ADDENDUM

ADDENDUM NO: 01

PROJECT: MSD of Wayne Township Salt Storage Facility

PROJECT NO: CSO - 2025093 DATE: 07/29/2026 BY: Nick Wissing

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: **ADD 1 of 3 through ADD 3 of** 3

Attached Documents: **Pre-Bid Sign-In Sheet, Pre-Bid Agenda, Existing Photos**

Attached Specifications: **012300**

PART 0 - GENERAL INFORMATION

0.1 Pre-Bid Sign-In Sheet

A. The pre-bid sign-in sheet is attached to this addendum for reference.

0.2 Pre-Bid Agenda

A. The pre-bid agenda is attached to this addendum for reference.

0.3 Existing Photos

A. Photos of the existing salt storage facility are attached. The owner no longer has access to this facility.

PART 1 - BIDDING REQUIREMENTS

NONE

PART 2 - SPECIFICATIONS

2.1 01 23 00 – ALTERNATES

A. Add this specification section in its entirety to the project manual.

PART 3 - DRAWINGS

3.1 AD201 – LOCKER ROOM LEVEL DEMOLITION PLAN

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A. Add Demo Note 13 to schedule as follows "REMOVE AND SALVAGE EXISTING ROOM SIGNAGE FOR RESINSTALLTION"

PART 4 - OTHER ITEMS

NONE

PART 5 - QUESTIONS AND ANSWERS

5.1 Question: The specs are calling for 20 ga steel, in addition to aluminum. see notes in the spec sections. Most of the manufacturers don't make these profiles in 20 ga steel. also detail 11/a201 does not align with any of the panel descriptions in the specs

A. Answer: The metal panels should be aluminum, not steel. Detail 11/A201 is incorrect and the basis of design profile listed in the specifications is correct.

5.2 Question: Please confirm requirements of concrete wall finish. Is as cast acceptable or will the wall require a "Rubbed" finish? We are concerned how the wall with a rubbed finish will perform with the exposure to the salt.

A. Answer: As cast finish is acceptable as long as there are no holes or honeycomb issues with the pour.

5.3 Question: In review of the roofing material, we are finding the drawings indicate Corrugated Roof Panels, however the specifications list the roof as Standing Seam. Please confirm the intent is for a Standing Seam Roof or if Corrugated panels are required.

A. Answer: Standing seam roof is required.

5.4 Question: On the structural drawings S110 note 3 calls for the top of footings to be @ -2'-8" however drawing S300 detail 1 shows a depth of 2' to the top of the footing. Architectural drawing A201 detail 5 shows a depth of 2'6" to the top of footing. Which of this dimensions should be used as the top of footing?

A. Answer: -2'-8" is the correct height of the top of footing.

5.5 Question: Structural sheet S003 shows a detail for a construction joint in the slab as well as a construction joint in the wall. Our intention would be to pour the footings as one continuous pour, the walls as one pour, and the slab as one pour. In this case are construction joints mandatory at any location or are those details provided in the case that the contractor decides to split up the pour?

A. Answer: The construction joint detail is provided in case the contractor decides to split up the pour. If it is a single, continuous pour, the construction joint detail can be ignored.

5.6 Question: The civil drawing C100 seems to depict the slab extending 10' beyond the end of the walls. A201 detail 4 has a dimension of 5'-8" from the edge of the walls to the edge of the slab. Which of these dimensions should be used?

A. Answer: The slab should extend beyond the edge of the walls by 5’-8”

5.7 Question: The civil plans do not specify a slope of the slab. Would this be a standard 2% draining away from the building?

A. Answer: Correct. A standard 2% slope draining away from the building is acceptable.

END ADDENDUM

MEETING SIGN-IN SHEET

CSO
ARCHITECTURE · INTERIOR DESIGN

DATE: 10/20/2026
PROJECT: Salt Storage Facility

MEETING LOCATION: MSD of Wayne Township Operations Center
PROJECT NUMBER: CSO 2025093

Participants Sign-In: (Please Print)

Name: Dave Brewer	Company: Keymark		
Phone: 317.775.1169	Cell:	Email: dbrewter@mykeymark.com	
Name: LUKE Bowman	Company: Cunningham Construction Group		
Phone: 317-694-3230	Cell: 765-607-6098	Email: Luke@theccg.biz	
Name: Cory Bridle	Company: JC Riphouse		
Phone: 317-650-4191	Cell:	Email: Coryb@jcriphouse.com	
Name:	Company:		
Phone:	Cell:	Email:	
Name:	Company:		
Phone:	Cell:	Email:	
Name:	Company:		
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Name:	Company:		
Phone:	Cell:	Email:	

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PRE-BID MEETING AGENDA

CSO
ARCHITECTURE · INTERIOR DESIGN

SALT STORAGE FACILITY
MSD OF WAYNE TOWNSHIP
October 20th, 2026

1. Introductions
    a. Owner's Key Staff
        i. Richard Spartan, Deputy Construction Officer
        ii. Todd Hendricks, Director of Facilities & Maintenance
        iii. David Erickson, Deputy Operations Officer
    b. Design Team
        i. ARCHITECT: CSO Architects, 317-848-7800
            1. Principal in Charge: Brad Krohn, bkrohn@csoinc.net
            2. Project Manager: Nick Wissing, nwissing@csoinc.net
2. Project Scope and Schedule
    a. Scope
        i. Construction of new salt storage facility building in the parking lot of the operations center with 4 bays of storage.
    b. Allowances to be included within your bid:
        i. Owner's Contingency Allowance of $15,000.
    c. Schedule:
        i. See section 01 10 00 – SUMMARY.
            1. Start construction after contracts are completed and permitting is in place
            2. substantially complete by February 2nd, 2027
3. Bidding Documents available at Eastern Engineering
4. Bids
    a. Bid is a Single Prime Contract.
        i. **Bids are due 2:00 PM local time, Tuesday, November 3rd** at the Education Center, 1220 S High School Road, Indianapolis, IN 46241.
        ii. Clearly mark on your sealed bid envelope the project name along with your company name.
    b. Bid Submissions must include the following:
        i. Complete 00 42 00 - Bid Form. Provide two copies.
        ii. Completed and signed Form 96 "General Bid for Public Work". Provide one copy.
        iii. Completed State Board of Accounts Financial Statement. Provide one copy.
        iv. Completed Non-Discrimination Affidavit. Provide one copy.
        v. 5% bid bond. Provide one copy.
    c. Post bid submissions within 24 hours of two lowest bidders

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i. 00 43 33 – Schedule of Subcontractors, Manufacturers and Products to be submitted with 24 hours after notification by CSO.

d. Contracts for each project/bid package include the following:

i. 100% Bid Bonds and Performance Bonds

ii. Tax exempt (Indiana sales taxes)

5. Project Manual
    a. All Contractors shall be required to utilize a web-based project management software provided by the owner/architect.
    b. Bidders must be in compliance with Indiana General Assembly's House Enrollment Act #1019. See specification sections 00 22 00 and 00 73 00.
6. Site Visits during Bidding Phase
    a. To arrange site visits, contact Richard Spartan, Richard.spartan@wayne.k12.in.us, phone: (317) 988-6297
7. Questions
8. Tour

SECTION 01 23 00 – ALTERNATES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.02 SUMMARY

A. Section includes administrative and procedural requirements for alternates.

1.03 DEFINITIONS

A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.04 PROCEDURES

A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.

1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.

C. Execute accepted alternates under the same conditions as other work of the Contract.

D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.01 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Schedule

1. Base Bid: Start Construction as soon as contracts are completed and permitting is in place, in November

2. Alternate: State the amount to be added to the base bid to postpone the start of construction until April 2027.

END OF SECTION

























EXISTING SALT STORAGE FACILITY PHOTOS

The owner no longer has access to this facility.