

**ADDENDUM NO. 1**

To the Contract Document and Project Specifications for the

**FAIRFIELD AND INDIAN VILLAGE ELEMENTARY SCHOOL SITE IMPROVEMENTS**

**Fort Wayne Community Schools (FWCS)**

**Fort Wayne, Indiana**

**February 4, 2026**

To: All holders of the contract documents for the above project.

The items in this addendum are to become a part of the original documents as if included therein. The remainder of the original contract document is to remain in its entirety. This Addendum modifies the Contract Documents and Specifications as follows:

Part 1 – General Clarifications

Part 2 – Specifications

Part 3 – Construction Drawings/Details

Part 4 – Questions

**PART 1 – GENERAL CLARIFICATIONS**

1. This addendum includes meeting minutes from the pre-bid meeting.

**PART 2 – SPECIFICATIONS (Replace - See Attached)**

1. None included

**PART 3 – CONSTRUCTION DRAWING / DETAILS (Replace - See Attached)**

1. Plan Sheet G100 – Cover Sheet

**REVISED:** SD101-SD105 Site Details

E101

ELECTRICAL SITE DEMOLITION

DETAILS

PLAN

SD101-SD105

SITE DETAILS

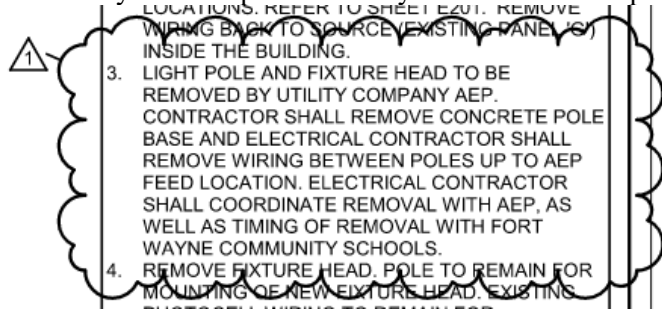
2. Plan Sheet F206 – Pavement Marking and Signage Plan

**REVISED:** Keynote 49 to be 4" in width instead of 6".



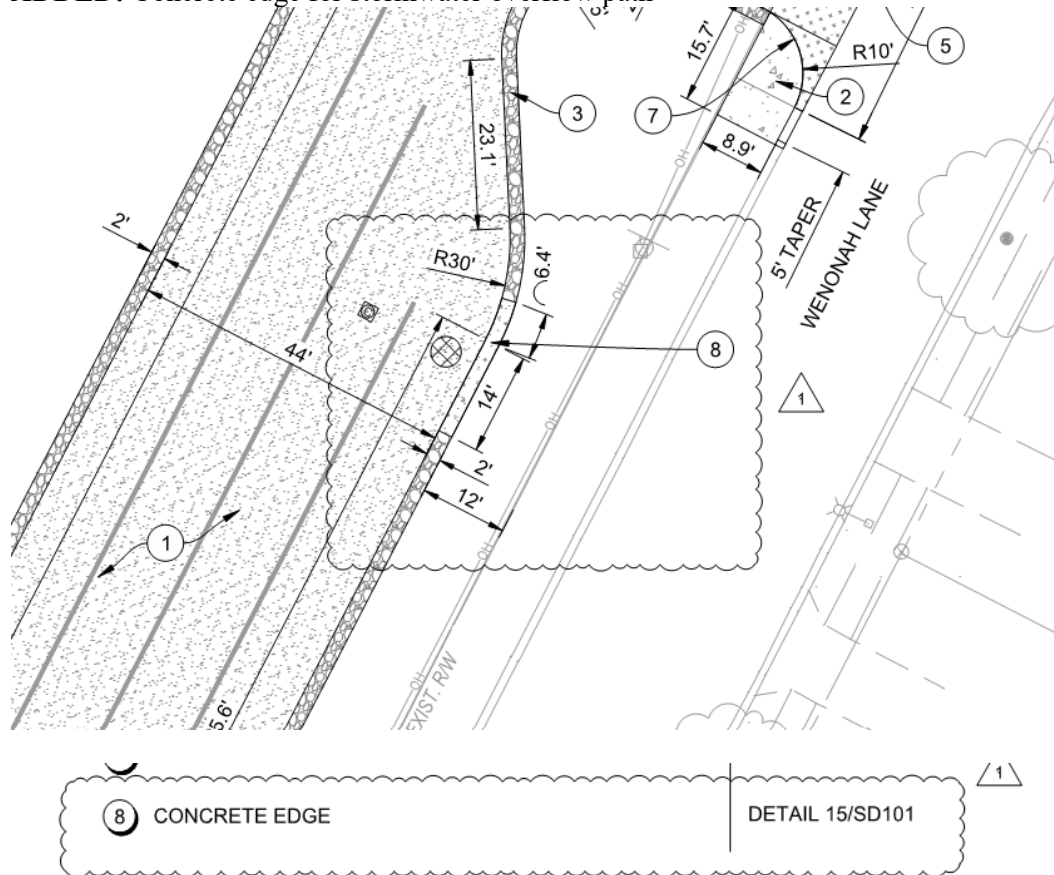
3. Plan Sheet E101 – Electrical Site Demolition Plan

**REVISED:** Keynote 3 to provide clarity on demolition scope and timing on light pole.



4. Plan Sheet C201– Dimensional Plan

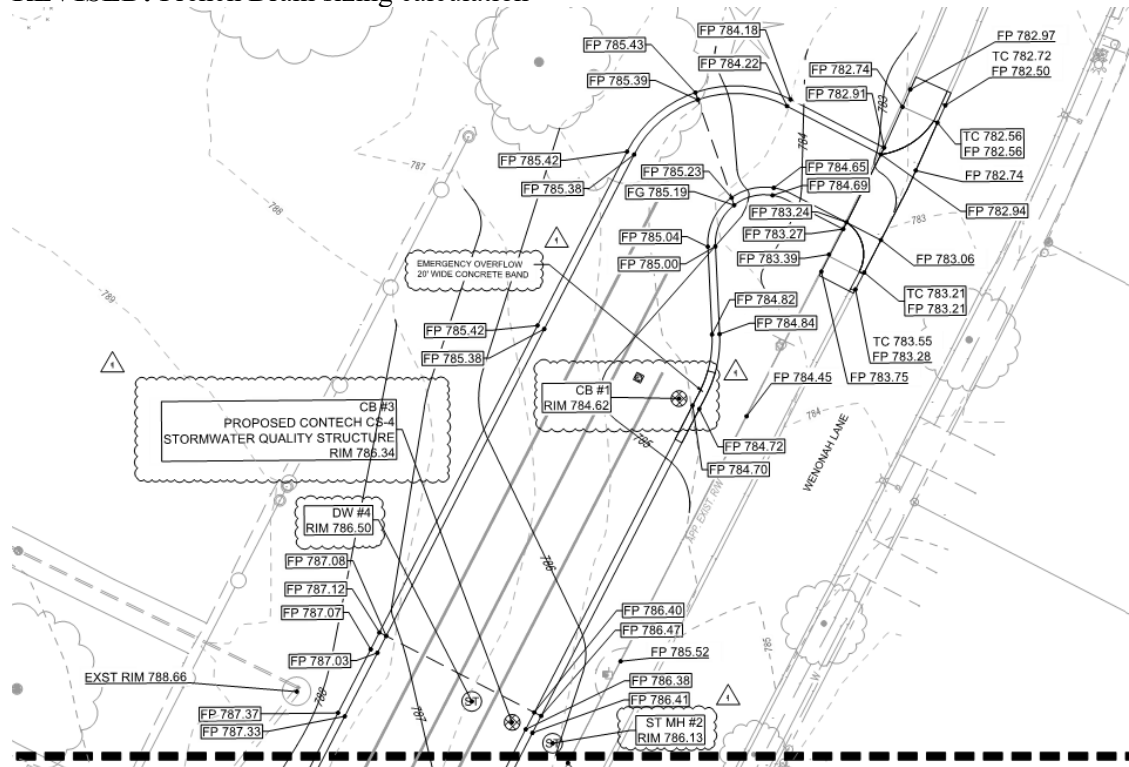
**ADDED:** Concrete edge for stormwater overflow path



## 5. Plan Sheet C301– Grading Plan

**ADDED:** Concrete edge for stormwater overflow path and rim elevation for additional MH

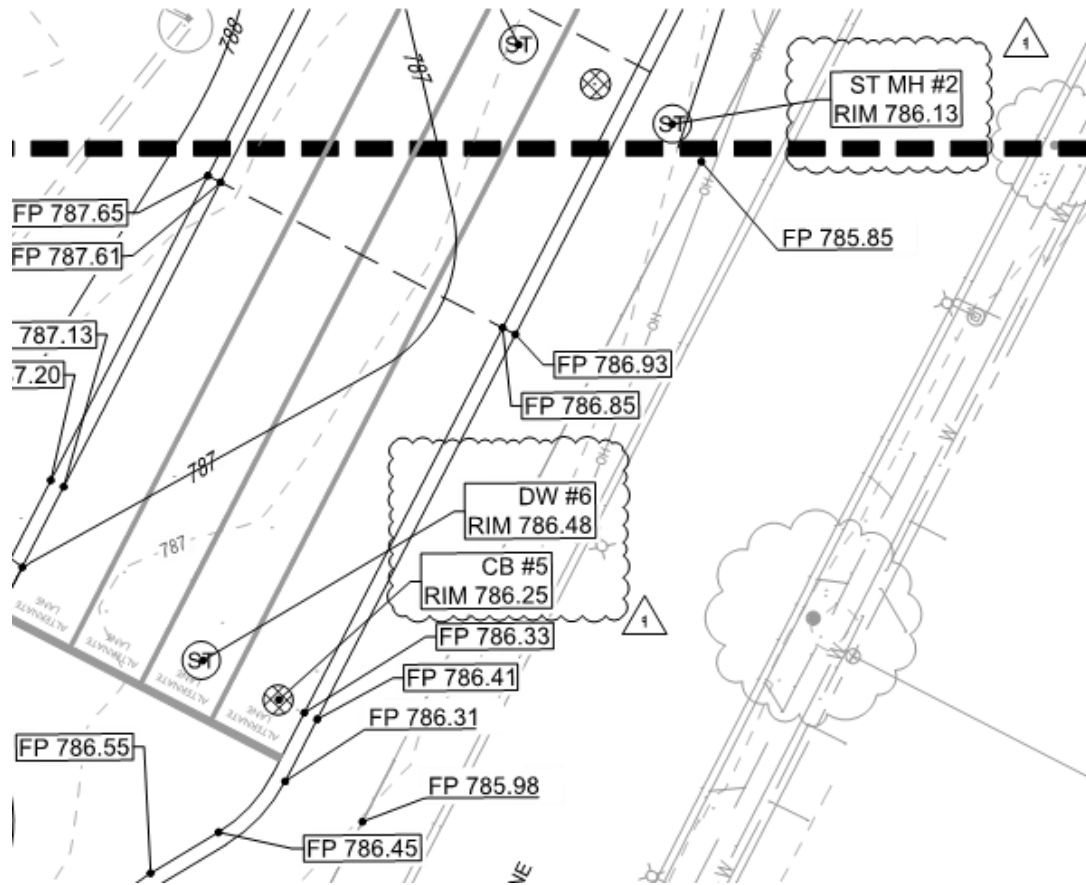
**REVISED:** French Drain sizing calculation



SITE FRENCH DRAIN STORAGE		
MANHOLES		
Dimensions		
Radius (ft)	Depth (ft)	
3	6	
Volume	118	CFT
Structures	2	EA
Total Storage Provided	236 CFT	
STORM SEWER		
Dimensions		
Pipe Size (in)	Length (ft)	
8	192	
Pipe Storage	67 CFT	
FRENCH DRAIN STORAGE		
Assume Storage in Voids - 40%		
Trench Dimensions (ft)		
Length	Depth	Width
200	2.0	12.0
Trench Storage	1,799 CFT	
TOTAL STORAGE E	2,102 CFT	

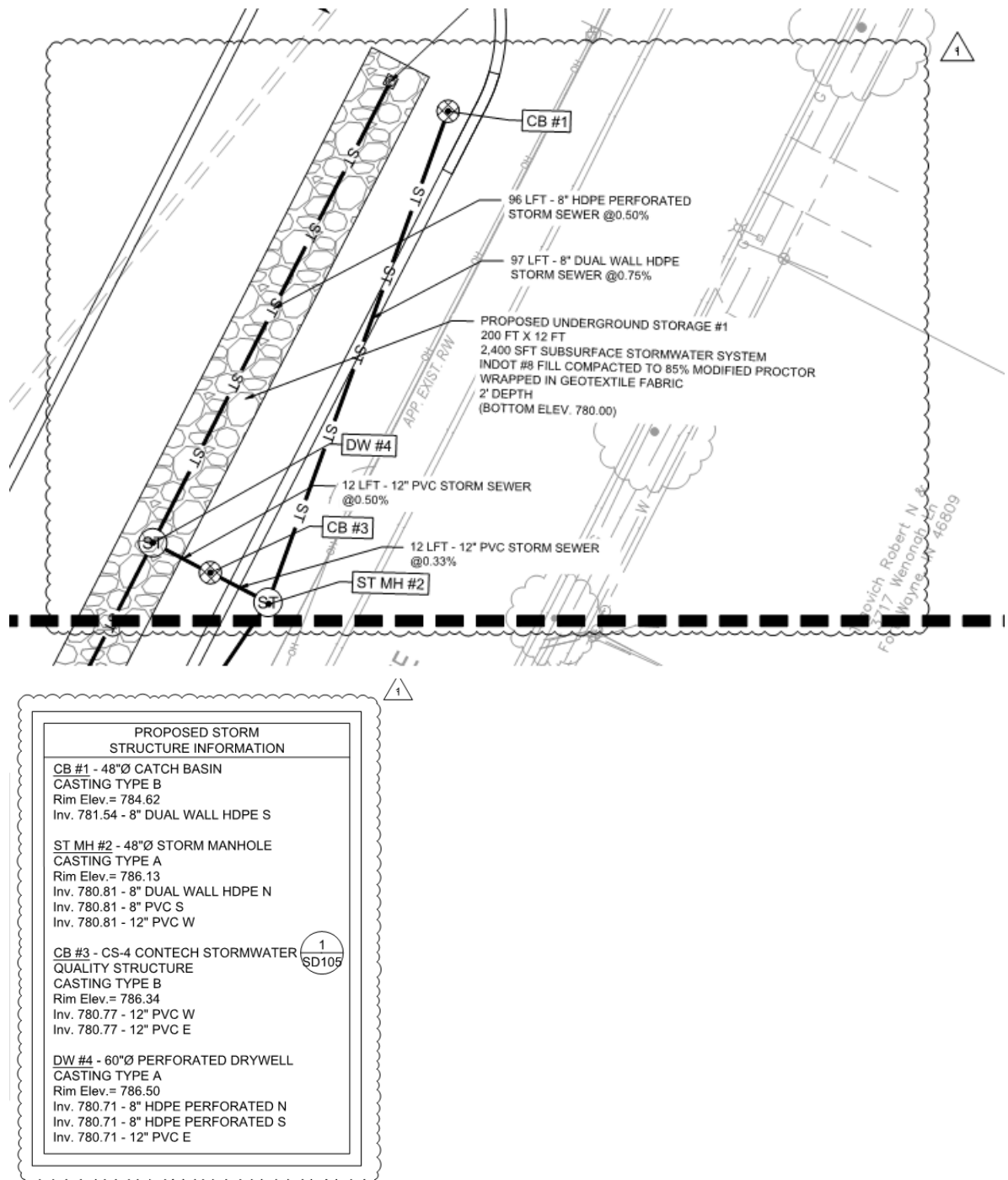
6. Plan Sheet C302– Grading Plan

**REVISED:** Rim elevations for CB #5 and DW#6



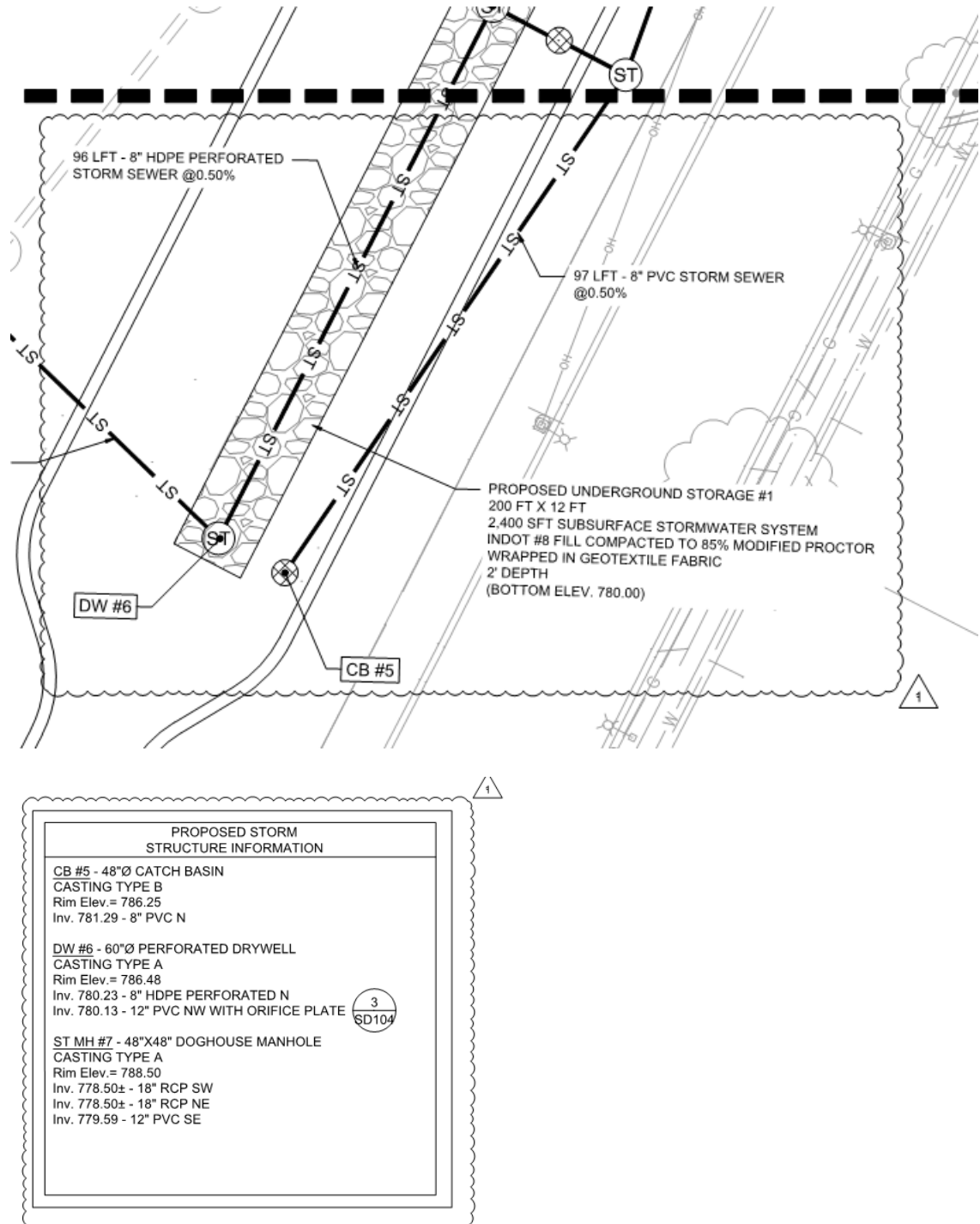
7. Plan Sheet C401– Utility Plan

**REVISED:** Storm sewer configuration to account for proposed stormwater quality structure and structure data table.



8. Plan Sheet C402– Utility Plan

**REVISED:** Storm sewer configuration to account for proposed stormwater quality structure and structure data table.



9. Plan Sheet C601 – Landscape Plan

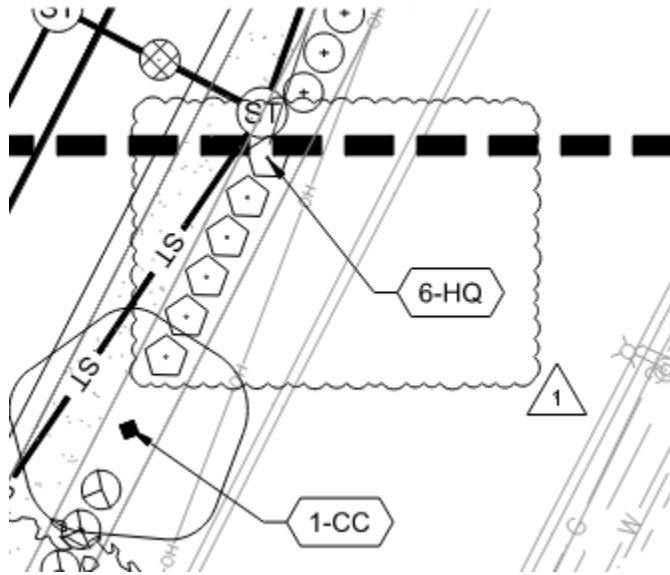
**REVISED:** Quantities for the Eastern Redbud tree and the Sikes Dwarf Hydrangea within the Plant Material List.

**PLANT MATERIAL LIST**

ID	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ROOT
TREES					
AF	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2 1/2" CAL	2	B & B
CC	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2" CAL	4	B & B
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2 1/2" CAL	3	B & B
SHRUBS, GRASSES, AND PERENNIALS					
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	NO. 3, 24" H MIN.	11	CONT.
HQ	HYDRANGEA QUERCIFOLIA 'SIKES DWARF'	SIKES DWARF HYDRANGEA	NO. 5, 24" H MIN.	22	CONT.
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	18" H MIN.	9	CONT.

10. Plan Sheet C602 – Landscape Plan

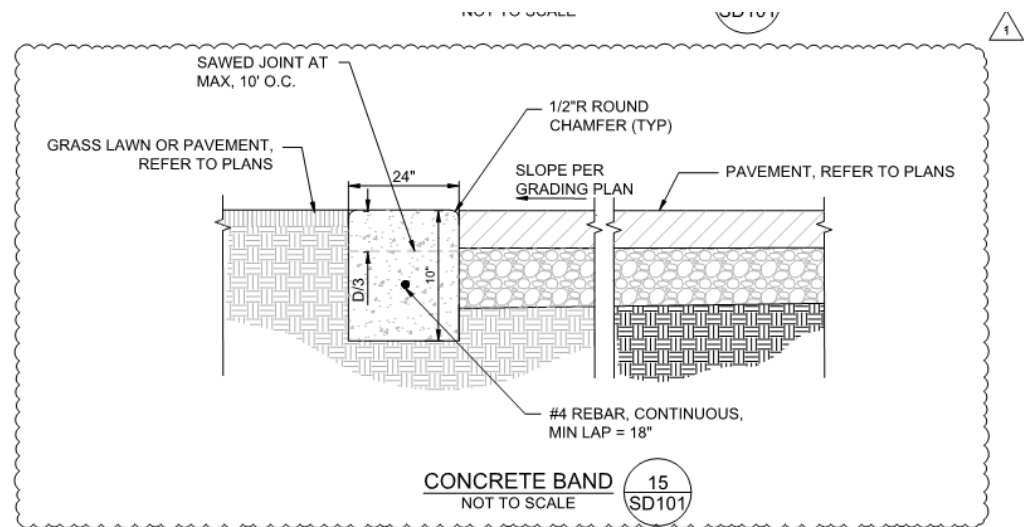
**REVISED:** Layout and quantity of Sikes Dwarf Hydrangea and remove on Easter Redbud tree on the east side of the drive near the matchline.





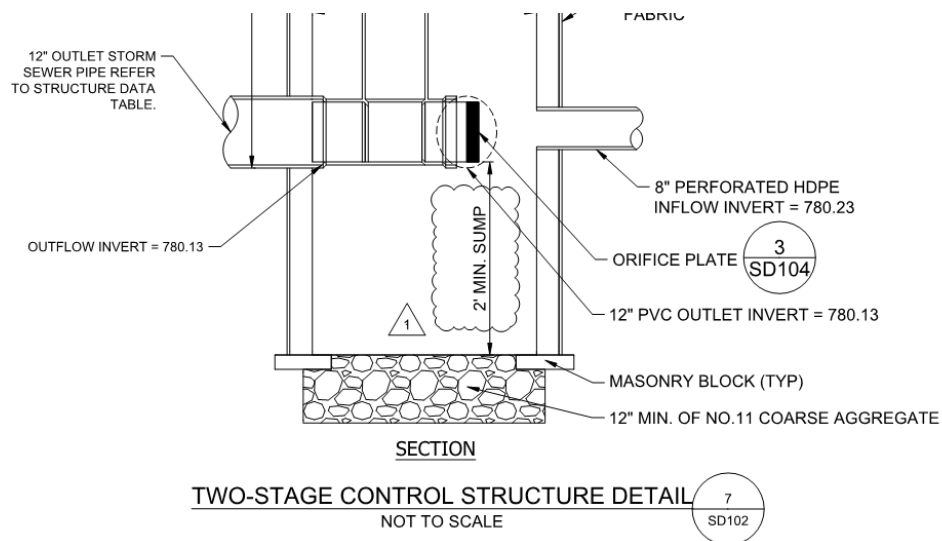
11. Plan Sheet SD101 – Site Details

**ADDED:** Concrete band detail 15/SD101 for stormwater overflow



12. Plan Sheet SD102– Site Details

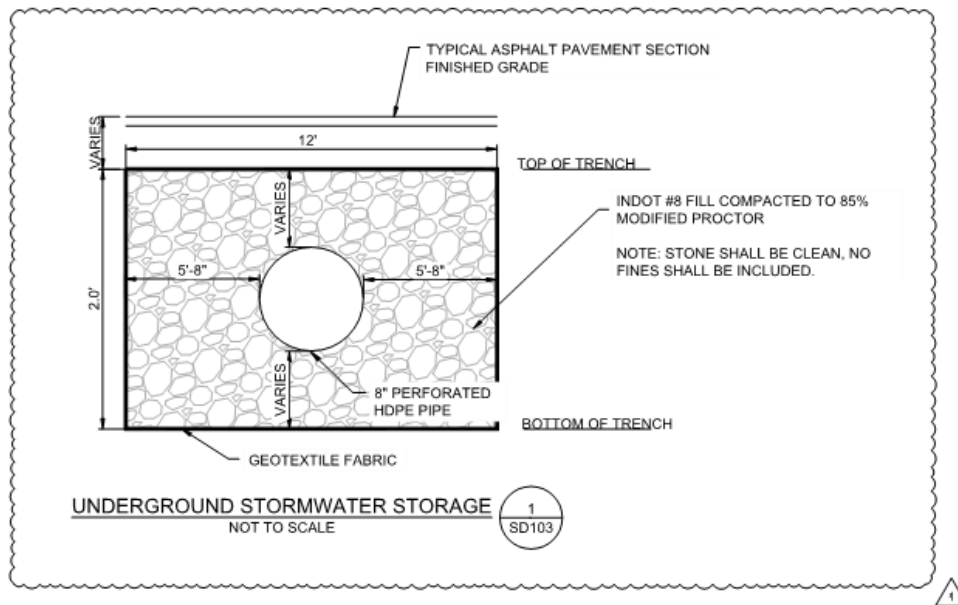
**REVISED:** Detail 7/SD102 to specify 2' sump





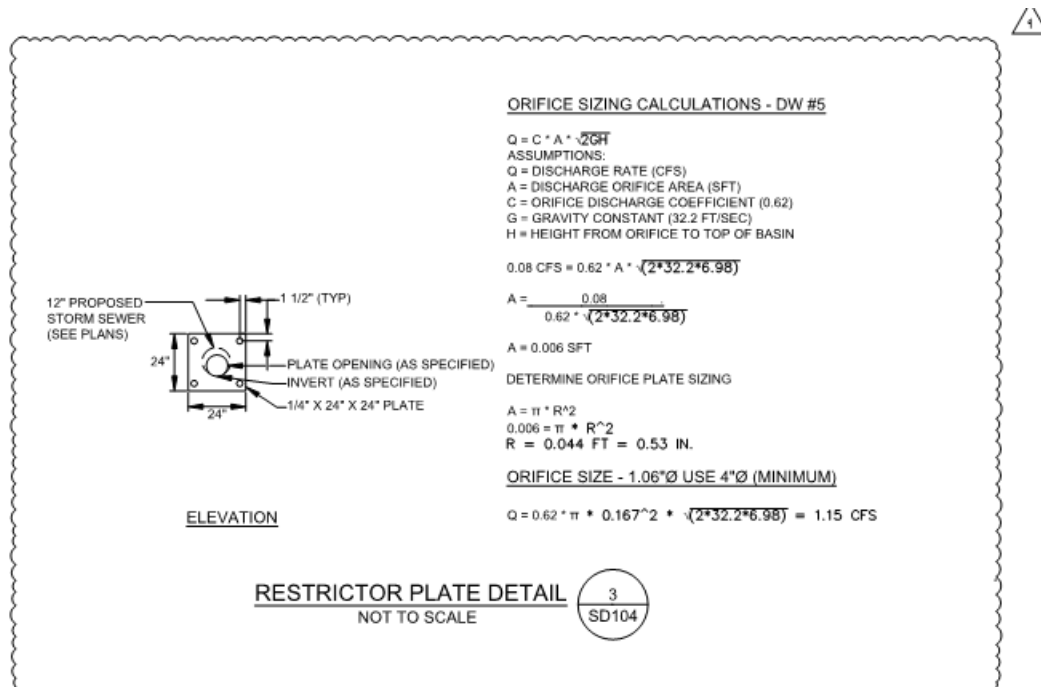
13. Plan Sheet SD103 – Site Details

**REVISED:** Detail 1/SD103 to account for modified stormwater storage.



14. Plan Sheet SD104 – Site Details

**REVISED:** Detail 3/SD104 to specify 4" orifice plate



**ADDED:** Detail Stormwater Quality Structure

[illegible]

## **PART 4 – QUESTIONS**

1. Notice on the project phasing figure sheet (F101), that the phase 2 summer work start date is dependent on school makeup days. If phase 2 start date has to get pushed back due to snow days, will the final completion date also be pushed back?

*Response: FWCS has implemented e-learning/synchronous learning that takes the blunt of the impact of weather related closures. At this point in time we do not foresee it being a scheduling date issue as there are still a few buffer days involved before the school year would be extended.*

2. Type S4A is the only fixture that has a network sensor. Do you need a sensor on this fixture? If so, do you want it stand alone instead of networked?

*Response: The single fixture with the sensor will control all the fixtures along the drive, which are all on the same circuit. This should match existing conditions.*

3. Type S4B calls for an HSS-180-FSS. This is not an option on the spec sheet. What type of backlight control options are you needing (front, left side, right side, or back)?

*Response: This part number was given by the manufacturer representative. The shields will be on the rear and the north side of the fixture to prevent lighting from extending into the property to the north.*

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**SUBJECT:** Fairfield and Indian Village Elementary School Site Improvements: Pre-Bid Meeting  
**DATE/TIME:** January 28, 2026 - 10:00am  
**LOCATION:** FWCS Facilities Department Training Room (1519 Catalpa Street)

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### 1. Welcome and Introductions

- a. Sign-In
- b. Design Team
  - i. Kevin Thomas, Coordinator of Capital Projects (FWCS)  
Phone: 260.467.2503; email: [kevin.thomas@fwcs.k12.in.us](mailto:kevin.thomas@fwcs.k12.in.us)
  - ii. John Hudson, Coordinator of Design Controls (FWCS)  
Office: 260.467.2893; [john.hudson@fwcs.k12.in.us](mailto:john.hudson@fwcs.k12.in.us)
  - iii. Nathan Deig, Project Manager (Jones Petrie Rafinski)  
Office: 260.422.2522; Cell: 260.336.0442; email: [ndeig@jpr1source.com](mailto:ndeig@jpr1source.com)
  - iv. Sydney King, Project Manager (Jones Petrie Rafinski)  
Office: 260.422.2522; email: [sking@jpr1source.com](mailto:sking@jpr1source.com)

### 2. Scope of Work

- a. The scope of work includes improvements at Fairfield and Indian Village Elementary Schools.
  - i. Fairfield Elementary School: This work includes the demolition of selective existing features, new asphalt and concrete pavement improvements (new pick-up/drop-off stacking loop and parking lot improvements), pavement markings, stormwater management through structures and swales, new LED lighting, and signage. Alternates include fence replacement and light fixture replacement.
  - ii. Indian Village Elementary School: This work includes the demolition of selective existing features, new asphalt and concrete pavement improvements (new pick-up/drop-off stacking loop), pavement markings, stormwater management through structures and underground storage, and signage.

### 3. Timeline

- a. In order to fairly disseminate all information to all bidders in an Addendum, please address all questions to Nathan Deig ([ndeig@jpr1source.com](mailto:ndeig@jpr1source.com)) at Jones Petrie Rafinski (JPR) by the end of business on February 5, 2026. **Be certain all questions have been asked, as the submission of bids by the Contractor suggests there are no questions regarding ambiguity, and you are submitting bids that will result in a complete project. Failure to do so will result in the Contractor's compliance with the Owner or Engineer's interpretation, at no contract increase.**
- b. Bids are due at FWCS Facilities Department (Door #1), 1519 Catalpa Street, Fort Wayne, IN 46802 before 2:00pm local time on February 10, 2026, as indicated on the advertisement for bid.

- c. It is the intent of the Owner to begin work on **March 30, 2026** (weather pending). Substantial completion should be achieved on/or before **July 15, 2026**, and final completion on/or before **July 31, 2026**. Final completion includes the completion of all Punch List items (Owner and Engineer) and Close Out Paperwork (i.e. change orders, warranties, waiver liens, certification letters, etc.)
  - i. Successful bidder will need to submit final Subcontractor and Supplier list to Owner within 48 hours after bid.
  - ii. Contractor to coordinate with Owner on timing of construction improvements and refer to the Project Phasing Figure in the Project Manual. It is important to note that access from the southern parking lot and walkways to the track are maintained during the school year.

#### **4. General Items**

- a. Bidders may obtain bidding documents from Eastern Engineering (260.426.3119)
- b. The owner reserves the right to accept or reject any and all bids and to waive any informalities in bidding.
- c. It is the Contractor's responsibility to ensure that they or their subcontractors visit each project and verify existing conditions prior to the date of bid. If walking around the property during the school day, please ensure to check in at the office upon arrival. Please avoid arrival (8:50am) and dismissal (3:30pm) times.

#### **5. Project Manual Items**

- a. Section 00 01 26 – Background Check Requirements
  - i. Each contractor and sub-contractor providing services to the owner shall screen all employees providing services to the owner.
  - ii. FWCS SafeVendor Program – online registration of company and background checks required.
  - iii. FWCS may require random background checks to be performed.
  - iv. Certificate of Compliance with background check requirement to be submitted within 30 days of contract execution, failure to do so is grounds for contract termination.
- b. Section 00 01 27 – FWCS Smoking Policy
  - i. Smoking is not permitted on any FWCS properties, including electronic vapor, or smokeless tobacco.
- c. Section 00 01 29 – FWCS Dust Control / Housekeeping Standard
  - i. Important for demolition efforts and work in and around the building, especially cutting access into building.
- d. Section 00 01 31 – FWCS Document Management (Procore)
  - i. FWCS shall use this software as a web-based management tool.
  - ii. Training will be offered to awarded contractors.
  - iii. Use for: Submittals, Meeting Minutes, RFIs, PRs, ASIs/ESIs, Punch List, other project information as required.
- e. Section 00 01 33 – Liquidated Damages
  - i. Liquidated damages may be assessed for each calendar day beyond the specified Substantial and/or Final completion dates.
    - 1. Substantial Completion: July 15, 2026
    - 2. Final completion: July 31, 2026

- f. Section 00 21 13 – Instruction to Bidders
  - i. Shall be AIA Document A701, a copy of which is bound within the specifications, will become a part of the Contract Documents.
- g. Section 00 22 13 – Supplementary Instruction to Bidders
  - i. Bidding Procedures among other items are identified in this section.
- h. Section 00 41 71 – Bid Proposal Form
  - i. All bids shall be accompanied by the following completed documents identified on the Required Bid Checklist
    - 1. Supplement to Form 96
    - 2. State Form 96
    - 3. Bid Security – 5%
    - 4. List of Major Subcontractors, Suppliers and Manufacturers
    - 5. E-Verify Affidavit
    - 6. Contractor’s Statement of Equal Employment Opportunity Policy
    - 7. Record of MBE, WBE, EBE
    - 8. Iran Certifications
    - 9. Submitted in Duplicate
    - 10. Sealed Envelope Marked with Name and Bid Account Numbers
  - ii. The failure to fill out all items in the Bid Supplement to Form 96 will be considered justification for rejection of the bid.
- i. Section 00 43 43 – Responsible Bidder Requirements
  - i. All contractors must comply with ALL requirements of the Indiana Common Construction Wage as indicated. Ensure that form (Section 00 43 43A) included in the project manual is completed and submitted with bids.
  - ii. Contractor Pre-qualification requirements for Public Works Projects: All contractors and major subcontractors **MUST** be pre-qualified through the IDOA Public Works Certification Board. Bidders must ensure their company is current as well as all subcontractors over \$300,000 need to be certified as well.
    - 1. <http://www.in.gov/idoa/2486.htm>
- j. Section 00 52 13 – Agreement Between Owner and Contractor
  - i. The Agreement shall be the FWCS Standard Construction Agreement, a copy of which is bound in these documents and, when executed, will become a part of the Contract Documents of the successful bidder.
- k. Section 00 72 00 – General Conditions of the Contract
  - i. Shall be AIA Document A201, a copy of which is bound within these documents, and will become a part of the Contract Documents.
- l. Section 00 73 00 – Supplementary Conditions
  - i. Modify the AIA Document A201, General Conditions of the Contract.
  - ii. Contractors shall secure a Performance Bond and Labor and Material Bond in the amount of 100% of the work accepted.
  - iii. Insurance limits among other items are identified in this section.
- m. Section 01 21 00 – Allowances
  - i. Allowance No. 1: Unsuitable Soils (Included in base bid)
  - ii. Allowance No. 2: Design Contingency of \$45,000 (Included in base bid)

- n. Section 01 22 00 – Unit Prices
  - i. Unit Price No. 1: Unsuitable Soils
  - ii. Unit Price No. 2: Geogrid
  - iii. Unit Price No. 3: Geotextile Fabric
  - iv. Unit Price No. 4: Boring Conduit/Wire
- o. Section 01 23 00 – Alternates
  - i. Alternate No. 1: Fence Replacement
  - ii. Alternate No. 2: Light Fixture Replacement

## 6. Review Drawings

- a. Bid project per drawings, specifications, and addenda. Contractors will be held accountable to the bidding documents.
- b. The Contractor will need to coordinate public and private locates.

## 7. Coordination Items

- a. Construction Phasing
  - i. Fairfield Elementary School
    - 1. Phase 1: Installation of the car stacking lanes and associated restoration efforts, removal the parking lot along Rose Lane and restoration, and lighting/electrical improvements (commence on or after March 30, 2026).
    - 2. Phase 2: Construction within the parking lots and drive approaches, replacement of front steps, and existing drive lanes shall occur during summer months when school is not in session (commence on May 22, 2026). The Contractor shall coordinate with FWCS and Fairfield Elementary School on drive approach closure timing and access needs a minimum of 48 business hours in advance.
    - 3. [JPR walked through the phasing plan as outlined on Sheet F101 \(Project Phasing Figure\) within the plan set](#)
  - ii. Indian Village Elementary School
    - 1. Phase 1: Relocation and installation bike rack on the south side of the school (commence on or after March 30, 2026).
    - 2. Phase 2: Installation of the underground storage, car stacking lanes, and associated restoration efforts (commence after completion of Phase 1 and utility potholing).
    - 3. Phase 3: Construction within the existing parking lot and drive shall occur during summer months when school is not in session (commence on May 22, 2026).
    - 4. [JPR walked through the phasing plan as outlined on Sheet C101 \(Project Phasing Figure\) within the plan set](#)
- b. The Owner can aid in locating existing private utility lines. Provide a minimum of 48 hours notice and coordinate with Kevin Thomas.
- c. Contractor shall utilize pavement marking stencils ~~and paint~~ provided by Owner for pavement message markings. Coordinate with Owner for further details.
  - i. [JPR clarified that pavement markings within the site would utilize FWCS standards while pavement markings within the ROW would need to meet the City of Fort Wayne standards.](#)



- d. The Contractor shall coordinate with the Owner to determine an acceptable lay down and staging area(s) throughout duration of construction activities.
  - i. Discussed the laydown areas that would be utilized by the architectural Contractor within the paved playground areas at Fairfield Elementary School.
- e. The Contractor shall coordinate with the Owner to provide appropriate interior and exterior signage at all impacted exit doors and safe exit routes. An accessible exit shall be maintained at all times unless otherwise coordinated with the Owner for short durations.
- f. Geotechnical Report for project site included within appendix of project manual. Contractor shall notify Owner and Engineer a minimum of 48 hours in advance of proofrolling of the subgrade condition so they can be present to observe the proof-rolling with the Contractor and their independent, qualified soil technician. If rain event(s) occur prior to the proofroll forming wet conditions, the Owner has the right to request the Contractor to delay the proofroll until dryer conditions exist. Based on the conditions noted on site, the geotechnical report, and the recommendations of the Contractor's independent, qualified soil technician, the Owner and Engineer shall approve the subgrade condition or provide the Contractor with final direction for treatment of any unsuitable conditions prior to the placement of stone subgrade and asphalt pavement lifts.
- g. It is the intent of FWCS that all excess spoils will remain on site or be transferred between the two schools. If additional excess spoils are anticipated than plans account for, the Contractor shall coordination with FWCS for placement location. The Contractor shall incorporate seeding and restoration of these areas (including vehicular access paths) in their bid price.
  - i. JPR noted that soils from Indian Village Elementary School would need to be hauled to Fairfield Elementary school and utilized to fill in areas of removal.
- h. School Specific Coordination Items
  - i. Fairfield Elementary School
    - 1. Contractor shall be responsible for coordinating with FWCS regarding access to or relocating the dumpsters currently located outside Door 4A throughout duration of project.
    - 2. Upon construction and completion of the new drive approach on Fairfield Avenue, the Contractor shall maintain temporary barricades and signage at the new drive approach to avoid confusion.
    - 3. Outside of school hours or with prior coordination with FWCS, the Contractor shall pothole the proposed location for ST#1 to determine the existing invert of the existing pipe and provide to FWCS and the Engineer prior to stormwater shop drawings being submitted for Phase 2 improvements.
    - 4. Outside of school hours or with prior coordination with FWCS, the Contractor shall uncover the proposed location for EX#4, install riser ring(s), install an open grate, and patch the asphalt back so the existing inverts can be confirmed and provided to FWCS and the Engineer prior to stormwater shop drawings being submitted for Phase 2 improvements.
    - 5. Architectural improvements are planned for this school and are anticipated to be occurring during spring and summer. The Contractor shall be responsible for maintaining access to their lay down areas (playground on south side of school by Door 6 and north side of school by Door 4) throughout the duration of the project.

ii. Indian Village Elementary School

1. Access should be maintained to the school's loading/unloading/dumpster area (Door 2) at all times. Closure for short durations should be coordinated with FWCS a minimum of 48 hours in advance.
2. Prior to construction and stormwater submittals, the Contractor shall pothole the existing combined sewer line at the nearest location to the proposed underground storage. Investigation results shall be provided to FWCS and Engineer to ensure no conflict will exist between existing combined sewer line and proposed underground storage.

**8. Permits**

- a. Local Site Plan Review Approval in Process
  - i. Fairfield Elementary School: 2026-ST-0018
  - ii. Indian Village Elementary School: 2026-ST-0019
- b. Local Stormwater Approval in Process
- c. IDEM NOI to be submitted upon selection of Contractor
- d. Known Permits to be Secured by Contractor as part of bid:
  - i. Parking Lot Permit (\$200)
  - ii. Fence Permit (\$200), pending selection of alternate
- e. Contractor Responsibilities
  - i. Coordinating with City, police/fire departments, and responsible parties for all traffic control
  - ii. Coordinating all required inspections with City
  - iii. Provide a full topo as-built survey that includes the layout of all utilities and their associated inverts documentation
  - iv. Providing name, title, phone number, and email address for their "on-site erosion control supervisor" for the project
  - v. Coordinating a pre-construction meeting with Charlie Cochran (260-427-1062) at least 48 hours prior to start of land disturbance per current SWPPP protocol. Contractor shall notify the Owner and Engineer of this meeting time as well.
  - vi. Contractor shall provide notice of the start of stormwater work at least two (2) business days prior to beginning any stormwater work, to IDEM at 317-233-1864 or 800-451-6027 (within Indiana) and City Utilities – Development Services at 260-427-5064 (DVS Admin Desk).
  - vii. Secure Special Use (Tapping) Permit. Purchased by Contractor at the new Water & Sewer Permit Office (200 E Berry Street, Suite 250, 260-427-1161 or online at <https://citizenaccess.acfw.net/citizenaccess> ). \$80.00 each.

**9. Addendum #1**

- a. Addendum #1 will be released in the coming days that will include the meeting minutes from this meeting along with any necessary plan or project manual revisions based on questions and discussions today.

**10. Sign-In Reminder**

- a. Please see sign in sheet from meeting attached at the end of the meeting minutes.

## 11. Questions

- a. Direct all questions, in writing via email by **Thursday, February 5, 2026 at 5:00pm (EST)** to:  
Nathan Deig, Jones Petrie Rafinski, [ndeig@jpr1source.com](mailto:ndeig@jpr1source.com)

## Sign In

**SUBJECT:** Fairfield and Indian Village Elementary School Site Improvements: Pre-Bid Meeting

**DATE/TIME:** January 28, 2026 – 10:00 am

**LOCATION:** FWCS Facilities Training Room (1519 Catalpa Street, Fort Wayne, IN 46802)

[illegible]