



Addendum #2
Avon-Washington Township Public Library
Addition and Furniture Project

Date: July 30, 2025
Project: Avon-Washington Township Public Library – Addition and Furniture Project
Project #: 24029
Pages: 16
Bid Dates: **THURSDAY, August 14, 2025 at 2:00 pm (prevailing local time)**

General Note:

The original Specifications and Drawings dated July 11, 2025 for the project referenced above are amended as noted in this Addendum No. 2. Receipt of this Addendum and any subsequent Addenda must be acknowledged on the Bid Form. Items changed or added by this addendum are to take precedence over the items or descriptions of the work in the project manual and the drawings. Items not mentioned in this addendum are to remain as described in the original plans and specifications.

A pre-bid walkthrough was held on Tuesday July 29, 2025 at 2:00 pm. Meeting agenda and list of attendees are attached.

The contract award is contingent upon finalizing an access easement as required by the town's site stormwater review process. All other contract dates will be adjusted if the contract award is delayed beyond the current intended date, but no additional costs will be allowed.

Submit bidder questions no later than end of the day, Friday August 8, 2025.

Specifications Items:

Section 00 72 26 Supplementary General Conditions

1. REPLACE item 1.04-H as follows:
 - H. Calendar days will be added to the project schedule when poor weather days have exceeded the established baseline poor weather days. Poor weather days are defined as days in which the weather prevents the current construction activities from being performed.
 1. Include 20 days as the baseline number of poor weather days.
 2. Poor weather days may be caused by heavy rain or snow, or extremely cold temperatures.
 3. Claims for poor weather days must be made in the month in which they occurred.



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Section 230952 HVAC INSTRUMENTATION AND CONTROLS

1. Add sub-paragraph 1.2, H. as follows:
 - H. Indy Controls is the acceptable TCC. Contact Tim Cooper 317-918-5185, tcooper@indycontrols.com

Drawing Set Items:

Sheet G0-2 Life Safety Plan

1. REISSUE sheet in its entirety to clarify graphics, add plumbing schedule, and revise Code Review.
2. CLARIFY: there is no sprinkler scope in the addition. A reference to sprinkler work in the Code Review was in regard to a previous variance, and has been reworded for clarity.

Sheet S102 Girt Framing Plan

1. REVISE Framing Plan Notes item 14; the 3.5" Dovetail Steel Roof Deck shall be 3.5".

Sheet S103 Roof Framing Plan

1. REVISE Framing Plan Notes item 14; the 3.5" Dovetail Steel Roof Deck shall be 3.5".

Sheet A1-1 Architectural Floor Plan

1. ADD missing dimensions to floor plan as shown in the attached reissued sheet.
2. ADD general note L.
3. CLARIFY notes on Shelving Legend, metal library shelving is OFOI.

Sheet A3-1 Roof Plan

1. REVISE RF-2 detail as shown in the attached reissued sheet.

Sheet A8-1 Door/Frame Details

1. DELETE doors 274C and 274D from the Door Schedule.

Sheet A10-1 Interior Elevations & Casework Details

1. ADD general note regarding alternates as indicated on the attached reissued sheet.
2. CLARIFY that metal library shelving is OFOI.

Sheet A11-1 Finish Plan and Finish Schedule

1. REVISE the schedule item RF-1 to read "RB-1".



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Sheet E2-1 Main Level Lighting Plan

1. REVISE several light fixture tags and switches as shown in the attached sheet.
2. REVISE light fixture schedule item S1 as shown in the attached sheet.

Bidder Questions:

1. Can bidders visit the library before the bid date?
 - a. Yes, but you must schedule an appointment ahead of time to tour inside the building. Email kgrajewski@krMarchitecture.com and sarah@kramercorporation.com to confirm your visit with the library. A day's advanced notice is appreciated.
2. There is flooring on the finish plan called out as RB-1, is this supposed to be RF-1? There is no RB-1 on the list of materials and finishes schedule.
 - a. See clarification above.
3. How many parking spots should be reserved for library use during construction?
 - a. Maintain 44 spots in the north parking lot for library patron use during construction, in general the southernmost spots except when impacted by construction. Maintain all spots in the southern parking lot for staff use, except for the 4 spots adjacent to the building.
4. How should winter conditions be accounted for?
 - a. See the Supplementary General Conditions, Specification 00 72 26-1.04.F and .H
5. Is job site fencing required?
 - a. Yes, the job site is to be fenced, refer to Specification 01 50 00.
6. Can you clarify if the mulch 'mound' that's on top of the sidewalk between the addition and the parking lot will be impacted by construction?
 - a. Only a small portion of this may be disturbed by the geothermal installation and shall be reinstalled.
7. The drawing notes on S103 call out roof deck at 20 GA. Detail 2/S404 calls out 18 GA. deck. Which is the correct gage?
 - a. The dovetail deck shall be 18 GA, see revision above.
8. The door schedule has doors 274C and 274D, but they are nowhere on any floor plans, are these doors necessary?
 - a. No, see revision above.
9. Please provide contact information for Indy Controls.
 - a. See clarification above.
10. On M-601 Schedule drawing, note 2 for the Water Source Heat Pumps says to reference M-700 for Temperature Controls. There is no M-700 in the set.
 - a. The note says to reference the M-700 series sheets, not the M-700 sheet.

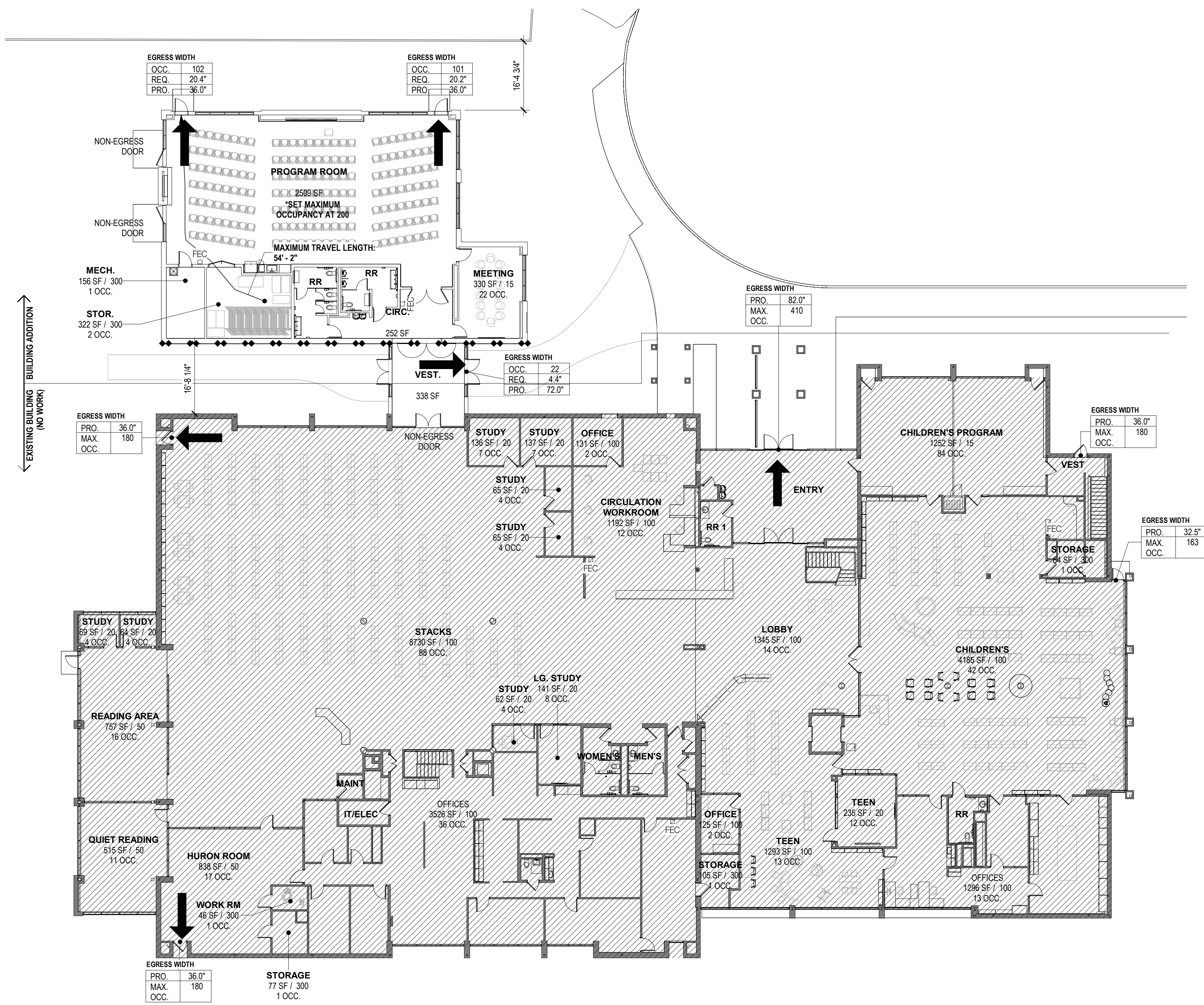


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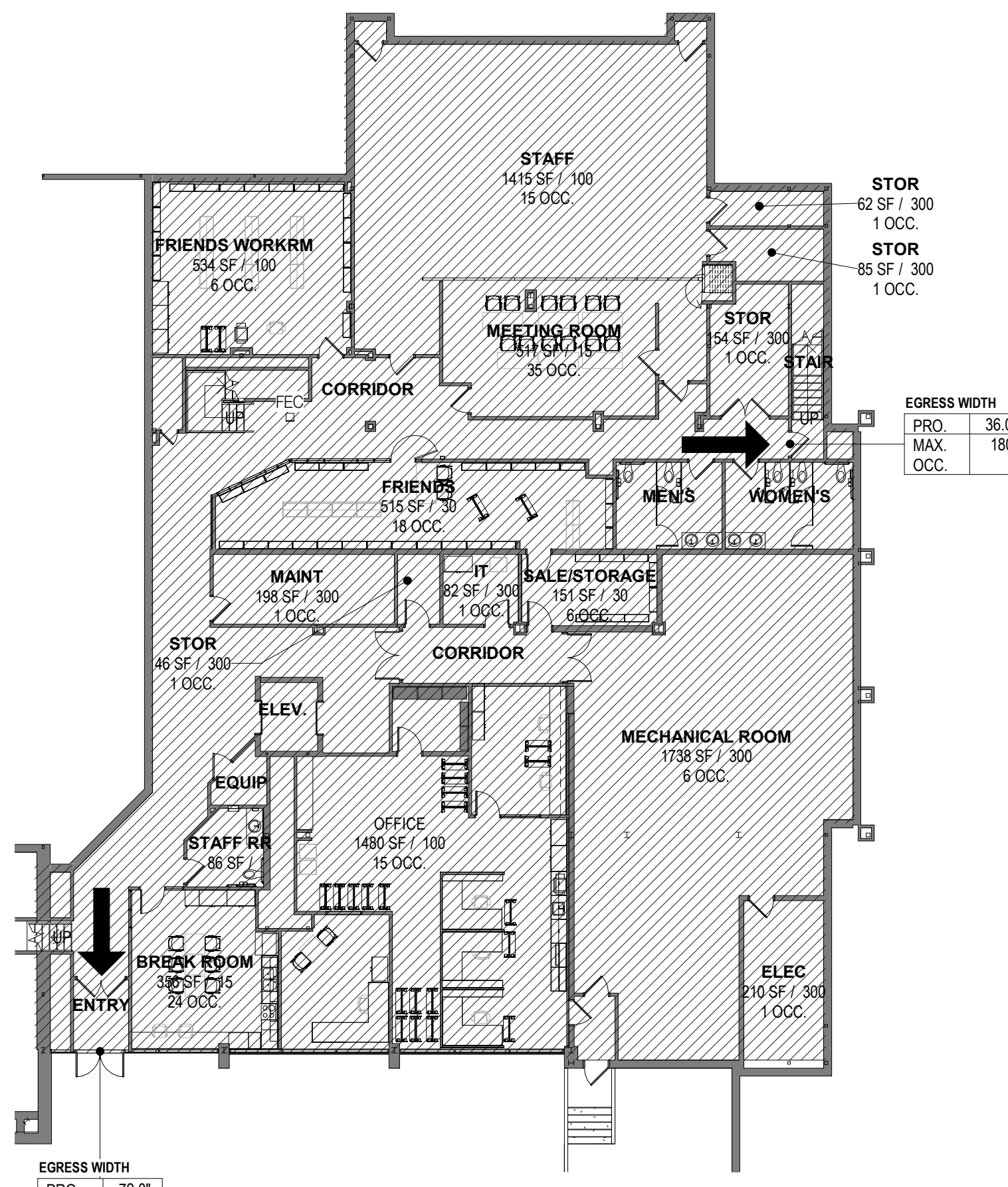
Attachments:

1. Sheet G0-2 Life Safety Plan
2. Sheet A1-1 Architectural Floor Plan
3. Sheet A3-1 Roof Plan
4. Sheet A10-1 Interior Elevations & Casework Details
5. Sheet E2-1 Main Level Lighting Plan
6. Pre-Bid Meeting Minutes
7. Pre-Bid Meeting Sign-In Sheet

END



1 LIFE SAFETY PLAN - FIRST FLOOR
SCALE: 1/16" = 1'-0"



2 LOWER LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"

LEGEND	
SYMBOL	DESCRIPTION
	FIRE EXTINGUISHER CABINET, TOP OF EXTINGUISHER IS LESS THAN 60" A.F.F.
	DIRECTION EGRESS COUNT

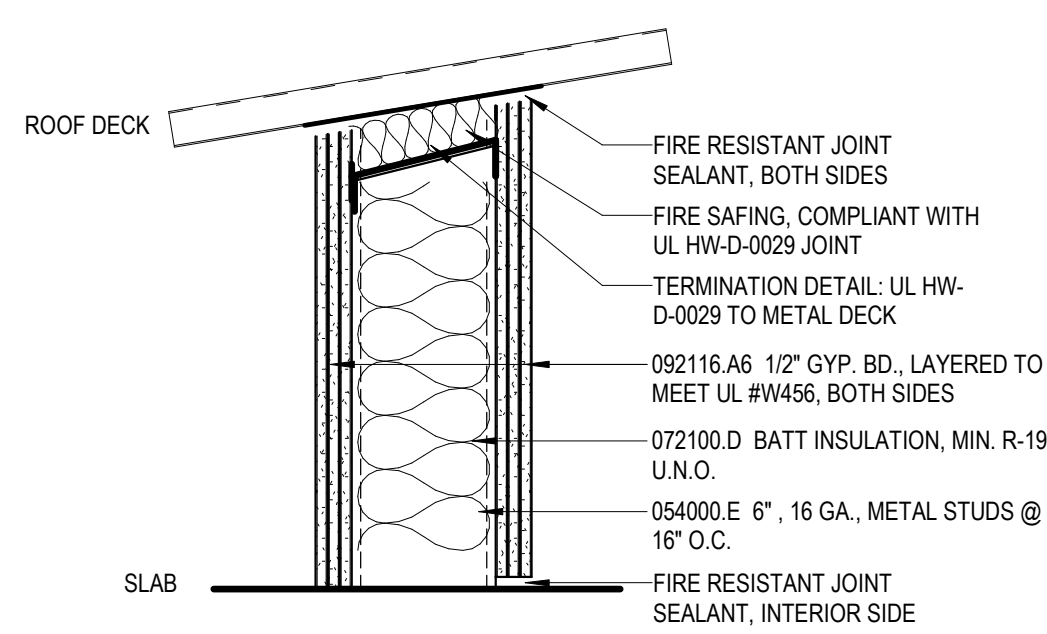
LINE SYMBOLS	
SYMBOL	DESCRIPTION
	FIRE BARRIER, 2-HOUR RATED, UL #W456
	75' ALLOWABLE FIRE EXTINGUISHER CABINET RADIUS

HATCH SYMBOLS	
SYMBOL	DESCRIPTION
	NO LIFE-SAFETY SCOPE
	BUILDING ADDITION

ADDITION PLUMBING CODE REVIEW: A-3 (OCCUPANCY TYPE)							
*TOTAL 225 OCCUPANTS	WATER CLOSETS			LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
	MALE	FEMALE	FAMILY	MALE	FEMALE		
TOTAL REQUIRED	1	2	0"	1	1	1	1
TOTAL PROVIDED	3	3	0"	2	2	2	1
A-3 OCCUPANCY :	1:125	1:65	1:600 IF 3 OR MORE TOTAL CLOSETS	1:200	1:200	1:500	1

* IF 6 OR MORE TOTAL WATER CLOSETS ARE REQUIRED IN BUSINESS OR ASSEMBLY OCCUPANCY, 1 FAMILY TOILET ROOM SHALL BE PROVIDED. COUNT IS SUBTRACTED FROM EITHER MALE OR FEMALE.
** BASED ON LIFE SAFETY PLAN

UL W456 WALL TYPE



CODE REVIEW	
PROJECT	AVON-WASHINGTON TOWNSHIP PUBLIC LIBRARY ADDITION AND FURNITURE PROJECT
APPLICABLE CODES	CONSTRUCTION MECHANICAL PLUMBING ELECTRICAL ENERGY OTHER 2014 INDIANA BUILDING CODE 2014 INDIANA MECHANICAL CODE 2008 INTERNATIONAL PLUMBING CODE 2008 NFPA 70 2010 INDIANA ENERGY CODE (ASHRAE 90.1 2007) 2012 INTERNATIONAL FIRE CODE 2010 AMERICANS WITH DISABILITIES
EXISTING BUILDING	EXISTING THE BUILDING WAS BUILT IN 1982 AND ADDED ON TO IN 1996 AND 2018. SEVERAL RENOVATION PROJECTS HAVE OCCURRED OVER THE YEARS. THE BUILDING IS PARTIALLY SPRINKLERED. COVERAGE INCLUDES THE BASEMENT AND 2018 ADDITION. LOWER LEVEL CEILING IS PART OF A 1-HR RATED FLOOR ASSEMBLY. PROPOSED NEW THIS PROJECT WILL ADD A PROGRAM ROOM WING TO THE BUILDING. THE EXISTING PROGRAM ROOMS ARE IN THE BASEMENT AND WILL NO LONGER BE USED FOR THE PUBLIC. NO MODIFICATIONS ARE PROPOSED TO THE EXISTING BUILDING OR ITS STRUCTURE. THE PROPOSED ADDITION WILL NOT BE SPRINKLERED, AND WILL BE SEPARATED FROM THE EXISTING BUILDING WITH A FIRE BARRIER.
BUILDING FEATURES	2 STORY(IES) LOWER LEVEL (EXISTING) = 13,511 SF FIRST FLOOR (EXISTING) = 28,004 SF PROPOSED ADDITION = 4,695 SF TOTAL = 47,210 SF
OCCUPANCY	A-3 OCCUPANCY [304.1]
TYPE OF CONSTRUCTION	TYPE III-B CONSTRUCTION EXISTING ASSUMED - NO CHANGES PROPOSED TO BUILDING ELEMENTS REGULATED BY TABLE 601 TYPE III-B CONSTRUCTION PROPOSED FOR THE BUILDING ADDITION STRUCTURAL FRAME = 0 HRS. BEARING WALLS - INTERIOR = 0 HRS. BEARING WALLS - EXTERIOR = 0 HRS. NON-BEARING WALLS - EXTERIOR (TABLE 602) = 0 HRS
ALLOWABLE AREA AND HEIGHT	FROM TABLE 603 ALLOWABLE AREA: 9500 SF 2 STORY(IES) = 19,000 SF BUILDING AREA MODIFICATIONS FRONTAGE INCREASE (506.2): 1.75% X BUILDING AREA = 33,250 SF BUILDING AREA VARIANCE 18-08-34 2018 ADDITION TO BUILDING ADDED 1457 SF TO EXISTING MAIN LEVEL SPRINKLER SYSTEM WAS PROVIDED IN ADDITION ONLY VARIANCE 25-04-72 ALLOWS 2008 ADDITION TO ADD 4,695 SF TO EXISTING MAIN LEVEL WITHOUT SPRINKLER SYSTEM. ADDITION SHALL BE SEPARATED BY A 2-HOUR FIRE BARRIER. DESIGN DESIGNED AREA: 47,210 SF DESIGNED STORIES: 2 STORY(IES)
ENERGY CODE	BUILDING ENVELOPE 100% COMPLIANCE FOR BUILDING ADDITION. REFER TO COMCHECK AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION MECHANICAL SYSTEM 100% COMPLIANCE FOR BUILDING ADDITION. REFER TO COMCHECK AND MEP DRAWINGS FOR ADDITIONAL INFORMATION LIGHTING SYSTEM 100% COMPLIANCE FOR BUILDING ADDITION. REFER TO COMCHECK AND MEP DRAWINGS FOR ADDITIONAL INFORMATION
INTERIOR WALLS AND CEILINGS	SECTION 803.1 CLASS A: FLAME SPREAD 0-25; SMOKE INDEX 0-450 CLASS B: FLAME SPREAD 26-75; SMOKE INDEX 0-450 CLASS C: FLAME SPREAD 76-200; SMOKE INDEX 0-450 TABLE 803.3 INTERIOR WALL/CEILING FINISH EXIT PASS CORRIDORS ROOMS/ SPACES A-3 B" A C **TABLE 803.9 OCCUPANCY "A-3" IN BUILDINGS LESS THAN THREE STORIES ABOVE GRADE. PLAN OF OTHER THAN GROUP I-3, CLASS B INTERIOR FINISH FOR NON-SPRINKLERED BUILDINGS AND CLASS C INTERIOR FINISH FOR SPRINKLERED BUILDINGS SHALL BE PERMITTED IN INTERIOR EXIT STAIRWAYS AND RAMPS.
MEANS OF EGRESS	TABLE 1004.1.2 ATTACHED OCCUPANCY LOAD PLAN BASED ON TABLE SECTION 1014.2 EGRESS THROUGH INTERVENING SPACES 1041.2.1 EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS EXCEPT WHERE SUCH ADJOINING ROOM OR AREA IS ACCESSORY TO ONE ANOTHER. SECTION 1016.1 EXIT TRAVEL DISTANCE IN AN "A" OCCUPANCY TO BE MAX 200'. NO TRAVEL DISTANCES EXCEED 200'.
INCIDENTAL USES	SECTION 509 NONE APPLICABLE TO THIS PROJECT
SMOKE	SMOKE DETECTORS ARE REQUIRED IN HVAC RETURN AIR SYSTEMS WITH A DESIGN CAPACITY GREATER THAN 2,000 CFM. SMOKE DETECTORS WILL BE INSTALLED IN ACCORDANCE WITH IMC SEC. 606 AREA DETECTION IS NOT REQUIRED

WHERE COMMUNITY CONNECTS

7/11/2025

24029 - ADDITION AND FURNITURE PROJECT

498 N. AVON AVE., AVON, IN 46123

BID SET

7/11/2025

24029

7/30/25

ADD-02

REVISIONS

2

NOT FOR CONSTRUCTION

BID SET

7/11/2025

KW JOB NO.

24029

DRAWN BY

KG

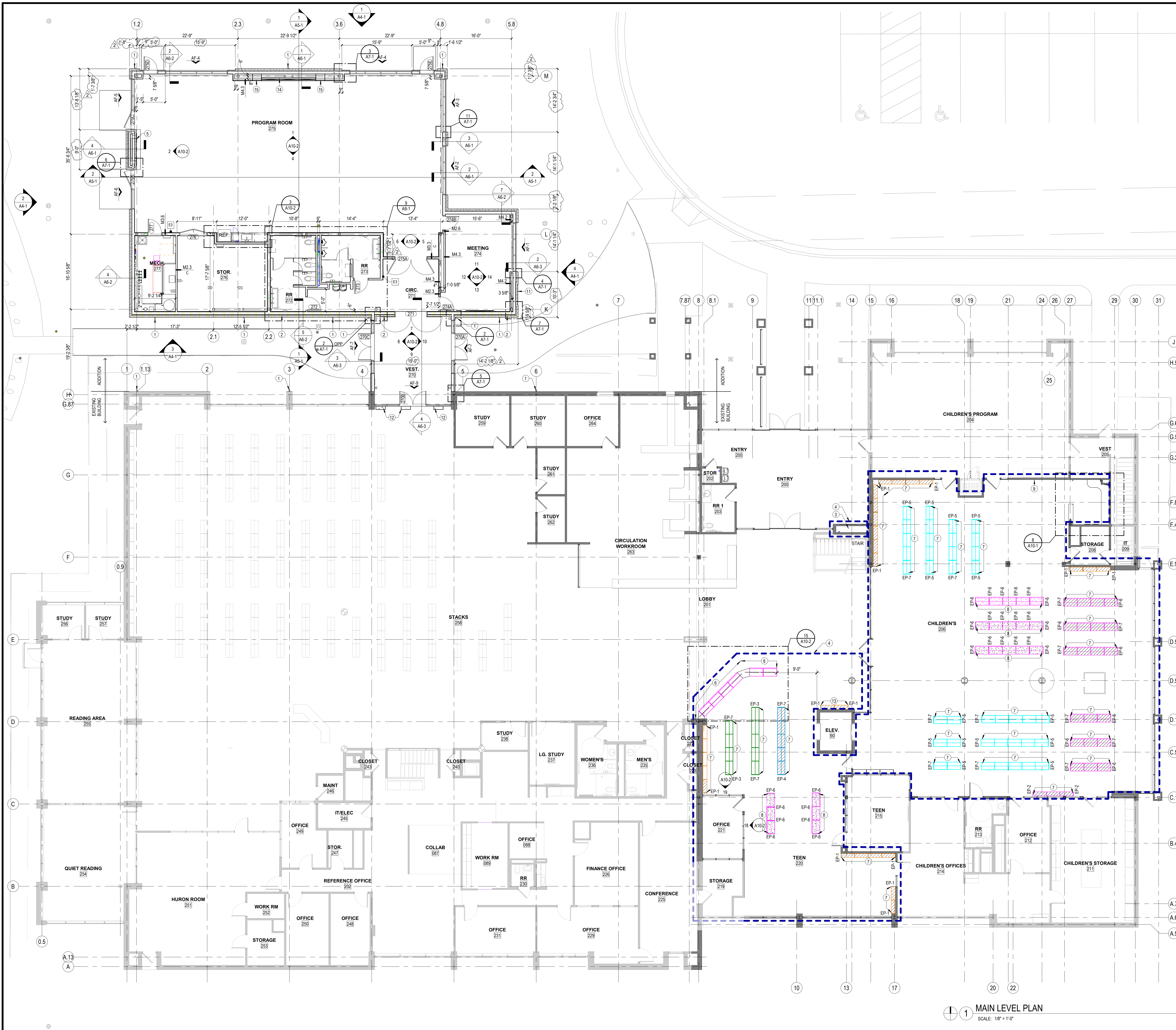
DRAWING NAME

LIFE SAFETY PLAN

DRAWING NO.

G0-2

SHEET PRINTED 7/30/2025 4:37:30 PM



1 MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

- CONTRACTOR TO VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY ARCHITECT IN WRITING OF ALL DISCREPANCIES. CONTRACTOR TO DOCUMENT EXISTING FIELD CONDITIONS, LIGHT FIXTURE AND MEP SUPPLY ITEM LOCATIONS, SPRINKLER HEADS, AND ALL OTHER CEILING ITEM LOCATIONS PRIOR TO CONSTRUCTION. THIS INFORMATION SHALL BE PROVIDED TO ARCHITECT FOR INCORPORATION INTO A CONSTRUCTION SET.
- THE GENERAL CONTRACTOR AND EACH TRADE IS RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NEW WORK WITH ALL EXISTING CONDITIONS AND WITH ALL OTHER TRADES.
- CONTRACTOR IS RESPONSIBLE TO PATCH/REPAIR/SEAL ALL NEW & EXISTING PENETRATIONS INTO RATED WALLS TO MAINTAIN RATED ASSEMBLY.
- ALL PENETRATIONS IN AND THROUGH FIRE AND SMOKE RATED WALLS SHALL BE SLEEVED AND FIRE STOPPED AS NECESSARY TO MAINTAIN RATINGS.
- THE TERM "PROVIDE" INDICATES TO SUPPLY AND INSTALL COMPLETE, FOLLOWING MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND SUPPLYING AND INSTALLING ALL ASSOCIATED ITEMS AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION.
- GENERAL CONTRACTOR SHALL COORDINATE ALL PHASES AND TIMING OF CONSTRUCTION WITH ARCHITECT AND BUILDING OWNER.
- PROVIDE WOOD BLOCKING IN WALL FOR ALL WALL-HUNG ITEMS (CASEWORK, RESTROOM ACCESSORIES, FURNITURE, ELECTRONICS, ETC.).
- IN NO CASE SHALL THE WALL INTERFERE WITH EXISTING WINDOWS. IF THIS OCCURS, MOVE WALL MINIMALLY TO CORRECT THE PROBLEM. NOTIFY ARCHITECT AND CONTRACTORS THAT WILL BE AFFECTED BY THIS CHANGE.
- DIMENSIONS ARE INDICATED FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE.
- UNLESS OTHERWISE NOTED, INTERIOR PARTITIONS SHALL BE TYPE M2.3.
- PROVIDE MOISTURE RESISTANT, TYPE "X" GYPSUM WALLBOARD FOR ALL WALLS THAT INCLUDE PLUMBING LINES. REFERENCES TO ALTERNATES AND BASE BID ARE INTENDED TO BE INTERPRETED IN RELATION TO ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETE UNDERSTANDING OF SCOPE. BIDDERS SHALL REVIEW ENTIRETY OF CONTRACT DOCUMENTS IN REGARD TO ALTERNATES.

PLAN NOTES - FLOOR PLAN

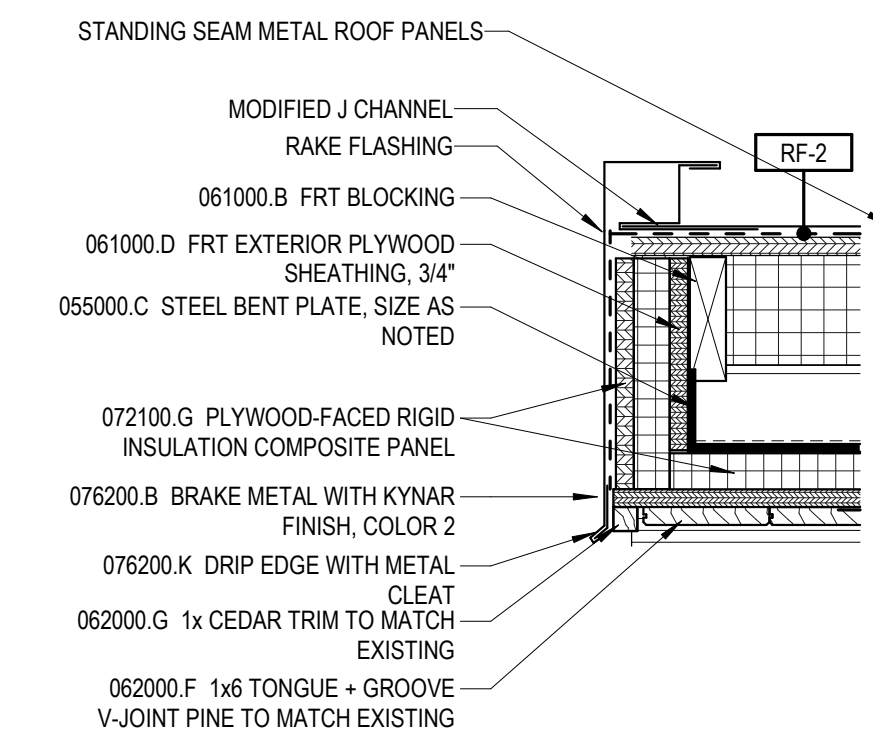
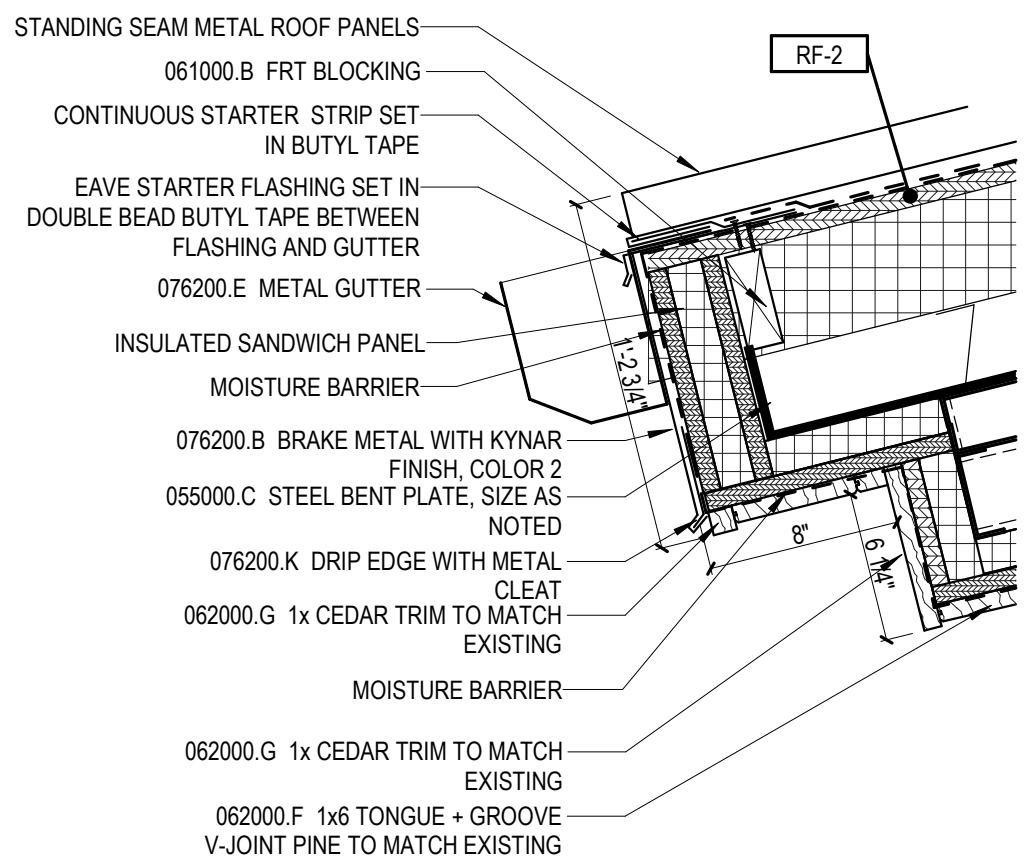
- DOWNSPOUT
- 2-HOUR FIRE BARRIER, UL ASSEMBLY W465
- ELECTRICAL AND PLUMBING CHASE TO ADDITION
- RENOVATION SCOPE AREA - REF ALL DRAWINGS FOR FULL EXTENT OF WORK REQUIRED. LINE IS INTENDED TO DENOTE PRIMARY SCOPE, ADDITIONAL BUILDING AREAS MAY BE AFFECTED OUTSIDE OF REGION NOTED
- ELECTRIC FIREPLACE INSERT: AMANTII SYMMETRY, SYM-60-XT
- BASE BID, PROVIDE MILLWORK AS DETAILED IN ELEVATION AND SECTION DETAILS
- ALTERNATE 2: PROVIDE (2) END PANELS AND (1) CANOPY AT SHELVING RUN
- ALTERNATE 2: PROVIDE (2) END PANELS AND (1) CANOPY AT EACH SEPARATE MOBILE SHELVING UNIT
- RELOCATE WALL LEGO BOARD ALONG WALL, COORDINATE WITH ARCHITECT
- INSET SMOOTH LIMESTONE REGION, 4'x4'
- INFLU SLAB OPENINGS AT REMOVED AIR SUPPLY GRILLE WITH CONCRETE, FLUSH WITH FLOOR SLAB. REF MECH FOR SHEET METAL DUCT CAP/RECEIVER
- ALTERNATE 2: PROVIDE (2) END PANELS AND (1) CANOPY AT SHELVING RUN. LAMINATE FINISH TO BE PL-2, PANOLAM 11P565 SD STORM GRAY
- RECESS WALL FOR AV DISPLAY SCREENS, COORDINATE DEPTH WITH AV INSTALLER FOR FLUSH CONDITION
- INSET CABINET FOR AV SYSTEM CONTROLS, COORDINATE SIZE NEEDED WITH AV INSTALLER

EQUIPMENT SCHEDULE

E1	EXISTING REFRIGERATOR	OF	CI
E2	RECESSED FIRE EXTINGUISHER CABINET	CF	CI
E3	EXISTING FIRE EXTINGUISHER	ETR	ETR
E4	EXISTING UNDERCOUNTER ICE MAKER	OF	CI
E5	ELECTRIC RANGE	OF	CI
E6	EXISTING IT CABINET	ETR	ETR
E7	SINK, REF. PLUMB	CF	CI
E8	SINK, REF. PLUMB	CF	CI
E9	COUNTER MICROWAVE	OF	CI
E10	WALL MOUNTED TELEVISION LOCATION, PROVIDE IN-WALL BLOCKING	OF	CI
E11	MULTI-SCREEN THIN BEZEL DISPLAY SYSTEM, PROVIDE IN-WALL BLOCKING	OF	CI

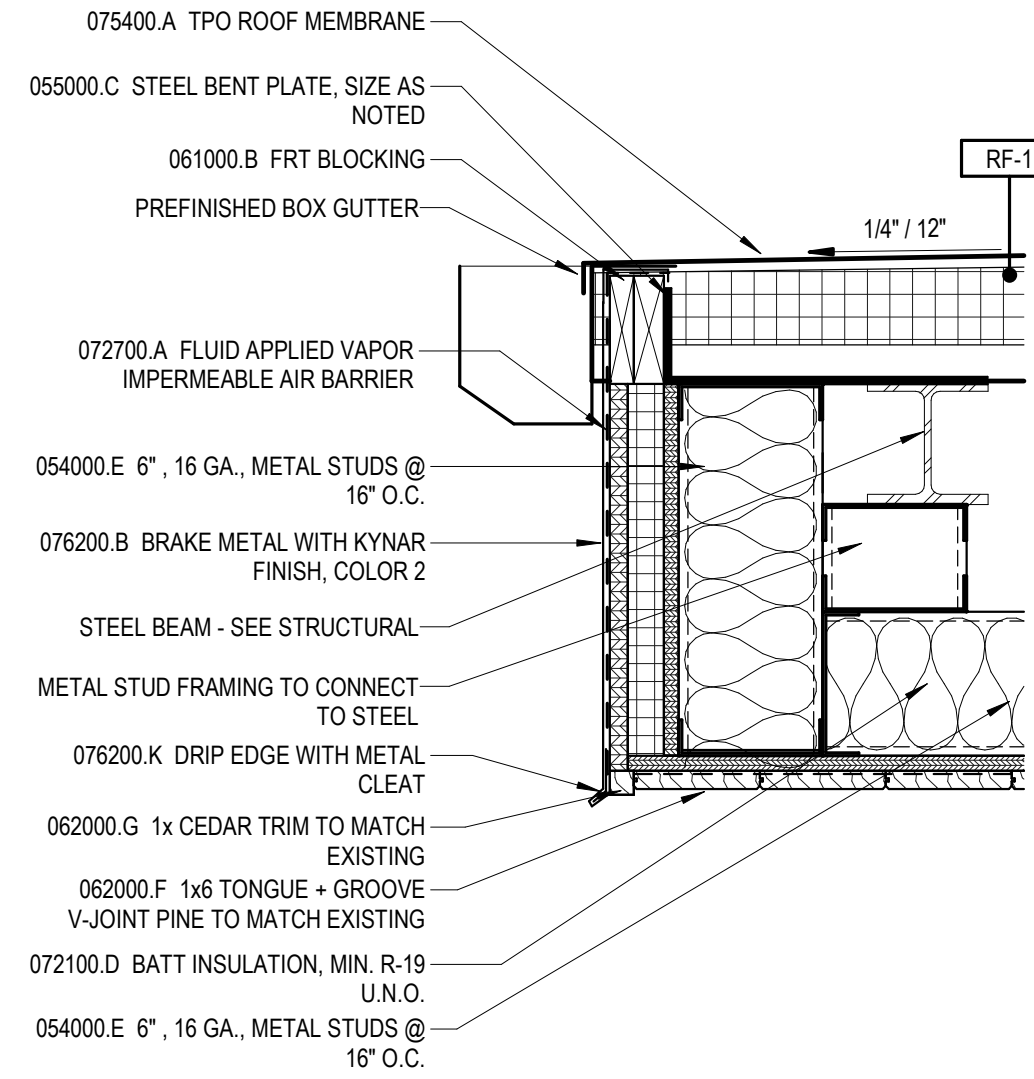
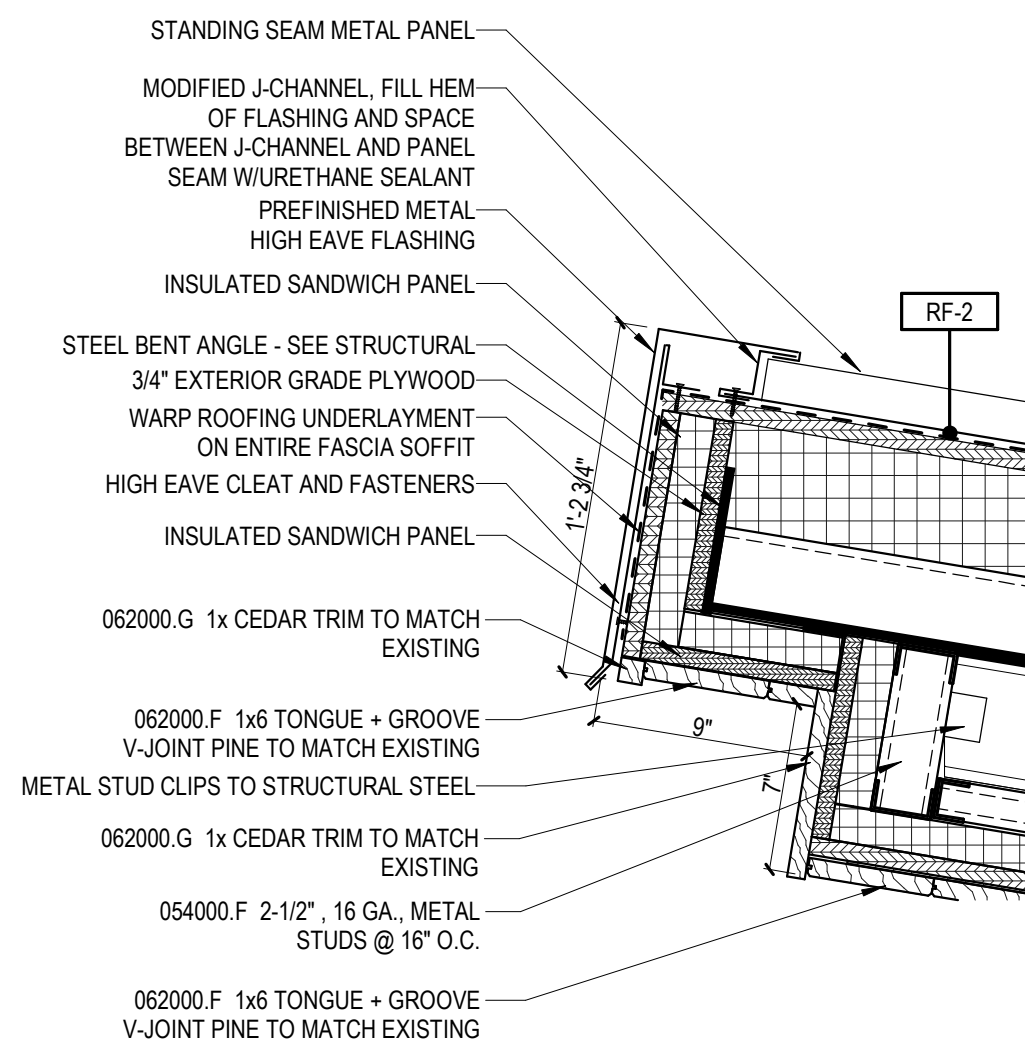
SHELVING LEGEND

- Existing Steel Shelving Units
- New Steel Shelving Units (OFOI)
- New Steel Shelving Units Mobile (OFOI)
- 42"H - 3 Shelves per unit
- 58"H - 4 Shelves per unit
- 66"H - 4 Shelves per unit
- 72"H - 5 Shelves per unit
- 80"H - 4-6 Shelves per unit



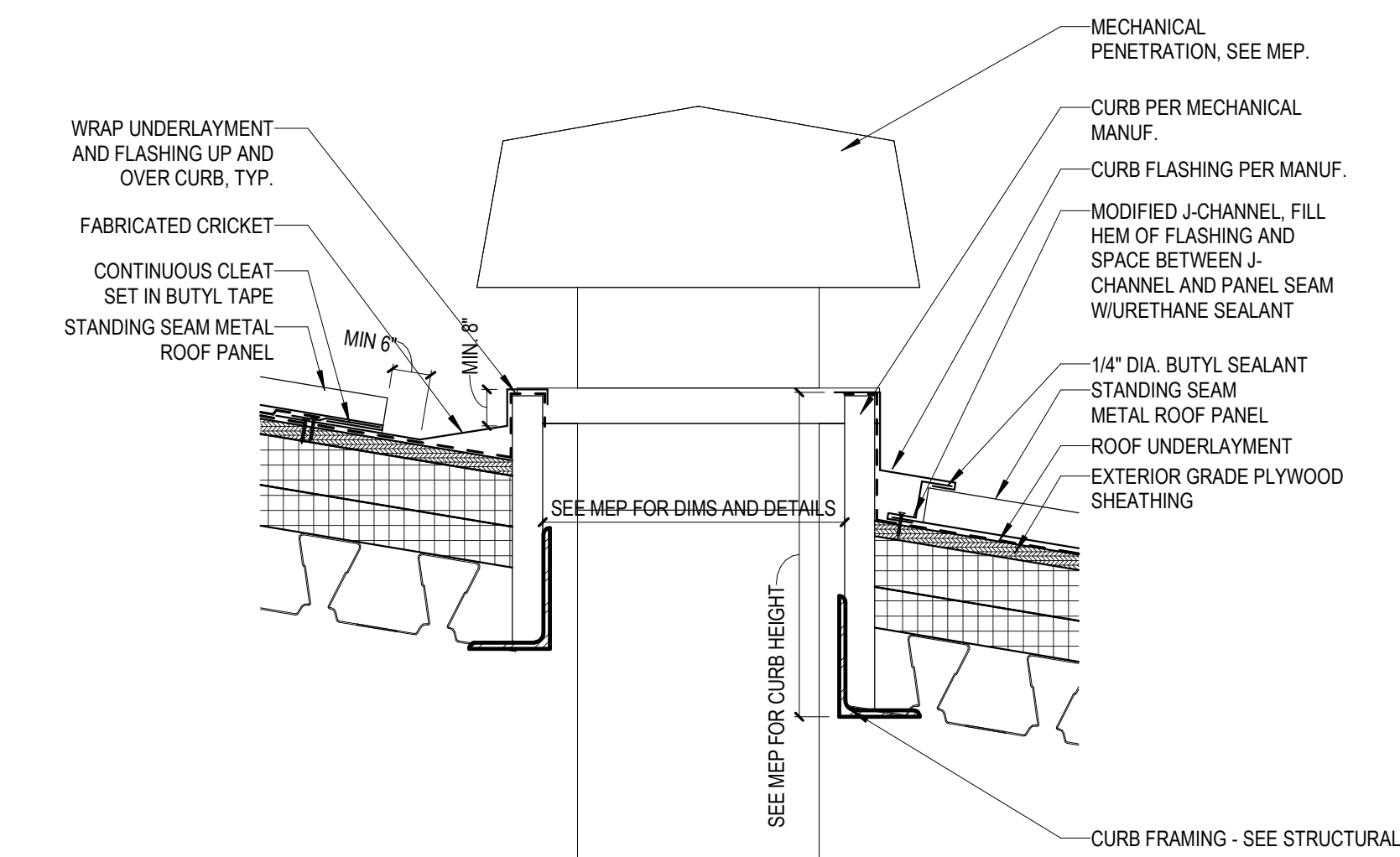
3 SS METAL EAVE DRIP EDGE DETAIL

2 SS METAL RAKE DETAIL

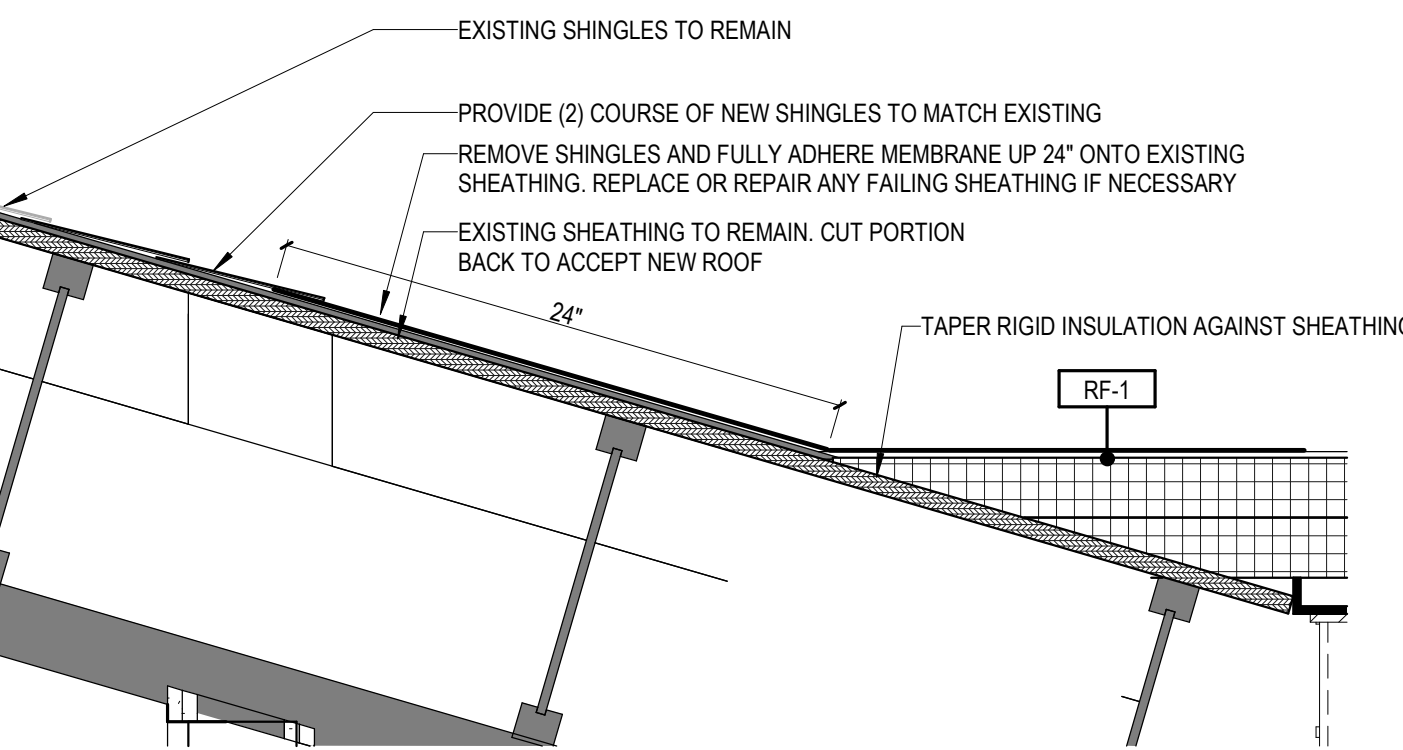


5 SS METAL HIGH EAVE DETAIL

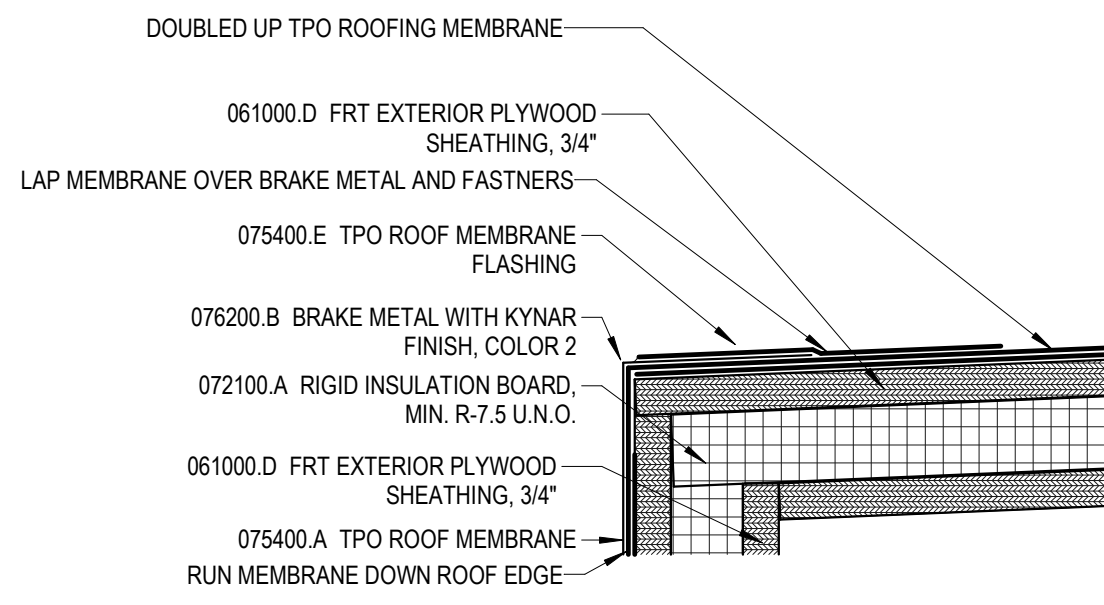
4 TPO RAKE GUTTER DETAIL



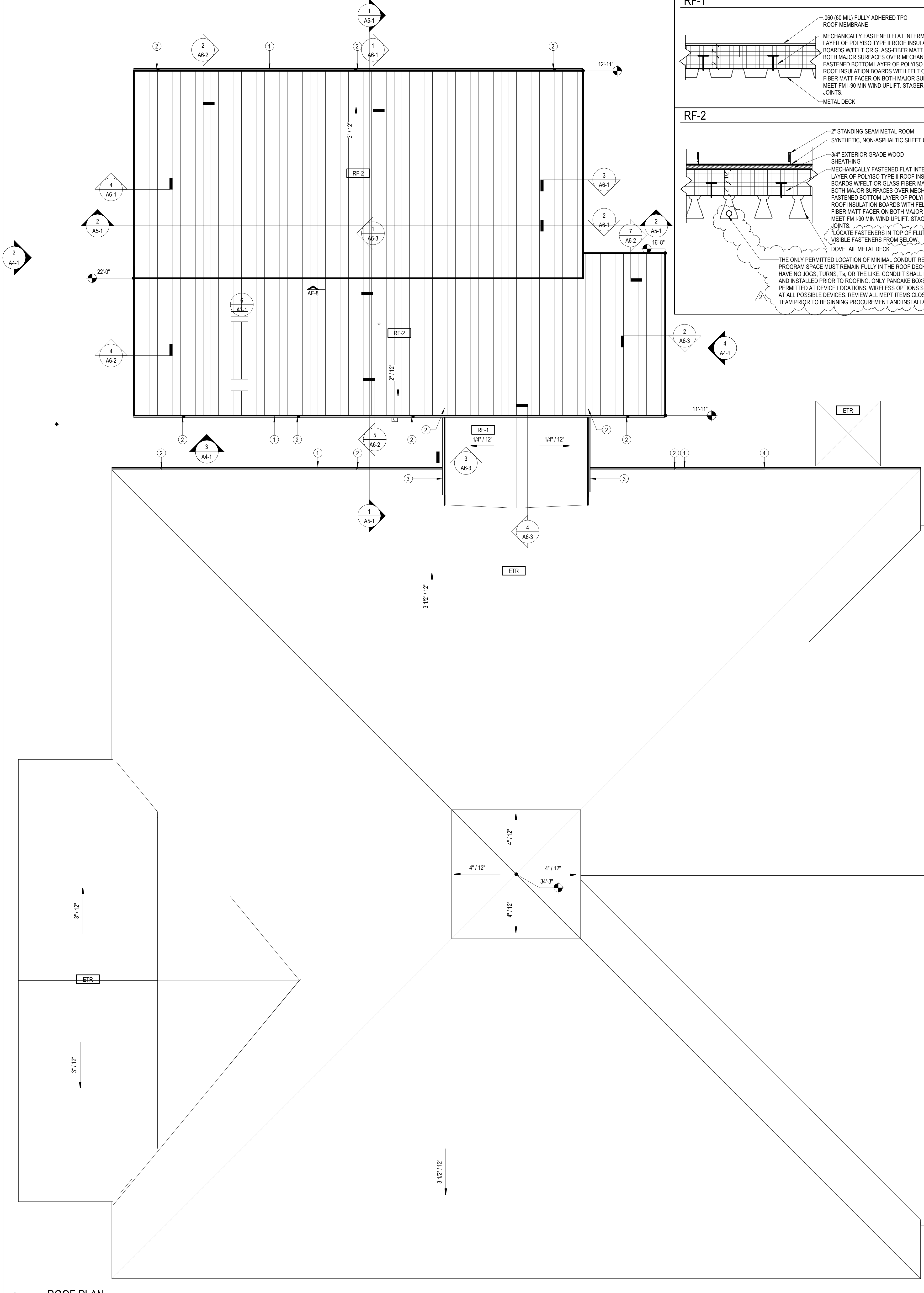
6 ROOFTOP CURB DETAIL



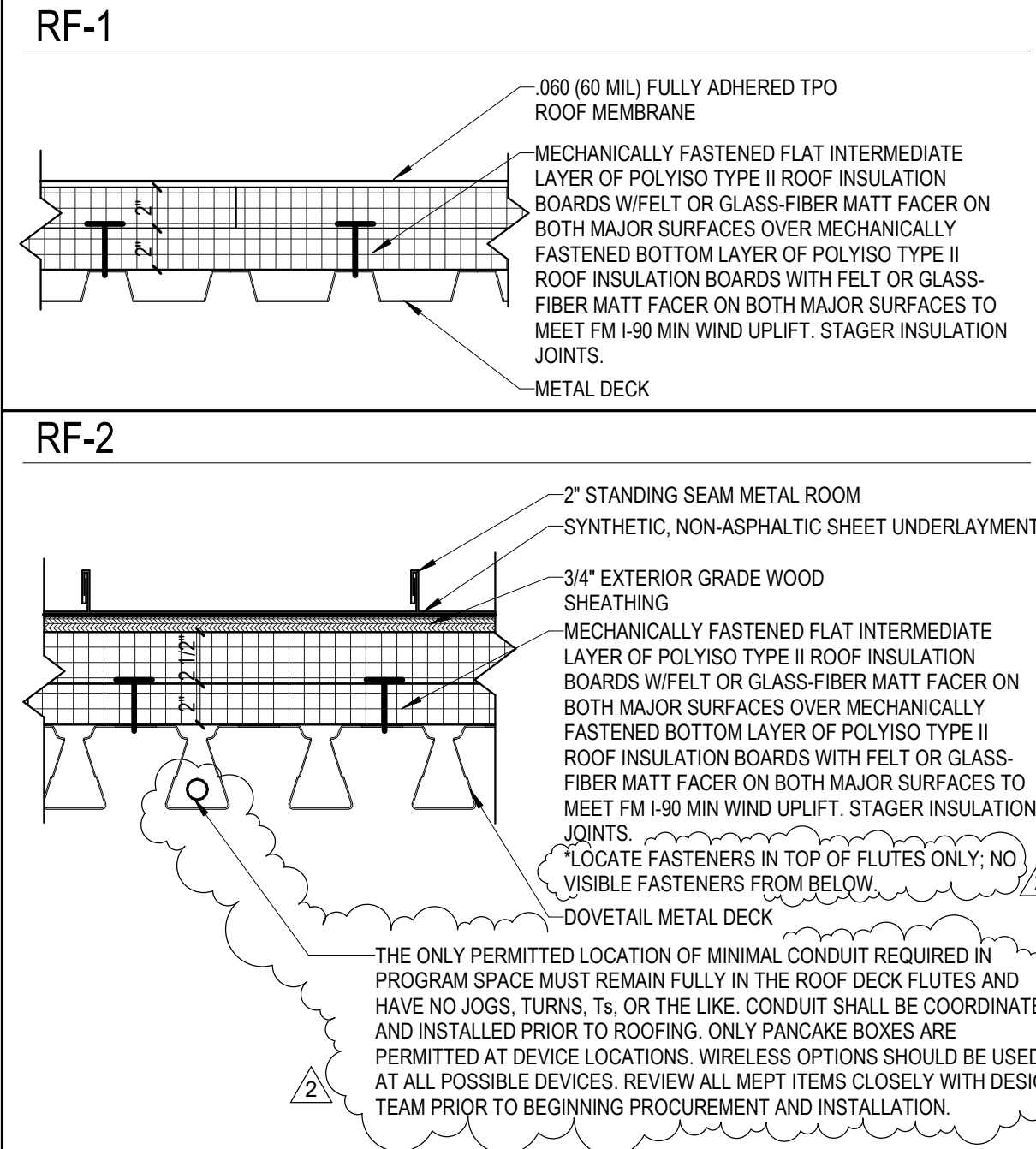
8 ROOF TRANSITION DETAIL



9 ROOF EDGE DETAIL



1 ROOF PLAN



GENERAL NOTES - ROOF PLAN

- PROVIDE MANUFACTURER'S STANDARD DETAILS WHERE MECHANICAL EQUIPMENT OCCURS, COORDINATE WITH ARCHITECTURAL AND MEP.
- SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL, ROOF PENETRATION REQUIREMENTS.
- PROVIDE ICE AND WATER SHIELD AT ALL OVERHANGS (FROM EDGE OF ROOF TO 24" PAST INTERIOR LINE OF WALL), VALLEYS (3'-0" ON EACH SIDE), RIDGES (3'-0" ON EACH SIDE) AND HIPS (3'-0" ON EACH SIDE).

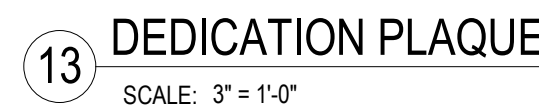
PLAN NOTES - ROOF PLAN

- METAL GUTTER
- DOWNSPOUT
- DOWNSPOUT FROM HIGH ROOF TO LOW ROOF, DIRECT AWAY FROM THE BUILDING
- THE GUTTER INTO EXISTING. MATCH COLOR, SIZE AND PROFILE

ROOF SCHEDULE	
ETR	EXISTING ROOF TO REMAIN
RF-1	FULLY ADHERED TPO ROOF OVER MIN. R-20 RIGID INSULATION. REFER TO SPECIFICATIONS
RF-2	STANDING SEAM METAL ROOF SYSTEM OVER MEMBRANE, 3/4" PLYWOOD, 4.5" INSULATION, 3.5" DOVETAIL ACOUSTIC STEEL DECK. REFER TO SPECIFICATIONS
RF-3	FLAT LOCK METAL ROOF SYSTEM OVER MEMBRANE, 3/4" PLYWOOD, 2" INSULATION, STEEL STRUCTURE. REFER TO SPECIFICATIONS

ROOF SYMBOLS

- XXX-1 ROOF TYPE SYMBOL
- RD 6" ROOF DRAIN
- ORD 6" OVERFLOW ROOF DRAIN
- ROOF DRAINAGE SADDLE
- DIRECTIONS OF SLOPE
- RELIEF HOOD



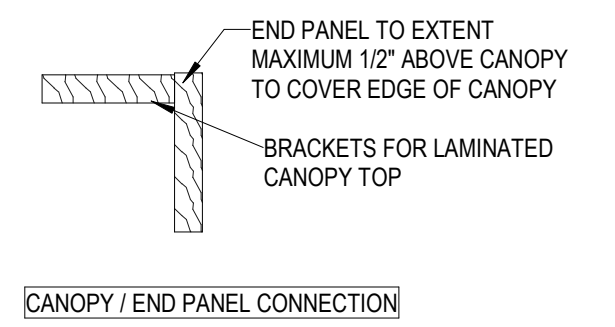
- 1 F-2. GRADIENT WINDOW FILM TO START CLEAR AT THIS HEIGHT.
- 2
- 3 F-1. CUSTOM WINDOW FILM GRAPHIC REFERENCE SHEET A1.
- 4
- 5 EXISTING "TEEN" ILLUMINATED SIGNAGE. REMOVE AND RECENTER WITH ADDITIONAL SIGNAGE.
- 6 EXISTING YELLOW ARROW SIGNAGE. REMOVE AND RECENTER WITH ADDITIONAL SIGNAGE.
- 7 NEW LETTERING AND BACK LIGHTING. MATCH FONT AND HEIGHT OF EXISTING ILLUMINATED SIGNAGE. REMOVE AND RECENTER WITH ADDITIONAL SIGNAGE.
- 8 NEW SIGNAGE. MATCH COLOR AND DIMENSIONS OF EXISTING YELLOW ARROW SIGNAGE. REMOVE AND RECENTER WITH ADDITIONAL SIGNAGE.
- 9
- 10 STEEL SHELVEY BY OTHER. COORDINATE INSTALLATION WITH ARCHITECT.
- 11 NEW PROVIDE EQUIPMENT. CONTRACTOR TO VERIFY SIZE, LOCATION AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 12
- 13 FILLER PANEL, VERIFY IN FIELD.
- 14 COORDINATE LIGHTING WITH ELECTRICAL DRAWINGS.
- 15 3/8" LAMINATED GLASS.
- 16 COORDINATE LAYOUT OF WOOD TRIM WITH FINAL DISPLAY SIZE AND LOCATION.
- 17 VERTICAL AND HORIZONTAL WOOD TRIM TO BE SMOOTH AND PAID ON ALL SIDES. P-4.
- 18 WALL REVEAL AND EDGE OF DISPLAY WALL TO BE PAINTED TO MATCH TRIM. P-4.
- 19 PAINT CEILING STRUCTIONS AS INDICATED ON CEILING PLAN.
- 20 PAINT CEILING AS INDICATED ON CEILING PLAN.
- 21 WOOD MANTEL TO BE STAINED, ST-1. FINAL STAIN TO BE APPROVED BY ARCHITECT.
- 22 FIREPLACE HEARTH STONE CAN FINISH COLOR TO BE APPROVED BY ARCHITECT.
- 23 PAINT WALL AS SCHEDULE ON FINISH PLAN.
- 24 STONE AS SCHEDULE, REFERENCE SPECIFICATION AND BUILDING SECTIONS.
- 25
- 26 PAINT ACCENT BAND F-2.
- 27 TECHNICAL CABINET, BUILT INTO WALL. FULL DEPTH OF BUILT-OUT WALL CAVITY. PROVIDE PERFORATED METAL PANEL INSET INTO DOOR FOR VENTILATION. PAINT TO MATCH CABINET. PROVIDE POWER, DATA, AND WIRING ROUTES TO AV SYSTEM.
- 28
- 29 1" GYPSUM REVEAL. PAINT P-1.
- 30
- 31 n/a

GENERAL NOTE

REFERENCES TO ALTERNATES AND BASE BID ARE INTENDED TO BE INTERPRETED IN RELATION TO ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETE UNDERSTANDING OF SCOPE. BIDDERS SHALL REVIEW ENTIRETY OF CONTRACT DOCUMENTS IN REGARD TO ALTERNATES.

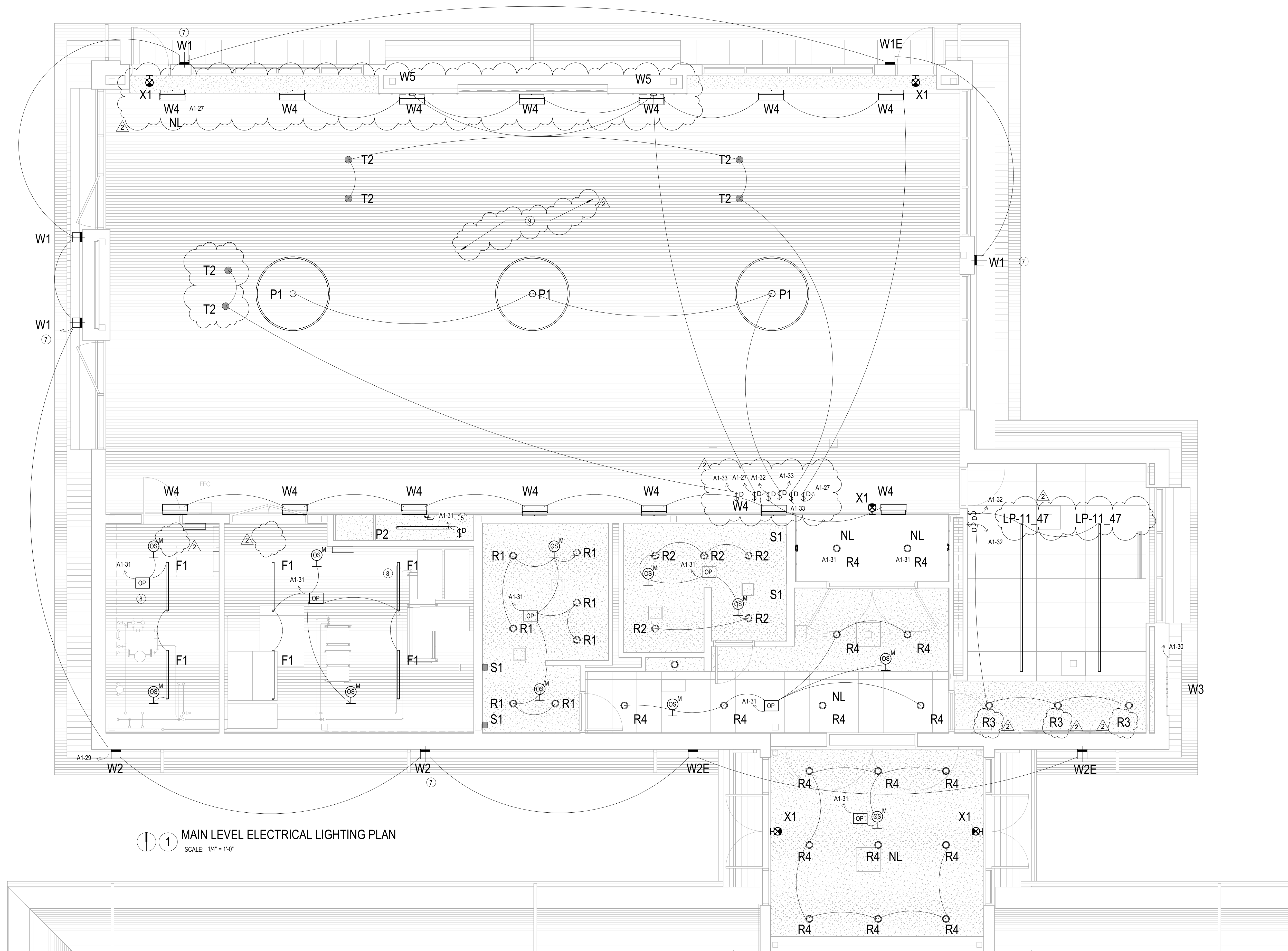
ALTERNATE 2: MILLWORK END PANELS AND CANOPIES - REFER TO SPECIFICATIONS AND DETAILS BELOW

NOTE: METAL LIBRARY SHELVING SHALL BE OF 100% STEEL



NOTE: CHILDREN'S PLAY CASEWORK AND STRUCTURE DETAILS FOR REFERENCE ONLY - BY OTHER





- # NOTES
1. NO TO HAVE BATTERY BACK UP. NIGHT LIGHTS TO BE ON NON SWITCHING OPERATION.
 2. UL 924 DEVICE REQUIRED AT ALL LIGHTING FIXTURES WHEN USED AS EM & ALSO USED AS DIMMABLE FIXTURES.
 3. ALL NEW EXIST LIGHTS TO HAVE 90 MIN. BATTERY BACKUP.
 4. ALL OCCUPANCY SENSOR TO BE SET TO TURN OFF LIGHTS LESS THAN 30 MINUTES AFTER ANYBODY LEAVES THE ROOM.
 5. NEW SWITCH FOR UNDER COUNTER LIGHTS.
 6. OCC SENSOR: SUBMIT SHOP DRAWINGS INDICATING MOUNTING AND OPERATION FOR APPROVAL. PRIOR TO THIS WORK, SENSOR SHALL BE NOISE, ARRANGEMENT, & DIMMABLE LIGHTING FIXTURES INDICATED. ALL LIGHT FIXTURES CONTROLLED WITH PHOTO SENSOR SHALL BE PROVIDED WITH DIMMABLE DRIVER. REFER TO DETAIL, SPEC E3-2
 7. EXTERIOR WALL MOUNTED LIGHT FIXTURE COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT REFER TO ROUSHIN. THESE FIXTURES ARE TO BE CONTROLLED THROUGH AUTOMATIC LIGHTING CONTROL. REFER TO DETAIL, SPEC E3-2. LIGHTING SCHEDULE, SPEC E3-2. TYPICAL EXTERIOR FIXTURES.
 8. FIELD VERIFY LIGHT LOCATIONS THIS ROOM.
 9. RUN CONDUIT FOR CEILING MOUNTED ELECTRICAL DEVICES ABOVE ROOF CED STRUCTURE. NO CONDUIT SHALL BE SURFACE MOUNTED OR VISIBLE FROM WITHIN THE FINISHED SPACE.

LIGHT FIXTURE SCHEDULE						
Exterior Luminaires						
Label	Arrangement	Lum. Watts	Lum. Lumens*	ILF	Manufacturer	Description
W1	Single	15	1408	0.85	PIL	71613
W1E	Single	15	1408	0.85	PIL	71612-90 MIN BACKUP
W2	Single	15	1340	0.85	PIL	71634
W2E	Single	15	1340	0.85	PIL	71634-90 MIN BACKUP
W3	Single	13.68	1343	0.85	LUMENPULSE	LPF-SA-X-48-X_75W-40K-80-WW-FR-X-X-X-WMCL
Interior Luminaires						
Label	Arrangement	Lum. Watts	Lum. Lumens*	ILF	Manufacturer	Description
A1	Single	20	1831	0.88	ALPH	NUG-RD-SW-25LM-35K-80-HE60
F1	Single	49.5	5758	0.85	COLM	MCPSA-35-HL-CW
LP11_47_47	GROUP	N.A.	N.A.	0.85	INTR	Camay-SDI-DPR-935-1000+1450LM"11_47"
P1	Single	68	4078	0.85	OCL	AOX-X72-MW-X-LED1-35K
P2	Single	42	2512	0.523	SONN	200K04C
R1	Single	8.53	814	0.88	ALPH	NUG-RD-SW-10LM-35K-80-HE70
R2	Single	14.53	1148	0.88	ALPH	NUG-RD-SW-15LM-35K-HE70
R3	Single	14.53	1195	0.88	ALPH	NUG-RD-SW-15LM-35K-80-HE60
R4	Single	14.53	1158	0.85	DMF	MIP-MQ-35-0A-MAT95WHHD0F
S1	Single	12	127	0.85	NAL	Tropix-P-CUSV_2
T2	Single	25.6	2459	0.85	BRUC	GK-25-25LM-35K-90-35D-120-ELV-MP-BK
W4	Single	200	21032	0.85	METEOR	R1210-358-UNV-X-ASY
W5	Single	26.8477	217	0.85	SONN	2711_XL-WML
W6	Single	8.1	443	0.89	RBW	TBD [CU-W5-X-35-X]
X1	Single				Dualite	LE-W-S-R-XX-W-E-I-M



PRE-BID CONFERENCE MINUTES

Date: July 29, 2025

Project: Addition and Furniture Project
krM Project Number – 24029

Owner: Avon Washington Township Public Library
Laurel Setser, Director

Architect: krM Architecture+
1515 N Pennsylvania St
Indianapolis, IN 46202
Katie Grajewski, Architect
kgrajewski@krmarchitecture.com

Owner's Representative: Kramer Corporation
36 E. Main St.
Brownsburg, IN 46112
Dan Sulkoske, Sarah Craft

Agenda Items:

List of Attendees:

- All attendees must sign in (sheet to be circulated). The list will be issued in a forthcoming addendum.

Purpose of Pre-Bid Meeting:

- A pre-bid conference will be held as described in the advertisement to bidders. All bidding contractors, sub-contractors, and suppliers are encouraged to attend this conference. Bidders are not required to attend this conference but are held responsible for any site conditions, or existing building conditions, that are apparent to a site visit and or any matters discussed at this meeting. Meeting minutes will be issued via addendum.
- No responses made by the design team are incorporated into the Bid unless included in writing in an addendum.

Scope of Work:

- The project consists of an addition on the north side of the Library, containing programming and support spaces. The scope of work will include masonry and metal stud walls, structural steel framing, concrete work, roofing, flooring, ACT ceilings, metal storefronts, operable louvers, and associated MEP items.
- Also, the project contains some light renovation scope in the children's and teen areas of the library.
- Electrical scope consists of running power to the addition; lighting, power, and data work in the addition.
- Mechanical scope consists of a geothermal HVAC system and electric convectors.



- The temperature controls work is to be held within the general contractor's scope, but provided by the library's vendor.
- Plumbing scope consists of running water to the addition, several plumbing fixtures, and connecting to the sanitary sewer.
- Civil scope included landscaping grading, stormwater management, and underground sewer work.
- The library will remain in operation throughout construction, and access to egress exits must be maintained. Several areas will be impacted by running utilities to the addition, the timing and shutdown of these areas shall be coordinated with the Library.
- Construction is planned to begin upon receipt of a Notice to Proceed, at the end of August.
 - This is contingent upon the finalization of an access easement, which should be resolved by this time.
- Substantial Completion is planned for May 15, 2026, followed by Final Completion on June 29, 2026.
- The Contract is single prime. Other trades required for the Work are to be engaged as sub-contractors.
- The owner will contract directly with security and AV vendors, and other items as noted on the drawings.

Expectations

- Scheduling the work – work may occur during normal business hours. Schedule particularly noisy work at times outside of the Library's operating hours.
- The Contractor is to provide dumpsters, restroom facilities, temporary barriers, fencing, and partitions, as required to complete the Work.
- The Contractor and construction personnel are allowed to use on-site parking but must coordinate approved location with the Owner.
- All Contractor-related items (trailer, material storage, etc.) are allowed to be stored on the premises in a designated area approved by the Owner.
 - The Contractor may not store items or use spaces in the Library for their office except within the renovation scope area or as identified by the Owner.
 - The Owner has offered the use of the southeast basement for the Contractor's office.
- Use of tobacco products is prohibited on the Owner's property.

Bid Date:

- **Thursday August 14, 2025– 2:00 p.m**
- All bid proposals will be received in the care of Laurel Setser, Avon Washington Township Public Library, 498 N. Avon Avenue, Avon, IN 46123
- The bids will be opened in public and taken under advisement by the Owner's Representative and Architect prior to notifying the successful bidder.
- A Pre-Award Conference will be held within 7 days after the receipt of bids to review the project with the apparent low bidder.

Bid Proposals:

- All bid proposals must be submitted on Form 96 with the required financial documentation.
- All bid proposals must be submitted with a 5% Bid Bond or certified check.
- 100% Labor and Material Performance Bond is required.



- Several bid alternates are included:
 1. Liquidated Damages (see below)
 2. Millwork End Panels and Canopies
 3. Exterior Sun Shade Devices
- One unit price is identified: provide a dumpster for the Owner's use

Liquidated Damages:

- The Contractor acknowledges that the Owner will suffer damages if the Contractor fails to achieve Final Completion of the work by the identified date and that the actual damages that the Owner will incur if the Contractor does not achieve Final Completion on or before the aforementioned date will be difficult if not impossible to ascertain. Therefore, Owner and Contractor agree that the Contractor shall pay to Owner as liquidated damages and not as a penalty, the amount of one-thousand-five-hundred dollars (\$1,500) per calendar day beyond the date that the Contractor fails to achieve Final Completion of the entire work; as determined solely by the Owner/Architect of record; subject to any extensions of time to which the Contractor is entitled under the contract documents. Contractor and Owner agree that one-thousand-five-hundred dollars (\$1,500) per calendar day in liquidated damages is a fair and reasonable estimate for the Owner's expected damages.
- Alternate #1 shall be an add or deduct for construction cost premiums required by the contractor to achieve Final Completion by 06-29-2026. Acceptance of Alternate #1 by the Owner establishes the liquidated damages of \$1,500 per calendar day past Final Completion date, as defined by the General Conditions to the Contract, AIA form 201, Article 9.10, Final Completion and Final Payment. Review and acceptance/rejection of Alternate #1 shall be determined after Pre-Award Conference. The Contractor shall provide added calendar days commensurate with an added cost. The Owner reserves the right to adjust final completion by commensurate calendar days at which Liquidated Damages would then apply.

Special Notes:

- All questions must be submitted in writing via email to the Architect in order to be included in an Addendum. Contractor questions are to be submitted no later than the end of the day, **Friday, August 8 2025**.
- Send all bid questions to kgrajewski@krMarchitecture.com; dsulk@kramercorporation.com; sarah@kramercorporation.com
- If clarifications are not confirmed or included in addenda, then they CANNOT be assumed correct and are not included in the bid.
- Bid Documents (including addenda) are available for download from krM's Dropbox. Contact info@krmarchitecture.com for access. Printed copies are available for purchase from Eastern Engineering.

Comments/Questions – Bidders

Tour Site



PRE-BID CONFERENCE SIGN-IN SHEET

Date: July 29, 2025

Project: Addition and Furniture Project
Avon Washington Township Public Library
krM Project Number – 24029

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www.krMarchitecture.com

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