECT No:	18036.00

THIS ADDENDUM IS ISSUED PRIOR TO THE EXECUTION OF THE CONTRACT AND INTENDED TO MODIFY AND/ OR INTERPRET THE BIDDING DOCUMENTS BY ADDITIONS, DELETIONS, CLARIFICATIONS AND/ OR CORRECTIONS. CONTRACTOR SHALL ACKNOWLEDGE IN HIS PROPOSAL RECEIPT OF THIS ADDENDUM. THIS ADDENDUM SHALL BE MADE A PART OF THE LUMP SUM AGREEMENT CONTRACT DOCUMENTS. THIS ADDENDUM SUPPLEMENTS AND/ OR SUPERSEDES THE PLANS, SPECIFICATIONS, AND ALL PREVIOUSLY DATED CONTRACT DOCUMENTS. IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS OR ADDENDA, THE ADDENDA WILL GOVERN.

Architectural

SPECIFICATIONS:

1. Medical Equipment Cut Sheets: Added Invacare Cut sheets (2 pages) identifying manufacturer installation dimensions and connections for Hot & cold water, electric and drain. See attached new cut sheets.
 2. Outline Specifications, Page 19, Section 123000 – Casework,
 - a. line 40, "2. Pulls", add to the end of the first sentence; "to be selected from full line of Merillat Classic product line, or similar."
 - b. line 41, "3. Shelves", revise to read; "3. Shelves: Provide shelf quality shown on the drawings or min 1 shelf 12" o.c. vertically if not shown. Provide adjustable pin construction with 20% extra stock. Shelves to be same wood species and stain as cabinet faces."
 - c. Line 43, add to the end of the first sentence; "Cabinetry quality in public areas to be similar or equal to "Merrillat Classic Sutton Cliffs Square", Hickory wood species with midtone stain color finish, by Merrillat Cabinetry, <https://www.merillat.com> or similar."
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3. Outline Specification, Page 20 thru 26, Division 310000 – Earthwork, Division 320000 – Exterior Improvements & Division 330000 Utilities: Materials and work specified in the above-mentioned specification divisions to be included in the bid, for construction, only as listed on the architectural site plan sheet A1.00 where Sitework scope is identified. All other work to be bid upon completion of civil documents.
4. Section 000310 Bid Form; added alternate information to provide alternate cost for interior wood trim to interior side of all exterior doors, exterior windows and both sides of Interior doors and windows per detail shown on sheet A9.00. See attached revised bid form.
5. Outline Specification, Page 27, Section 087100 – Door Hardware, add the following acceptable manufacturers for each type of hardware:
 - a. Locksets – Lever type, Schlage, ND series, Grade 1.
 - b. Closers – LCN, 4000 series.
 - c. Exit Devices – Von Duprin, 33A/ 35A series.
6. Section 416000 Electrical System Design Criteria, page 8; add new plan drawing E1 referencing camera locations for the security system. See attached new sheet E1.

DRAWINGS:

1. Sheet A0.02; added “Comcheck” to sheet showing the insulation values required to meet the 2009 IBC energy code. See attached revised sheet.
2. Sheet A1.00 Site Plan,
 - a. Overall Site Plan – Noted to be Phase Plan only.
 - b. Adjusted North arrow orientation to match Phase one location.
 - c. See attached revised sheet.
3. Sheet A2.00 Floor Plan – Area A, updated the following:
 - a. Revised front entry canopy & front porch column grid lines to be “C” and “D”.
 - b. Rear porch canopy – Added plan note to see 2 / A1.01 for Rear Patio Plan.
 - c. Foyer 100 – Added corner guards at Coats 100A and entry wall between Foyer and Dining 104.
 - d. Sunroom 101 – Added corner guards at ends of walls between Sunroom and Foyer.
 - e. Dining 104 – Added duplex outlet to exterior wall. Flipped swing of door 104 from Kitchen into Dining room.
 - f. Private Dining 107 – Added 64” wall mounting height to tv wall mount bracket. Removed plan dimension behind door 107A. Added GFI duplex outlet at sink counter.
 - g. Mechanical Room 108A – Added water heater and floor drain to plan. Revised wall partition at fire extinguisher cabinet recess, see 6 / A9.10 similar.
 - h. Mechanical Room 111A – Added floor drain to plan.
 - i. Storage room 122 – revised shelving to end each side of mechanical unit.
 - j. Hall 130 – Added wall mounted handrails (Keyed Floor Plan Note 8) to plan, see 1 / A9.03. Added corner guard between Hall and Dining 104.
 - k. Hall 131 – Added window detail for window seat at exterior wall.

- l. Keyed Floor Plan Notes #2 – Revised to be 18” deep vinyl coated wire shelving – 5 rows vertical on Knappe & Vogt standards.
 - m. Keyed Floor Plan Notes #8 – Revised to reference new wainscot and handrail detail.
 - n. Added detail cut thru window seat.
 - o. See attached revised sheet.
4. Sheet A2.01 Floor Plan – Area B, updated the following:
- a. Revised front entry canopy & front porch column grid lines to be “C” and “D”.
 - b. Lounge 102 – Added 64” wall mounting height to tv wall mount bracket.
 - c. Living 103 & Foyer 100– Added note for line of ceiling above.
 - d. Storage 125 – Added duplex wall outlet to wall along Hall 133. Shifted electrical panel and mechanical unit locations to allow for increased wall shelving layout. Wall shelving at patient lift device location to be limited to heights above 6’-6” to allow for lift device clearance & storage.
 - e. Nurse Station 127 – Flipped door 127A to swing into Nurse Station.
 - f. Mechanical Room 129A – Added floor drain to plan.
 - g. Hall 132 – Added wall mounted handrails (Keyed Floor Plan Note 9) to plan, see I / A9.03.
 - h. Keyed Floor Plan Notes #5 – Revised to be 18” deep vinyl coated wire shelving – 5 rows vertical on Knappe & Vogt standards.
 - i. Keyed Floor Plan Notes #9 – Revised to reference new wainscot and handrail detail.
 - j. Added detail cut thru window seat.
 - k. See attached revised sheet.
5. Sheet A2.10 Roof Plan & Roof Details, updated the following:
- a. Roof Plan - Revised areas of sheet metal flashing over ice and water shield – Keyed Roof Plan Note 1.
 - b. Roof Plan - Added areas of rear porch roof canopy note for draft stopping – Keyed Roof Plan Note 6.
 - c. Roof Plan - Revised roof slope note at front porch side roof to be 4.5 /12.
 - d. Roof Plan – Revised front entry column grid lines to be “C” and “D”.
 - e. Detail 26 – Revised soffit vent width to be 2” wide.
 - f. Keyed Roof Plan Notes:
 - i. Note 2 – added detail reference.
 - ii. Note 4 – added detail reference.
 - iii. Note 6 – modified text referencing note 3.
 - iv. Notes 8 thru 11 – added new notes.
 - g. See attached revised sheet.
6. Sheet A3.00 Exterior Elevations, updated the following:
- a. Indicated note for prefinished sheet metal fascia flashing at gables.
 - b. Detail 1, East Elevation, updated the following:
 - i. Added detail callout 3 /A8.03 for front canopy & front porch columns.
 - ii. Added keyed note 12 for hose bibb.

- iii. Added Window Type 1 to entry door transom.
- iv. Moved front accent lights from ground to below overhangs.
- v. Added detail reference to head of Dining bay window.
- c. Detail 2, West Elevation, updated the following:
 - i. Added detail callout 6 /A8.04 for rear porch canopy columns.
 - ii. Added detail callout 2 /A8.04 for rear exit corner columns.
 - iii. Added dimensions at rear porch fascia boards.
 - iv. Added keynote 16 for gable wall louver.
 - v. Added detail callout 9 /A8.01 for gable end overhang.
 - vi. Added note for condensing units at rear wall.
- d. See attached revised sheet.

7. Sheet A3.01 Exterior Elevations, updated the following:

- a. Exterior Material Legend – Revised #16 Wall Louver – See Detail 7 / A8.01.
- b. Detail 1, South Elevation updated the following:
 - i. Updated Keyed Material Notes 4C, 4E and 5C.
 - ii. Indicated Window Type 9.
 - iii. Added front porch canopy column detail callout 4 / A8.03.
 - iv. Added Light fixture #16.
 - v. Revised front entry canopy & front porch column grid lines to be “C” and “D” (from previous “D” & “E”).
- c. Detail 2, North Elevation updated the following:
 - i. Indicated Window Type 9 & 5.
 - ii. Added front porch canopy column detail callout 4 / A8.03.
 - iii. Added Light fixture #16.
 - iv. Revised wall louver 16 callouts.
 - v. Revised front entry canopy & front porch column grid lines to be “C” and “D” (from previous “D” & “E”).
- d. See attached revised sheet.

8. Sheet A3.02 Partial Exterior Elevations, updated the following:

- a. Detail 1, Partial East Elevation –
 - i. Door 131 revised to be type WD1.
 - ii. Added call out 2 /A8.04 for Rear exit corner column.
 - iii. Revised window type to be # 11.
 - iv. Noted truss bearing elevation work point +9'-11/8”.
- b. Detail 2, Partial Elevation at Front Entrance –
 - i. Added entry soffit detail call out 3 /A8.02 and column detail call out 6 /A8.04.
- c. See attached revised sheet.

9. Sheet A3.10 Building Sections, updated the following:

- a. Indicated note for prefinished sheet metal fascia flashing at gables.
- b. Section 1 –
 - i. Added door in pocket at column line 1 along far corridor wall.
 - ii. Extended note area for suspended gypsum board ceiling in Foyer 100.
 - iii. Removed section cut mark near line 2.
 - iv. Added note for draftstopping at line 6, similar to line 1.
 - v. Added walkway thru attic.
 - vi. Revised detail cuts
- c. Section 2 –
 - i. Revised front entry canopy & front porch column grid lines to be "C" and "D" (from previous "D" & "E").
 - ii. Removed light fixtures at Foyer 100 & Sunroom 101.
 - iii. Revised door type elevations for 101A & 131.
 - iv. Removed section cut marks at Foyer 100.
 - v. Removed wall section callout mark at Sunroom 101 rear porch wall.
 - vi. Added detail callout mark 1 /A8.05 for rear porch.
 - vii. Added detail callout mark 3 /A8.02 for front porch.
 - viii. Added notes regarding walkway thru attic.
- d. See attached revised sheet.

10. Sheet A3.11 Building Sections, updated the following:

- a. Detail 1-
 - i. Added roof slope.
- b. Detail 2 –
 - i. Added ridge elevation.
 - ii. Added roof slope.
- c. Detail 3 –
 - i. Added detail callout at front side porch to be 4 /A8.02.
 - ii. Revised detail callout at front canopy soffit to be 2 /A8.02.
- d. Detail 4 –
 - i. Added ridge elevation.
 - ii. Removed detail section cut marks.
- e. Detail 5 –
 - i. Removed detail cut mark 3 /A8.05 at rear porch canopy.
 - ii. Revised door type elevation for 101B.
 - iii. Revised front entry canopy & front porch column grid lines to be "C" and "D".
 - iv. Removed Section cut mark at front entry canopy near (new)column line "D".
 - v. Removed Section cut marks at Living Room 103.
 - vi. Relocated detail cut 8/ A8.03 to be at walk and face of exterior wall.

- f. See attached revised sheet.
11. Sheet A4.00 Enlarged Floor Plans, updated the following:
- a. Keyed Enlarged Plan Notes added. Some text converted to keyed notes in plans.
 - b. Detail 1, Enlarged Kitchen Plan;
 - i. Additional outlets added along with height.
 - c. Detail 2 Enlarged Bathroom 1;
 - i. Additional outlets added along with height.
 - ii. Added wall chase in Mechanical room 108A for recessed fire extinguisher cabinet.
 - iii. Revised solid surface wall panel locations to 3 sides.
 - iv. Added drain to mechanical room.
 - d. Detail 3 Enlarged Bathroom 2 & Janitor 11A;
 - i. Added stainless steel skirting at mop sink in Janitor 110A.
 - ii. Added drain to mechanical room.
 - iii. Revised solid surface wall panel locations to 3 sides.
 - iv. Added drain to mechanical room.
 - e. Detail 5 Enlarged Bathroom 3;
 - i. Additional outlets added along with height.
 - ii. Revised solid surface wall panel locations to 3 sides.
 - f. Detail 6 Enlarged Bathroom 4;
 - i. Additional outlets added along with height.
 - ii. Revised solid surface wall panel locations to 3 sides.
 - g. Detail 7 typical Bedroom Layout;
 - i. Outlet removed along exterior bedroom wall.
 - h. Detail 8 Polymer floor Detail;
 - i. Added base height Dimension.
 - ii. Added note to "Install wall panels before polymer system." And added to the end, "creating "water-tight" bond".
 - i. Detail 9 Typ. Polymer Base;
 - i. Added detail for typical polymer base, 9/A4.00.
 - j. See attached revised sheet.
12. Sheet A5.00 Interior Elevations & Casework, updated the following:
- a. Detail 13; Added horizontal elec. outlets above countertop @ kitchen island.
 - b. Details 12, 14, 15, 17, 18 & 20; Added crown molding along top of wall cabinets.
 - c. Detail 15; Support brackets and backsplash on lower countertop.
 - d. Detail 19; Added Elec outlet.
 - e. Detail 21;
 - i. Added security monitor above window in Nurse Station,
 - ii. Added plastic laminate support panel alongside of undercounter refrigerator.

- f. Detail 22; Revised base cabinet type.
 - g. Detail 24; Wire shelf added above appliances and sink in Laundry Room.
 - h. Details 25 & 26; revised height of base cabinets to 3'-0" above finish floor.
 - i. Details 26 & 27; Added additional notes and modifications to kitchen island and vanity.
 - j. Detail 28; Added new detail for section at kitchen sink.
 - k. Detail 29; New elevation A2 Nurse Station Equipment Cabinet.
 - l. See attached revised sheet.
13. Sheet A6.00, Detail 1, Reflected Ceiling Plan - Area A:
- a. North arrow orientation corrected for Phase One building location.
 - b. Added soffit north & south sides of Entry Canopy to align face of bay window with south side of door 100A jamb.
 - c. Revised location of light fixture designated LT-16 to the outer edge of the roof overhangs.
 - d. Updated the heights of soffits and center ceiling of front covered entrance and rear covered patio.
 - e. Detail 2, Typical Soffit Details; updated the vertical height and added light type for detail "B".
 - f. See attached revised sheet.
14. Sheet A6.01, Detail 1, Reflected Ceiling Plan - Area B:
- a. North arrow orientation corrected for Phase One building location.
 - b. Added soffit north & south sides of Entry Canopy to align face of bay window with south side of door 100A jamb.
 - c. Revised location of light fixture designated LT-16 to the outer edge of the roof overhangs.
 - d. Updated the heights of soffits and center ceiling of front covered entrance and rear covered patio.
 - e. See attached revised sheet.
15. Sheet A8.01 Exterior Wall Details:
- a. Details 2, 3, 5, 6 & 9; updated to indicate lx composite fascia trim.
 - b. Detail 5; revised note for prefinished sheet metal flashing.
 - c. Detail 8; Interior Trim Sill Detail moved to different sheet.
 - d. Wall Section Notes; Added note 9.
 - e. Details 2, 3 & 5; revised roof insulation value to match Comcheck values on sheet A0.02.
 - f. See attached revised sheet.
16. Sheet A8.02 Exterior Wall Details:
- a. Details 1, 2, 3, 4, 5 & 6;
 - i. revised to indicate wood bead board soffit panels at front porch canopy.
 - b. Detail 1 & 2; added soffit that is required by the dining room bay window @ front Porch, see also reflected ceiling plan.
 - c. Detail 7; New detail @ Bay Window eave.
 - d. See attached revised sheet.

17. Sheet A8.04 Exterior details;

- a. Detail 1; added dimension to base height and side walk notes.
- b. Detail 4; new detail and window seat.
- c. Detail 5 & 6; added notes for sidewalk locations, slope, expansion joint, etc.
- d. Detail 9; new detail @ roof to wall flashing.
- e. See attached revised sheet.

18. Sheet A8.05 Wall Details:

- a. Detail 1 & 3; Revised ceiling material to wood bead board soffit panels with composite trim board @ perimeter.
- b. Details 1, 2, 3 & 5;
 - i. Updated bulkhead and soffit return to smooth fiber cement panel on zip sheathing.
 - ii. Added sheet metal flashing at outside bottom face of bulkhead part of smooth siding installation.
- c. Detail 3; Rear Exit Soffit;
 - i. Added dimension from beam centerline to face stud framing.
 - ii. Updated the siding & sheathing notes.
- d. Detail 3; revised roof insulation value to match Comcheck values on sheet A0.02.
- e. See attached revised sheet.

19. Sheet A8.06 Window Details:

- a. Elevations 1, 7 & 8; Revised window/door trim board profile.
- b. Elevations 2, 3, 6 & 11; Added trim board end overhang of 1 1/2" typical at window head.
- c. Details 3A & 3B; Provide paint grade wood window casing at head and jamb returns typical.
- d. Detail 4A Bay Window Jamb; Revise 1" composite trim.
- e. Details 1C & 3C; revised sill & trim to match current wood trim profiles.
- f. Details 5A, 5B, 6A & 6B; new details showing alternate interior trim.
- g. See attached revised sheet.

20. Sheet A9.00 Door Schedule:

- a. Room Finish Schedule;
 - i. Doors 100A & B; revised frame type.
 - ii. Doors 101A, 101B & 130; revised all door information.
 - iii. Door 106, 127 & 129; revised to type D1.
- b. Door Schedule Remarks;
 - i. Note 1; Revised note.
 - ii. Note #5; not used.
 - iii. Note #8; new note.
- c. Frame Types;

- i. Added base bid trim to each frame type.
 - ii. Deleted frame type F-4.
 - iii. Added note regarding H.M. frame type.
 - d. Door Types:
 - i. Removed door type D3 as not used.
 - ii. FG-1; added glass note.
 - e. Added Door Schedule General Notes.
 - f. Base Bid and Alternate Interior Trim Elevations; new typical details to apply to interior side of all window types.
 - g. Detail 7; Added new Entry Door Jamb.
 - h. Details 1 & 2; updated detail scale.
 - i. Details 3,4 & 5;
 - i. updated detail scale
 - ii. added interior base bid door casing trim number.
 - j. See attached revised sheet.
21. Sheet A9.03 Room Finish Schedule:
- a. Room Finish Schedule;
 - i. Rooms 108,111, 113, 126, 128, & 130 – 133; updated materials or remarks.
 - b. Materials Finish Legend;
 - i. Updated corner guard material
 - ii. Removed CT-1.
 - iii. Added VP-1 and material information.
 - c. Room Finish Schedule Remarks;
 - i. Remark #5; updated note.
 - ii. Remarks #12; new note.
 - d. Detail 1; Completely revised to new handrail/ chairrail for all public corridor walls.
 - e. Detail 2; Omitted detail.
 - f. Room Finish Schedule General Notes; added new general notes.
 - g. Wood & Composite Trim Schedule; moved from sheet and added new trim types for all window sills and alternate interior door/ window head.
 - h. See attached revised sheet.
22. Sheet A9.10 Partition Types:
- a. Partition Notes; Added notes 1-4.
 - b. See attached revised sheet.

ATTACHMENTS:

ARCHITECTURAL SHEETS:

REVISED DRAWINGS: Cover Sheet, A0.01, A0.02, A0.03, A1.00, A2.00, A2.01, A2.10, A3.00, A3.01, A3.02, A3.10, A3.11, A4.00, A5.00, A6.00, A6.01, A8.01, A8.02, A8.05, A8.06, A9.00, A9.03, A9.10, Invacare cut sheets, Section 000310 Bid Form, sheet E1 (8.5 x 11),

ISSUED BY: Brian Zwick, Principal

COPIES:

Owner	<input checked="" type="checkbox"/>
Bidders	<input checked="" type="checkbox"/>
Consultant	
_____	<input type="checkbox"/>
_____	<input type="checkbox"/>
_____	<input type="checkbox"/>
Other	
_____	<input type="checkbox"/>
_____	<input type="checkbox"/>

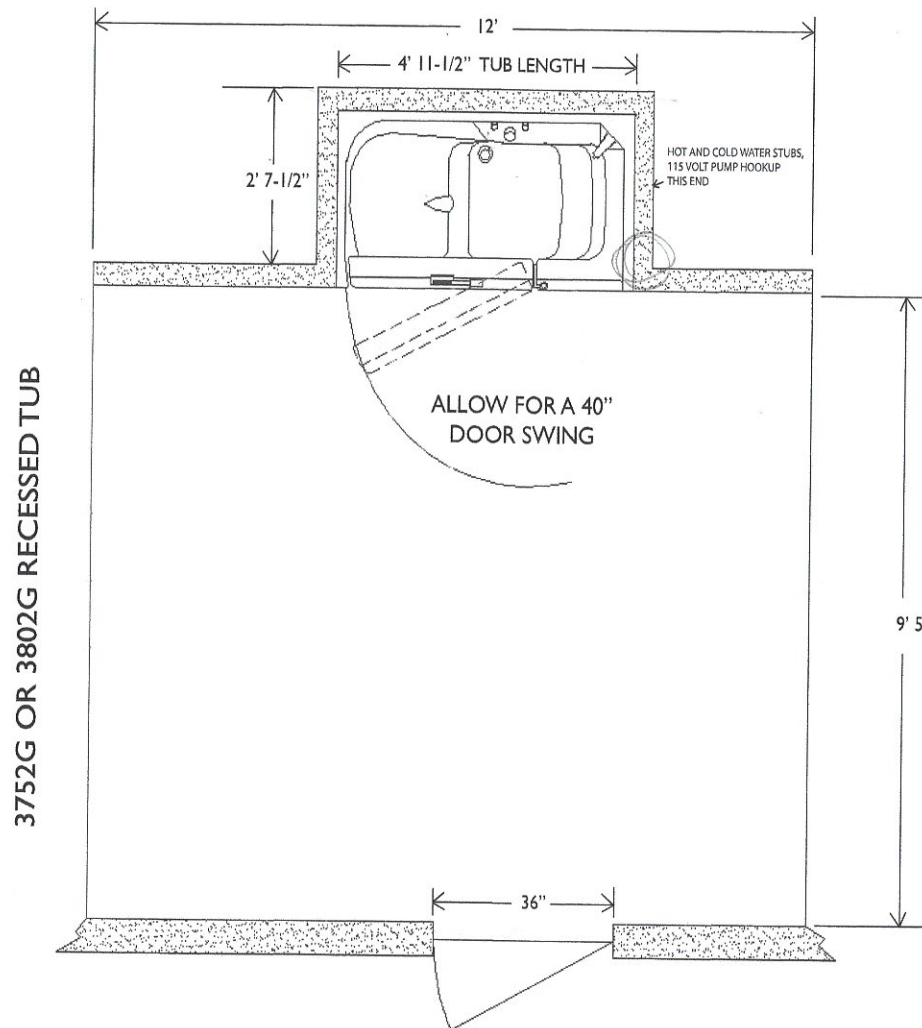
END OF ADDENDUM

All documents prepared for the interest of the project are available for viewing on our FTP Webpage 24 hours a day, by using the following address: https://drive.google.com/drive/folders/1Yz_t4LveQ1kDjWjHloIFpnsqjbeFDxNI?usp=sharing

3 OVERVIEW

3.4 Minimum Floor Space and Clearance Requirements

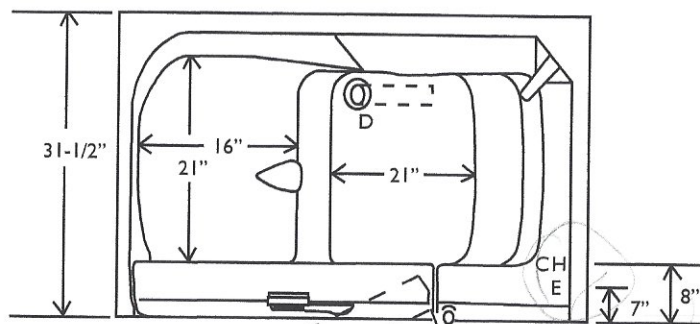
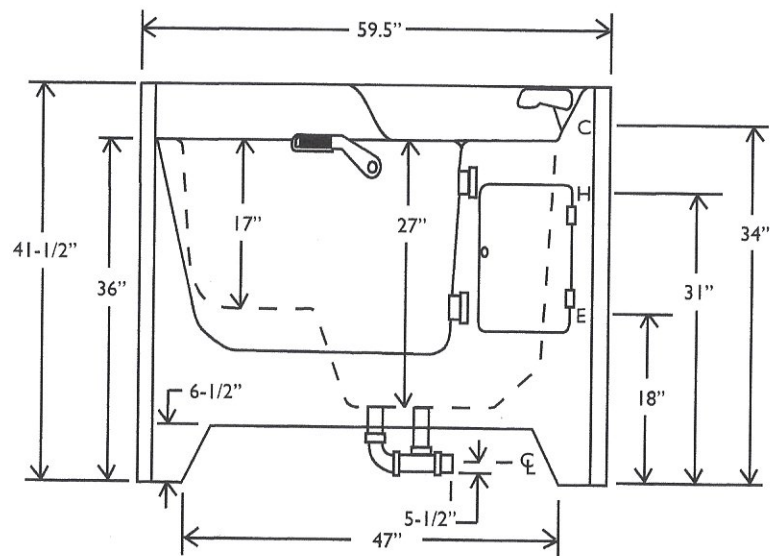
Models 3752G or 3802G



Issued: Addendum #1, 6-12-19

3.5 Dimensions

Models 3752G or 3802G



Allow for a 40" door swing

C	3/4" Cold water stub with recommended shut off valve
D	2" Drain (floor drain recommended)
E	115V AC, 60 Hz, 15 A Input
H	3/4" Hot water stub with recommended shut off valve
Allow for 40" door swing (60" for wheelchair or lift access)	

Issued: Addendum #1, 6-12-19

SECTION 000310 – BID FORM

Bidder shall submit its bid only on the Bid Form provided in this Section. All blanks on the form must be filled in for the bid to be considered responsive. Instructions to Bidders in Section 00100 may require Allowances, Alternate Bids and/or Unit Prices. These Allowances, Alternates and/or Unit Prices must be bid in accordance with the plans and specifications.

**PROJECT: FAMILY PARTNERS
MANCHESTER**

Project is located at:
351-377 FOREST SUMMIT COURT,
MANCHESTER, MO 63021

TO: FAMILY PARTNERS MANCHESTER, llc
12880 Manchester rd.
St. Louis, MO 63131

ATTN: Mr. Barth Holohan MSW, MBA

DATE: _____

NAME AND ADDRESS OF BIDDER:

Bid Proposal of ¹

(hereinafter called "Bidder") a ² _____ organized and existing under the laws of the State of Missouri.

¹ Insert name of firm.

² Insert Corporation, partnership, proprietorship, joint venture, or individual, as applicable.

BIDDER ADDRESS: _____

BIDDER TELEPHONE NUMBER: _____

Email Address: _____

The Bidder, in compliance with your invitation for bids for the construction of Family Partners Manchester, Manchester, MO having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials, and labor, hereby propose to furnish all labor, materials, and supplies, and to construct the project in accordance with the Contract Documents, within the time set forth therein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.

The Undersigned:

- a. acknowledges receipt of the Project Manual/ specifications and Drawings dated 5-23-19 for Family Partners Manchester.
- b. has evaluated the work, conditions and material deliveries required and further acknowledges that manpower, equipment, material, etc., as necessary will be available to complete the work on or before this date. The attached schedule demonstrates the proposed timeline.
- c. **ADDENDA:**

Bidder acknowledges receipt and inclusion of all items in the addenda listed below:

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

BASE PROPOSAL: Bidder proposes to perform all of the work described in the specifications and shown on the plans for the sum of

_____ (\$ _____) (Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)

ALTERNATE PROPOSALS:

In addition, the undersigned hereby proposes to perform all work for the following alternates as specified in the Bid Documents for the following amounts (Refer to Supplementary General Conditions, Appendix "C" and related technical specification section 012300 and drawings.) All alternatives shall include in each, the cost of the Performance Bond and Payment Bond as required. (Provide bid amount both written and numerically).

Alternate No. 1: to omit wood trim around bedroom windows

(Deduct/Add) the sum of _____
(**Circle One**)
_____ (\$ _____)
(Print Add or Deduct)

Alternate No.2: Provide generator for entire house

(Deduct/Add) the sum of _____
(**Circle One**)
_____ (\$ _____)
(Print Add or Deduct)

Alternate No. 3: *Alternate Interior Wood trim* ¹

(Deduct/Add) the sum of _____
(**Circle One**)
_____ (\$ _____)

(Print Add or Deduct)

UNIT PRICES: The undersigned agrees to perform work as required by latent conditions, for the following unit prices; said prices to include all labor, material, supervision, equipment, services, bond, overhead and profit, and other general expenses to fabricate and install in place unless noted otherwise in the Unit Price description.

The undersigned further agrees that if the quantities of the work shall change, the Base Bid will be adjusted by an amount equal to the net difference of quantities multiplied by the below listed Unit Prices.

The Unit Prices shall be based upon the specified materials and methods of installation.

	<i>(Complete both Add & Deduct Lines)</i>	
	Add	Deduct
A. General machine excavation, removed from site, per cubic yard.	\$ _____	\$ _____
B. Machine trench excavation, removed from site, per cubic yard.	\$ _____	\$ _____
C. Backfill due to extra excavation; furnish, place and compact, per cubic yard.	\$ _____	\$ _____
D. Specified Concrete in place, per cubic yard.	\$ _____	\$ _____
E. Reinforcing steel in place, per ton.	\$ _____	\$ _____
F. Installation of light fixture, each	\$ _____	\$ _____

MARKUP ON MODIFICATIONS:

General Contractor to maintain his profit and overhead percentages for the duration of the project for any modification to this proposal.

Overhead _____ %

[Complete both]

Profit _____ %

General Contractors' Subcontractors to maintain his profit and overhead percentages for the duration of the project for any modification to this proposal.

Overhead _____ %

[Complete both]

Profit _____ %

General Contractors' Sub-Subcontractors to maintain his profit and overhead percentages for the duration of the project for any modification to this proposal.

Overhead _____ %

[Complete both]

Profit _____ %

TAXES:

The Contract amount as stated above includes all sales taxes, excise taxes, and any other taxes for all materials and appliances subject to and upon which taxes are levied.

TIME:

The Bidder hereby agrees to commence work as stipulated in the Contract Documents.

The Bidder hereby agrees to complete the project by _____, 20____, and would require _____ calendar days as further defined in General and Supplementary Conditions, Article 8, Time and Completion.

The Bidder hereby certifies:

The Bidder agrees that this Bid constitutes a firm offer to the Owner, which cannot be withdrawn for sixty (60) calendar days from the due date or until a Contract is fully executed.

The Bidder certifies that it has examined and is fully familiar with all of the provisions of the Contract Documents and any Addenda thereto; and it has carefully reviewed all the words and figures shown in the Bid Documents and the accuracy of all statements in this Bid, and that it understands and agrees that the Owner will not be responsible for any errors or omissions on the part of the Undersigned in preparing this Bid.

The Bidder represents that it has, by careful examination of the actual site conditions, satisfied itself as to the nature and location of all work, the general and location conditions to be encountered in the performance of any work, and requirements of the Contract and all other matter which can in any way affect the work or the cost thereof.

The Bidder does hereby affirm that the address listed below is the legal address to which all notices, direction or other communications may be served or mailed and further affirms that persons listed below as Company Officers have been duly and legally elected and authorized to serve in their respective capacities and are presently so serving.

The Bidder certifies that its' proposal is genuine and is not made in the interest of or on behalf of any undisclosed person, firm, or corporation, and is not submitted in conformity with any agreement or rules of any group, association, or corporation.

The Bidder certifies it has not directly or indirectly induced or solicited any other Bidder to put in a false or sham proposal.

The Bidder certifies that it has not solicited or induced any person, firm, or corporation to refrain from bidding and that it has not sought by collusion or otherwise to obtain for itself any advantage over any other Bidder or over the Owner.

The Bidder certifies that it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin in connection with the performance of the work.

If awarded a Contract, The Bidder agrees to execute the Contract and deliver within three (3) calendar days after award of the Contract, the necessary certificates of insurance and performance and payment bonds and other required submittals. The Bidder further agrees to commence the work in accordance with the project schedule and it shall be carried out and completed.

The Bidder is cautioned that all required documentation must be in the Owner's possession PRIOR to ANY mobilization on the project site.

Bidder's Signature if a Corporation:

Name of corporation:

Address for communications:

Incorporated under the laws of the state of _____

Licensed to do business in the state of Missouri? Yes _____ No _____

Signature of officer:

Typed name & title of officer:

Date: _____

Bidder's Signature if a Partnership:

Name of partnership:

Signature of partner or partners:

Names and addresses of all partners:

Address for communications:

Date:

Bidder's Signature if an Individual:

Name of individual:

Signature of individual:

Address for communication:

Residence address:

Date:

Project: **FAMILY PARTNERS MANCHESTER**

Owner: **FAMILY PARTNERS MANCHESTER, LLC**

By virtue of statutory authority, a preference shall be given to materials, products, supplies, provisions and all other articles produced, manufactured, made or grown within the State of Missouri; provided, however, that the price does not exceed that of outstate products, and the quality is best suited for the Owner's intended purpose.

Any alterations, erasures, or corrections will render the bid void. BID MUST BE SIGNED WITH CORPORATE, FIRM OR TRADE NAME BY OFFICER OR PARTNER. For further information, call Zwick + Gandt Architecture, Inc., 314-962-9292.

END OF SECTION 00310 - BID FORM

BID FORM STATEMENT OF INSURABILITY
(INCLUDE WITH BID IN SEALED ENVELOPE)

Contractor Name and Address:

As the Insurance Carrier for the aforementioned contractor, we have reviewed the insurance requirements for the project identified above. We will insure the contractor for the amounts and types of coverages that the Owner is requiring. If the contractor is awarded a contract for this project, we will provide the Owner with a certificate of insurance for the specified coverages within three (3) calendar days after the notice of award to contractor.

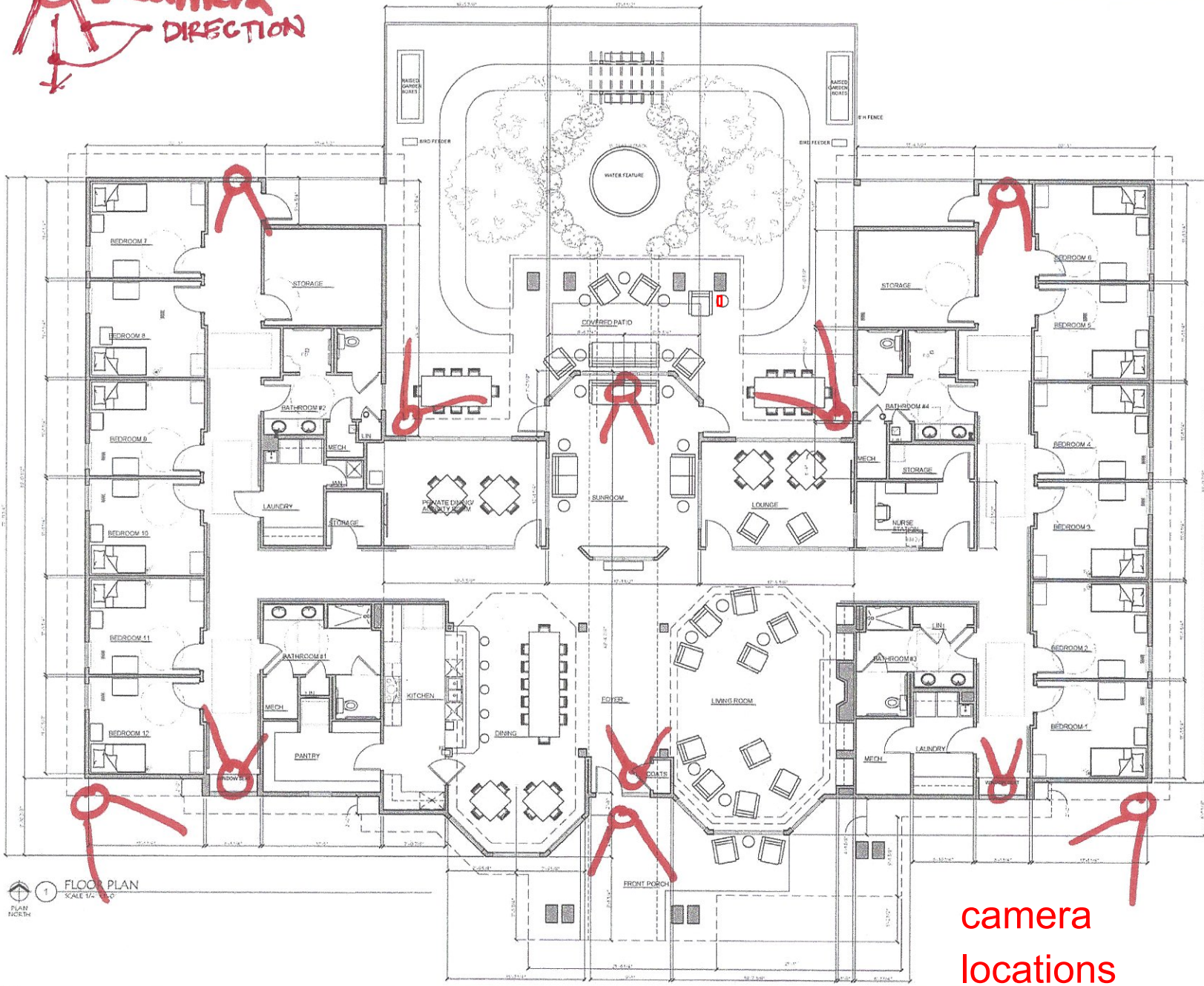
Signature: _____

Name: _____

Title: _____

Company: _____

Date: _____



1 FLOOR PLAN
SCALE 1/4" = 1'-0"

camera
locations

ARCHITECT
ZMICK + GANDT
ARCHITECTURE, INC.
11000 W. 110th St.
Morton, MO 64304



FAMILY PARTNERS BALLWIN
15054 CLAYTON ROAD
BALLWIN, MO 63011

PROJECT NUMBER 1603600

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Issued: Addendum #1, 6-12-19