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Addendum: **1**

Date: **1/20/2025**

Project: **FWCS Portage Middle School Restroom Renovations 2025**

Comm #: **24663**

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: General Clarifications.**

- A. Refer to attached meeting agenda and meeting minutes for the pre-bid meeting.
- B. Refer to attached architectural addendum.

**Item #2: Drawing Sheet P0.1, Plumbing Information Sheet.**

- A. Revise Plumbing Isometric. Refer to supplemental drawing P0.1 dated 01-20-2025 for more information.

**Item #3: Drawing Sheet P1.1, Plumbing Plans.**

- A. Revise First and Second Floor Plumbing Plans. Refer to supplemental drawing P1.1 dated 01-20-2025 for more information.

**Item #4: Drawing Sheet E1.1, Electrical Demolition and New Plans.**

- A. Changes to hand dryer locations. Refer to supplemental drawing E1.1 dated 01-20-2025 for more information.







## Addendum D1

re: **FORT WAYNE COMMUNITY SCHOOLS**  
**Portage Elementary School**  
**Restroom Renovation 2025**  
 MPG No. 111028.00

issue date: **January 17, 2025**

This Addendum forms a part of the Contract Documents for the above-referenced project and is issued in accordance with the Instructions to Bidders. Acknowledge receipt of this addendum by inserting its number in the space provided in the bid form.

ITEM	LOCATION	DESCRIPTION
A1.01	SPECIFICATION Section 087100 Door Hardware <b>(New Specification)</b>	<b><u>ADD:</u></b>  ADD new specification Section 087100 – Door Hardware dated January 17, 2025, issued as part of this addendum as an integral part of the project Construction Documents.
A1.02	DRAWING A2.0 <b>(Drawing Reissued)</b>	<b><u>ADD:</u></b>  Reissue attached Sheet A2.0 First & Second Floor Demo, Floor, & Reflected Ceiling Plan reissued for clarifications or additions to scope.
A1.03	DRAWING A7.0 <b>(Drawing Reissued)</b>	<b><u>ADD:</u></b>  Reissue attached Sheet A7.0 Finish & Equipment Plan, Schedules, and Finish Legend reissued for clarifications or additions to scope.



ITEM	LOCATION	DESCRIPTION
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Submitted by:  
**The Moake Park Group, Inc.**



Jeremy M. Ogle, AIA and Principal

attachments: **(New Specification)** Section 087100 – Door Hardware  
**(Reissued Drawing)** A2.0  
**(Reissued Drawing)** A7.0

copies: All Plan Holders  
111028.00/670

## Section 08 7100 - Door Hardware

### PART 1- GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Qualitative requirements for hinges, pivots, sliding and folding door hardware, and other hanging hardware; locks, exit devices, cylinders and other latching hardware; closers, holders, self-closing hinges and other controlling hardware; and push plates, pulls, kickplates, and other door trim.
- B. The intent of the hardware specification is to specify the hardware for interior and exterior doors, and to establish a type, continuity, and standard of quality; however, it shall be the door hardware supplier's responsibility for thoroughly reviewing existing conditions, schedules, Specifications, Drawings, and other Contract Documents to verify the suitability of the hardware specified. The door hardware supplier shall be responsible for furnishing proper hardware for every door opening indicated or scheduled.
- C. This section includes the following:
  - 1. Hinges.
  - 2. Lock cylinders and keys.
  - 3. Lock and latch sets.
  - 4. Wall, Floor Stops, & Bolts.
  - 5. Exit Devices.
  - 6. Push/pull units.
  - 7. Overhead Closers and Automatic Door Operators.
  - 8. Overhead Stops & Holders.
  - 9. Kick, Mop, and Armor Plates.
  - 10. Gasketing & Seals.
  - 11. Keyed Removable Mullion.
  - 12. Continuous Hinges.
  - 13. Wall Actuators.
  - 14. Key Fobs, Credential Readers & Accessories.
- D. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Division 6 Section "Interior Architectural Woodwork" for cabinet hardware.
  - 2. Division 8 Section "Standard Steel Doors and Frames" for silencers integral with hollow metal frames.
  - 3. Division 8 Section "Flush Wood Doors" for factory pre-fitting and factory pre-machining of doors for door hardware.

### 1.3 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification sections.
- B. Product data including manufacturer's technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.

Final hardware schedule coordinated with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.

- 1. Final Hardware Schedule Content: Based on hardware indicated, organize schedule into "hardware sets" indicating complete designations of every item required for each door or opening. Include the following information:
  - a. Type, style, function, size, and finish of each hardware item.
  - b. Name and manufacturer of each item.
  - c. Fastenings and other pertinent information.
  - d. Location of each hardware set cross referenced to indications on Drawings both on floor plans and in door and frame schedule.
  - e. Explanation of all abbreviations, symbols, and codes contained in schedule.
  - f. Mounting locations for hardware.
  - g. Door and frame sizes and materials.
  - h. Keying information.
- 2. Submittal Sequence: Submit final schedule at earliest possible date particularly where acceptance of hardware schedule must precede fabrication of other work that is critical in the Project construction schedule. Include with schedule the product data, samples, shop drawings of other work affected by door hardware, and other information essential to the coordinated review of schedule
- 3. Keying Schedule: Submit separate detailed schedule indicating clearly how the Owner's final instructions on keying of locks has been fulfilled.

- C. Templates for doors, frames, and other work specified to be factory prepared for the installation of door hardware. Check shop drawing of other work to confirm that adequate provision are made for locating and installing door hardware to comply with indicated requirements.

- D. When matching an existing facility, an onsite coordinated walk through by door hardware supplier and general contractor shall take place. Lever style of locksets, lengths of hardware such as push bars & pull handles or any other unique hardware applications that may deviate from the specified hardware, shall be noted during the submittal to match for approval. Verification of these existing conditions, with intent to remain with the same hardware manufacturers and finishes, are required prior to procurement.

### 1.4 QUALITY ASSURANCE

- A. Single Source Responsibility: Obtain each type of hardware (latch and lock sets, hinges, closers, etc.) From a single manufacturer



- B. Supplier Qualification: A recognized architectural door hardware supplier, with warehousing facilities within 50 miles of the job site that has a record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this Project and that employs an experienced architectural hardware consultant who is available to Owner, Architect, and Contractor, at reasonable times during the course of the Work, for consultation.
  - 1. Require supplier to meet with Owner to finalize keying requirements and to obtain final instructions in writing.
  
- C. Fire-Rated Openings: Provide door hardware for fire-rated openings that complies with NFPA Standard No. 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and are identical to Protect tested by UL, Warnock Hersey, FM, or other testing and inspecting organization acceptable to authorities having jurisdiction for use on types and sizes of door indicated in compliance with requirements of fire-rated door and door frame labels.
  
- D. Materials and Application: ANSI A156 series standards.
  
- E. Pre-Installation Training Conference:
  - 1. At least one week prior to commencement of Work, FWCS will conduct a mandatory door hardware installation training session for any person that is to install hardware on the project; specifically, that of locksets, closers, exit devices, overhead stops and coordinators. Manufacturer's representatives of the above products, in conjunction with the hardware supplier for the project, shall conduct the training at FWCS Facilities (1519 Catalpa Street). Training is intended to address proper coordination and installation of hardware, per finish hardware schedule for this specific project, by using installation manuals, hardware schedules, templates, physical product samples and installation videos. When any electrical or pneumatic hardware is specified this meeting shall also include the following trades/installers: Electrical, Security, Alarms systems and Architect.
  - 2. The training session will last approximately 4 hours.
  - 3. A Certificate of Completion will be given to attendees after completing the required aspects of the training. This Certificate will be required before an installer can install any door hardware products on Fort Wayne Community Schools (FWCS) work/projects.
  - 4. A Certificate will need to be with Contractors/Installers on the job site at all times. FWCS reserves the right to view this Certificate of Completion at any point while on the project/jobsite.

## 1.5 PRODUCT HANDLING

- A. Tag each item or package separately with identification related to final hardware schedule, and include basic installation instructions with each item or package.
  
- B. Packaging of door hardware is responsibility of supplier. As material is received by hardware supplier from various manufacturers, sort and repackage in containers clearly marked with appropriate hardware set number to match set number of approved hardware schedule. Two or more identical sets may be packed in same container.

- C. Inventory door hardware jointly with representative of hardware supplier and hardware installer until each is satisfied that count is correct.
- D. Deliver individually packaged door hardware items promptly to place of installation (shop or Project site).
- E. Provide secure lock-up for door hardware delivered to the Project, but not yet installed. Control handling and installation of hardware items that are not immediately replaceable so that completion of the Work will not be delayed by hardware losses both before and after installation.

## 1.6 MAINTENANCE

- A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Available Manufacturers: subject to compliance with requirements, manufacturers offering products that may be incorporated in the work include the following: (Manufacturer whose name is prefixed with an asterisk \*, indicates the manufacturer whose products are listed in the schedule at the end of this section.)
  - 1. Hinges:
    - a. \* Ives
    - b. McKinney
    - c. Stanley
  - 2. Lock Cylinders and Keys:
    - a. \*BEST cores (existing system)
  - 3. Lock and Latchsets:
    - a. \* Schlage Lock (ND Series)
    - b. BEST Access Systems (9K Series)
  - 4. Wall, Floor Stops, & Bolts:
    - a. \* Ives
    - b. Rockwood
    - c. Hager
  - 5. Exit Devices
    - a. \*Von Duprin
  - 6. Push/Pull Units:
    - a. \* Ives
    - b. Rockwood
    - c. Burns
  - 7. Overhead Closers and Automatic Door Operators:
    - a. \*LCN
  - 8. Overhead Stops & Holders:
    - a. \* Glynn Johnson

9. Kick, Mop, and Armor Plates:
  - a. \* Ives
  - b. Baldwin
  - c. Burns
10. Gasketing & Seals:
  - a. \* NGP (National Guard Products)
11. Keyed Removable Mullions:
  - a. \* Von Duprin
12. Continuous Hinges:
  - a. \* Ives
  - b. Select Products
  - c. Hager (Roton)
13. Wall Actuators:
  - a. \* MS Sedco
14. Key Fobs, Credential Readers & Accessories:
  - a. \* By Others (Under separate contract)

## 2.2 SCHEDULED HARDWARE

- A. Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of finish hardware are indicated in the "Hardware Schedule" at the end of this Section. Products are identified by using hardware designation numbers of the following:
  1. Manufacturer's Product Designation: The product designation and name of one manufacturer are listed for each hardware type required for the purpose of establishing minimum requirements. Provide either the product designated or, where more than one manufacturer is specified under the Article "Manufacturers" in Part 2 for each hardware type, the comparable product of one of the other manufacturers that complies with requirements.

## 2.3 MATERIALS AND FABRICATION

- A. Manufacturer's Name Plate: Do not use manufacturers' products that have manufacturer's name or trade name displayed in a visible location (omit removable nameplates) except in conjunction with required fire-rated labels and as otherwise acceptable to Architect.
  1. Manufacturer's identification will be permitted on rim of lock cylinders only.
- B. Base Metals: Produce hardware units of basic metal and forming method indicated using manufacturer's standard metal alloy, composition, temper, and hardness, but in no case of lesser (commercially recognized) quality than specified for applicable hardware unit for finish designations indicated.
- C. Fastener: provide hardware manufactured to conform to published templated, generally prepared for machine screw installation. Do not provide hardware that has been prepared for self-tapping sheet metal screws, except as specifically indicated.
- D. Furnish screws for installation with each hardware item. Provide Phillips flat-head screws except as otherwise indicated. Finish exposed (exposed under any condition) screws to match hardware finish or, if exposed in surfaces of other work, to match finish of this other

work as closely as possible including “prepared for paint” surfaces to receive painted finish.

## 2.4 HINGES, BUTTS, AND PIVOTS

- A. Templates: Except for hinges and pivots to be installed entirely (both leaves) into wood doors and frames, provide only template-produced units.
- B. Screws: Provide Phillips flat-head screws complying with the following requirements:
  - 1. For metal doors and frames install machine screws into drilled and tapped holes.
  - 2. For wood doors and frames install wood screws.
  - 3. For fire-rated wood doors install #12 x 1 1/4-inch (32mm), threaded-to-the-head steel wood screws.
  - 4. Finish screw heads to match surface of hinges or pivots
- C. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
  - 1. Out-Swing Exterior Doors: Nonremovable pins.
  - 2. Interior Doors: Non rising pins.
  - 3. Tips: Flat button and matching plug, finished to match leaves, except where hospital tip (HT) indicated.
- D. Number of Hinges: Provide number of hinges indicated but not less than 3 hinges per door leaf for doors 90 inches (2250mm) or less in height and one additional hinge for each 30 inches (750mm) of additional height.
  - 1. Fire-Rated Doors: Not less than 3 hinges per door leaf for doors 86 inches (2150mm) or less in height with same rule for additional hinges.

## 2.5 LOCK CYLINDERS AND KEYING

- A. Permanent BEST Cores will be provided by Owner tied into existing system.
- B. Hardware supplier is to supply 25 keyed construction cores for use during construction period.

## 2.6 LOCKS, LATCHES, AND BOLTS

- A. Strikes: Provide manufacturer’s standard wrought box strike for each latch or lock bolt, with curved lip extended to protect frame, finished to match hardware set, unless otherwise indicated.
  - 1. Provide flat lip strikes for locks with 3-piece, antifriction latch bolts as recommended by manufacturer.
  - 2. Provide extra-long strike lips for locks used on frames with applied wood casing trim.
  - 3. Provide recess type top strikes for bolts locking into head frames, unless otherwise indicated.
- B. Lock Throw: Provide 5/8-inch (16mm) minimum throw of latch on pairs of doors. Comply with UL requirements for throw of bolts and latch bolts on rated fire openings.
  - 1. Provide 1/2-inch (13mm) minimum throw of latch for other bored and preassembled types of locks and 3/4-inch (19mm) minimum throw of latch for mortise locks. Provide 1-inch (25mm) minimum throw for all dead bolts.

- C. Flush Bolt Heads: Minimum of ½-inch (13mm) diameter rods of brass, bronze, or stainless steel with minimum 12-inch (300mm) long rod for doors up to 84 inches (2100mm) in heights. Provide longer rods as necessary for doors exceeding 84 inches (2100mm) in height.
- D. Exit Device Dogging: Except on fire-rated doors where closers are provided on doors equipped with exit devices, equip the unit with keyed dogging device to keep the latch bolt retracted, when engaged.

## 2.7 PUSH/PULL UNITS

- A. Exposed Fasteners: Provide manufacturer's standard exposed fasteners for installation, thru-bolted for matched pairs but not for single units.
- B. Concealed Fasteners: Provide manufacturer's special concealed fastener system for installation, thru-bolted for matched pairs but not for single units.

## 2.8 CLOSERS AND DOOR CONTROL DEVICES

- A. Size of Units: Except as otherwise specifically indicated, comply with the manufacturer's recommendations for size of door control unit depending on size of door, exposure to weather, and anticipated frequency of use.
  - 1. Where parallel arms are indicated for closers, provide closer unit one size larger than recommended for use with standard arms.
  - 2. Provide parallel arms for all overhead closers, except as otherwise indicated.
- B. Access-Free Manual Closers: Where manual closers are indicated for doors required to be accessible to the physically handicapped, provide adjustable units complying with ANSI A117.1 provisions for door opening force and delayed action closing.
- C. Combination Door Closers and Holders: Provide units designed to hold door in open position under normal usage and to release and close door automatically under fire conditions. Incorporate an integral electromagnetic holder mechanism designed for use with UL listed fire detectors, provided with normally closed switching contacts.

## 2.9 DOOR TRIM UNITS

- A. Fasteners: Provide manufacturer's standard exposed fasteners for door trim units consisting of either machine screws or self-tapping screws.
- B. Fabricate edge trim of stainless steel to fit door thickness in standard lengths or to match height of protection plates.
- C. Fabricate protection plates not more than 2 inches less than door width on the push side by the height indicated.
  - 1. Metal Plates: Stainless Steel, .050 inch (U.S. 16 gage) (1.6mm).

## 2.10 HARDWARE FINISHES

- A. Match items to the manufacturer's standard color and texture finish for the latch and lock sets (for push-pull units if no latch or lock sets).
- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware.
- C. The designations used in schedules and elsewhere to indicate hardware finishes are the industry recognized standard commercial finishes, except as otherwise noted.
  - 1. Rust-Resistant Finish: For iron and steel base metal required for exterior work and in areas shown as "High Humidity" areas (and also when designed with the suffix-RR), provide 0.2ml (0.005mm) thick copper coating on base metal before applying brass, bronze, nickel, or chromium plated finishes.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Mount hardware units at heights indicated in following applicable publication, except as specifically indicated or required to comply with governing regulation and except as otherwise directed by Architect.
  - 1. "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames" by the Door and Hardware Institute.
- B. Install each hardware item in compliance with the manufacturer's instructions and recommendations. Where cutting and fitting is required to install hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation or application of surface protection with finishing work specified in the Division 9 Section. Do not install surface mounted items until finishes have been completed on the substrates involved.
- C. Set units level, plumb, and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.
- D. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.
- E. Set thresholds for exterior doors in full bed of butyl-rubber or polyisobutylene mastic sealant complying with requirements specified in Division 7 Section "Joint Sealers."
- F. Weatherstripping and Seals: Comply with manufacturer's instructions and recommendations to the extent installation requirements are not otherwise indicated.

### 3.2 ADJUSTING, CLEANING, AND DEMONSTRATING

- A. Adjust and check each operating item of hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate freely and smoothly or as intended for the application made.
- B. Clean adjacent surfaces soiled by hardware installation.
- C. Instruct Owner's personnel in proper adjustment and maintenance of door hardware and hardware finishes.

### 3.3 Supplier Requirements – REWORK EXISTING

- A. Set thresholds for exterior doors in full bed of grout complying with Division 4 Section "Unit Masonry". Ensure that grout fully fills area under threshold. (Installed by GC)
- B. Provide new silencers for all new and existing interior hollow metal frames. GC will install new silencers in new/existing frames.
- C. Hardware supplier is responsible to visit site and inspect existing (reused) frames prior to bid and be responsible to prep existing hollow metal door frames for new strikes, concealed overhead stops (GJ100 Series), for new electric power transfers (EPT-10) as well as for any other hardware that requires a frame prep to accommodate new hardware. Also provide/install hinge and strike filler plates where doors are being removed (at restroom doors). Also provide/install hinge fillers where new continuous hinges are being installed on existing door frames.
- D. Hardware supplier is required to take measurements of (reused) existing frames, to ensure proper fit of new doors.
- E. Hardware supplier is required to install low voltage wiring between electrified door hardware and power supplies. 120V power and hookup and all required conduit (chases) for low voltage wiring is to be provided by others. Installation/wiring of Access Control (Fob Readers) will be by owner's supplier.
- F. Hardware supplier is to visit each site where new doors are being installed in existing frames and take necessary measurements for new doors and hardware.
- G. Hardware supplier is required to install, wire, and program new automatic door operators and actuating devices and interface with electrified hardware as necessary to create the operation required by the owner.
- H. At all locations where weatherstripping is specified at exterior openings with removable mullions, the contractors shall provide and install two (2) sets of 36 x 86 weatherstripping of same style. Install the mullion weatherstripping on the sides of the mullion to fit tightly against the closed-door face.

### 3.4 ELECTRONIC DOOR HARDWARE (RESPONSIBILITY)

- A. Hardware supplier is responsible to furnish and install all low voltage wiring for all electronic door hardware provided in this section, including electronic exit devices, power

supplies, power transfers, electric strikes, electric locks, automatic door operators, operator push button or hands-free actuators, and other electronic door hardware specified and provided as part of this specification section. Hardware supplier is also required to install automatic door operators and actuators with factory trained installers and return at completion of project to make final adjustments and instruct owner in use/adjustment of equipment.

- B. Installers are required to be factory trained/certified by manufacturers of electronic door hardware.
- C. Electrical Contractor (EC) is responsible to furnish and install 120VAC power to all power supplies, automatic operator headers, and other locations required, noted herein, and/or shown on the electrical drawings.
  - 1. EC is also responsible to provide and install all conduit and/or wire chases for low voltage wiring and all required electrical boxes and junction boxes for electronic hardware – including, but not limited to: Electric Strikes, Electric Power Transfers (EPT), Key Switches, Automatic Door Operators, Push or Hands-Free Actuators.
  - 2. EC is also responsible for all low voltage wiring of Door Position Switches (DPS). Frame and door contacts to be factory concealed/mortised, but will not be installed or wired by frame/door supplier.
- D. Hardware Supplier is to meet with Electrical Contractor (EC) early during the construction period to instruct EC in requirements for power and for low voltage conduit/chases. Hardware supplier and EC are to communicate continually during construction as necessary to coordinate power with low voltage electronic hardware requirements.
- E. Access Control System and all materials by the Division 28 security contractor are to be furnished, installed and wired by that contractor for all access control and security hardware devices – including, but not limited to: All Power Supplies. Credential Readers (CR) where mounted on frame jamb faces, or door integrated hardware access CRs. All templates for concealed/mortised hardware in frames and doors need to be provided to the Architect and returned with frame/door/hardware submittals to be included during procurement of Division 08 materials.

### 3.5 HARDWARE SCHEDULE

- A. General: Provide hardware for each door to comply with requirements of Section “Door Hardware,” hardware set numbers indicated in door schedule, and in the following schedule of hardware sets.



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## Hardware Sets

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### Set #001

Doors: 127A, 127C, 250A, 250C

3 Hinges	5BB1 4 1/2 x 4 1/2	652	IV
1 Mortise Deadbolt	L463BDC 10-078	626	SC
1 Mortise Cylinder	80-110	626	SC
1 Pull Plate	BF 107 X 70B	US32D	RO
1 Push Plate	70E 6 X 16	US32D	RO
1 Closer	4040XP REGARM TBWMS	AL	LC
1 Protection Plate	8400 34" X 34" B-CS	US32D	IV
1 Wall Stop	WS406/407CCV	US32D	IV

### Set #002

Doors: 127B-1, 250B-1

3 Hinges	5BB1 4 1/2 x 4 1/2	652	IV
1 Lockset	ND80BDC RHO 10-025	626	SC
1 Protection Plate	8400 34" X 34" B-CS	US32D	IV
1 Wall Stop	WS406/407CCV	US32D	IV

### Set #003

Doors: 127B-2, 250B-2

3 Hinges	5BB1 4 1/2 x 4 1/2	652	IV
1 Lockset	ND80BDC RHO 10-025	626	SC
1 Overhead Stop	104S	US32D	GL
1 Protection Plate	8400 34" X 34" B-CS	US32D	IV

### Set #004

Doors: 250D

3 Hinges	5BB1 4 1/2 x 4 1/2	652	IV
1 Deadbolt	B572 10-087	626	SC
1 Lockset	ND80BDC RHO 10-025	626	SC
1 Closer	4040XP REGARM TBWMS	AL	LC
1 Overhead Stop	104S	US32D	GL
1 Protection Plate	8400 8" X 34" B-CS	US32D	IV
1 Wardrobe Hook	581 B	26D	IV

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Manufacturer List

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<b>Code</b>	<b>Name</b>
GL	Glynn Johnson
IV	Ives
LC	LCN Closers
RO	Rockwood
SC	Schlage

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Option List

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<b>Code</b>	<b>Description</b>
10-025	STRIKE-ANSI, 1 3/4" DRS., 1 1/4" X 4 7/8
10-078	1 1/4" X 4 7/8" SQ. CORNER STRIKE
10-087	STRIKE-ANSI, 1 1/4" X 4 7/8" 1 3/16" LIP
B-CS	4 BEVELED EDGES -COUNTERSUNK HOLES (STD)
BF	Barrier Free Projection - Pull Plates
TBWMS	TB & WMS Package

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Finish List

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<b>Code</b>	<b>Description</b>
26D	Satin Chrome
626	Satin Chromium Plated
652	Satin Chromium Plated
AL	Aluminum (BHMA 689)
US32D	Stainless Steel, Dull

**END OF SECTION 08 7100**

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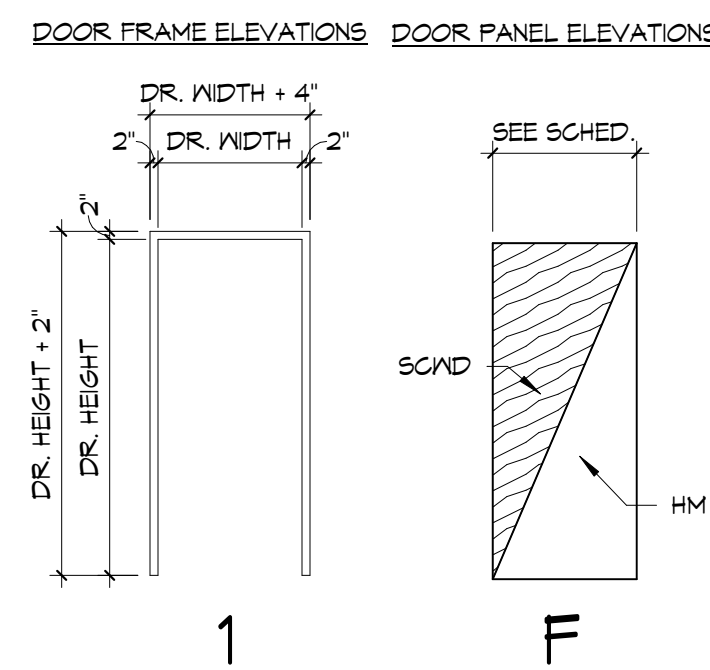
FINISH LEGEND		
FLOOR	WALL	CEILING
<b>EXT = EXISTING</b> EXT1 - TO REMAIN	<b>PT = PAINT COLOR</b> PT1 - PPG TYPE: ENAMEL FINISH: GLOSS COLOR: FVCS SPECIAL UMBER NUMBER: PTT-TECH PLUS	<b>ACP = ACOUSTICAL CEILING SYSTEM</b> ACP1 - USS STYLE: SHEETROCK BRAND LAY-IN GYPSUM CEILING PANELS NUMBER: 9260 SIZE: 24X24 COLOR: WHITE EDGE: SQUARE GRID: 15/16" HEAVY DUTY WHITE
<b>TZ = TERRAZZO</b> TZ1 - THIN SET TERRAZZO FOR PATCHING COLOR: TO MATCH EXISTING METAL STRIPES: TO MATCH EXISTING	<b>PT2 = PPG (HMDF)</b> TYPE: ENAMEL FINISH: GLOSS COLOR: KNIGHTS ARMOR NUMBER: PPG1001-6	<b>EXT = EXISTING</b> EXT1 - EXISTING TO REMAIN EXT2 - EXISTING PATCH & MATCH SEE R.C.P. FOR MORE INFO COLOR: PT1 EXT3 - EXISTING PRIMED & PAINTED FINISH: FLAT COLOR: BLACK
<b>BASE</b> <b>TZB = TERRAZZO</b> TZB1 - THIN SET TERRAZZO FOR PATCHING COLOR: TO MATCH EXISTING METAL STRIPES: TO MATCH EXISTING		
<b>EXISTING</b> EXT1 - TO REMAIN		

GENERAL FLOORING REMARKS
8. ONLY A STRAIGHT EDGE METAL SCHLUTER STRIP SHALL BE USED BETWEEN TWO DIFFERENT MATERIALS TO PROTECT THE EDGES. A SLOPE PROFILE METAL SCHLUTER IS NOT ACCEPTABLE.
9. DOOR TRANSITIONS BETWEEN ROOMS TO OCCUR AT FINISH FACE OF DOOR SLAB IF PRESENT OR CENTERLINE OF OPENING UNLESS OTHERWISE NOTED. SEE FLOOR TRANSITION DETAIL.
10. TERRAZZO PATCH AND REPAIR: GENERAL CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING TERRAZZO AND SUBSEQUENT SAND CUSHION IN FULL PANELS, ZINC STRIPS TO ZINC STRIP. PROVIDE CONCRETE SLAB SUBSTRATE FOR NEW THINSET EPOXY TERRAZZO AS REQUIRED. SUBSTRATE TO BE 3/8" BELOW EXISTING ADJ. FLOOR FINISH. CG & SUBCONTRACTOR TO F.V. SCOPE OF WORK.
11. ALL CERAMIC FLOOR TILE TO CERAMIC WALL TILE TRANSITIONS SHALL RECEIVE SCHLUTER DILEX-BKH COVERED SHAPED PROFILE.
12. CONTRACTOR TO PROVIDE UP TO 1/8" OF FLOOR LEVELING WHEREVER A NEW FLOOR FINISH IS TO BE INSTALLED. ALL FLOORS TO BE LEVEL TO A TOLERANCE OF 1/4".

MISC. GENERAL REMARKS
a. PROVIDE CORNER GUARDS, CG, WHERE INDICATED.
b. WINDOW SILLS SHALL BE SOLID SURFACE, SS1. SEE T-44.1 FOR DETAIL.

GENERAL PAINT/WALL FINISH REMARKS
a. PAINT ALL NEW HOLLOW METAL DOOR FRAMES, SIDE LIGHT FRAMES AND WINDOW FRAMES PTT5 U.N.O.
b. PAINT FACE AND UNDERSIDE OF 6YFP. BD. BULKHEADS TO MATCH ADJ. WALL, U.N.O.
c. ALL STAINED WOOD IN BUILDING SHALL BE STAINED TO MATCH PROJECT DOORS. OBTAIN APPROVED ACTUAL DOOR SAMPLE FROM G.C.
d. WALL FINISHES FOR ANY GIVEN WALL SHALL CONTINUE INTO MAJOR AND MINOR OFFSETS INCLUDING, BUT NOT LIMITED TO 6YFP. BD. WINDOW HEAD AND JAMBS.



DOOR NUMBER	DOOR SLAB				DOOR FRAME				GLAZING	RATING	HARDWARE SET	ELECTRICAL REQ'D	REMARKS		
	WIDTH	HEIGHT	THICKNESS	ELEVATION	MATERIAL	ELEVATION	MATERIAL	HEAD						JAMB	SILL
127a	3' - 0"	T - 0"	1 3/4"	F	SCAND	1	EXIST.	-	-	-	5 3/4"	-	0	001	EXISTING FRAME TO REMAIN, NEW DOOR SLAB AND HARDWARE
127b-1	3' - 0"	T - 0"	1 3/4"	F	SCAND	1	EXIST.	-	-	-	5 3/4"	-	0	002	EXISTING FRAME TO REMAIN, NEW DOOR SLAB AND HARDWARE
127b-2	3' - 0"	T - 0"	1 3/4"	F	SCAND	1	EXIST.	-	-	-	5 3/4"	-	0	003	EXISTING FRAME TO REMAIN, NEW DOOR SLAB AND HARDWARE
127c	3' - 0"	T - 0"	1 3/4"	F	SCAND	1	EXIST.	-	-	-	5 3/4"	-	0	001	EXISTING FRAME TO REMAIN, NEW DOOR SLAB AND HARDWARE
250a	3' - 0"	T - 0"	1 3/4"	F	SCAND	1	EXIST.	-	-	-	5 3/4"	-	0	001	EXISTING FRAME TO REMAIN, NEW DOOR SLAB AND HARDWARE
250b-1	3' - 0"	T - 0"	1 3/4"	F	SCAND	1	EXIST.	-	-	-	5 3/4"	-	0	002	EXISTING FRAME TO REMAIN, NEW DOOR SLAB AND HARDWARE
250b-2	3' - 0"	T - 0"	1 3/4"	F	SCAND	1	EXIST.	-	-	-	5 3/4"	-	0	003	EXISTING FRAME TO REMAIN, NEW DOOR SLAB AND HARDWARE
250c	3' - 0"	T - 0"	1 3/4"	F	SCAND	1	EXIST.	-	-	-	5 3/4"	-	0	001	EXISTING FRAME TO REMAIN, NEW DOOR SLAB AND HARDWARE
250d	3' - 0"	T - 0"	1 3/4"	F	SCAND	1	HM	4/A.T.O	5/A.T.O	-	5 3/4"	-	0	004	EXISTING FRAME TO REMAIN, NEW DOOR SLAB AND HARDWARE

Room Number	Room Name	Floor Finish	Base Finish	Walls				Ceiling Finish	Comments
				North	South	East	West		
127A	Boys Restroom	TZ1	TZB1	PT1	PT1	PT1	PT1	ACP1	
127C	Girls Restroom	TZ1	TZB1	PT1	PT1	PT1	PT1	ACP1	
127D	Vestibule	TZ1	TZB1	PT1	PT1	PT1	PT1	ACP1	
127E	Vestibule	TZ1	TZB1	PT1	PT1	PT1	PT1	ACP1	
250A	Girls Restroom	TZ1	TZB1	PT1	PT1	PT1	PT1	ACP1	
250C	Boys Restroom	TZ1	TZB1	PT1	PT1	PT1	PT1	ACP1	
250D	Restroom	TZ1	TZB1	PT1	PT1	PT1	PT1	ACP1	
250E	Vestibule	TZ1	TZB1	PT1	PT1	PT1	PT1	ACP1	
250F	Vestibule	TZ1	TZB1	PT1	PT1	PT1	PT1	ACP1	

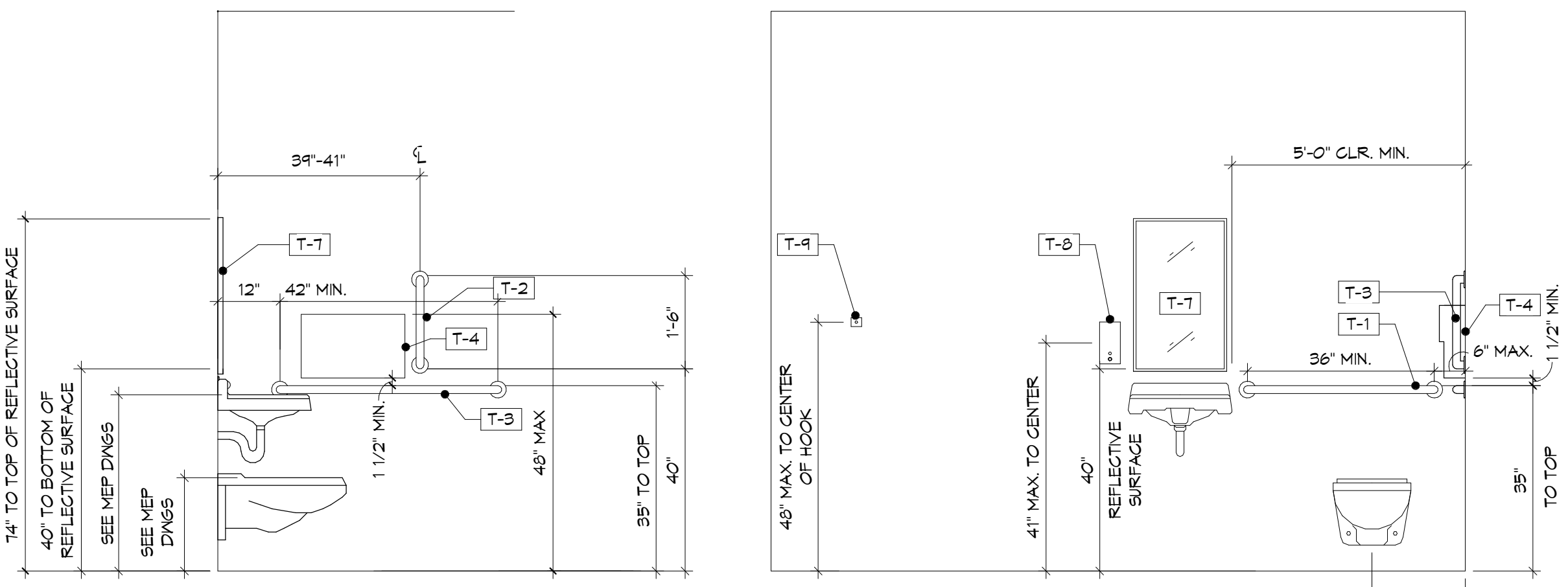
Accessory Schedule						
Type Mark	Description	Manufacturer	Model	Supplier	Installer	Comments
T-1	Grab Bar - 36"	American Specialties, Inc.	3800 X 36"	GC	GC	
T-2	Grab Bar - 18"	American Specialties, Inc.	3800 X 18"	GC	GC	
T-3	Grab Bar - 42"	American Specialties, Inc.	3800 X 42"	GC	GC	
T-4	Toilet Paper Dispenser	Merlin	59002	Salvage	GC	Salvage existing for reinstall.
T-5	Sanitary Napkin Disposal - Surface Mount	Rubbermaid	#6140	GC	GC	Salvage existing for reinstall.
T-6	American Dryer ExtremeAir EXT	American Dryer	EXT	GC	GC	<varies>
T-7	24" x 36" Mirror	Bobrick	B-290 2436	GC	GC	
T-8	Soap Dispenser	Ecolab	92021204	Salvage	GC	
T-9	Coat Hook	Bobrick	B212	GC	GC	
T-10	Access Door - 24" x 24"	Babcock-Davis	BNPC	GC	GC	Keyed for Stanley BEST 7-Pin Core

**GENERAL TOILET ACCESSORY NOTES:**

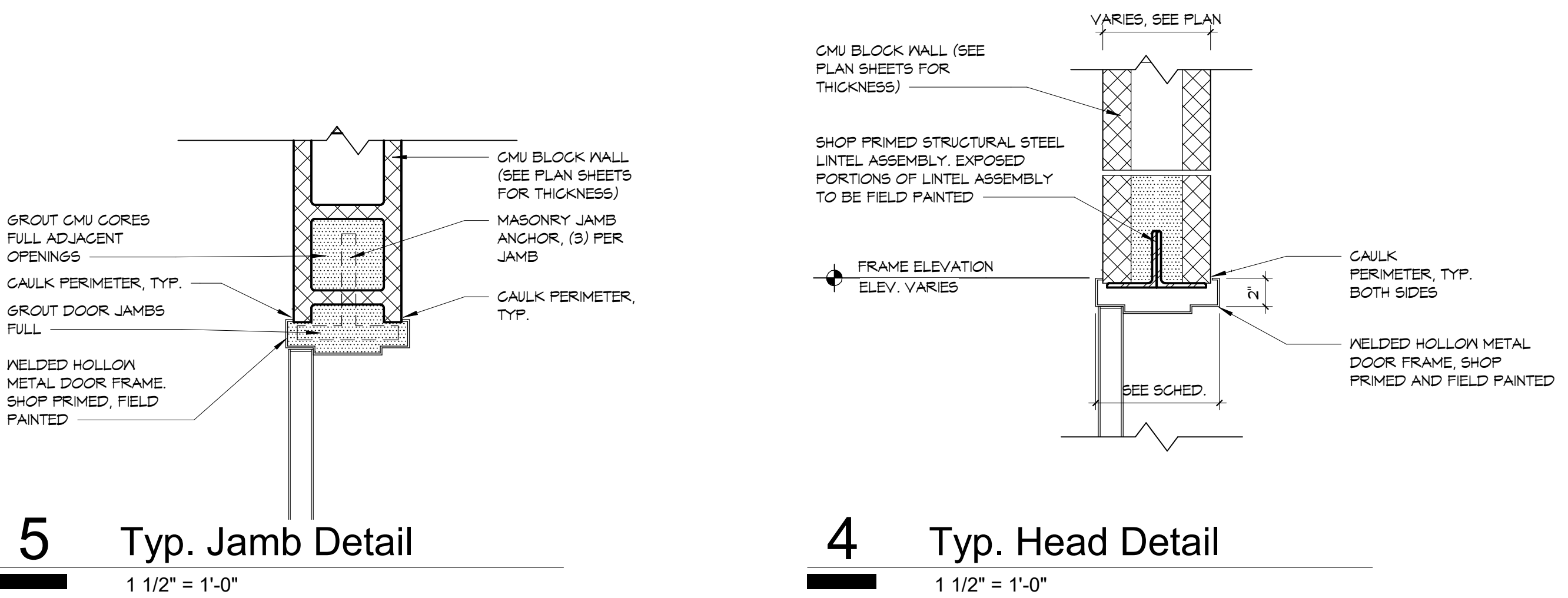
- MANUFACTURERS AND MODEL NUMBERS ARE USED FOR QUALITY CONTROL ONLY. THEY ARE NOT INTENDED TO LIMIT TO ONE MANUFACTURER. SUBMIT ALTERNATE PRODUCT INFORMATION AS PER THE PROVISIONS OF THE BID DOCUMENTS.
- PROVIDE BLOCKING FOR ALL GRAB BARS, TONEL BARS, AND ALL ACCESSORIES.
- SEE FLOOR PLANS, ENLARGED PLANS, AND FINISH PLANS FOR ADDITIONAL TOILET ACCESSORY NOTATION.
- CONTRACTOR TO LOCATE CHASE ACCESS DOORS IN HANDICAP TOILET STALLS ABOVE THE GRAB BARS UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE & ADJUST HORIZONTAL MOUNTING LOCATIONS WITH ADJACENT ACCESSORIES TO MAINTAIN CLEARANCE WITHIN THE STALL & TO COMPLY WITH ADA ACCESSIBILITY REQUIREMENTS.
- SEE REFLECTED CEILING PLANS FOR CEILING MOUNTED SHOWER CURTAIN TRACKS AND CURTAINS.
- CONTRACTOR TO VERIFY AND INSTALL ACCESSORIES TO COMPLY WITH CURRENT ADA CODE. SEE SHEET A2.20 FOR MOUNTING HEIGHT DIAGRAMS.
- ALL SINKS TO HAVE T-8 SOAP DISPENSER UNLESS NOTED OTHERWISE.
- ALL J.C.S TO HAVE MOP AND BROOM HOLDER, TYP.

**SPECIFIC TOILET ACCESSORY REMARKS:**

- THIS ITEM ALSO APPEARS ON THE EQUIPMENT SCHEDULE. SEE FLOOR FINISH PLANS FOR OTHER LOCATIONS/NOTATIONS.
- COORDINATE EXACT MOUNTING LOCATION W/ OWNER PRIOR TO INSTALLATION. LOCATIONS MUST COMPLY WITH ADA REQUIREMENTS.
- VERIFY MANUFACTURERS HEIGHT INSTALLATION REQUIREMENTS.
- SEE SPECS. FOR MORE INFO.



**3 ADA Elevations**  
1/2" = 1'-0"



**5 Typ. Jamb Detail**  
1 1/2" = 1'-0"

**4 Typ. Head Detail**  
1 1/2" = 1'-0"



**2 Enlarged Second Floor Finish Plan**  
1/4" = 1'-0"

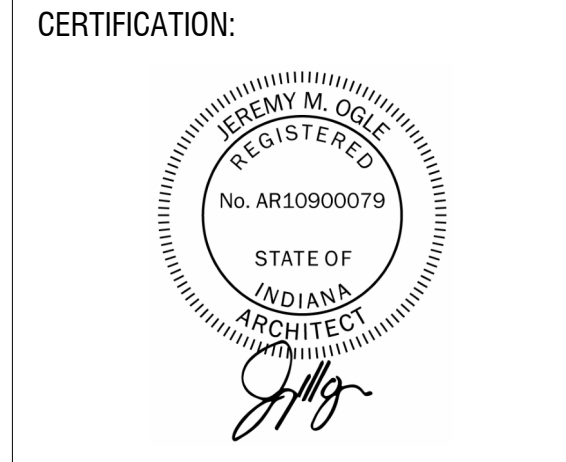
**1 Enlarged First Floor Finish Plan**  
1/4" = 1'-0"



mark	date	description
1	1-17-25	Addendum 1



**FORT WAYNE COMMUNITY SCHOOLS**  
**Portage Middle School**  
Restroom Renovation 2025  
Fort Wayne, Indiana



CERTIFICATION:  
DATE: 01/06/2025  
COMM: 111028  
FILE:  
SCHOOL: Portage Middle School  
3521 Taylor Street  
Fort Wayne Indiana 46802

TITLE:  
**Finish & Equipment Plan, Schedules, and Finish Legend**

SHEET:  
1





**Primary Engineering, Inc**

2828 Lake Ave.  
Fort Wayne, Indiana 46805

(260) 424-0444 phone  
info@primary-eng.com

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***Pre-Bid Meeting Minutes***

**Date:** 1/14/2024

**Project Name:** Portage Middle School Restroom Renovations 2025

**Project #:** 24663

**Attachments:**

Pre-bid meeting agenda

Pre-bid sign-in sheet

**Notes:**

The following notes represent a record of topics discussed during site visits to evaluate scope of services on the project. If any omissions or errors have been made, please notify our office in writing within 5 working days of receipt.

1. Information in the attached Pre-Bid Meeting Agenda was reviewed.
2. School hours are 7:20 am – 2:25 pm. Bidders are to check-in before or after school hours for site visits.

Signed: \_\_\_\_\_

Andrew Louderback

- Project File
- Chronological File
- Shop Drawing File
- Cc:





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Fort Wayne Community Schools  
Facilities Department

# Portage Middle School Restroom Renovation 2025

Pre-Bid Meeting  
January 14, 2025



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# Portage Middle School Restroom Renovation 2025



## Jayde Steffen

FWCS Coordinator of Capital Projects  
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## John Hudson

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## Travis Searles

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## Andrew Louderback

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## Jeremy Ogle

Architect  
The Moake Park Group, Inc.  
jogle@moakepark.com





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# Portage Middle School Restroom Renovation 2025



- Bids are due on January 30, 2025 at 2:00 pm local time. Deliver to 1519 Catalpa St, Fort Wayne, IN to the Facilities Reception Desk (Sarah) via the West Entry #1.
- Submit all bid forms in duplicate and include all forms filled out, including Form 96, E-Verify, E/M/W Owned Business, Subcontractor/Vendor List, Iran Certification
- The apparent low bidder will be contacted and must submit the following items within 48 hours of the bid opening:
  - A complete list of all sub contractors.
  - A complete list of all material suppliers.



# Portage Middle School Restroom Renovation 2025



- 000126 – Background Check Requirement
- 004343 – Responsible Bidder Requirements
  - Contractors must certify that they are in compliance with the federal Fair Labor Standards Act (FLSA) and the [Indiana Minimum Wage Law](#).
- 000131 – FWCS Document Management Procure
- 000127 – Smoking Policy
- 000129 – Dust Control
- 000133 – Liquidated Damages



# Portage Middle School Restroom Renovation 2025



<b>First Floor Substantial Completion Date:</b>	<b>July 25, 2025</b>
<b>Second Floor Substantial Completion Date:</b>	<b>August 1, 2025</b>
<b>Final Completion Date:</b>	<b>August 8, 2025</b>
<b>Construction Start Date:</b>	<b>May 22, 2025</b>



# Portage Middle School Restroom Renovation 2025



Estimated cost:	<b>\$410,000 Base Bid (excluding work by Owner)</b>
Bid Bond:	<b>5%</b>
Perf. Bond:	<b>100%</b>
Allowance:	<b>\$10,000 Contingency (included in bid)</b>
Permits:	Include all construction permits in bid
Alternates:	None

FWCS is tax exempt



# Portage Middle School Restroom Renovation 2025



## Procedure for Visiting the Schools:

- Check in at main office
- Before or after school hours
- Building will be available from 7:00 am – 8:00 am and from 3:30 pm – 5:00 pm Monday – Friday when school is in session. Contact custodian manager for access. After 3:15 pm contractors shall check into the main office by 4:00 pm.
- Do not visit elementary schools during I-LEARN/Achievement Testing



# Portage Middle School Restroom Renovation 2025



- Project Management will be done using FWCS's Procore Online system to submit and track all submittals, RFI's, PR's, etc. If you are not familiar with it, there are training classes at FWCS periodically and you will need to use this tool.
- Dust control and housekeeping Spec Section 000129. You must use wet cutting methods, use dust control partitions, protect smoke detectors, seal doors/louvers/diffusers, and do not use FWCS trash cans/dumpsters.
- Disposal of scrap metal is the responsibility of the contractor.



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# Portage Middle School Restroom Renovation 2025



- Hot work permits are required for any grinding, welding, torching, etc. and must have a fire watch person observing. This is not another person in the room working, but another person observing the hot work and nothing else.
- Construction staging/storage allowed on site as long as it does not obstruct doors/corridors. C.O.I.'s are required for material stored off-site.



# Portage Middle School Restroom Renovation 2025



- Asbestos testing reports are available. Abatement will be by Owner.
- Test and Balance: Fluid Dynamics, Inc., Synergy Test and Balance, or Mechanical Test and Balance, Total Balance, Inc.
- Temperature controls by Owner (Automated Logic).
- Terrazzo patch and repair by Owner.





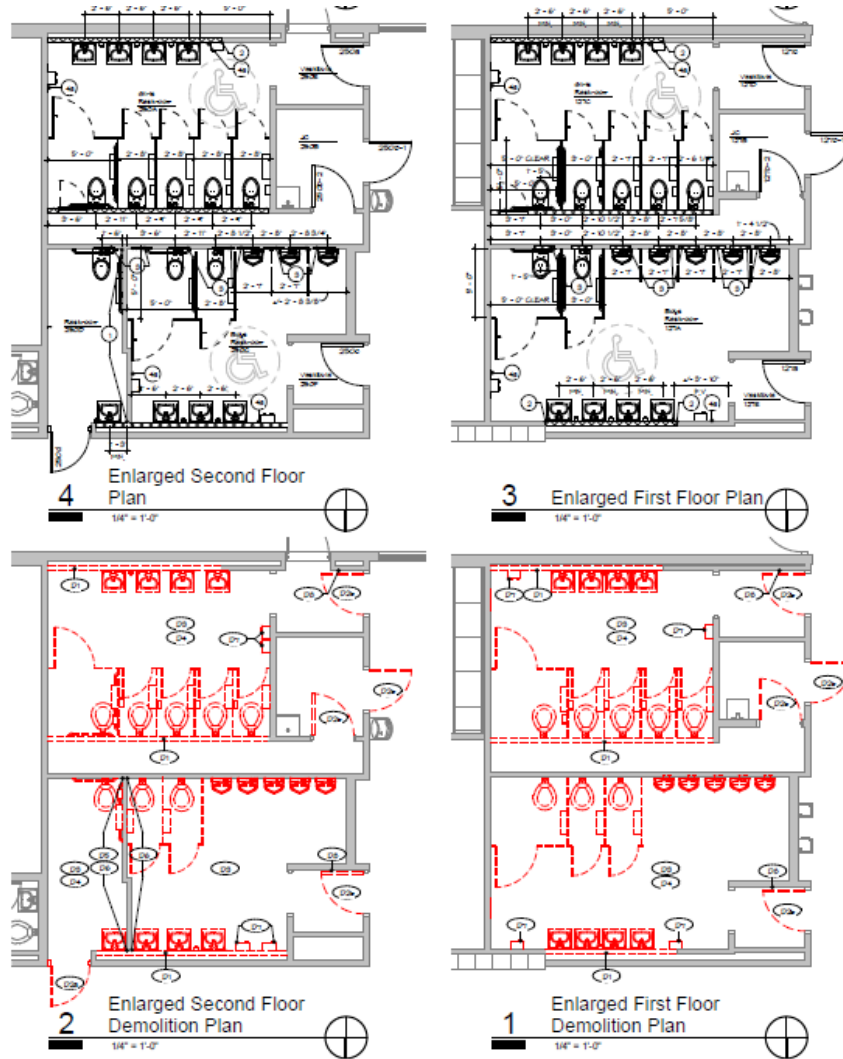
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# Portage Middle School Restroom Renovation 2025



- All requests for clarification or material additions to specs shall be submitted via email to [alouderback@primary-eng.com](mailto:alouderback@primary-eng.com) no later than 12:00 Noon on Jan 28, 2025. This is the cut off for questions that can be answered via addendum.
- Addendum #1: Jan 17, 2025
- Addendum #2: Jan 24, 2025
- Addendum #3: Jan 28, 2025
- Bids due: Jan 30, 2025

# Portage Middle School Restroom Renovation 2025





# Portage Middle School Restroom Renovation 2025



*thank you*