



Primary Engineering, Inc.
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Addendum: 2

Date: 05/22/2027

Project: Northwest Allen County Schools
Carroll High School 2026 Boiler Replacement

Comm #: 26842

The following items shall be incorporated into the specifications and drawings and are considered to be integral to the bid documents for the project. Acknowledgement of receipt of this addendum is required on the bid form.

Item #1: Questions:

- A. Is the roof under warranty above the boiler room? – Yes, it was installed by Fort Wayne Roofing in 2008 and is still under warranty.
- B. Where is nearest roof hatch or can we use ladders from the ground? – The roof hatch is located in the SE corner stair of the alumni gym. Given that work is likely to be occurring during school in the fall semester, it would be preferred to use ladders from the ground to avoid passing through student spaces.
- C. Are gas regulators required for the new boilers? - The natural supply is low pressure. Install the lock-up regulator provided with the boilers as part of their package.
- D. Can existing strainers be reused on boilers? – Yes, tie in at the strainer flange on boiler inlet and the pump suction on boiler exit.
- E. What is the pipe insulation material for piping? – Use 1.5” jacketed fiberglass with PVC fittings to match existing.

Item #2: Pre Bid meeting minutes.

- A. Attached is the prebid meeting agenda and sign-in sheet that shall be incorporated into the bid documents.



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Pre-Bid Meeting Agenda

Date: 05/20/2026

Project Name: NACS Carroll HS Boiler Replacement

Project #: 26842

Agenda Items:

- Introductions of Owner Representative, Project Design Team, and Prime Contractors.
 - o Mike Lubbehusen, mlubbehusen@primary-eng.com, Primary Engineering
 - o Logan Dant, ldant@primary-eng.com, Primary Engineering
 - o Brandon Bitting, Asst Supt of Operations and Safety, NACS
 - o Jeff Warner, Head Custodian, Carroll HS 260-637-3161
- Project Information
 - o Bids are due: June 3 at 1:00 pm. Turn in at NACS Administration Center, 12913 Coldwater Rd, Fort Wayne, IN.
 - o Submit bid forms in duplicate.
 - o Include allowances in bid: \$10,000 contingency allowance.
 - o Owner approval of the contract is scheduled June 22, 2026.
 - o Construction start date: Flexible, can start after summer.
 - o Substantial completion of the project is: November 20, 2026.
- Project scope of work
 - o Selectively remove (3) Aerco boilers and replace with (3) new Lochinvar boilers in same locations.
 - o Selectively modify the natural gas main feeding the boilers and minimize downtime to remaining boilers and water heaters on this line.
 - o Replace the boiler flues with new. Reuse combustion air path.
 - o Selective replacement of piping at each boiler, reusing the inline pumps in place.
 - o Pull new boilers into the Lochinvar lead boiler team configuration and pull new boilers into the Delta Controls BMS using Innovative Control Systems.
- Procedures for site visits
 - o Schedule with Jeff Warner.
- Addenda:
 - o Addendum #2 – Scheduled to go out Friday 5/22.
 - o Deadline for addendum items and additional manufacturers shall be June 1 at 12 Noon.

