



Addendum #3
Construction Manager as Constructor Services
Hangar 2003 Renovations
Fort Wayne International Airport

Issued: August 28, 2025

The following addendum items modify, change, delete from or add to, the requirements of the documents for this project. The articles contained in the addendum take precedence over the requirements of the previously published documents.

- The deadline for answering submitting questions is clarified as follows:

Section 13, Milestone schedule, Final Date for Submission of Questions is revised to September 3, 2025, to coincide with the date listed in Section 14. Responses to the questions will be issued via addendum as soon as possible thereafter.

- Attachment I-Architectural Design Narratives and Hangar Layout Schematic Plan are included with this addendum and added to the Scope of Work as follows:

Interior Finishes
Plumbing
Mechanical
Electrical/Data
Base Bid, B1-4

- IGMP Costs for the following should be listed on Attachment C under Unit prices in your proposal submission to assist in budgeting considerations during the design process:
 - i. Hangar Floor Repair (as needed) and Epoxy (reference Attachment I, 3.3.2)
 - ii. Parking Lot Expansion, new Sidewalk to Employee Entrance, and Break Area Addition (reference Addendum #2, Attachment I, Schematic Architectural Site Plan Drawing, B, Option B)
 - iii. Fire Sprinkler System (reference Addendum #3, Narrative, Plumbing)
 - iv. Fall Protection System (reference Attachment I, 3.3.11)
 - v. Engine Crane System (reference Attachment I, 3.3.10)
 - vi. Lenel Security Access Control System (OnGuard) (reference Attachment I, 3.7.2)
 - vii. Avigilon CCTV System (reference Attachment I, 3.7.12)

End of Addendum #3



PROJECT:

Hangar 2003 Renovation
4555 Altitude Dr
Fort Wayne, IN 46819

Interior Finishes

Demolition

All of the following interior finishes in the facility will be removed in their entirety:

- Acoustical tile ceilings.
- Built-in casework
- Modular wall panels and framing

New Work, Office Area

All existing flooring, acoustical tile ceiling, and modular wall systems in the office area shall be demolished. New flooring will be provided in entire office area. Provide new high NRC acoustical tile ceiling and grid in office area. Restrooms and breakroom shall have clean room ceiling tiles. New walls will be metal stud framed with gypsum board. Gypsum board shall have a level 4 finish. All exposed concrete masonry shall have a masonry bonding primer and paint applied. A new set of storefront doors shall serve the office main entrance. Existing windows on north elevation will be enlarged and replaced with new storefront framing systems. Additional windows will be cut into open office west wall. Doors into reception, offices, conference rooms, training room, and breakroom shall have glass vision lites. Room identification signage should be placed next to doors at entrance to all rooms. Restrooms shall be provided with new solid plastic partitions.

New Work, Customer Lounge

A new storefront entrance vestibule and framed canopy shall be provided at entrance to customer lounge. New walls will be metal stud framed with gypsum board. All exposed concrete masonry will be covered by gypsum board on metal furring channels. Gypsum board shall have a level 5 finish. Provide new high NRC acoustical tile ceiling and grid, restrooms and breakroom shall have clean room ceiling tiles. All doors shall have vision lites except restroom doors. Interior storefront windows shall be cut into hangar wall to provide visibility between Customer Offices and Hangar. Room identification signage should be placed next to doors at entrance to all rooms.

New Work, Shop Areas

The Workshop will receive a new 3 coat skydrol resistant epoxy floor system. Data room to have an anti-static tile or an acrylic paint floor and no finished ceiling. Gypsum on stud framed walls shall be replaced at damaged locations and primed and painted at a level 4 finish. Concrete masonry shall be cleaned and have a masonry bonding primer and paint applied.

New Work, Hangar

The Hangar will receive a new 3 coat skydrol resistant epoxy floor system. Shop floor and aisles will be different colors and separated by safety striping. All exposed structural steel framing will be painted. Torn and damaged portions of metal building vapor retarder and insulation shall be repaired or replaced. Concrete masonry shall be cleaned and have a masonry bonding primer and paint applied.

New Work, Parts Area

The parts area will receive a new 3 coat skydrol resistant epoxy floor system. Secondary data room to have an anti-static tile or an acrylic paint floor and no finished ceiling. Parts area shall have liner panel up to a height of 8'-0" minimum. Restrooms serving the hangar shall have a clean room acoustical tile ceiling. Restroom partitions shall be solid plastic.

New Work, Miscellaneous

Sections of walls in workshop by employee entrance showing signs of mold damage shall be demolished and replaced. Test locations for mold, remediate as required, and clean area prior to new construction. Peeling paint on exterior metal panel siding should be stripped, all exterior metal panel siding will be painted for a cohesive finish.



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Plumbing

Demolition

Plumbing demolition will mainly be limited to the removal of the existing commercial plumbing fixtures in the office area. Some demolition of existing piping may be required to accomplish the new work, but most are generally expected to remain in-place and be extended as required for re-use. Below-floor sanitary piping may need to be scoped to determine its condition and cleared/repared as required.

New Work, Office Area

New commercial-grade fixtures will be provided for the expanded existing male and female restrooms, the new unisex restroom, new customer restrooms, and remodeled employee break room. A new bi-level electric water cooler with bottle filler will be provided. A new high-efficiency natural gas-fired domestic water heater with recirculation loop pump will be provided to serve all of the fixtures.

New Work, Shop Areas

A new air compressor will serve a new compressed air piping loop throughout the space with drops as required by the tenant. New floor drains and/or floor sinks will be installed in locations throughout the space as required by the tenant. New hand sinks, service sinks, and emergency eyewash/shower stations will be provided throughout the space as required by the tenant. The domestic water heater serving the office area will also serve these fixtures as well. The battery shop and other areas with hazardous liquids will require spill containment.

New Work, Hangar

Most existing plumbing items will remain as-is. Additional hand sinks, service sinks, and emergency eyewash/shower stations will be added as required by the tenant. Additional compressed air drops will be provided as required by the tenant.

New Work, Parts Area

New restrooms with commercial-grade fixtures will be provided. An electric domestic water heater will be provided to serve the restrooms in this area.

New Work, Miscellaneous

A water softening and/or reverse osmosis system may be required for any HVAC system requiring a water supply connection for active humidity control devices such as humidifiers.

Fire Suppression

There is currently no form of fire suppression anywhere in the facility. The office area will require a new typical wet-pipe fire sprinkler system. The data rooms will require non-water-based fire suppression systems. Areas containing hazardous materials may require special fire suppression systems that are compatible with the type of hazardous material involved. The hangar may require a special fire suppression system specifically designed for coverage of aircraft maintenance hangars that also meets applicable environmental regulations. All fire suppression systems will need to be designed and specified by an individual qualified to design such fire suppression systems.



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Mechanical

Demolition

All of the existing HVAC systems in the facility will be removed in their entirety **except for the following:**

- Natural gas-fired radiant tube heaters in the hangar
- Exhaust hoods, exhaust fans, and connected ductwork in the Workshop and Paint Booth areas

New Work, Office Area

The office area will be served by a packaged air handling unit (AHU) with direct expansion (DX) cooling and natural gas heating. This AHU will be ducted via new medium-pressure ductwork to single-duct variable air volume (VAV) terminal units with electric reheat throughout the office area. The VAV terminal units will then be ducted via new low-pressure ductwork to new ceiling diffusers and grilles. The above-ceiling plenum is understood to not contain combustible construction and thus return air to the AHU will be via open ceiling plenums. A new roof-mounted exhaust fan and connected exhaust ductwork will serve the restroom areas.

New Work, Shop Areas

Due to high ventilation requirements, the shop areas will be served by a packaged dedicated outdoor air system (DOAS) with DX cooling and natural gas-fired heating. This DOAS will be ducted via new ductwork to grilles throughout the space. A minimum amount of ventilation will be provided at all times during building occupancy, but the various exhaust fans serving areas such as the workshop, tug parking, paint booth, battery shop, and hazardous material storage room will be interlocked via a control system to modulate the amount of makeup air being delivered by the DOAS accordingly to maintain appropriate building pressurization. New exhaust fans with spark-resistant construction will be provided to serve the hazardous material storage room and battery shop, with hazardous gas sensors and alarms as required by the tenant.

New Work, Data Rooms

Each data room will be served by a dedicated computer room air handler (CRAH) split system that will control temperature and humidity in the room within the parameters established by the tenant. The unit will also provide the necessary air changes required by the tenant.

New Work, Hangar

The existing ceiling fans will be removed and replaced with a smaller quantity of large diameter high-volume low-speed (HVLS) fans. The existing natural gas-fired radiant tube heaters will remain as-is. The tenant's requirements for the monitoring and exhausting of hazardous gases are unknown at this time. However, battery charging stations for service vehicles such as forklifts are anticipated.

New Work, Parts Area

The parts area will be served by a variable volume single-zone packaged AHU with DX cooling, natural gas-fired heating, and humidifier section for active humidity control. This AHU will be ducted via new ductwork to grilles throughout the space. Dedicated exhaust and/or exhausted chemical storage cabinets will be provided for hazardous material storage as required by the tenant.



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Electrical/Data

Demolition

Removal of all existing Switchgear, panels, transformers, and disconnects throughout the building. Removal of existing Generator, Transfer Switch, and all electrical devices, conduit and wire in new Office/Lounge/Breakroom area. Selective demolition in the Toolcrib/Workshop/Hanger areas. Demolition of existing IT room in future Customer Lounge.

New Work, Office Area

New 208/120V 3 phase panel, LED lighting throughout, office furniture power/data, Conference/Training ceiling/floor power. All new electrical devices/conduit/wiring throughout. Two power outlets for 415-volt 63 amp and two power outlets for 415-volt 32 amp power. Security wiring for cameras and door access. Power for new mechanical and plumbing.

New Work, Shop Areas

New Service entrance switchgear, 208/120 & 480/277V 3 phase panels. Upgraded Generator and Transfer Switch size TBD. New Data/IT room and (relocation/replacement) of existing IT equipment. All power in IT rooms to be grounded and on isolated circuits. Provide at least one 13A plug in IT rooms. All IT cabinets shall be connected to the building ground. LED lighting throughout. New electrical devices/conduit/wiring as needed. Security wiring for cameras and door access. Power for new mechanical and plumbing.

New Work, Hangar

New 208/120V & 480/277V 3 phase panels. New bridge crane power. New electrical devices/conduit/wiring as needed. Existing LED lighting to remain and additional LED lighting as needed. New data devices and wiring. Security wiring for cameras and door access. Power for new mechanical and plumbing.

New Work, Parts Area

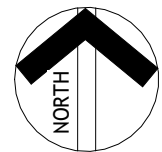
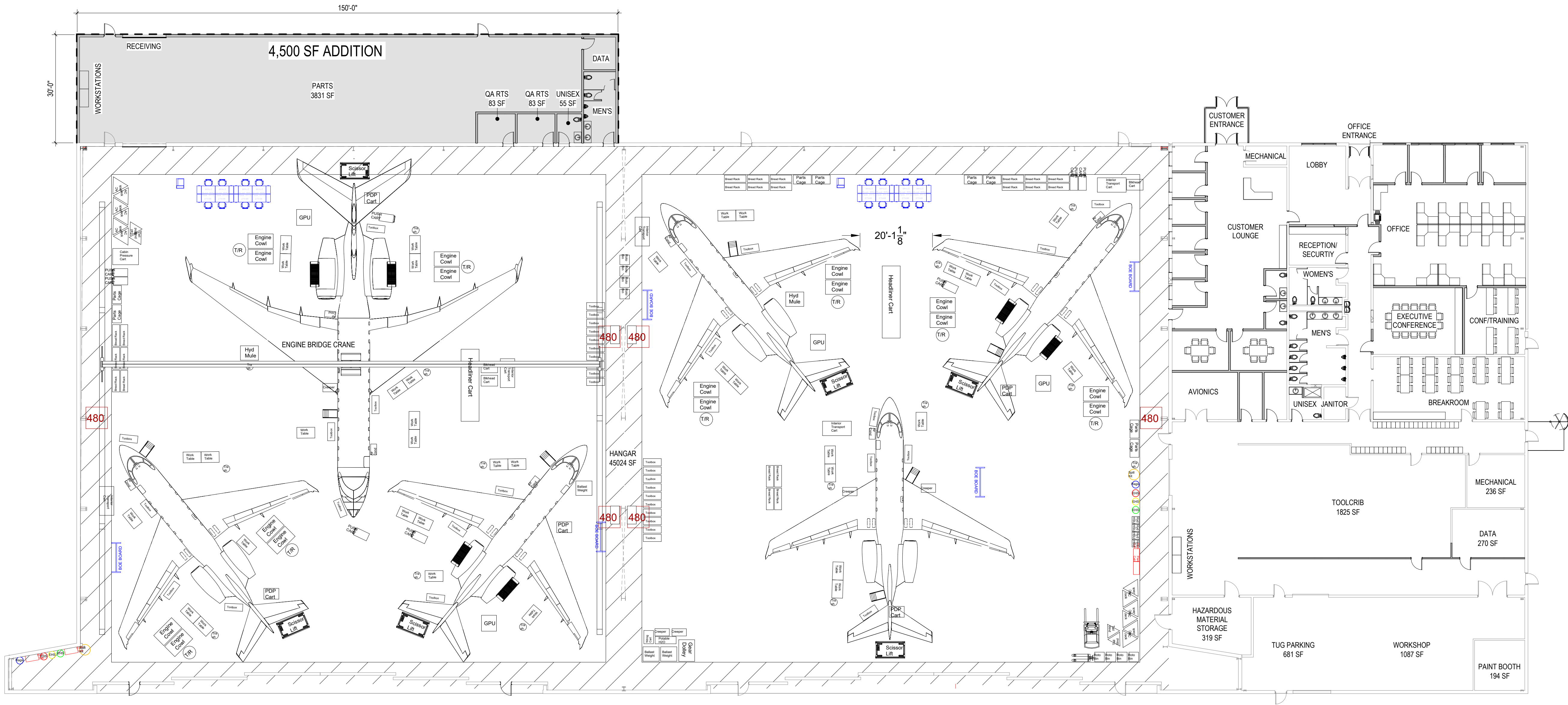
New 208/120V & 480/277V 3 phase panels and electrical devices throughout. New IT/Data room and devices throughout. All power in IT rooms to be grounded and on isolated circuits. Provide at least one 13A plug in IT rooms. All IT cabinets shall be connected to the building ground. New LED lighting throughout. Security wiring for cameras and door access. Power for new mechanical and plumbing.

New Work, Miscellaneous

New control systems. New exterior lighting and security wiring for cameras

Fire Alarm

All potential fire alarm systems will need to be designed and specified by an individual qualified to design such fire alarm systems.



1 Hangar Plan
1/16" = 1'-0"

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REVISION: DATE:

DRAWN BY: SAG
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DATE: 2025-08-27

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BASE BID