



BCSC LF Smith Elementary & Columbus East High School

Bid Package #1

Addendum #1

January 30, 2025

This Addendum is hereby made a part of the Drawings and Specifications on the subject work as though originally included therein. The following amendments, additions, and/or corrections shall govern this work.

General

1. Please see the attached meeting agenda from the Pre Bid onsite 1/30/2025.
2. Please see the attached sign in sheet from attendees.
3. Please see the attached Matterport Release form. Please return this signed to sleader@maxwellbuilds.com if you would like the links.
4. The last day to submit questions for the project shall be Wednesday 2/12/2025. These will be issued in the last Addendum.
5. We will have an optional site walk at L.F. Smith Thursday 2/6 at 3:30pm at LF Smith for anyone who did not make it to the prebid. Please let us know if you plan to attend & email sleader@maxwellbuilds.com.
 - a. Address - 4505 Waycross Dr, Columbus, IN 47203
 - b. Meet at Door 20

Updated Drawings & Specifications

1. Refer to Addendum #1 Document Attached from CSO noting changes:
 - a. **L. FRANCES SMITH ELEMENTARY:**
 - i. S200B, S200C, S201A, S201B, S202B, S202D, S203B, S203C, S204B, S405, S601, S602, S701, S702, S703, S704, AD201F, AD202F, A121, A123, A201F, A202F, A203B, A211B, A211D, A212B, A212E, A213B, A303, A401, A402, A403, A404, A405, A501, A503, A602, A801B, A801C, A801D, A901A, MD203B, M201B, M202B, M203B, M211B, M212B, M213B, M220B, E201B, E201C, E201D, E202B, E202C, E202D
 - b. **COLUMBUS EAST:**
 - i. P200.2, M201, E202



BCSC – BP#1 L Francis Smith & Columbus East

Pre-Bid Agenda

1/30/25 9:00AM L. Francis Smith Cafeteria

I. Introductions (Owner / Design / CM)

- a. Greg Ferguson/Brett Boezeman – BCSC Owner’s Reps
- b. Design Team
 - i. CSO – Architect
 - ii. RE Diamond – MEP Designer
 - iii. LHB – Structural Engineer
 - iv. Design 27 – Technology Designer
 - v. CEC – Civil Engineer
 - vi. Context – Landscape Architect
- c. Construction Manager – Maxwell Construction
 - i. Seth Leader – Onsite CM
 - ii. Max Otte – Onsite CM Assistant
 - iii. Chris Grabosky – Senior PM

II. Pre – Bid Meeting Sign-In Sheet

- a. Make sure everyone signs in.

III. Matterport Confidentiality Agreement

- a. CM will send links for each school upon receiving signed form.
 - i. Email signed forms to Seth Leader at sleader@maxwellbuilds.com

IV. Bid Schedule

- a. Bid Date: Tuesday, February 18th, 2025 at 1:00 PM in the BCSC Corporation Office Terrace Room
- b. Drop Off Location: BCSC Corporation Office Clerical Desk
- c. Owner/CM reserve the right to reject any/all bids and to waive minor irregularities
- d. Be on the lookout for Addendum #1 – Anticipated to Send out #1 on Wednesday 2/5/25.
- e. Please send any scope related questions in an email so we can get response for all to see in an addendum.
- f. Reach out with any questions, so we can get them answered in an Addendum.

V. Tier 1 Bidders

- a. Tier-1 Bidders must be registered on Eastern Engineering Planroom as noted in specs. All addendums will be sent through Eastern Engineering.
- b. Tier-1 Bidders must be prequalified for EACH Bid Category you plan to bid.
- c. If you are not prequalified, please get with us to get a Prequalification filled out for review.
- d. If you wish to prequalify for additional Bid Categories, contact Seth Leader with Maxwell Construction for additional paperwork.
- e. Project is Tax Exempt

VI. Division 00-01 Specifications

- a. A701 – Instructions to Bidders. Abide by guidelines noted in Instructions to Bidders AIA Document.
- b. Preliminary Schedules (Phasing Diagram)
 - i. LF Smith - Color Coded to each phase. Nine (9) Phases. School will be in session during demo/construction. Safety is paramount since the building will be occupied.
 - ii. Columbus East – One (1) phase from March 2025- November 2025.
 - iii. Both Projects will start in March 2025

- iv. Completion
 - a. Columbus East – November 2025
 - b. L. F. Smith – July 2027
- c. Existing Hazardous Material Information
 - i. Alliance Environmental Conducted a Pre Reno-Asbestos and Lead Inspection. It is available in bid documents. This will be by the Owner. Anything suspicious found during demolition is to be reported to CM to be taken care of by the Owner.

VII. Bid Envelope Requirements

- i. Completed Bid Form
- ii. Allowance Form
- iii. Unit Prices Form
- iv. Alternates Form
- v. Completed Form 96
- vi. Financial Statements: Requirement per Indiana Code 5-32-5
 - a. Can be enclosed in a separate envelope within sealed bid envelope and will not become part of the Public Record.
- II. E-Verify Affidavit
- III. Company's Drug Testing Policy Meeting Indiana Code
- IV. Certification Statement Regarding Investment in Iran
- V. Bid Bond – cash, cashier's check, US money order, or bid bond for 10% of base bid
- b. Allowances
 - i. Verify all Allowances are included in Base Bid.
 - ii. Amount for each BC outlined in MCS and Allowances Spec Section.
- c. Unit Prices
 - i. Verify all Unit Prices are included in Base Bid.
 - ii. Outlined on Unit Price Form.
- d. Alternates
 - i. Verify the Alternate Form is completely filled out.
 - ii. Alternates that are not filled out are a \$0 ADD if accepted.
 - iii. Review Alternates
- i. Multiple Contract Summary
 - i. VERY important to read through. Outlines each bid categories scope of work. Defer all questions/discrepancies to us so we can provide answers in an addendum.
 - ii. BC- 1 General Trades
 - iii. BC-2 Sitework and Paving
 - iv. BC-3 Concrete
 - v. BC-4 Structural Steel
 - vi. BC-5 Countertops, Cabinetry, and Casework
 - vii. BC-6 Framing, Drywall, and Acoustical Ceilings
 - viii. BC-7 Flooring and Tiling
 - ix. BC-8 Windows and Glazing
 - x. BC-9 Fire Suppression
 - xi. BC-10 Plumbing/HVAC
 - xii. BC-11 Electrical/Technology
 - xiii. BC-12 Roofing
 - xiv. BC-13 Painting and Coatings
- e. Site Logistics Plan
 - i. Refer to Site Logistics Plan for contractor parking, laydown area, dumpsters, etc.
- f. Contractor Construction Sign-In Sheet
 - i. Contractor's must sign in at CM job trailer and sign the site check-in agreement.
- g. Performance and Payment Bond
 - i. Both are required in amount of 100% of Contract Sum. Bond shall remain in place for 12 months after completion of the project.

VIII. Contractor Questions?

IX. Site Walkthrough



BCSC - BP#1 L. Francis Smith and Columbus East High School Renovations & Additions Project Prebid Sign-i

NAME	COMPANY	EMAIL
DREW MARETT	BCSC	marett@BCSC.k12.in.us
Casey Voelz	BCSC	voelzc@BCSC.k12.in.us
JESSE HECKAMAN	SEXSON MECH. COMPANY	jheckaman@sexsonmechanical.com
Pete Lemmink	Maxwell	plemmink@maxwellbuilts.com
DALE SEHLHORST	MAXWELL	DSEHLHORST@MAXWELLBUILDS.COM
Le Parker	R.E. Diamond	
Ronald Gauldin	Blackmore & Buckner	R.Gauldin@TectaAmerica.com
Nate Werner	Maxwell	
Max Ott	Maxwell	
Setn Leader	Maxwell	
Ryan Holtz	CSO	
Zach Rooker	CSO	
Liz Mooney	Context	
Nick Staab	CSO	



BCSC - BP#1 L. Francis Smith and Columbus East High School Renovations & Additions Project Prebid Sign-i

NAME	COMPANY	EMAIL
NELSON Smiley	FOSTER CONTRACTING	NELSON@FOSTERCONTRACTING.NET
Jay Lowhorn	Dunlap	jay.lowhorn@dunlapinc.com
Devin Pruitt	Dunlap	devin.pruitt@dunlapinc.com
Allen Anderson	Dunlap	allen.anderson@dunlapinc.com
Mike Nading	Nading Mech	mike@NadingMechanical.com
Shawn Amundale	C-Cat	Sannandale@c-cat.com



**Bartholomew Consolidated School Corporation
L. Francis Smith Elementary & Columbus East High School - Bid Package #1**

Matterport is a three-dimensional camera system you can use to create realistic, fully immersive experiences. Users can utilize this tool to capture imagery, collect measurements and process data to create, edit and share a 3D rendering of your location. Matterport is provided to assist subcontractors in understanding the existing space.

These electronic files are not construction documents. Differences may exist between these electronic files and the bid or construction sets. There is a measuring tool within the program which is not to be used as an accurate measurement. Field measurements are still a requirement and subcontractors are responsible to note if there are any differences. By the use of these electronic files, subcontractors are not relieved of their duty to fully comply with the contract documents, including and without limitation, the need to check, confirm and coordinate all dimensions and details, take field measurements, verify field conditions, and coordinate work with that of other contractors of the project.

Upon completion of the agreement, subcontractors will gain access to these electronic files in the form of web links. Due to security reasons, the web links will be changed throughout the project. It is the responsibility of the subcontractors to request up to date web links once they expire.

By signing this agreement, it is acknowledged, that the data will be used only for the specific project listed above. The electronic files will be used for information only. By signing this agreement, the subcontractor agrees to hold all parties harmless against any claims, liabilities, losses, damages, or costs that may arise from the use of the electronic files. Any information obtained or derived from such electronic files will be used at the contractor's lone risk. None of the data will be used for any other project or purpose, at this or any other party. By signing this agreement, the subcontractor agrees not to distribute the data to any other firm or individual.

Company Name

Authorizer Name

Authorizer Title

Signature

Date

ADDENDUM

ADDENDUM NO: 1

PROJECT: BCSC L. Frances Smith Elementary School & Columbus East High School

PROJECT NO: 2024023 & 2024024 DATE: 01/29/2025 BY: Zach Rooker



This Addendum is issued in accordance with the provisions of "The General Conditions of the Contract for Construction," Article 1, "Contract Documents" and becomes a part of the Contract Documents as provided therein. This Addendum includes:

Addendum Pages:

1-9

Attached Documents:

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Attached Drawing Sheets:

L. FRANCES SMITH ELEMENTARY:

S200B, S200C, S201A, S201B, S202B, S202D, S203B, S203C, S204B, S405, S601, S602, S701, S702, S703, S704, AD201F, AD202F, A121, A123, A201F, A202F, A203B, A211B, A211D, A212B, A212E, A213B, A303, A401, A402, A403, A404, A405, A501, A503, A602, A801B, A801C, A801D, A901A, MD203B, M201B, M202B, M203B, M211B, M212B, M213B, M220B, E201B, E201C, E201D, E202B, E202C, E202D

COLUMBUS EAST:

P200.2, M201, E202

PART 0 - GENERAL INFORMATION

0.1 NOT USED

PART 1 - BIDDING REQUIREMENTS

1.1 NOT USED

PART 2 - SPECIFICATIONS

2.1 NOT USED

PART 3 - L. FRANCES SMITH ELEMENTARY DRAWINGS

STRUCTURAL

- 3.1 S200B – FOUNDATION PLAN – UNIT B
- A. Add section callouts 6/S602, 7/S701 & 8/S701 as shown.
- 3.2 S200C – FOUNDATION PLAN – UNIT C
- A. Add section callout 7/S602 as shown.
- 3.3 S201A – FIRST FLOOR FRAMING PLAN – UNIT A
- A. Add section callouts 7/S701 & 8/S701 as shown.
- 3.4 S201B – FIRST FLOOR SLAB PLAN – UNIT B
- A. Add section callouts 6/S602, 7/S701 & 8/S701 as shown.
- 3.5 S202B – SECOND FLOOR & LOW ROOF FRAMING PLAN – UNIT B
- A. Add section callouts 7/S701 & 33/S702 as shown.
- B. Add deck edge dimensions at grid CB as shown.
- 3.6 S202D – LOW ROOF FRAMING PLAN – UNIT D
- A. Add section callouts 20/S702 SIM (UPPER) & 34/S702 as shown.
- B. Add/revise deck edge dimensions and beam locating dimensions as shown.
- 3.7 S203B – INTERMEDIATE ROOF & GIRT FRAMING PLAN – UNIT B
- A. Add section callouts 5/S701 & 6/S701 as shown.
- B. Add note at end of girt along grid BA: "HOLD 2" FROM EX BLDG FACE".
- C. At existing grid 12, east of the existing elevator shaft, revise W10x22 beam location and dimensions as shown.
- 3.8 S203C – ROOF FRAMING PLAN – UNIT C
- A. Add/revise dimensions as shown.

3.9 S204B – ROOF FRAMING PLAN – UNIT B

- A. Add section callout 21/S703 as shown.

3.10 S405 – TYPICAL DETAILS

- A. Add 12/S405 SWING SUPPORT DETAIL.

3.11 S601 – FOUNDATION SECTIONS AND DETAILS

- A. Revise sections 7, 9 & 10/S601 as shown.

3.12 S602 – FOUNDATION SECTIONS AND DETAILS

- A. Add sections 6 & 7/S602.

3.13 S701 – FRAMING SECTIONS AND DETAILS

- A. Add sections 5 through 7/S701 and detail 8/S701 WIND COL. BASE DETAIL.

3.14 S702 – FRAMING SECTIONS AND DETAILS

- A. Revise sections 4, 11, 12, 13, 20 & 22/S702 as shown.
- B. Add sections 33 & 34/S702.

3.15 S703 – FRAMING SECTIONS AND DETAILS

- A. Revise sections 10 & 11/S703 as shown.
- B. Add detail 21/S703 WIND COL. TOP DETAIL.

3.16 S704 – FRAMING SECTIONS AND DETAILS

- A. Revise section 4/S704 as shown.

ARCHITECTURAL

3.17 AD201F – GROUND LEVEL DEMOLITON PLAN – UNIT F

- A. ADD alternate callout to plan
- B. REVISE doors at note 62 from NODE into CORRIDOR to show as an existing door and frame to remain.

3.18 AD202F – SECOND LEVEL DEMOLITION PLAN – UNIT F

- A. REVISE doors at note 62 from NODE into CORRIDOR to show as an existing door and frame to remain.

3.19 A121 – ENLARGED ROOF DETAILS

- A. REVISE roof detail 2 and 10 as shown on sheet.

3.20 A123 – ENLARGED ROOF DETAILS

- A. REVISE roof details 7-10 as shown on sheet.

3.21 A201F – GROUND LEVEL FLOOR PLAN – UNIT F

- A. REVISE F101-1 to show as an existing door to remain

3.22 A202F – SECOND LEVEL FLOOR PLAN – UNIT F

- A. REVISE F201-1 to show an existing door to remain

3.23 A203B – UPPER LEVEL FLOOR PLAN – UNIT B

- A. REVISE floor plan to change two offices into one mechanical room
- B. REMOVE OFFICE – B314 and door B314 from plan
- C. REVISE room tag from 'SHARED OFFICE' to MECHANICAL – B313
- D. REVISE location and detail 2 as drawn on sheet

3.24 A211B – GROUND LEVEL REFLECTED CEILING PLAN – UNIT B

- A. REVISE ceiling details 2-4 as drawn on sheet.
- B. ADD the following at Reflected Ceiling Legend under CL8 and CL9:
"NOTE: CONTACT MICHELLE MOUSER AT MICHELLE@GREATAPG.COM FOR ADDITIONAL INFORMATION."
 - 1. Typical all sheets in A210 series.
- C. ADD Reflected Ceiling Plan Note #20 in its entirety.
 - 1. Typical all sheets in A210 series.
- D. ADD Reflected Ceiling Plan Note #21 in its entirety.
 - 1. Typical all sheets in A210 series.

- E. ADD Reflected Ceiling Plan Note #22 in its entirety.
 - 1. Typical all sheets in A210 series.
- F. REVISE dimensions of sound absorbing ceiling units as indicated on plan.
- G. REVISE 'CL8' to have RCP #16 in Node B106.
- H. REVISE 'CL8' to have RCP #20 in Node B109.

3.25 A211D – GROUND LEVEL REFLECTED CEILING PLAN – UNIT D

- A. REVISE 'CL9' finish to PET2.
- B. REVISE dimensions of sound absorbing ceiling units as indicated on plan.

3.26 A212B – SECOND LEVEL REFLECTED CEILING PLAN – UNIT B

- A. REVISE 'CL8' to have RCP #16 as indicated on plan.
- B. REVISE two instances of 'CL8' to have RCP #22 in Node 488.
- C. REVISE two instances of 'CL9' to have RCP #21 in Node 488.

3.27 A212E – SECOND LEVEL REFLECTED CEILING PLAN – UNIT E

- A. REVISE dimensions of sound absorbing ceiling units as indicated on plan.
- B. ADD one instance each of 'CL8' and 'CL9' to Node E202.

3.28 A213B – UPPER LEVEL REFLECTED CEILING PLAN – UNIT B

- A. REMOVE ceiling in MECHANICAL – B313

3.29 A303 – ENLARGED BUILDING ELEVATIONS

- A. REVISE F25 as shown on sheet.

3.30 A401 – WALL SECTIONS

- A. REVISE details 1-3 as shown on sheet.

3.31 A402 – WALL SECTIONS

- A. REVISE wall sections 1-3 as shown on sheet.

3.32 A403 – WALL SECTIONS

- A. REVISE wall sections 1-3 as shown on sheet.

3.33 A404 – WALL SECTIONS

- A. REVISE wall sections 1-4 as shown on sheet.

3.34 A405 – WALL SECTIONS

- A. REVISE wall sections 1-5 as shown on sheet.

3.35 A501 – DOOR AND FRAME SCHEDULE

- A. REVISE F101-1 and F201-1 to be an existing door to remain. Doors will receive new finish on frame and door.
- B. REVISE C133-1 and C137-1 to be a WD door with G3 glass type
- C. REMOVE door B314 from schedule

3.36 A503 – FRAME ELEVATIONS

- A. REVISE F25 as shown on sheet.

3.37 A602 – INTERIOR ELEVATIONS

- A. ADD 'SW1' tags to 1/A602 and 2/A602.
- B. REVISE dimensions on 2/A602.
- C. REVISE decorative window trim extents on 5/A602.

3.38 A801B – GROUND LEVEL FINISH PLAN – UNIT B

- A. ADD dimensions to floor graphic in Waiting B102.
- B. ADD one instance of 'F6' to Media Center B107.

3.39 A801C – GROUND LEVEL FINISH PLAN – UNIT C

- A. ADD two instances of 'PL1' to Passage C108.
- B. ADD one instance of 'ETR' to Principal C109.
- C. ADD dimensions to floor graphic in Wellness Reception C118.

3.40 A801D – GROUND LEVEL FINISH PLAN – UNIT D

- A. ADD one instance of 'F6'.

3.41 A901A – GROUND LEVEL EQUIPMENT PLAN – UNIT A

- A. ADD 'SW1' in its entirety to the New Specialty Equipment Schedule.

MECHANICAL

3.42 MD203B – UPPER LEVEL – UNIT B – MECHANICAL DEMOLITION

- A. REMOVE PACKAGED ROOFTOP UNIT ABOVE EXISTING MEDIA CENTER COMPLETELY.
- B. REMOVE ELECTRIC BASEBOARD HEAT IN MEDIA CENTER AS SHOWN.

3.43 M201B – GROUND LEVEL – UNIT B – AIR DISTRIBUTION

- A. DELETE EXHAUST FAN SHOWN IN TOILET B104. SEE SHEET M201C FOR WORK IN THIS ROOM.
- B. RETURN DUCT INTO CEILING PLENUM OF MEDIA CENTER LOCATED UNDER 2ND FLOOR.
- C. TOILET B111 EXHAUST FAN TAG TO BE EF-B111.

3.44 M202B – SECOND LEVEL – UNIT B – AIR DISTRIBUTION

- A. AHU-B1 RETURN DUCT PATH CHANGED.
- B. VUV OUTDOOR AIR DUCT PATH CHANGED.

3.45 M2023B – UPPER LEVEL – UNIT B – MECHANICAL

- A. AHU-B1 LOCATION, SUPPLY, RETURN, AND OUTDOOR AIR DUCTWORK ADJUSTED.
- B. OUTDOOR AIR PATH FOR SECOND LEVEL VUV ADJUSTED.
- C. SECTIONS OF AHU-B1 AND DUCTWORK THROUGH SPACE ADDED.

3.46 M220B – ROOF PLAN – UNIT B – MECHANICAL

- A. REMOVE EXISTING PACKAGED ROOFTOP UNIT OVER ORIGINAL MEDIA CENTER.
- B. DELETE RIV-B1 AT COLUMN BB AND M.
- C. DELETE RIV-B2 AT COLUMN B3 AND BZ.
- D. NEW RIV-B1, 30"/30" THROAT 1600 CFM LIKE GREENHECK WIH, AT EXISTING ROOF PENETRATION.
- E. NEW RIV-B2, 48"/30" THROAT 5000 CFM LIKE GREENHECK WIH.

3.47 M211B – GROUND LEVEL – UNIT B - HYDRONICS

- A. DETAIL OF FINNED TUBE PIPING AT NE WALL.
- B. CHANGE PIPE SIZE OF CHWS/R AND HS/R FOR TOTAL OF AHU-B1 AND (2) VUV.

3.48 M212B – SECOND LEVEL – UNIT B - HYDRONICS

- A. DETAIL OF FINNED TUBE PIPING AT NW WALL.
- B. CHWS/R AND HS/R PIPING TO AHU-B1 AND (2) VUV.
- C. DELETE FTR AT SE WALL

3.49 M213B – UPPER LEVEL – UNIT B - HYDRONICS

- A. AHU-B1 LOCATION.
- B. AHU-B1 CHWS/R AND HS/R PIPING.

ELECTRICAL

3.50 E201B - GROUND LEVEL - UNIT B - LIGHTING

- A. Reissue this drawing in its entirety.

3.51 E201C - GROUND LEVEL - UNIT C - LIGHTING

- A. Reissue this drawing in its entirety.

3.52 E201D - GROUND LEVEL - UNIT D - LIGHTING

- A. Reissue this drawing in its entirety.

3.53 E202B - SECOND LEVEL - UNIT B - LIGHTING

- A. Reissue this drawing in its entirety.

3.54 E202C - SECOND LEVEL - UNIT C - LIGHTING

- A. Reissue this drawing in its entirety.

3.55 E202D - SECOND LEVEL - UNIT D - LIGHTING

- A. Reissue this drawing in its entirety.

PART 4 - COLUMBUS EAST HIGH SCHOOL DRAWINGS

STRUCTURAL

4.1 S200B – FOUNDATION PLAN – UNIT B

- A. Add section callouts 6/S602, 7/S701 & 8/S701 as shown.

PLUMBING

4.2 P200.2 – GROUND FLOOR PLAN AND RCP - PLUMBING

- A. EXISTING DIFFUSERS, LIGHTS, AND SPEAKERS ADDED TO CEILING
- B. NOTE ADDED FOR TAKING DOWN / SUSPENDING DIFFUSERS, LIGHTS, AND SPEAKERS WHERE CEILING IS BEING REMOVED TO COMPLETE GROUND FLOOR WORK.

MECHANICAL

4.3 M201 – SECOND FLOOR PLAN – AIR DISTRIBUTION

- A. DIFFUSERS AND GRILLES ADJUSTED INTO CEILING GRIDS THROUGHOUT PROJECT AREA.
- B. ADJUST DIFFUSER LOCATIONS NEAR CEILING EXPANSION JOINT IN H/O LAB C263.

ELECTRICAL

4.4 E202 – SECOND FLOOR PLAN - LIGHTING

- A. 'F01-14' LIGHT AT H/O LAB CHANGED TO (1) 'F01-04' AND (1) 'F01-06' TO NOT CROSS THE CEILING EXPANSION JOINT BETWEEN COLUMN 30 AND 31.

PART 5 - OTHER ITEMS

5.1 NOT USED

- A. Not Used

PART 6 - QUESTIONS AND ANSWERS

NOT USED

END ADDENDUM #1