

# Addendum 01

DOCUMENT 00 91 00

**DATE:** January 2, 2026

**PROJECT:** Fort Wayne Community Schools  
Bloomingdale Elementary Addition and Renovation  
1300 Orchard Street  
Fort Wayne, Indiana 46808

**PROJECT #:** 25066.01

**OWNER:** Fort Wayne Community Schools  
1519 Catalpa Street  
Fort Wayne, Indiana 46802

**ARCHITECT:** Garmann Miller  
38 South Lincoln Drive  
P.O. Box 71  
Minster, Ohio 45865

**TO:** Prospective Bidders

This addendum form is a part of the Contract Documents and modifies the Bidding Documents dated November 21, 2025, with amendments and additions noted below.

Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may disqualify the Bidder.

This addendum consists of 2 pages, 2 specification sections, and 1 re-issued drawing sheet.

## FOR INFORMATION ONLY

1. Pre-bid meeting agenda and notes (held on 12/22/2025) are attached.

## CHANGES TO THE PROJECT MANUAL

1. Section 00 01 10 – Table of Contents: remove section “00 31 32 Geotechnical Data – Soil Report” from list.
2. Section 10 75 00 – Flagpoles: Change finish from clear anodized to dark bronze. See section 2.06 – B.



## **CHANGES TO THE DRAWINGS**

1. G1.1 - CODE INFORMATION AND LIFE SAFETY PLANS
  - a. Revise area for Classroom 100 to remove square footage associated with casework, and update number of occupants
  - b. Update number of exits in Classroom 102

## **ATTACHMENTS**

The following attachments are included and are part of this addendum:

Specification Sections: 00 01 10; 10 75 00

Drawing Sheets: G1.1

**END OF ADDENDUM**





### Pre-bid meeting

Project name	FORT WAYNE COMMUNITY SCHOOLS BLOOMINGDALE ELEMENTARY ADDITION AND RENOVATION	GM project no.	25066.01
Meeting date	12/22/2025	Meeting location	Ft. Wayne, Indiana

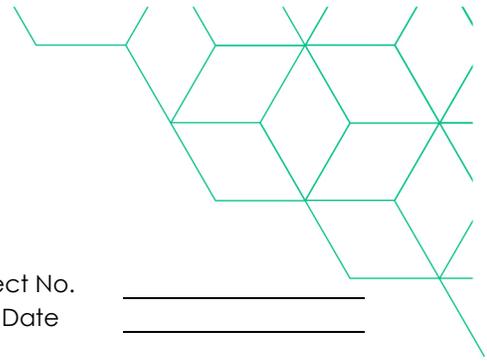
### Outline – minutes in red

- Attendees: Sign-in sheet (see attached)
- Introductions
- Project overview
  - Building addition to front office suite, and renovation of two (2) existing classrooms into shared group resource rooms.
- Bidding
  - Bid Opening Date: **Tuesday, January 13<sup>th</sup>, at 2:00.00 pm.**
  - Location:  
**FWCS Facilities Training Room**  
**1519 Catalpa Street, Fort Wayne, Indiana 46802**
  - Use the bid form provided and write the company's name at the bottom. Plans, specifications, instructions to bidders and bid forms on file at Eastern Engineering's Virtual Planroom: <http://www.easternengineering.com>
  - Sealed bids must be received by Fort Wayne Community Schools in person at the address above by the time specified above. **Drop off bids at Door #1**
  - Plans have been submitted to State of Indiana Department of Homeland Security for review and permits, costs to be paid by owner.
  - Tentative Addenda dates:
    - Addendum #1: January 2<sup>nd</sup>, 2026
    - Addendum #2: January 7<sup>th</sup>, 2026
- Bid categories
  - Contract A – General Construction (single prime bid)
    - General Contractor is responsible for securing necessary subcontractors
    - Tax Exempt
    - Prevailing Wage is NOT required
      - GC will need to be on the approved list with the state of Indiana. All requirements are outlined in section 00 43 43 – Responsible Bidder Requirements**
- Alternates
  - n/a
- Contingency amounts to be included in the bid
  - Contingency Allowance: Single Prime Contract - A; Include the stipulated sum/price of



\$25,000.00 for use upon Owner's instructions.

8. Contracts will be administered by Garmann Miller
  - a. All questions and correspondence to go through Procore
  - b. All RFIs to go to Garmann Miller through Procore
  - c. Pay applications to go to Garmann Miller through Procore
  - d. Garmann Miller will schedule a preconstruction meeting with the contractors after the notice of award
    - i. Construction may not begin without receipt of an approved Declaration of Insurance from each contractor
    - ii. Progress Meetings during construction: weekly
  - e. Garmann Miller responsible for scheduling and administering job meetings; preparing the agenda, responsible for meeting minutes, and distributing copies through Procore.
9. Schedule
  - a. Tentative award date / Notice to Proceed – February 2026
  - b. Start of construction – **March 30, 2026**
    - i. Completion date – **July 22, 2026**
    - ii. Liquidated Damages
      1. Contract A: \$1,500.00 per calendar day
10. General conditions
  - a. General Contractor
    - i. Responsible for the construction schedule and general supervision
    - ii. Submit preliminary schedule 10 days after notice to proceed
    - iii. Provide a 3 week look-ahead schedule during the entirety of the project
    - iv. Temporary telecommunications services.
    - v. Temporary Controls: Barriers and enclosures.
    - vi. Security requirements.
    - vii. Vehicular access and parking.
    - viii. Waste removal facilities and services.
    - ix. Field offices.
    - x. Removal of utilities, facilities, and controls
11. Substitution request by 10 days prior to bid.
  - a. Requests due to Garmann Miller by the end of the day Friday, January 2<sup>nd</sup>, 2026.
12. Correspondence
  - a. Correspondence to run through the Garmann Miller
    - i. Taylor Luth – [tluth@creategm.com](mailto:tluth@creategm.com)
    - ii. Tim Hines – [thines@creategm.com](mailto:thines@creategm.com)
13. **Additional Comments**
  - a. **Background checks are required – reference section 00 01 26 in the project manual**
  - b. **Bloomington Elementary Site Project will be running simultaneously as the addition/renovation project. GC to plan on coordinating between the Owner and Site Project GC.**
  - c. **Access into the building to be coordinated with the owner's project coordinator (Kevin Thomas) over winter break or after school hours.**



**Sign-in Sheet**

Project Name \_\_\_\_\_ GM Project No. \_\_\_\_\_  
Meeting Location \_\_\_\_\_ Meeting Date \_\_\_\_\_

Purpose \_\_\_\_\_

**Attendees**

Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	



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**DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS**

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00 01 10	Table of Contents
00 01 15	List of Drawing Sheets
00 01 21	Board of School Trustees
00 01 22	Fort Wayne Community Schools (FWCS) Locations
00 01 24	Board of School Trustees Meeting Schedule
00 01 25	School Calendar
00 01 26	FWCS Background Check Requirement
00 01 27	FWCS Smoking Policy
00 01 28	FWCS Asbestos Containing Materials Policy
00 01 29	FWCS Dust Control / Housekeeping Standard
00 01 30	FWCS Hot Work Permit Standard
00 01 31	FWCS Document Management (Procore)
00 01 32	EBE / WBE / MBE Information
00 01 33	Liquidated Damages
00 11 13	Advertisement For Bids / Notice to Bidders
00 21 13	Instructions to Bidders – AIA A701 - 1997
00 22 13	Supplementary Instructions to Bidders
00 41 70	Contractor’s Bid for Public Work – Form 96
00 41 71	Contractor’s Bid Proposal Form - Supplement to Form 96
00 43 43	Common Wage Requirement
00 52 13	Agreement Between Owner and Contractor / FWCS Standard Construction Agreement
00 63 13	Request for Information
00 72 00	General Conditions of the Contract for Construction – AIA A201 - 2007
00 73 00	Supplementary Conditions

**DIVISION 1 – GENERAL REQUIREMENTS**

01 10 00	Summary of Work
01 21 00	Allowances
01 25 00	Substitution Procedures
01 26 00	Contract Modification Procedures
01 29 00	Payment Procedures
01 31 13	Project Coordination
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01 32 00	Construction Progress Documentation
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01 33 23	Contractor Submittal Page
01 45 00	Quality Control
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01 50 00	Temporary Facilities and Controls
01 60 00	Product Requirements
01 73 29	Cutting and Patching
01 74 00	Cleaning and Waste Management
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01 78 00	Closeout Submittals

**SECTION 10 75 00  
FLAGPOLES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Ground Set Aluminum Flagpoles.
- B. Accessories

**1.02 REFERENCE STANDARDS**

- A. AASHTO M 36 - Standard Specification for Corrugated Steel Pipe, Metallic-Coated, for Sewers and Drains; 2016.
- B. ASTM A53/A53M - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless; 2020.
- C. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2024.
- D. ASTM A312/A312M - Standard Specification for Seamless, Welded, and Heavily Cold Worked Austenitic Stainless Steel Pipes; 2025.
- E. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2014.
- F. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2013.
- G. ASTM B241/B241M - Standard Specification for Aluminum and Aluminum-Alloy Seamless Pipe and Seamless Extruded Tube; 2022.
- H. NAAMM FP 1001 - Guide Specifications for Design Loads of Metal Flagpoles; 2007.

**1.03 SUBMITTALS**

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on pole, accessories, and configurations.
- C. Shop Drawings: Indicate detailed dimensions, base details, anchor requirements, and imposed loads.

**1.04 QUALITY ASSURANCE**

- A. Designer Qualifications: Design flagpole foundation under direct supervision of a Professional Structural Engineer experienced in design of this Work and licensed Indiana.

**1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Spiral wrap flagpole with protective covering and pack in protective shipping tubes or containers.
- B. Protect flagpole and accessories from damage or moisture.

**1.06 WARRANTY**

- A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.
- B. Manufacturer's Warranty: Furnish flagpole manufacturer's standard warranty against defects in product workmanship and materials.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Flagpoles:

1. Manufacturer: Knot Just Decks
2. Acceptable Manufacturers:
  - a. R&C Fence
  - b. American Flagpole: [www.americanflagpole.com](http://www.americanflagpole.com).
  - c. Pole-Tech Co., Inc: [www.poletech.com](http://www.poletech.com).
3. Substitutions: See Section 01 60 00 - Product Requirements.

## 2.02 FLAGPOLES

- A. Product: Eder Flag Architectural Series - EC30
  1. Flagpole height: (measured from ground elevation)
    - a. One (1) Flagpole: 30 feet
- B. Shaft:
  1. Material: Seamless cone-tapered aluminum tubing conforming to ASTM B 241/B 241M Alloy 6063, Temper T6
  2. Polished to deep luster sheen; clear anodized finish conforming to AA M32-C22-A41
  3. Finial Ball: Aluminum, 6 inch diameter.
  4. Truck: Cast Aluminum housing and spindle, internal halyard type, with 2 1/2 inches diameter plated sheave, revolving mounting, non-fouling.
  5. Halyard:
    - a. Material: 1/8 inch diameter braided steel aircraft wire.
    - b. Hardware: Two chrome swivel-type flag snaps each set, spaced for specified flag sizes; stainless steel quick links attached to halyard ends, with connecting swivel; neoprene-coated counterweight, beaded nylon retainer ring.
  6. Cleats: 9 inch size, aluminum with galvanized steel fastenings, two per halyard.
- C. Flagpoles: Designed in accordance with NAAMM FP 1001
  1. Material: Aluminum.
  2. Design: Cone tapered.
  3. Mounting: Ground mounted type.
  4. Halyard: External type .
- D. Performance Requirements:
  1. Flagpole With Flag Flying: Resistant without permanent deformation to 100 miles/hr wind velocity; non-resonant, safety design factor of 2.5.
  2. Flagpole Without Flag: Resistant without permanent deformation to 193 miles/hr wind velocity; non-resonant, safety design factor of 2.5.

## 2.03 POLE MATERIALS

- A. Aluminum: ASTM B241/B241M , 6063 alloy , T6 temper.

## 2.04 ACCESSORIES

- A. Finial Ball: Aluminum, 6 inch diameter.
- B. Truck Assembly: Cast aluminum; revolving, stainless steel ball bearings, non-fouling.
- C. Cleats: 9 inch size, aluminum with galvanized steel fastenings, two per halyard.
- D. Halyard: 5/16 inch diameter polypropylene, braided, white.

## 2.05 MOUNTING COMPONENTS

- A. Foundation tube: Corrugated, 16 gage, diameter and length specified in manufacturer's literature for indicated flagpole height; centered on, and welded to face of base plate.
- B. Base Plate: Square, side dimensions 4 inches greater than inside dimension of foundation tube.

- C. Ground spike: 3/4 inch diameter, 18 inches long; centered on and welded to face of base plate opposite foundation tube.
- D. Setting plate: 6 inch square, with hole at center for attachment to ground spike; weld perpendicular to length of ground spike 6 inches from base plate.
- E. Pole Base Attachment: Sleeve; steel base with base cover.

## **2.06 FINISHING**

- A. ~~Aluminum: Anodized to clear, color as selected.~~
- B. **Bronze: Dark bronze, lacquered finish.**

## **2.07 CONCRETE MIXES**

- A. See Section 03 3000 - Cast in Place Concrete
- B. Concrete: 3000 pounds per square inch compressive strength at 28 days; 6 percent air entrainment.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that concrete foundation is ready to receive work and dimensions are as indicated on shop drawings.

### **3.02 INSTALLATION**

- A. Install flagpole , base assembly, and fittings in accordance with manufacturer's instructions.
- B. Ground Sleeve;
  - 1. Excavate in undisturbed soil to indicated depth, width and length, provide shoring for unstable soil conditions; remove non-soil material from excavation.
  - 2. Coat surface of ground sleeve assembly, and surfaces of the shaft that will be installed below grade with bituminous paint, minimum 5 mil dry thickness.
  - 3. Place ground sleeve assembly in excavation, locating as indicated; drive ground spike into undisturbed soil to extent that base plate is flush with bottom of excavation.
  - 4. Slope concrete surface from top of ground sleeve to grade for water run-off to grade; screed concrete surface to smooth trowel finish
  - 5. Moist cure concrete surface; allow concrete to attain full 28 day compressive strength before installing flagpole.
- C. Install foundation plate and centering wedges for flagpoles base set in concrete base and fasten.

### **3.03 TOLERANCES**

- A. Maximum Variation From Plumb: 1 inch.

### **3.04 ADJUSTING**

- A. Adjust operating devices so that halyard and flag function smoothly.

**END OF SECTION**

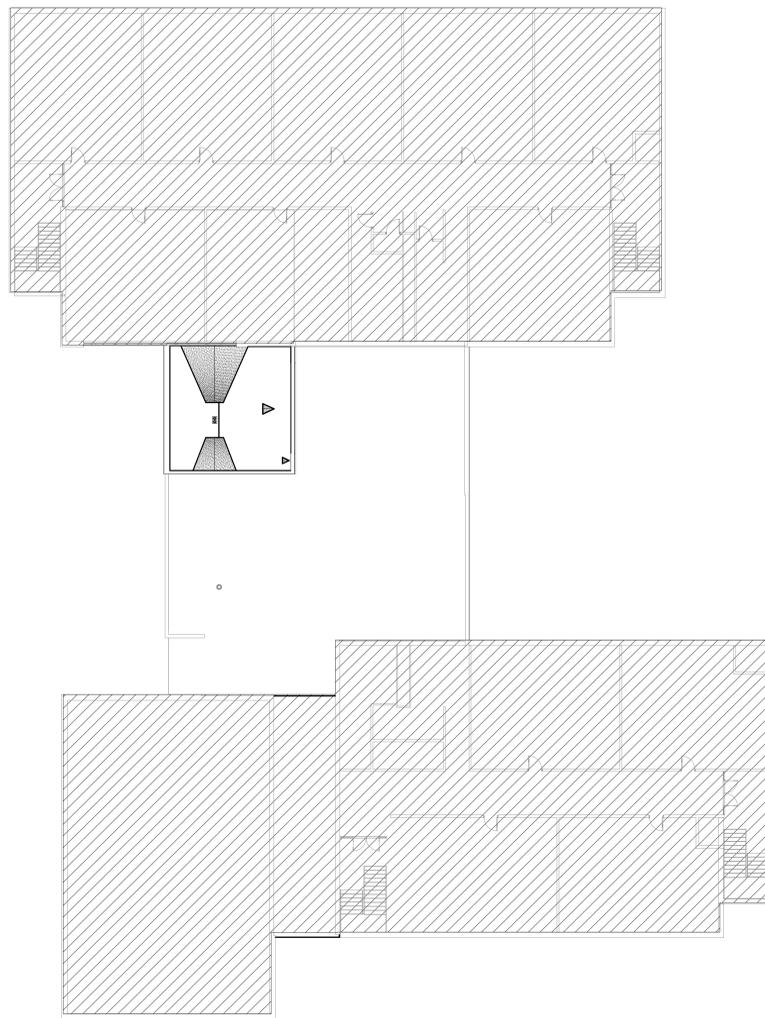
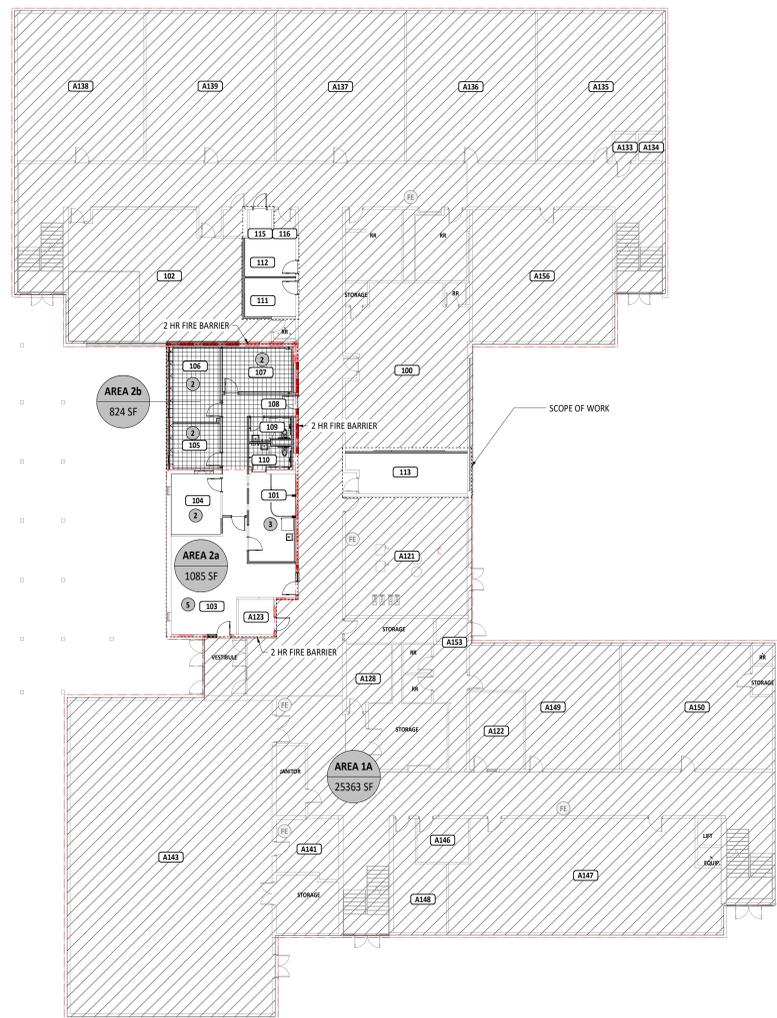
**CODE INFORMATION**  
 BUILDING DESCRIPTION: BUILDING ADDITION TO FRONT OFFICE SUITE, AND RENOVATION OF TWO (2) EXISTING CLASSROOMS INTO SHARED RESOURCE ROOMS.  
 APPLICABLE CODE: 2012 INDIANA BUILDING CODE  
 DESIGN UNIFORM LOAD: SEE STRUCTURAL SHEETS

**BUILDING AREA 1 [EXISTING]**  
 OCCUPANCY / USE GROUP: E  
 CONSTRUCTION TYPE: TYPE II-B  
 ALLOWABLE AREA (TABLE 506.2): 14,500 SF  
 BUILDING FRONTAGE AREA INCREASE (TABLE 506.3): 10,875 SF  
 TOTAL ALLOWABLE AREA: 25,375 SF  
 ACTUAL BUILDING AREA: 25,354 SF

**BUILDING AREA 2a + 2b [ADDITION + EXISTING]**  
 OCCUPANCY / USE GROUP: E  
 CONSTRUCTION TYPE: TYPE II-B  
 ALLOWABLE AREA (TABLE 506.2): 14,500 SF  
 BUILDING FRONTAGE AREA INCREASE (TABLE 506.3): NOT REQUIRED  
 TOTAL ALLOWABLE AREA: 14,500 SF  
 ACTUAL BUILDING AREA: 1,918 SF

OCCUPANCY TABULATION PER 2024 OBC TABLE 1004.5 - L1

ROOM NUMBER	NAME	AREA (GROSS)	AREA (NET)	OCCUPANT LOAD FACTOR	OCCUPANTS	NUMBER OF EXITS
100	CLASSROOM	824 SF	953 SF	20	48	3
101	CLINIC	0 SF	209 SF	100		
102	CLASSROOM	0 SF	1137 SF	20	57	
103	RECEPTION	0 SF	474 SF	100	5	
104	OFFICE	0 SF	155 SF	100	2	
105	OFFICE	0 SF	108 SF	100	2	
106	CONFERENCE	0 SF	179 SF	15	12	
107	WORK	0 SF	154 SF	100	2	
108	CIRCULATION	0 SF	208 SF			
109	STAFF RR	0 SF	49 SF			
110	CLINIC RR	0 SF	49 SF			
111	RESOURCE	0 SF	102 SF	20	6	
112	RESOURCE	0 SF	102 SF	20	6	
113	BREAKOUT	0 SF	238 SF	20	12	
115	IT/ELEC	0 SF	30 SF	300	1	
116	JANITOR	0 SF	30 SF	300	1	
A117	STORAGE	0 SF	25 SF	300	1	
A118	RR	0 SF	23 SF			
A119	RR	0 SF	22 SF			
A121	BOILER	0 SF	760 SF	300	3	
A122	CONFERENCE	0 SF	217 SF	100	3	
A123	IT	0 SF	64 SF	300	1	
A125	VESTIBULE	0 SF	129 SF			
A127	RR	0 SF	41 SF			
A128	OFFICE	0 SF	145 SF	100	2	
A129	RR	0 SF	206 SF			
A132	RR	0 SF	183 SF			
A133	STORAGE	0 SF	29 SF	300	1	
A134	STORAGE	0 SF	33 SF	300	1	
A135	CLASSROOM	0 SF	876 SF	20	44	
A136	CLASSROOM	20 SF	963 SF	20	49	
A137	CLASSROOM	0 SF	974 SF	20	49	
A138	CLASSROOM	0 SF	965 SF	20	49	
A139	CLASSROOM	20 SF	960 SF	20	49	
A140	STORAGE	0 SF	180 SF	300	1	
A141	KITCHEN	0 SF	180 SF			
A142	JANITOR	0 SF	104 SF	300	1	
A143	MULTIPURPOSE	0 SF	3278 SF			
A144	LIFT	0 SF	32 SF			
A145	EQUIP.	0 SF	21 SF			
A146	ISS	0 SF	116 SF	300	1	
A147	MEDIA CENTER	0 SF	1489 SF	50	30	
A148	WORK ROOM	0 SF	239 SF	20	12	
A149	LOUNGE	0 SF	732 SF	100	8	
A150	CLASSROOM	0 SF	908 SF	20	46	
A151	RR	0 SF	19 SF			
A152	STORAGE	0 SF	30 SF	300	1	
A153	STORAGE	0 SF	35 SF	300	1	
A156	CLASSROOM	0 SF	953 SF	20	48	
A158	STORAGE	0 SF	288 SF	300	1	
A159	STORAGE	0 SF	112 SF	300	1	
A160	RR	0 SF	41 SF			



**CODE PLAN LEGEND**

- ⊗ OCCUPANT LOAD THROUGH EXIT
- ⊖ CLEAR EXIT WIDTH
- ⊗ ALLOWABLE NUMBER OF OCCUPANTS THROUGH EXIT

**OCCUPANCY GROUPS USED**

- A ASSEMBLY
- E EDUCATIONAL

1 HOUR FIRE BARRIER (1FB)

2 HOUR FIRE BARRIER (2FB)

HATCHED AREA INDICATES NEW ADDITION (AREA 2b). AREAS 2a AND 2b SHALL BE SEPARATED FROM AREA 1 BY A 2-HOUR FIRE BARRIER.



NEW BUILDING FOR  
**FWCS BLOOMINGDALE ELEMENTARY**  
**ADDITION AND RENOVATION**  
 1500 ORCHARD STREET, FORT WAYNE, IN 46808

**ISSUANCES/REVISIONS**

CONSTRUCTION DOCUMENTS	11/21/2025
1 ADDENDUM #01	01/02/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25066-01	SRS	TAL

SHEET TITLE:  
**CODE INFORMATION AND LIFE SAFETY PLANS**

SHEET NUMBER:  
**G1.1**