

# Addendum 01

DOCUMENT 00 9100

**DATE:** April 28, 2025

**PROJECT:** Grant Regional Career Center  
750 W 26<sup>th</sup> Street  
Marion, Indiana 46953

**PROJECT #:** 25010.00

**OWNER:** Grant Regional Career Center  
750 W 26<sup>th</sup> Street  
Marion, Indiana 46953

**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 April 10, 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 and 3 re-issued drawing sheets.

## FOR INFORMATION ONLY

1. Pre-bid meeting minutes and the pre-bid meeting sign-in sheet are attached.

## CHANGES TO THE PROJECT MANUAL

1. Section 08 36 13 Sectional Doors, Article 2.02 Steel Doors, Paragraph A Steel Doors, Subparagraph 7 Glazed Lights; Change to read: Two glazed lights per panel.



## **CHANGES TO THE DRAWINGS**

1. Drawing Sheet AD1.1 First Floor Demolition Plan – Unit D: Detail 1: Added a keynote to the concrete curb.
2. Drawing Sheet A1.1, Door/Opening Schedule: Added note to Door/Opening Schedule
3. MP2.1 First Floor Mechanical and Plumbing Plan – Unit D: Keynote #4 and #6 has changed verbiage and location on this plan. Refer to revised sheet for additional information.

## **ATTACHMENTS**

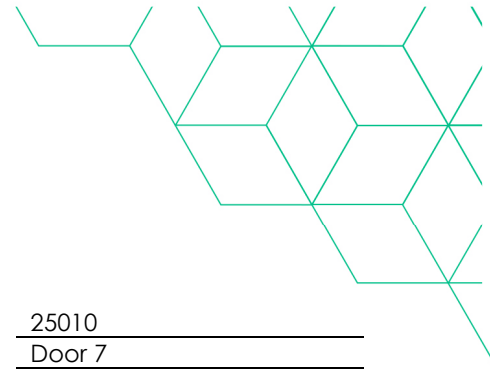
The following attachments are included and are part of this addendum:

Pre-bid meeting minutes and the pre-bid meeting sign-in sheet.

Drawing Sheets AD1.1, A1.1, and MP2.1

## **END OF ADDENDUM**



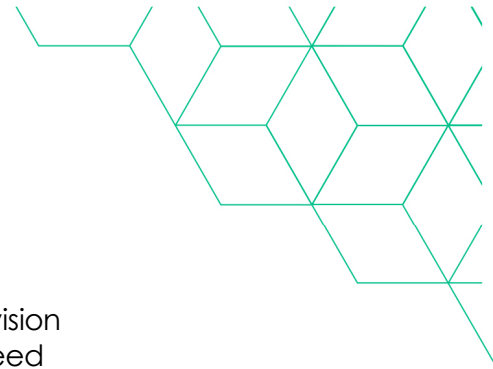


### Pre-Bid meeting

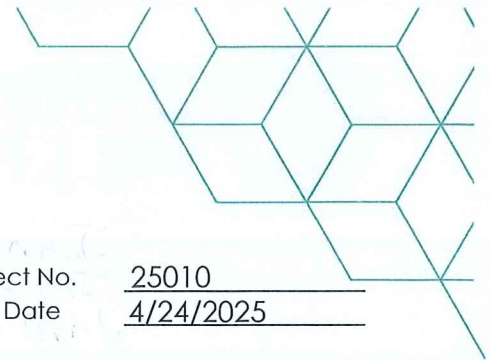
Project name	Grant Regional Career Center	GM project no.	25010
Meeting date	April 24, 2025	Meeting location	Door 7

### Outline

1. Attendees: Sign in sheet
2. Introductions: Nathan McNeeley is Director at GRCC. To visit the site prior to bidding, please give 1 day notice; call/text 765-667-7875
3. Project overview
4. Bidding
  - a. Date: May 1, 2025 by 2:00pm
  - b. Location: 750 W 26<sup>th</sup> Street, Marion, IN 46953 (Door 7)
  - c. Use the bid form provided
  - d. Plans shall be submitted to IN Dept of Homeland Security for review and permits, costs to be paid by owner.
5. Bid categories:
  - a. General construction
6. Alternates
  - a. Alternate 1: Panelboard
7. Contingency amounts to be included in bid: N/A
8. Contracts will be administered by Garmann/Miller & Associates, Inc.
  - a. All questions and correspondence to go through Garmann Miller
  - b. All RFIs to go through Garmann Miller
  - c. Pay applications to go to Garmann Miller
  - d. Garmann Miller will schedule a preconstruction meeting with the contractor after the notice of award
9. Schedule
  - a. Tentative award date – May 13, 2025 board meeting
  - b. Start of construction – May 27, 2025
  - c. Completion date – August 1, 2025
    - i. Liquidated Damages



10. General conditions
  - a. General Contractor
    - i. Responsible for construction schedule and general supervision
    - ii. Submit preliminary schedule 10 days after notice to proceed
    - iii. Responsible for scheduling and administering job meetings; prepare agenda, responsible for meeting minutes and distributing copies
  - b. Responsible for field office, if necessary
  - c. Responsible for phone service/fax to field office.
  - d. Responsible for sanitary facilities
  - e. Barriers
  - f. Fencing
  - g. Exterior and interior enclosures
11. Temporary utilities provided by owner.
12. Substitution request by 10 days prior to bid.
13. Correspondence
  - a. Correspondence to run through the Garmann Miller: Laura Little, [llittle@creategm.com](mailto:llittle@creategm.com) and Tim Hines [thines@creategm.com](mailto:thines@creategm.com)



### Sign-in Sheet

Project Name Grant Regional Career Center

GM Project No. 25010

Meeting Location Door 7

Meeting Date 4/24/2025

Purpose: Pre-Bid meeting

### Attendees

Name	<u>Laura Little</u>	Phone	<u>419 628 4240</u>
Business/Title	<u>Garmann Miller</u>		
Email	<u>little@creategm.com</u>		
Name	<u>Tim Hines</u>	Phone	<u>266 369-5251</u>
Business/Title	<u>Garmann Miller</u>		
Email	<u>THINES@CREATEGM.COM</u>		
Name	<u>Larry Lane</u>	Phone	<u>317-908-7892</u>
Business/Title	<u>ROSE CONSTRUCTION</u>		
Email	<u>larry@rose.construction</u>		
Name	<u>Chris Monroe</u>	Phone	<u>765-455-2993</u>
Business/Title	<u>Monroe Construction Group</u>		
Email	<u>support@monroestruct.com</u>		
Name	<u>Paul Wybo</u>	Phone	<u>260-402-1428</u>
Business/Title	<u>ACB General Contractor</u>		
Email	<u>pwyo@ACBgeneralcontractor.com</u>		
Name	<u>Scott Hollowell</u>	Phone	<u>765-289-6334</u>
Business/Title	<u>S.A. Boyce Corp</u>		
Email	<u>SHollowell@SAboycecorp.com</u>		
Name	<u>Tray CASE</u>	Phone	<u>765.289.0671</u>
Business/Title	<u>ATTEN CONSTRUCTION</u>		
Email	<u>TCASE@ATTENCONSTRUCTION.COM</u>		
Name	<u>Nick Tschur</u>	Phone	<u>765.760.3136</u>
Business/Title	<u>Pride Mark Construction</u>		
Email	<u>ntschur@pridemarkconstruction.com</u>		

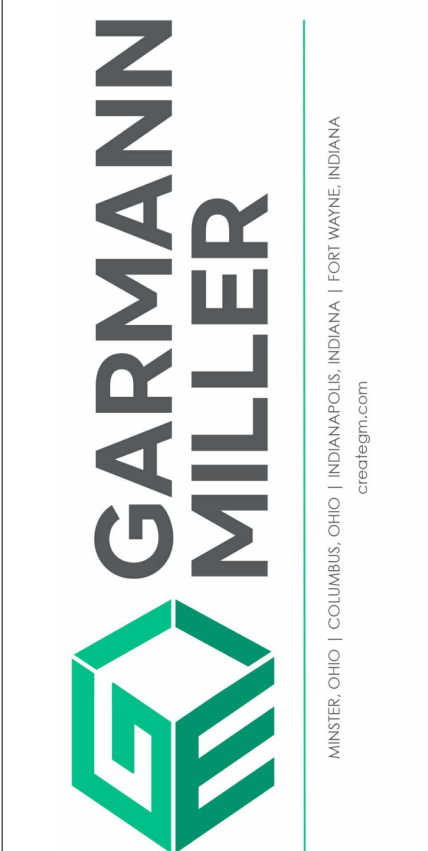
@creategm.com

Minster, OH | Columbus, OH | Indianapolis, IN | Fort Wayne, IN



Name	John Nall	Phone	765-776-7329
Business/Title	J&J Electric Vice President		
Email	jnall@jandjelectric.net		
Name	Jason Richey	Phone	765-776-7211
Business/Title	Benchmark Mechanical Inc.		
Email	srichey@benchmarkmechanical.com		
Name	Andrew Jones	Phone	574-827-9352
Business/Title	CMRCC		
Email	ajones@cmrcc.com		
Name	Tyler Pipkin	Phone	(317) 864-2837
Business/Title	Project Engineer		
Email	tpipkin@caladmconstruction.com		
Name	Evan Cardwell	Phone	765-210-8979
Business/Title	Electric Plus		
Email	ecardwell@electricplus.com		
Name	Kyle Ledbetter	Phone	765-603-0204
Business/Title	JSBowers		
Email	kledbetter@jsbowers.com		
Name	Patrick Julian	Phone	313-434-6903
Business/Title	Estimator		
Email	pjulian@stekolectric.com		
Name	Kyle Mealy	Phone	765-726-0594
Business/Title	Chief Financial Officer		
Email	kmealy@marion.kiz.in.us		
Name	David Khalouf	Phone	(765) 618-5208
Business/Title	Director of Maintenance		
Email	dkhalouf@marion.kiz.in.us		
Name	Franklin A. Miranda	Phone	317 441 8401
Business/Title	MEDIA ELECTRIC		
Email	Franklin.miranda17@icloud.com		





## RENOVATIONS TO

ISSUANCES/REVISIONS		
	CONSTRUCTION DOCUMENTS	04/10/2022
1	ADDENDUM 01	04/28/2022

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
<b>25010.00</b>	ZLW	HRH

**FIRST FLOOR  
DEMOLITION PLAN  
- UNIT D**

## AD1.1



FIRST FLOOR PLAN ROOM INDEX - UNIT D			FIRST FLOOR PLAN ROOM INDEX - UNIT D			DEMOLITION FLOOR PLAN GENERAL NOTES			DEMOLITION FLOOR PLAN GENERAL NOTES			DEMOLITION REFLECTED CEILING PLAN GENERAL NOTES			# KEYNOTE DESCRIPTION		
ROOM NUMBER	ROOM NAME	AREA	ROOM NUMBER	ROOM NAME	AREA												
D101	CORRIDOR	1,945 SF	D124	MACHINE ROOM	771 SF	A	THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS. FOR DEMOLITION NOTES AND SYMBOLS APPLICABLE ONLY TO DRAWINGS OF DISCIPLINE OTHER THAN ARCHITECTURAL, REFER TO SPECIFIC DRAWINGS OF THAT GENERAL DEMOLITION NOTES DISCIPLINE.	H	DEMOLISHED MATERIALS ARE THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE AND SHALL BE PROMPTLY DISPOSED OFF SITE IN A LEGAL MANNER.	A	REFERENCE ELECTRICAL, MECHANICAL, AND TECHNOLOGY DRAWINGS FOR MORE INFORMATION ON ALL CEILING MOUNTED DEVICES.	02 41 00 C1	SAW CUT AND REMOVE PORTION OF EXISTING CONCRETE SLAB, COORDINATE EXACT SIZE AND LOCATION WITH PLUMBING CONTRACTOR.				
D102	LAB	1,875 SF	D125	CORRIDOR	3,960 SF	B	FIELD VERIFY CONDITIONS AND COORDINATE DEMOLITION OR REMOVAL WORK WITH CORRESPONDING NEW CONSTRUCTION WORK AND WITH ALL APPROPRIATE TRADES PRIOR TO STARTING DEMOLITION WORK. IF DISCREPANCIES ARE FOUND BETWEEN CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS, NOTIFY ARCHITECT IMMEDIATELY.	I	REPAIR FINISHES AND SURFACES LEFT EXPOSED BY DEMOLITION OR REMOVAL OF EQUIPMENT USING NEW MATERIALS TO MATCH SURROUNDINGS SURFACES. REPAIR EXISTING FLOOR, BASE, WALL AND CEILING FINISHES TO CORRECT DEFECTS CAUSED OR EXPOSED BY DEMOLITION WORK OR EQUIPMENT REMOVAL. REPAIRED SURFACES SHALL BE SMOOTH AND UNDISTURBED UNDER FINISHES. AREAS NOTED ON THE DWGS. TO BE REPAIRED OR PATCHED ARE GIVEN FOR REFERENCE AND SHALL NOT BE INTERPRETED TO LIMIT THE SCOPE OF WORK.			02 41 00 C2	SAW CUT AND REMOVE PORTION OF EXISTING CONCRETE SLAB, COORDINATE WITH LOCATION OF EMBEDDED ANGLE.				
D103	DARKROOM	207 SF	D126	STORAGE	133 SF	C	OWNER SHALL REMOVE LOOSE ITEMS, I.E. EQUIPMENT, FURNITURE, ARTWORK, PLACQUES, ETC., PRIOR TO CONTRACTOR'S START OF WORK IN SPECIFIED AREAS. WHERE PARTIAL OCCUPANCY, CONTRACTOR SHALL COORDINATE SCHEDULE WITH OWNER.	J	DIMENSIONAL INFORMATION FOR NEW OPENINGS INDICATED ON DEMOLITION DWGS. ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION AND COORDINATION WITH NEW CONSTRUCTION.			02 41 00 C3	SAW CUT AND REMOVE PORTION OF CONCRETE CURB.				
D104	STORAGE	144 SF	D127	WELLNESS CENTER	3,023 SF	D	REMOVE ITEMS TO BE DEMOLISHED IN THEIR ENTIRETY UNLESS OTHERWISE NOTED. DESCRIPTION OF PRIMARY ITEMS TO BE REMOVED IS GENERAL IN NATURE, AND REMOVAL OF SECONDARY COMPONENTS SUCH AS BLOCKING, SUPPORTS, ANCHORS, TRIM, ADHESIVE, PIPING, WIRING, ETC., RELATED TO PRIMARY ITEMS SHALL BE INCLUDED.	K	PRIOR TO START OF DEMOLITION, DUST AND SOUND BARRIERS SHALL BE CONSTRUCTED.			02 41 00 D1	REMOVE EXISTING CONCRETE MASONRY WITH WHITE BRICK WINDOW IN PREPARATION FOR NEW FRAME.				
D105	PASSAGE	188 SF	D128	CLASSROOM	666 SF	E	PROTECT EXISTING SURFACES TO REMAIN IN AREAS ADJACENT TO DEMOLITION WORK. CONTRACTOR TO REPAIR EXISTING SURFACES TO REMAIN DAMAGED DURING CONSTRUCTION AND DEMOLITION.	L	PROPER EGRESS AND APPROVED BARRIERS MUST BE MAINTAINED THROUGHOUT THE DEMOLITION AREA AT ALL TIMES.			02 41 00 D2	REMOVE PORTION OF EXISTING WALL, SALVAGE FACE BRICK FOR REUSE.				
D106	CLASSROOM	748 SF	D129	STORAGE	106 SF	F	PATCH EXISTING FLOOR, WALL AND CEILING CONSTRUCTION AT ABANDONED PENETRATION LOCATIONS WITH NEW MATERIALS AS REQUIRED TO RECEIVE NEW FINISHES AND TO MAINTAIN ORIGINAL FIRE RATING ASSEMBLY WHERE APPLICABLE.	M	REMOVE DEBRIS DAILY.			02 41 00 D3	REMOVE EXISTING WINDOW.				
D107	STORAGE	95 SF	D130	STORAGE	166 SF	G	SELECTIVE DEMOLITION FOR INSTALLATION OF NEW MECHANICAL, PLUMBING, OR ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR TRADE REQUIRING THE DEMOLITION.	N	ALL DIMENSIONS TO BE VERIFIED IN FIELD AND COORDINATED WITH THE RESPECTIVE CONTRACTORS.			02 41 00 D4	REMOVE EXISTING ACOUSTICAL CEILING TILE CEILING, GRID TO REMAIN.				
D108	STORAGE	92 SF	D131	STORAGE	256 SF							02 41 00 D5	REMOVE EXISTING STAGE.				
D109	STORAGE	340 SF	D132	CLASSROOM	2,236 SF							02 41 00 D6	REMOVE EXISTING WALL FABRIC WALL COVERING. PREPARE AREAS TO RECEIVE NEW FINISH.				
D110	LAB	2,660 SF	D133	STORAGE	1,759 SF							02 41 00 D7	REMOVE EXISTING WALL PLUMBING FIXTURES				
D111	CLASSROOM	453 SF	D134	ELEVATOR	52 SF												
D112	STORAGE	185 SF	D135	ELEVATOR ROOM	44 SF												
D113	STORAGE	135 SF	D136	STORAGE	604 SF												
D114	LAB	2,551 SF	D137	STORAGE	127 SF												
D115	MEN'S RESTROOM	342 SF	D138	STORAGE	78 SF												
D116	WOMEN'S RESTROOM	358 SF	D139	STORAGE	73 SF												
D117	CLASSROOM	660 SF	D140	STORAGE	33 SF												
D118	STORAGE	325 SF	D141	STORAGE	50 SF												
D119	STORAGE	144 SF	OST1	STAIR	466 SF												
D120	CLASSROOM	567 SF	OST2	STAIR	150 SF												
D121	LAB	1,994 SF															
D122	STORAGE	100 SF															
D123	STORAGE	134 SF															

**DEMOLITION FLOOR PLAN SYMBOLS LEGEND**

(A101)

ROOM DESIGNATION - REFERENCE ROOM INDEX.

**DIVISIONAL KEYNOTE DESIGNATION** - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

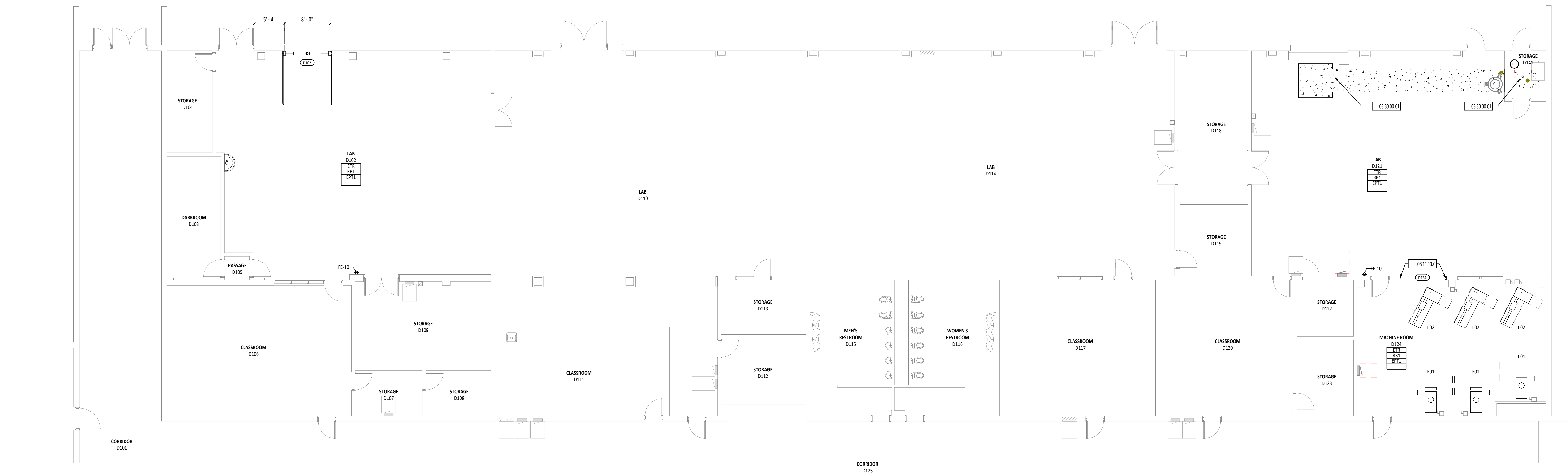
KEYNOTE DESIGNATION

SPECIFICATION SECTION

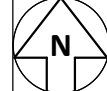
**KEY PLAN**



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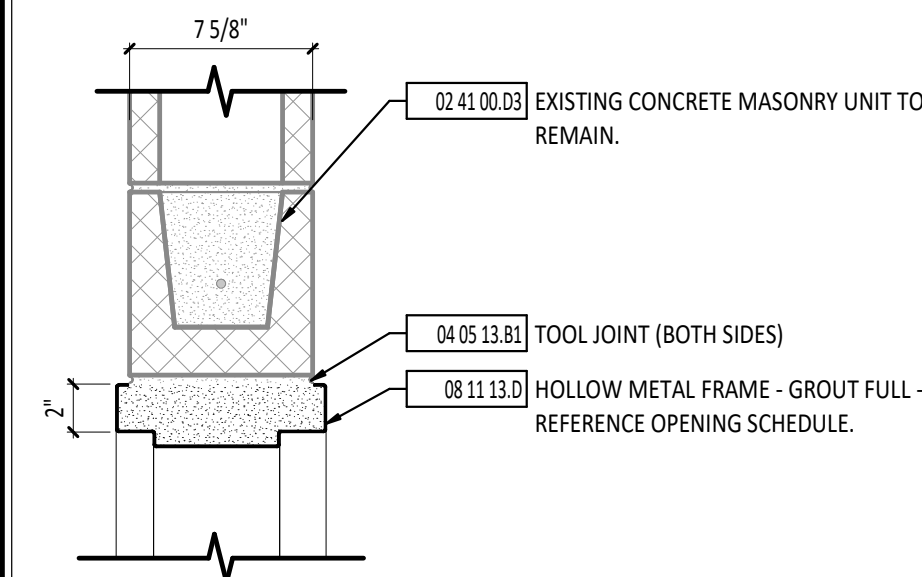
1 FIRST FLOOR PLAN - UNIT D  
1/8" = 1'-0"



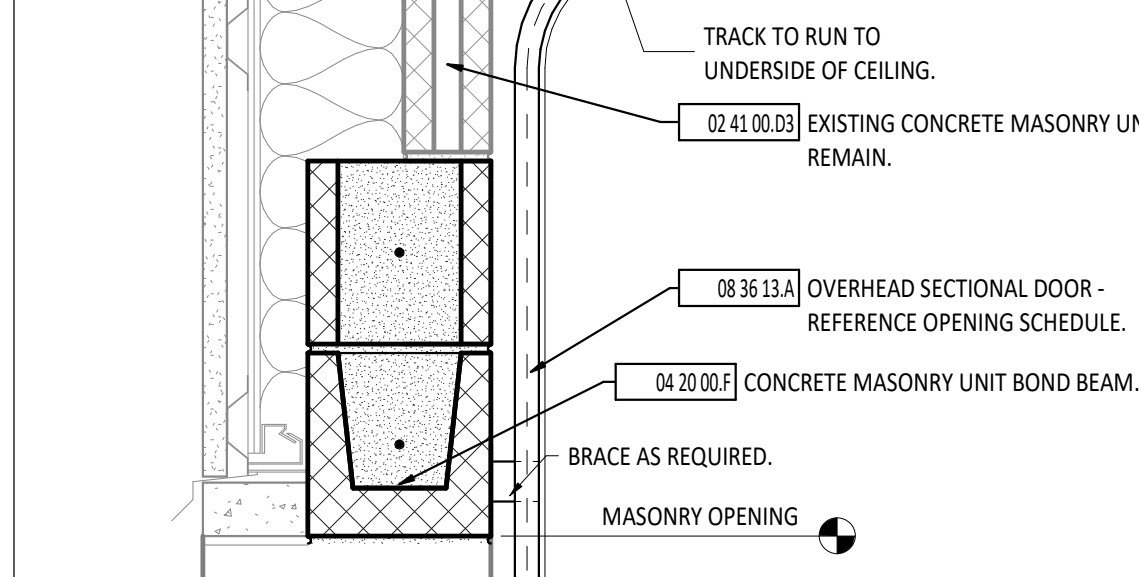
DOOR/OPENING SCHEDULE																	
NUMBER	DOOR					FRAME							HARDWARE SET	ROOM KEY SIDE	FUNCTION	LABEL (MIN)	NOTES
	SIZE	THK	MATL	TYPE	GLASS	DEPTH	MATL	TYPE	GLASS	DETAIL NUMBER							
										HEAD	JAMB	SILL					
D102	8'-0" x 7'-4"	2"	STL	OHD	EG-1	0"	STL	-	-	5/A1.1	6/A1.1	7/A1.1	-	EXTERIOR	Exterior	-	1
D124	8'-0" x 7'-0"	0"	-	-	-	8 3/4"	HM	1	-	3/A1.1	4/A1.1	-	-	Interior	Interior	-	

DOOR/OPENING NOTES  
1. CASSED OPEN FRAME  
2. VERIFY HEAD HEIGHT IN FIELD

EQUIPMENT SCHEDULE				
MARK	NEW	EXISTING	DESCRIPTION	NOTES
E01	NEW	-	VERTICAL KNEE MILL	CLAUSING
E02	NEW	-	16" VARIABLE SPEED LATHE	SHARP

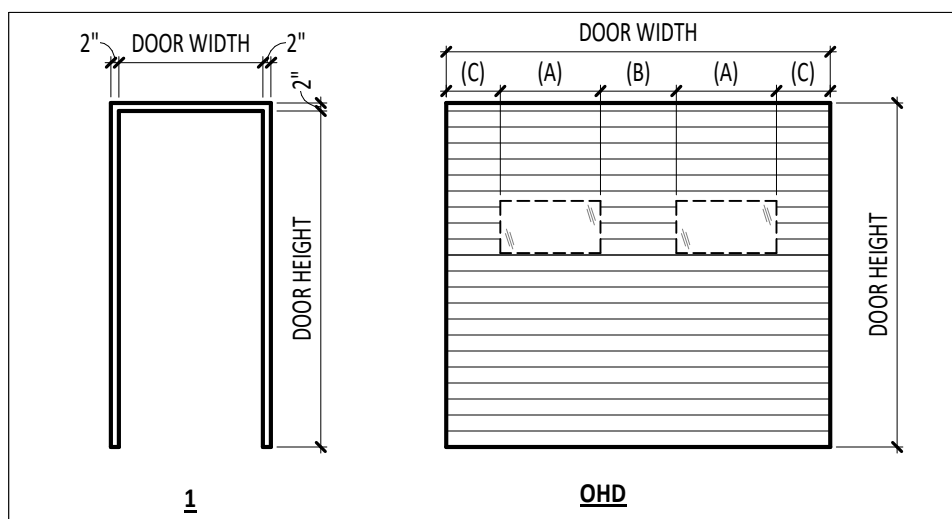


3 HEAD DETAIL - INTERIOR  
1 1/2" = 1'-0"

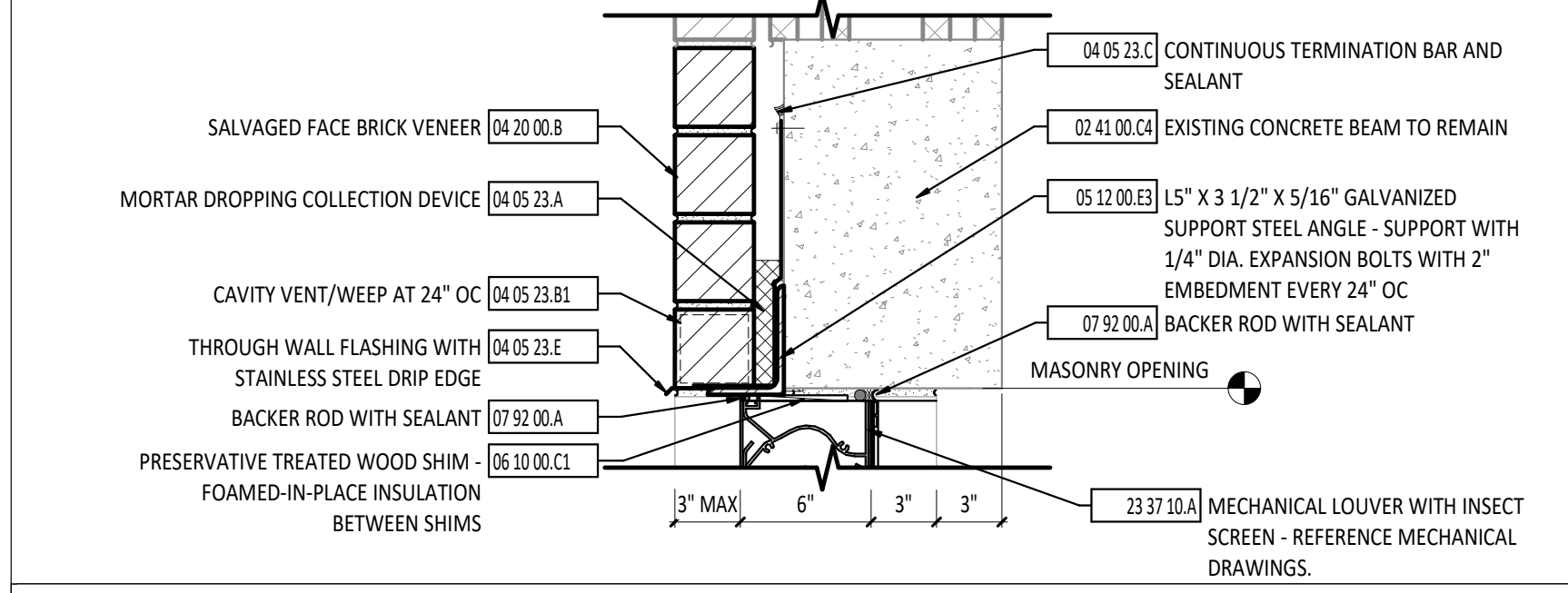


5 HEAD DETAIL - EXTERIOR  
1 1/2" = 1'-0"

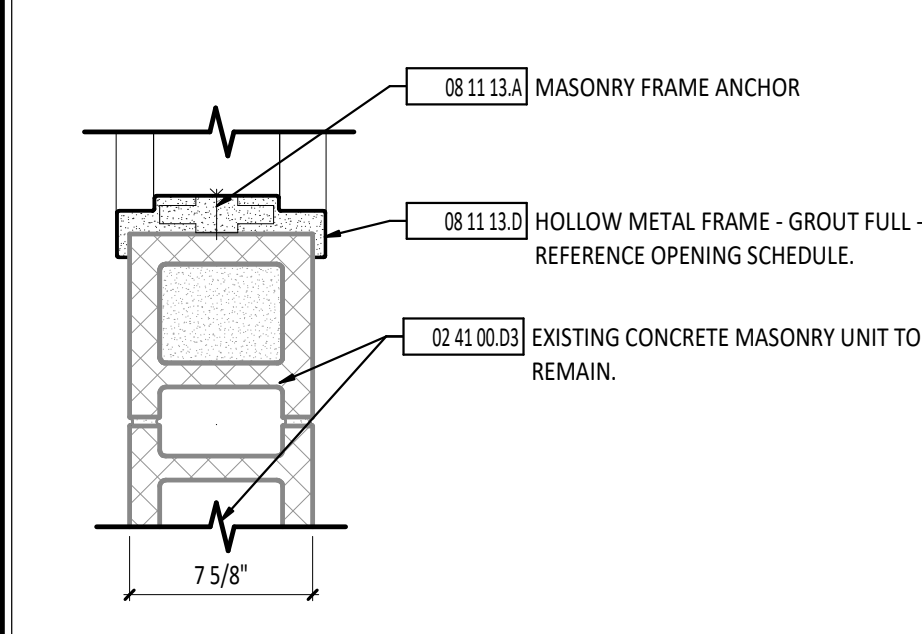
FINISH MATERIAL SCHEDULE					
NAME	MANUFACTURER	STYLE	NUMBER	COLOR	SIZE
09 51 00 ACOUSTICAL CEILINGS - TILE	ARMSTRONG	SCHOOL ZONE FINE FISSED	1714	WHITE	2'x4', 3/4" THICKNESS
09 65 00 RESILIENT FLOORING - RUBBER BASE	JOHNSONITE/TARKETT	BASEWORKS - TYPE TS	--	TBD	6" COVE TOE
09 91 23 PAINTING - EPOXY PAINT	SHERWIN WILLIAMS	REFER TO SPECIFICATIONS - PRE-CAT EPOXY	--	TBD	REFER TO SPECIFICATIONS FOR SHEEN INFORMATION
09 91 23 PAINTING - PAINT	SHERWIN WILLIAMS	REFER TO SPECIFICATIONS	--	TBD	USED FOR DOOR FRAME PAINT. REFER TO SPECIFICATIONS FOR SHEEN INFORMATION.



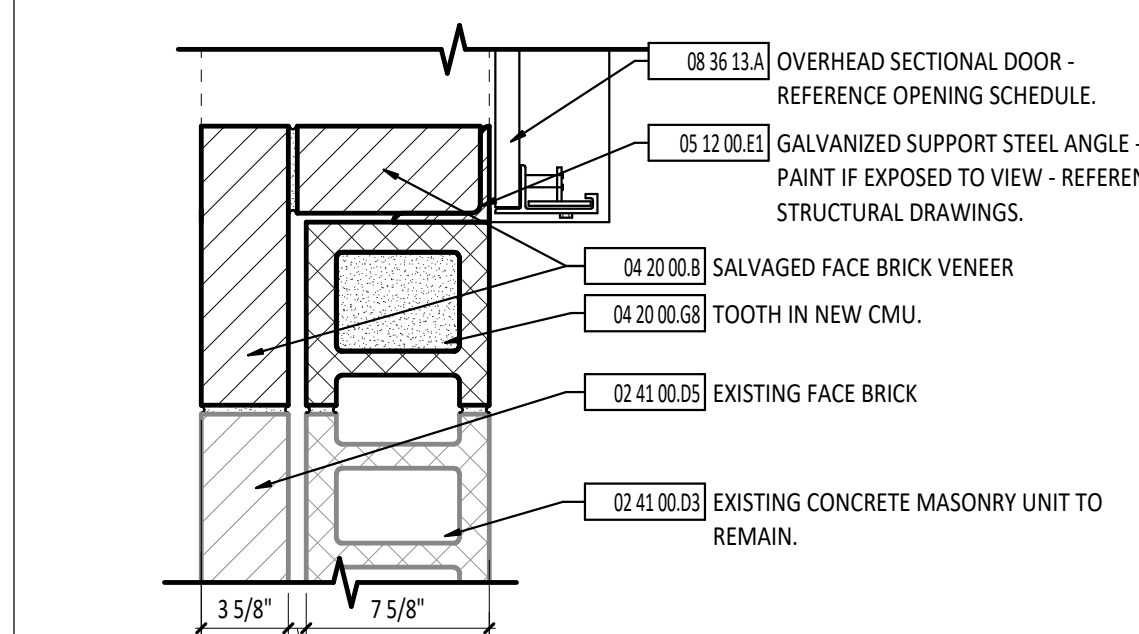
2 FRAME & DOOR TYPES  
1/4" = 1'-0"



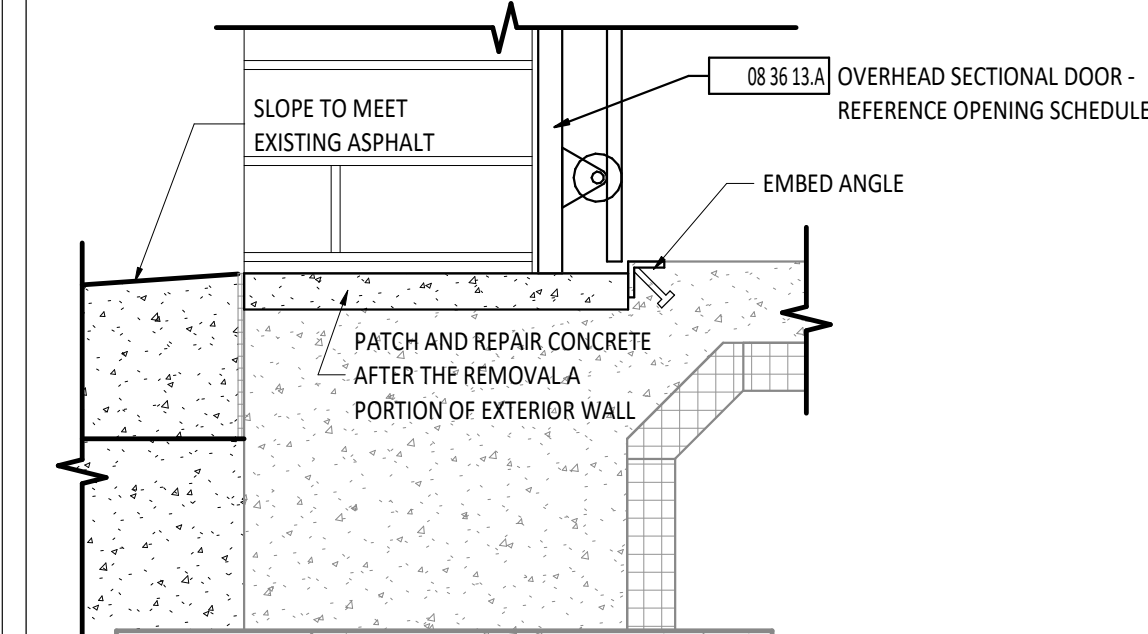
8 HEAD DETAIL - EXTERIOR  
1 1/2" = 1'-0"



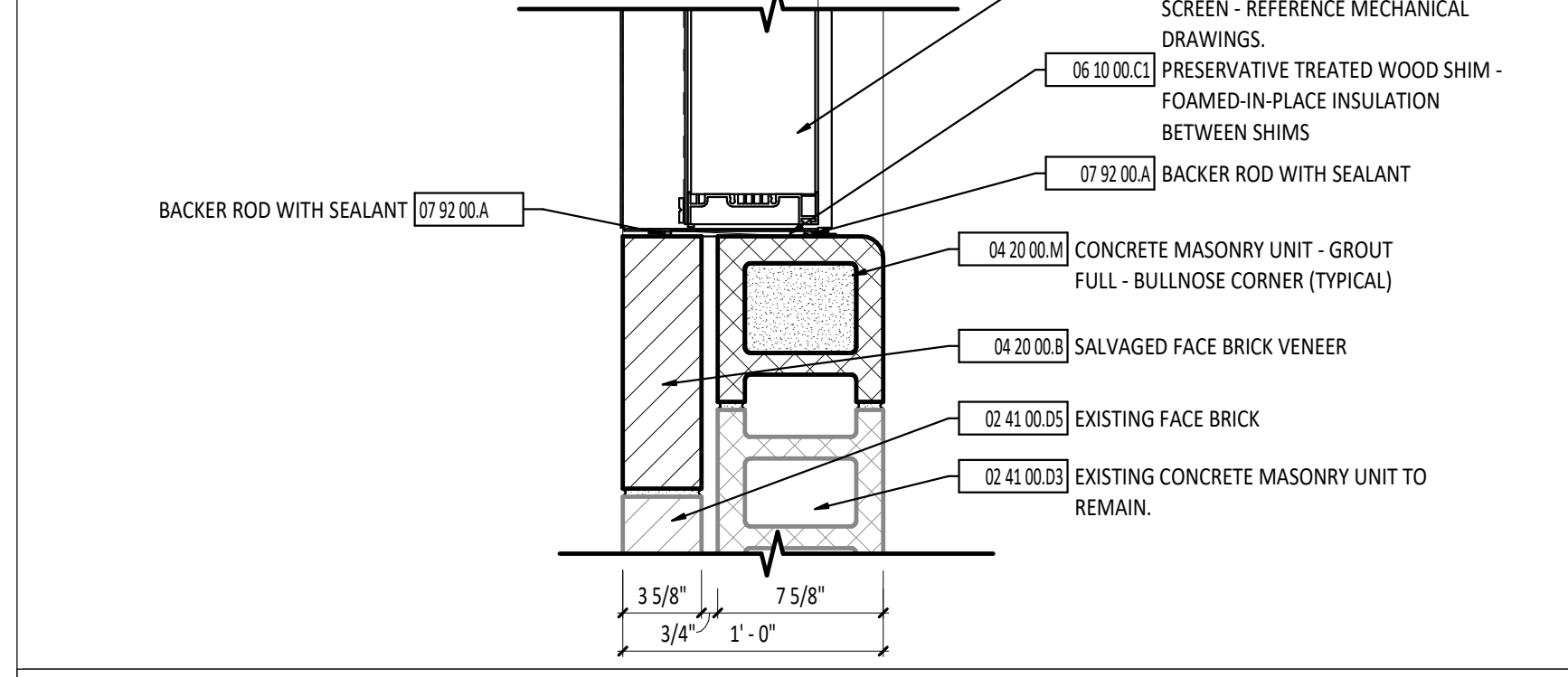
4 JAMB DETAIL - INTERIOR  
1 1/2" = 1'-0"



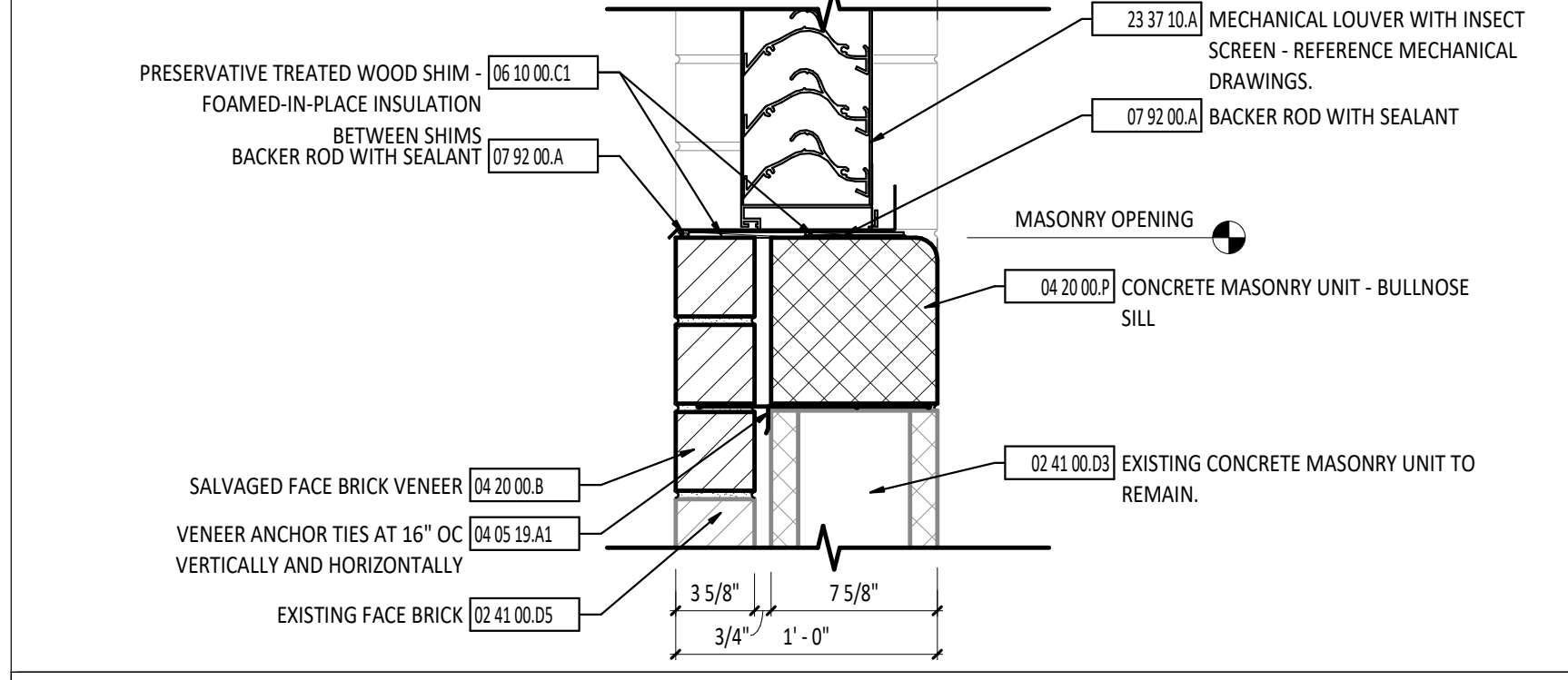
6 JAMB DETAIL - EXTERIOR  
1 1/2" = 1'-0"



7 SILL DETAIL - EXTERIOR  
1 1/2" = 1'-0"



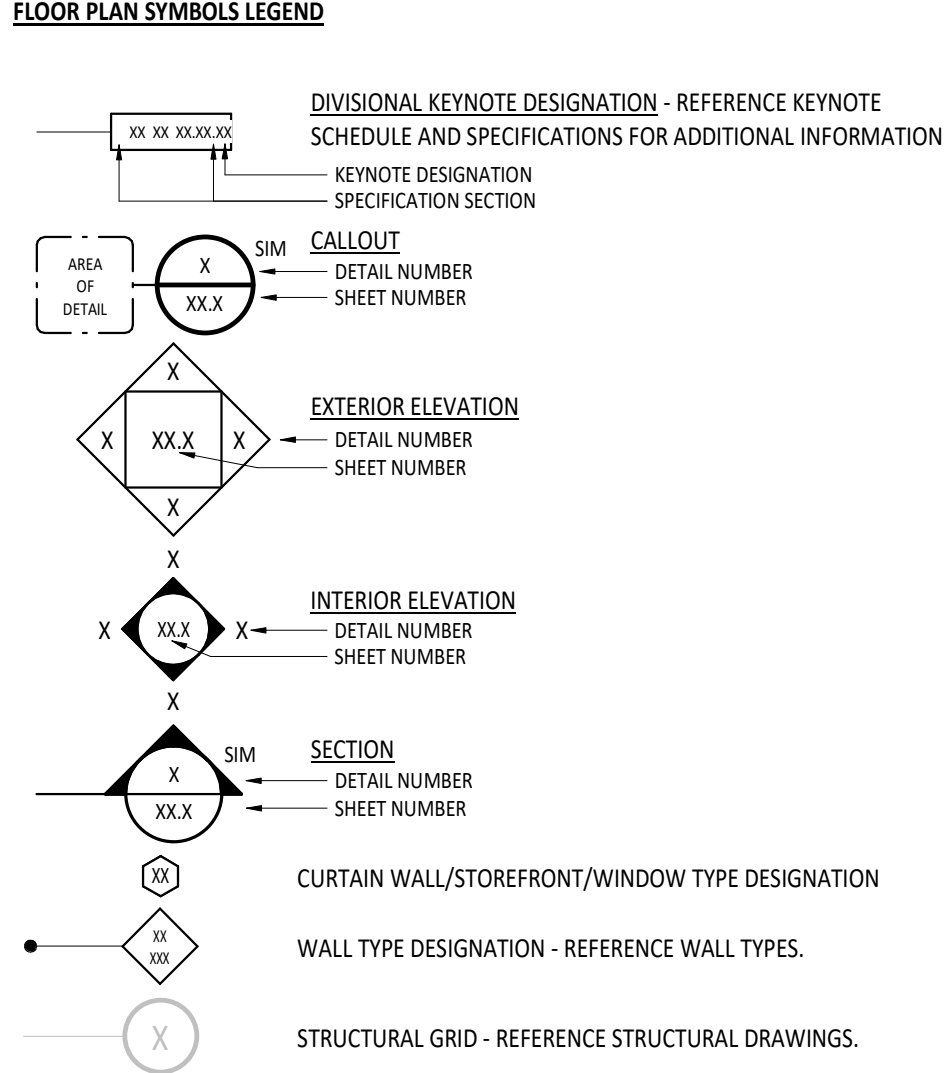
9 JAMB DETAIL - EXTERIOR  
1 1/2" = 1'-0"



10 SILL DETAIL - EXTERIOR  
1 1/2" = 1'-0"

FIRST FLOOR PLAN ROOM INDEX - UNIT D		
ROOM NUMBER	ROOM NAME	AREA
D101	CORRIDOR	1,945 SF
D102	LAB	1,875 SF
D103	DARKROOM	207 SF
D104	STORAGE	144 SF
D105	PASSAGE	18 SF
D106	CLASSROOM	748 SF
D107	STORAGE	95 SF
D108	STORAGE	92 SF
D109	STORAGE	360 SF
D110	LAB	2,660 SF
D111	CLASSROOM	453 SF
D112	STORAGE	185 SF
D113	STORAGE	135 SF
D114	LAB	2,551 SF
D115	MEN'S RESTROOM	342 SF
D116	WOMEN'S RESTROOM	368 SF
D117	CLASSROOM	660 SF
D118	STORAGE	325 SF
D119	STORAGE	144 SF
D120	CLASSROOM	567 SF
D121	LAB	1,994 SF
D122	STORAGE	100 SF
D123	STORAGE	134 SF

FIRST FLOOR PLAN ROOM INDEX - UNIT D		
ROOM NUMBER	ROOM NAME	AREA
D124	MACHINE ROOM	771 SF
D125	CORRIDOR	3,966 SF
D126	STORAGE	133 SF
D127	WELLNESS CENTER	3,023 SF
D128	CLASSROOM	666 SF
D129	STORAGE	108 SF
D130	STORAGE	165 SF
D131	STORAGE	256 SF
D132	CLASSROOM	1,236 SF
D133	STORAGE	1,759 SF
D134	ELEVATOR	52 SF
D135	ELEVATOR ROOM	44 SF
D136	STORAGE	604 SF
D137	STORAGE	127 SF
D138	STORAGE	78 SF
D139	STORAGE	73 SF
D140	STORAGE	33 SF
D141	STORAGE	50 SF
D511	STAIR	466 SF
D512	STAIR	150 SF



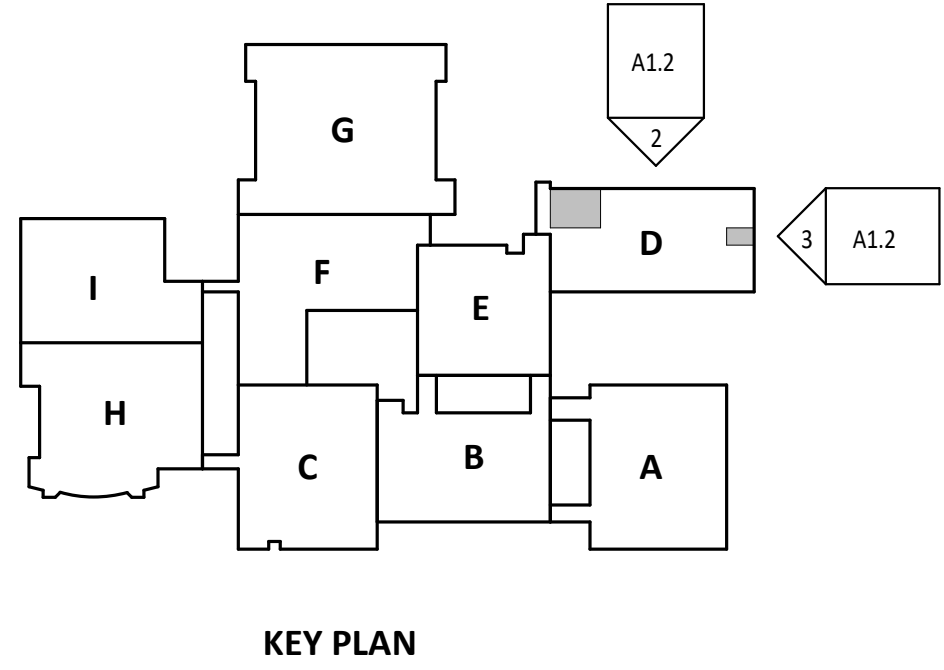
FINISH TAG LEGEND  
FLOOR FINISH  
BASE FINISH  
WALL FINISH  
FINISH REMARK  
REMARKS NUMBERS COORDINATE WITH "INTERIOR FINISH REMARKS" NOTES LEGEND ABOVE  
MATERIALS NOTED IN FINISH TAG SHOULD BE CONSIDERED THE OVERALL FINISHES IN THE ROOM MARKED UNLESS NOTED OTHERWISE WITH KEYNOTES ON FINISH PLAN OR INTERIOR ELEVATIONS.  
INTERIOR FINISH REMARKS  
1. MULTIPLE WALL FINISHES IN THIS ROOM. REFER TO INFORMATION NOTED ON FINISH PLANS AND INTERIOR ELEVATIONS.

#	KEYNOTE DESCRIPTION
02 41 00 C4	EXISTING CONCRETE BEAM TO REMAIN.
02 41 00 D3	EXISTING CONCRETE MASONRY UNIT TO REMAIN.
02 41 00 D5	EXISTING FACE BRICK
03 30 00 C1	PATCH CONCRETE WHERE IT WAS REMOVED. MATCH THICKNESS AND ADD REINFORCEMENT AS NECESSARY.
04 05 13 B1	TOOL JOINT (BOTH SIDES)
04 05 19 A1	VEENER ANCHOR TIES AT 16" OC VERTICALLY AND HORIZONTALLY
04 05 23 A1	MORTAR DROPPING COLLECTION DEVICE
04 05 23 B1	CAVITY VENT/WEEP AT 24" OC
04 05 23 C	CONTINUOUS TERMINATION BAR AND SEALANT
04 05 23 E	THROUGH WALL FLASHING WITH STAINLESS STEEL DRIP EDGE
04 20 00 B	SALVAGED FACE BRICK VENEER
04 20 00 F	CONCRETE MASONRY UNIT BOND BEAM.
04 20 00 G	TOOTH IN NEW CMU.
04 20 00 M	CONCRETE MASONRY UNIT - GROUT FULL - BULLNOSE CORNER (TYPICAL)
04 20 00 P	CONCRETE MASONRY UNIT - BULLNOSE SILL
05 12 00 E1	GALVANIZED SUPPORT STEEL ANGLE - PAINT IF EXPOSED TO VIEW - REFERENCE STRUCTURAL DRAWINGS.
05 12 00 E3	15" X 3 1/2" X 5/16" GALVANIZED SUPPORT STEEL ANGLE - SUPPORT WITH 1/4" DIA. EXPANSION BOLTS WITH 2" EMBEDMENT EVERY 24" OC.
06 10 00 C1	PRESERVATIVE TREATED WOOD SHIM - FOAMED-IN-PLACE INSULATION BETWEEN SHIMS
07 92 00 A	BACKER ROD WITH SEALANT
08 11 13 A	MASONRY FRAME ANCHOR
08 11 13 C	HOLLOW METAL FRAME - REFERENCE OPENING SCHEDULE.
08 11 13 D	HOLLOW METAL FRAME - GROUT FULL - REFERENCE OPENING SCHEDULE.

#	KEYNOTE DESCRIPTION
08 36 13 A	OVERHEAD SECTIONAL DOOR - REFERENCE OPENING SCHEDULE.
23 37 10 A	MECHANICAL LOUVER WITH INSECT SCREEN - REFERENCE MECHANICAL DRAWINGS.

FLOOR PLAN GENERAL NOTES  
A ALL DIMENSIONS ARE MEASURED TO THE FACE OF MASONRY OR THE FACE OF METAL STUD UNLESS NOTED OTHERWISE.  
B ALL CMU CORNERS, HORIZONTAL OR VERTICAL, SHALL BE BULLNOSE UNLESS NOTED OR DETAILED OTHERWISE.  
C INSTALL TREATED WOOD BLOCKING IN WALLS AS REQUIRED TO SECURE ALL EQUIPMENT, ACCESSORIES, HANDRAILS, CASEWORK, ETC. COORDINATE THIS WORK WITH ALL APPROPRIATE CONTRACTORS, SUPPLIERS AND MANUFACTURERS RECOMMENDATIONS.  
D CAULK AT ALL CMU TO GYPSUM WALLBOARD WALLS.  
E HINGE SIDE OF DOOR JAMB AT INTERSECTING WALLS TO BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE - REFERENCE FLOOR PLANS.  
F WALL MOUNTED ELECTRICAL RACEWAYS TO BE PAINTED IN FIELD. PAINT TO MATCH ADJACENT WALL COLOR. VERIFY ALL CONDITIONS IN FIELD. REFER TO ELECTRICAL DRAWINGS FOR QUANTITIES AND LOCATIONS.  
H ALL DIMENSIONS TO BE VERIFIED IN FIELD.

FIRE EXTINGUISHER / CABINET SCHEDULE		
MARK	DESCRIPTION	NOTES
FE-10	FIRE EXTINGUISHER - 10.0LB - CLASS A-B-C	FURNISHED AND INSTALLED BY GC.



ERIC J. BALTZELL  
REGISTERED  
NO. 11200053  
STATE OF  
INDIANA  
PROFESSIONAL ENGINEER  
ERIC J. BALTZELL  
LICENSE #11200053  
EXPIRATION DATE: 07/31/2026

GARMANN  
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MINNESOTA, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA | CHICAGO, ILLINOIS  
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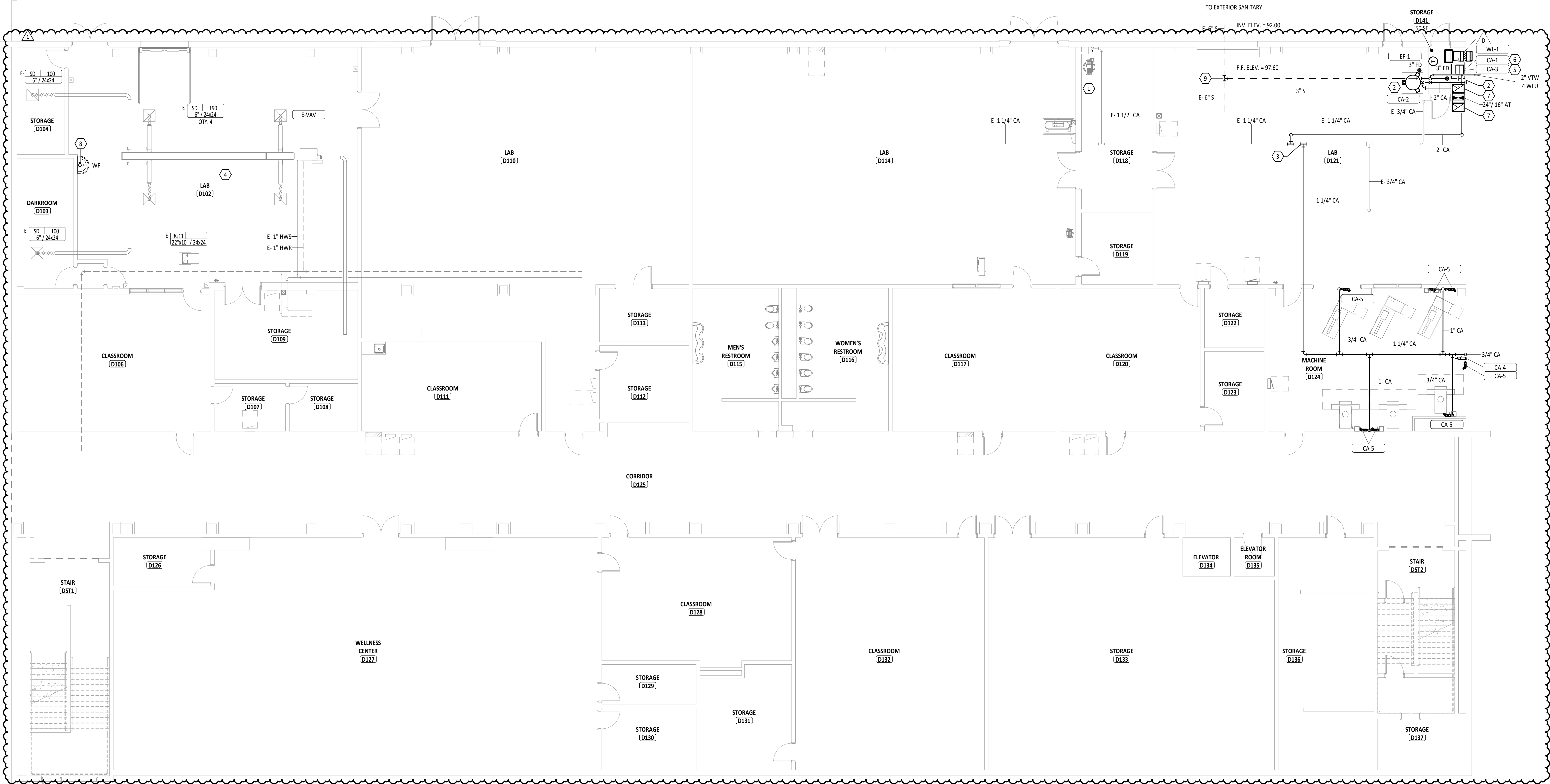
ISSUANCES/REVISIONS		
CONSTRUCTION DOCUMENTS	DATE	BY
1	04/10/2025	04/28/2025

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25010.00	ZLW	HRH

SHEET TITLE:  
FIRST FLOOR PLAN  
- UNIT D

SHEET NUMBER:  
A1.1





LOUVER SCHEDULE										
ID	SERVES	MANUFACTURER	MODEL NO.	TYPE	DESIGN AIRFLOW	PD	DIMENSIONS		UNIT WEIGHT	REMARKS
							HEIGHT	WIDTH		
WL-1	COMPRESSOR ROOM	GREENHECK	EHH-401	EXHAUST	800 CFM	0.07 in-wg	20"	20"	10 lb	COLOR TO BE SELECTED BY ARCHITECT.

FLOOR DRAIN SCHEDULE											
ID	DESCRIPTION	MANUFACTURER	MODEL	QTY	MATERIAL DESCRIPTION		WASTE PIPE SIZE	VENT PIPE SIZE	PRIMER PIPE SIZE	SPECIFICATION	REMARKS
					DRAIN BODY	STRAINER					
FD	FLOOR DRAIN	ZURN	ZN415-BZ1	2	EPOXY COATED CAST IRON	NICKEL BRONZE	3"	2"	---	EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, REVERSIBLE CLAMPING COLLAR WITH PRIMARY & SECONDARY WEEPHOLES, ADJUSTABLE ROUND HEEL PROOF NICKEL BRONZE STRAINER, AND NO HUB OUTLET.	

EXHAUST FAN SCHEDULE															
ID	MANUFACTURER	MODEL NO.	TYPE	ARRANGEMENT	FAN		DRIVE TYPE	POWER	ECM	SONES	UNIT WEIGHT	FLA	VOLT	PH	REMARKS
					AIRFLOW DESIGN	PRESS ESP									
EF-1	GREENHECK	SP-A1050-VG	INLINE WITH GRILLE	INLINE	800 CFM	0.50 in-wg	1223	DIRECT	0.22 hp	Yes	7	49 lb	5.9 A	120 V	1 YES NO SPEED CONTROLLER TO BE OPERATED BY REVERSE ACTING THERMOSTAT.

AIR COMPRESSOR SCHEDULE																					
ID	MANUFACTURER	MODEL NO.	TYPE	PUMP			MOTOR			REMOTE RECEIVER SIZE	DIMENSIONS			UNIT WEIGHT	FLA	MCA	MOCP	VOLT	PH	REMARKS	
				DESCRIPTION	FLOW	DISCHARGE PRESS	QTY	POWER	RPM		LENGTH	WIDTH	HEIGHT								DIAMETER
CA-1	INGERSOLL RAND	R11N	BASE MOUNTED COMPRESSOR	SCREW - VARIABLE SPEED	59 CFM	145.0 psi	1	15.00 hp	1000	120.0 gal	3'-2"	2'-3"	3'-11"	672 lb	46 A	58 A	90 A	208 V	3	VARIABLE SPEED SCREW AIR COMPRESSOR WITH ELECTRONIC AUTOMATIC DRAIN VALVE TO NEAREST FLOOR DRAIN, INTERNAL DISCONNECT AND SOUND ABSORPTION PADS. REFER TO DETAIL FOR ADDITIONAL INFORMATION.	
CA-2	INGERSOLL RAND	38020079	REMOTE RECEIVER TANK - VERTICAL							120.0 gal			3'-10"	2'-6"						REMOTE RECEIVER TANK, CONNECT TO BASE MOUNTED AIR COMPRESSOR IN ADJACENT ROOM. REFER TO DETAIL FOR ADDITIONAL INFORMATION.	
CA-3	INGERSOLL RAND	DABSECA100	REFRIGERATED AIR DRYER		0 CFM	140.0 psi	0	0.00 hp	0	0.0 gal	1'-7 3/4"	1'-3 1/4"	2'-2"	1050 lb	6 A	6 A	15 A	120 V	1	REFRIGERATED AIR DRYER, PROVIDE WITH 3-1/2" HOUSE KEEPING PAD, AUTOMATIC DRAIN, INTERNAL DISCONNECT AND SOUND ABSORPTION PADS.	
CA-4	REELCRAFT	5650 OLP	RETRACTABLE HOSE REEL		0 CFM	0.0 psi	0	0.00 hp	0	0.0 gal	0'-0"	0'-0"	0'-0"	0'-0"	0 lb	0 A	0 A	0 A	0 V	0	HEAVY DUTY SPRING DRIVEN REEL WITH SWIVEL, CORROSION RESISTANT POWDER COAT FINISH, 50' HOSE, 1/2" I.D. PROVIDE QUICK DISCONNECT COUPLING FOR HOSE END WITH 1/2" BODY AND 1/2" THREADED CONNECTION.
CA-5	ARO	P39454-610			0 CFM	175.0 psi	0	0.00 hp	0	0.0 gal	0'-0"	0'-0"	0'-0"	0'-0"	0 lb	0 A	0 A	0 A	0 V	0	COMBINATION FILTER/MANUAL REGULATOR, 3/4" NPT, 175 CFM MAX FLOW, 0-140 PSI ADJUSTMENT RANGE, ALUMINUM CONSTRUCTION, 5 MICRON FILTER, MANUAL DRAIN. QUICK CONNECT COUPLING, 1/2" FEMALE THREAD, 3/8" BODY AND CONNECTION SIZE, STEEL CONSTRUCTION, BALL LATCHING MECHANISM.

DOMESTIC FIXTURE SCHEDULE																						
ID	DESCRIPTION	MANUFACTURER	MODEL	QTY	MATERIAL DESCRIPTION	FINISH	MOUNTING HEIGHT	DEPTH	ADA	TRIM		FLOW FIXTURE					WASTE ROUGH-IN PIPE SIZE	INDIRECT WASTE PIPE SIZE	VENT PIPE SIZE	COLD WATER ROUGH-IN PIPE SIZE	HOT WATER ROUGH-IN PIPE SIZE	SPECIFICATION
										TYPE	MOTION SENSOR CONTROL	WATER FLOW	COLD WATER TEMP.	HOT WATER TEMP.	MAX. MIXED WATER TEMP.							
WF	WASH FOUNTAIN	BRADLEY	WF-2503	1	TERREON CONSTRUCTION	SELECTED BY ARCHITECT	FLOOR MOUNTED	0'-9"	No	FOOT CONTROL	No	0.50 GPM	50 °F	120 °F	105 °F	---	2"	---	1/2"	1/2"	36" SEMI-CIRCULAR WITH STAINLESS STEEL 9" DEEP BOWL, STAINLESS STEEL PEDESTAL, STANDARD PEDESTAL HEIGHT, FOOT PEDAL OPERATED, ASSE 1070 RATED THERMOSTATIC MIXING VALVE.	

**1**  
MP2.1  
FIRST FLOOR MECHANICAL AND PLUMBING PLAN - UNIT D  
1/8" = 1'-0"

FIRST FLOOR PLAN ROOM INDEX - UNIT D		
ROOM NUMBER	ROOM NAME	AREA
D101	CORRIDOR	1,945 SF
D102	LAB	1,875 SF
D103	DARKROOM	207 SF
D104	STORAGE	144 SF
D105	PASSAGE	18 SF
D106	CLASSROOM	748 SF
D107	STORAGE	95 SF
D108	STORAGE	92 SF
D109	STORAGE	360 SF
D110	LAB	2,660 SF
D111	CLASSROOM	453 SF
D112	STORAGE	185 SF
D113	STORAGE	135 SF
D114	LAB	2,551 SF
D115	MEN'S RESTROOM	342 SF
D116	WOMEN'S RESTROOM	368 SF
D117	CLASSROOM	660 SF
D118	STORAGE	325 SF
D119	STORAGE	144 SF
D120	CLASSROOM	567 SF
D121	LAB	1,994 SF
D122	STORAGE	100 SF

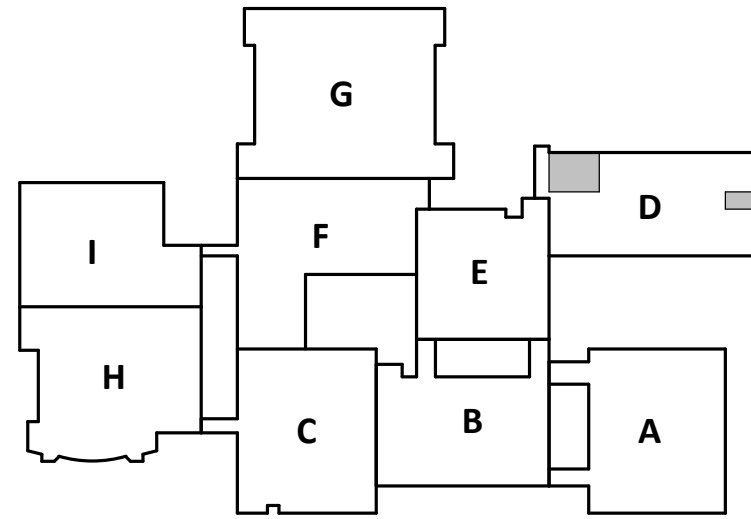
FIRST FLOOR PLAN ROOM INDEX - UNIT D		
ROOM NUMBER	ROOM NAME	AREA
D123	STORAGE	134 SF
D124	MACHINE ROOM	771 SF
D125	CORRIDOR	3,966 SF
D126	STORAGE	133 SF
D127	WELLNESS CENTER	3,023 SF
D128	CLASSROOM	666 SF
D129	STORAGE	106 SF
D130	STORAGE	165 SF
D131	STORAGE	256 SF
D132	CLASSROOM	1,236 SF
D133	STORAGE	1,759 SF
D134	ELEVATOR	52 SF
D135	ELEVATOR ROOM	44 SF
D136	STORAGE	604 SF
D137	STORAGE	127 SF
D138	STORAGE	78 SF
D139	STORAGE	73 SF
D140	STORAGE	33 SF
D141	STORAGE	50 SF
D142	STAIR	466 SF
D143	STAIR	150 SF

- PLUMBING GENERAL NOTES**
- PROVIDE TRAP PRIMERS FOR FLOOR DRAINS SERVING MECHANICAL ROOMS, MECHANICAL DECKS, EMERGENCY SHOWERS, KITCHEN FLOOR DRAINS, AND AS REQUIRED BY CODE. SUPPLY NEAREST COLD WATER PIPING CONNECTED TO A FLUSH VALVE OR SOLENOID VALVE. SUPPLY PIPING SHALL BE 1/2" VALVED COLD WATER LINE. REFERENCE DETAIL FOR ADDITIONAL INFORMATION.
  - VERIFY INVERT ELEVATIONS ON UNDERGROUND SANITARY, STORM AND OTHER UTILITIES. COORDINATE DEPTHS WITH THE BUILDING CONSTRUCTION AND ALL OTHER UTILITIES INSIDE AND OUTSIDE OF THE BUILDING.
  - ALL STORM, SANITARY AND VENT PIPING IN CHASE EXPOSED TO THE PLENUM AND ABOVE CEILING WHERE PLENUM IS USED FOR RETURN AIR SHALL BE CAST IRON. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - PITCH UNDERFLOOR SANITARY WASTE AND STORM PIPING 3" AND GREATER AT 1/4" PER FOOT, UNLESS NOTED OTHERWISE. PITCH ALL OTHER WASTE PIPING AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.
  - WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR SHALL BE 2" MINIMUM.
  - PROVIDE CLEANOUT IN ACCESSIBLE LOCATION AT THE BASE OF ALL PLUMBING SANITARY AND STORM RISERS.
  - WHERE FLOOR DRAINS OCCUR WITHIN THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DEBRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK.
  - FIRE SEAL AROUND PIPING PENETRATIONS OF FIRE RATED WALLS. REFERENCE SPECIFICATION.
  - PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
  - FIELD VERIFY ALL NEW WATER, WASTE, AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPERLY OPERATING SYSTEMS.

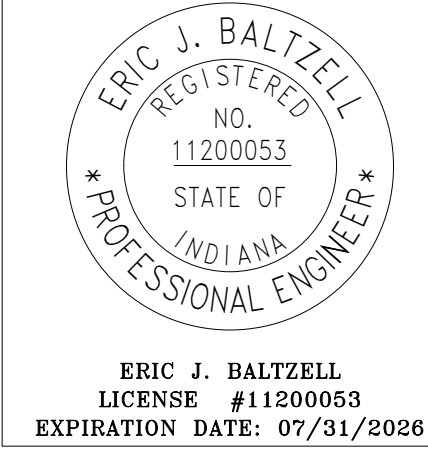
- HVAC GENERAL NOTES**
- REMOVE ALL UNUSED PIPING, DUCTWORK AND ACCESSORIES. DISPOSE OF THESE ITEMS OFF SITE.
  - THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING, PRIOR TO FINAL BID, ALL EXISTING CONDITIONS FOR PLUMBING AND MECHANICAL SYSTEMS WITHIN SCOPE AREA AND WITHIN CLOSE PROXIMITY OF THE SCOPE AREA.
  - DIVISION 23 MECHANICAL CONTRACTOR IS REQUIRED TO COORDINATE DIFFUSER AND GRILLE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS.
  - ALL EQUIPMENT LOCATED ABOVE CEILING REQUIRING MAINTENANCE SHALL BE INSTALLED WITHIN (2) FEET OF THE CEILING FOR MAINTENANCE PURPOSES. DO NOT INSTALL UNITS ABOVE LIGHTS AND CEILING SPEAKERS. COORDINATE LOCATION WITH ARCHITECTURAL REFLECTED CEILING PLAN AND GENERAL CONTRACTOR.
  - COORDINATE THE EXACT LOCATION OF THE VAV BOXES WITH ALL OTHER TRADES. VAV BOXES SHALL BE INSTALLED SUCH THAT THE CONTROL BOXES CAN BE EASILY ACCESSED AND MAINTAINED.
  - THIS CONTRACTOR SHALL BE REQUIRED TO REPLACE FILTERS ON HVAC EQUIPMENT AFTER ALL DUST PRODUCING CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO THE FINAL PUNCH.
  - LOCATE DUCTWORK AND MECHANICAL EQUIPMENT AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
  - FIRE SEAL AROUND DUCT PENETRATIONS OF FIRE RATED WALLS. REFER TO SPECIFICATION.
  - PROVIDE SLEEVES AND/OR OPENINGS TO RUN DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
  - ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE.

- HVAC GENERAL NOTES**
- WHERE FLOOR DRAINS OCCUR WITHIN THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DEBRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK. UNSAL DRAINS AT COMPLETION OF CONSTRUCTION.
  - THE CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS BOTH EXISTING AND THOSE ILLUSTRATED BY THESE DOCUMENTS AS WELL AS THOSE WHICH CAN BE REASONABLY ANTICIPATED INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, VENTILATION, PLUMBING, AND OTHER SYSTEMS INVOLVED ON THIS PROJECT.
  - FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL MECHANICAL CODE.
  - LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT AS INDICATED ON THE DRAWING, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD. CONSULT ENGINEER IF MANUFACTURER'S MINIMUM CLEARANCE REQUIRED CAN'T BE MAINTAINED.
  - INSTALL EXPOSED PIPING AND DUCTWORK AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS, WHERE NOT OTHERWISE NOTED ON DRAWINGS.

- | # | KEYNOTE DESCRIPTION   |
|---|---|
| 1 | REMOVE EXISTING AIR COMPRESSOR AND HAND OVER TO OWNER FOR FUTURE USE. PREPARE EXISTING 1-1/2" AIR COMPRESSOR PIPING FOR RECONNECTION. VERIFY EXISTING SIZE, TYPE AND LOCATION ON SITE. COORDINATE WORK WITH THE GENERAL CONTRACTOR.   |
| 2 | DIVISION 22 PLUMBING CONTRACTOR SHALL PROVIDE 3-1/2" CONCRETE HOUSEKEEPING PAD FOR PLACEMENT OF PLUMBING EQUIPMENT. COORDINATE WORK WITH GENERAL CONTRACTOR.  |
| 3 | CONNECT TO EXISTING COMPRESSED AIR PIPE IN THE APPROXIMATE LOCATION SHOWN. VERIFY EXIST SIZE, TYPE AND LOCATION ON SITE. COORDINATE WORK WITH THE GENERAL CONTRACTOR.   |
| 4 | EXISTING DUCTWORK AND DIFFUSERS TO REMAIN.  |
| 5 | INSTALL AIR DRYER AT 5'-6" FROM BOTTOM OF UNIT WITH UNISTRUT HUNG FROM STRUCTURE OR FROM THE WALL. VERIFY EXACT LOCATION WITH AIR COMPRESSOR AND AIR DRYER CLEARANCE SPACES. COORDINATE WORK WITH THE GENERAL CONTRACTOR.   |
| 6 | REFER TO COMPRESSOR DETAIL 5/MP1.1 FOR ADDITIONAL INFORMATION. COORDINATE EXACT LOCATION ON SITE.   |
| 7 | PROVIDE A LINE RETURN AIR SOUND TRAP ON RETURN AIR TRANSFER GRILLE. REFER TO DETAIL FOR ADDITIONAL INFORMATION.   |
| 8 | REMOVE LAVATORY, TRAP, VALVE STOPS AND ACCESSORIES. DISPOSE OF OFF SITE. PREPARE UTILITIES FOR RECONNECTION TO NEW WASH FOUNTAIN IN THIS LOCATION. MODIFY PIPING AS NEEDED TO CONNECT NEW WASH FOUNTAIN TO EXISTING UTILITIES. COORDINATE WORK WITH OWNER AND GENERAL CONTRACTOR. |
| 9 | CONNECT TO EXISTING SANITARY IN THE APPROXIMATE LOCATION SHOWN. COORDINATE FLOOR CUTTING AND OTHER WORK WITH THE GENERAL CONTRACTOR.  |



KEY PLAN



GRANT REGIONAL CAREER CENTER

REVISIONS TO

750 W. 25TH ST. JARVIS, IN 46033

ISSUANCES/REVISIONS		
CONSTRUCTION DOCUMENTS	04/10/2025	
1. ADDENDUM 01	04/28/2025	

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25010.00	LOW	LOW

SHEET TITLE:  
**FIRST FLOOR MECHANICAL AND PLUMBING PLAN - UNIT D**

SHEET NUMBER:  
**MP2.1**