



ADDENDUM - 01

Project No.: 2401302 **Addendum No:** AD01
Project: Miami County Courthouse Entry and Restroom Renovations **Date:** 03/19/2026

TO: ALL BIDDERS OF RECORD

ADDENDUM NO. 01, to Drawings and Specifications dated 03/18/2026, for the Miami County Courthouse Entry and Restroom Renovations for the Miami County Commissioners; as prepared by ELEVATUS Architecture, 111 E. Wayne Street, Suite 555, Fort Wayne, IN 46802

This ADDENDUM shall hereby be and become a part of the Contract Documents the same as if originally bound thereto.

The following clarifications, amendments, additions, revisions, changes, and modifications change the original Contract Documents only in the amount and to the extent hereinafter specified and set forth in this ADDENDUM.

Each Bidder shall acknowledge receipt of this ADDENDUM on the Bid Form.

PROJECT MANUAL:

ITEM NO. 1.01 - PROJECT MANUAL, 00 01 10, Table of Contents

- A. Revise Section 00 43 10, Bidders Check List to be revised for Addendum #1
- B. Revise Section 08 71 00, Builders Door Hardware to be revised for Addendum #1
- C. Add Section 08 71 14, Automatic Door Operators

ITEM NO. 1.02 - PROJECT MANUAL, 00 21 13, Instructions to Bidders

- A. Article 1.19, Add new note b. under A.2.
 - a. b. shall read: "All interior work shall be complete by no later than August 15, 2026."

ITEM NO. 1.03 - PROJECT MANUAL, 00 43 10, Bidders Checklist

- A. Article 2.1, Remove the requirement for Bid Form For Allowances.
- B. Article 2.1, defined MBE and EBE.

ITEM NO. 1.04 - PROJECT MANUAL, 08 71 00, Builder's Door Hardware

- A. Article 3.4, Revised Hardware Set 01 with updated part numbers on the following items:
 - a. Sweep
 - b. Threshold
- B. Article 3.4, Revised Hardware Set 01 to remove the following items:
 - a. Harness Adaptor
- C. Article 3.4, Revised Hardware Set 02 with updated part numbers on the following items:
 - a. Continuous Hinge

- D. Article 3.4, Revised Hardware Set 03 with updated part numbers on the following items:
- a. Surface Mounted Closer

DRAWINGS:

ITEM NO. 2.01 -

- A. AS-101 Architectural Site Plan
 - a. 3/AS-101 Typical Post to Concrete Detail
 - a. Change finish of aluminum pipe to color anodized factory finish, color to be selected by the Architect from the manufacturer's standard colors.
 - b. Change finish of aluminum covers to color anodized factory finish, color to be selected by the Architect from the manufacturer's standard colors.

ITEM NO. 2.02 -

- A. AD-101 Enlarged Demolition Plan
 - b. Change the Demolition tag for rooms Women 102 and Men 103 from 1.05 to 1.08.
 - c. Add demolition plan note 1.08 to read: "PLASTER CEILING/BULKHEAD TO REMAIN. PROTECT DURING CONSTRUCTION."
 - d. Change demolition plan note 2.05 to read: "FLOOR FINISH TO REMAIN. PROTECT FLOORING DURING CONSTRUCTION. REPLACE, PATCH, AND/OR REPAIR DAMAGED FLOORING WITH CEMENTITIOUS MARBLE FILLER (MATCH EXISTING) AT CONCLUSION OF THE WORK."
 - e. Change demolition plan note 2.05a to read: "ALTERNATE NO.2 - FLOOR FINISH TO PROTECT FLOORING DURING CONSTRUCTION. REPLACE, PATCH, AND/OR REPAIR DAMAGED FLOORING WITH CEMENTITIOUS MARBLE FILLER (MATCH EXISTING) AT CONCLUSION OF THE WORK."

ITEM NO. 2.03 -

- A. A-101
 - a. 2/A-101 Detail Section
 - i. Annotated existing window system to remain.
 - b. TOILET ACCESSORIES SCHEDULE
 - a. #4 Soap dispenser shall be owner supplied, contractor installed.
 - b. #7 Paper towel dispenser shall be owner supplied, contractor installed.
 - c. #10 Toilet tissue dispenser shall be owner supplied, contractor installed.

ITEM NO. 2.04 -

- A. A-121 Reflected Ceiling Plan – First Floor
 - a. 1/A-121 First Floor Reflected Ceiling Plan
 - i. Delete bulkheads in rooms EXG. GENERAL ASSEMBLY ROOM and EXG. OFFICE.
 - b. 2/A-121 Bulkhead Section Detail
 - i. Delete metal stud bulkhead construction.
 - ii. Exhaust duct and louver to be above existing ceiling.
 - c. Delete ceiling plan note 3 for rooms EXG. OFFICE and GENERAL ASSEMBLY ROOM.
 - d. Ceiling tags added to rooms Women 102 and Men 103.

ITEM NO. 2.05 -

- A. A-141 Finishes Plan – First Floor
 - a. Finish Legend
 - a. LVT-1 defined
 - i. MFG: ShawContract
 - ii. Type: Luxury Vinyl Tile
 - iii. Collection: Inlet Collection
 - iv. Style: Inlet ii

- v. Color: Summit 7260
- vi. Size: 9" x 48"
- vii. Thickness: 5mm
- viii. Install Method: Ashlar
- b. P-1 defined
 - i. MFG: Sherwin Williams
 - ii. Color: SW 7024 Functional Gray

SUPPLEMENTAL DOCUMENTS:

- ITEM NO. 3.01 -
A. ISBA Form 96 (2013)

Submitted By:

Jacob Chavez

ELEVATUS
ARCHITECTURE

cc: File: G:\002024\2401302 Miami Co (IN) Courthouse Entry and Restroom Renovation\0800 Bidding\0810 Addenda\addendum 01\Miami Co Addendum 01 Write Up.docx
 Owner:
 Contractor:
 Consultant:
 Consultant:

SECTION 00 01 10 - TABLE OF CONTENTS

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00 10 00	Notice to Bidders	03-02-2026	Issued for Bid
00 21 13	Instructions to Bidders	03-02-2026	Issued for Bid
00 25 13	Pre-Bid Conference	03-02-2026	Issued for Bid
00 41 01	Contractor's Bid Form for Public Work	03-02-2026	Issued for Bid
-- -- --	Indiana State Board of Accounts Form 96	03-02-2026	Issued for Bid
00 43 00	Supplemental Bid Proposal Form	03-02-2026	Issued for Bid
00 43 10	Bidders Check List	03-18-2026	Addendum #1
00 43 15	Escrow Agreement	03-02-2026	Issued for Bid
-----	AIA A101, 2017 Edition, Standard Form of Agreement Between Owner and Contractor	03-02-2026	Issued for Bid
00 50 00	AIA Document A101 Attachment	03-02-2026	Issued for Bid
00 72 00	General Conditions	03-02-2026	Issued for Bid
-----	AIA A201, 2017 Edition, General Conditions of the Contract for Construction	03-02-2026	Issued for Bid
00 73 00	Supplementary Conditions	03-02-2026	Issued for Bid
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01 31 13	Project Coordination	03-02-2026	Issued for Bid
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01 41 19	Project Work Rules	03-02-2026	Issued for Bid
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01 60 10	Product Substitutions	03-02-2026	Issued for Bid
01 70 00	Project Closeout	03-02-2026	Issued for Bid
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09 29 00	Gypsum Board	03-02-2026	Issued for Bid
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SECTION 00 43 10 - BIDDERS CHECK LIST

PART 1 GENERAL

1.1 SUMMARY

- A. To assist the Bidder in compiling a complete package of all materials and documents required as part of the Bid, a check list has been developed.

PART 2 PRODUCTS

2.1 THE LIST

- A. Bid Security - 5% Certified Check or Bond (ref. Section 00 21 13, Instruction to Bidders; and AIA Document A310, Bid Bond, not enclosed).
- B. ISBA Bid Form 96 (ref. Section 00 41 01), signed and notarized.
- C. Attachment of Bidder's Financial Statement required by ISBA Form 96 (revised 2013)
- D. Supplemental Bid Form (ref. Section 00 43 00)

~~E. Bid Form For Allowances (ref. Section 01 22 00).~~

~~F.E.~~ Record of Contacted MBE (Minority Business Enterprise), as defined by IAC Title 25 Article 5, and EBE (Emerging Business Enterprise) Enterprises.

PART 3 EXECUTION

3.1 PROCEDURES

- A. Bidders must reference the specific sections in executing the Bid Documents.

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SECTION 08 71 00 - BUILDER'S DOOR HARDWARE

PART 1 GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This section includes items known commercially as finish or door hardware that are required for swing, sliding, and folding doors, except special types of unique hardware specified in the same sections as the doors and door frames on which they are installed.
- B. This section includes the following:
 - 1. Hinges.
 - 2. Lock cylinders and keys.
 - 3. Bolts.
 - 4. Push/pull units.
 - 5. Closers.
- C. Related Sections: The following Sections contain requirements that relate to this Section:

1.3 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification sections.
- B. Product data including manufacturer's technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.
- C. Final hardware schedule coordinated with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
 - 1. Final Hardware Schedule Content: Based on hardware indicated, organize schedule into "hardware sets" indicating complete designations of every item required for each door or opening. Include the following information:
 - a. Type, style, function, size, and finish of each hardware item.
 - b. Name and manufacturer of each item.
 - c. Fastenings and other pertinent information.
 - d. Location of each hardware set cross referenced to indications on Drawings both on floor plans and in door and frame schedule.
 - e. Explanation of all abbreviations, symbols, and codes contained in schedule.
 - f. Mounting locations for hardware.

- g. Door and frame sizes and materials.
- h. Keying information.

1.4 QUALITY ASSURANCE

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

1.5 PRODUCT HANDLING

- A. Tag each item or package separately with identification related to final hardware schedule and include basic installation instructions with each item or package.
- B. Packaging of door hardware is responsibility of supplier. As material is received by hardware supplier from various manufacturers, sort and repackage in containers clearly marked with appropriate hardware set number to match set number of approved hardware schedule. Two or more identical sets may be packed in same container.
- C. Inventory door hardware jointly with representative of hardware supplier and hardware installer until each is satisfied that count is correct.
- D. Deliver individually packaged door hardware items promptly to place of installation (shop or Project site).
- E. Provide secure lock-up for door hardware delivered to the Project, but not yet installed. Control handling and installation of hardware items that are not immediately replaceable so that completion of the Work will not be delayed by hardware losses both before and after installation.

1.6 MAINTENANCE

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

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: subject to compliance with requirements, manufacturers offering products that may be incorporated in the work include the following:
 - 1. Butts and Hinges:
 - a. Mckinney
 - b. Ives
 - c. Stanley
 - 2. Locks, Latchsets, and cylinders
 - a. Sargent
 - b. Schlage
 - 3. Exit Devices, Electrical Strikes, Power Supplies, Power Transfers
 - a. Sargent

- b. Von Duprin
- 4. Lock Cylinders
 - a. Sargent Signature
 - b. Schlage Primus
- 5. Stops, Bolts
 - a. Ives.
 - b. Rockwood
- 6. Overhead Closers:
 - a. Sargent
 - b. ~~L~~LCN

2.2 SCHEDULED HARDWARE

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

2.3 MATERIALS AND FABRICATION

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

2.4 HINGES, BUTTS, AND PIVOTS

- A. Templates: Except for hinges and pivots to be installed entirely (both leaves) into wood doors and frames, provide only template-produced units.
- B. Screws: Provide Phillips flat-head screws complying with the following requirements:
 - 1. For metal doors and frames install machine screws into drilled and tapped holes.

2. For wood doors and frames install wood screws.
 3. Finish screw heads to match surface of hinges or pivots
- C. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
1. Out-Swing Exterior Doors: Nonremovable pins.
 2. Interior Doors: Non-rising pins.
 3. Tips: Flat button and matching plug, finished to match leaves, except where hospital tip (HT) indicated.
- D. Number of Hinges: Provide number of hinges indicated but not less than 3 hinges per door leaf for doors 90 inches or less in height and one additional hinge for each 30 inches of additional height.
1. Fire-Rated Doors: Not less than 3 hinges per door leaf for doors 86 inches or less in height with same rule for additional hinges.

2.5 LOCK CYLINDERS AND KEYING

- A. Existing System: Field verify and key cylinders to match Owner's existing system.

2.6 LOCKS, LATCHES, AND BOLTS

- A. Strikes: Provide manufacturer's standard wrought box strike for each latch or lock bolt, with curved lip extended to protect frame, finished to match hardware set, unless otherwise indicated.
1. Provide flat lip strikes for locks with 3-piece, antifriction latch bolts as recommended by manufacturer.
 2. Provide extra-long strike lips for locks used on frames with applied wood casing trim.
 3. Provide recess type top strikes for bolts locking into head frames, unless otherwise indicated.
- B. Lock Throw: Provide 5/8-inch (16mm) minimum throw of latch on pairs of doors. Comply with UL requirements for throw of bolts and latch bolts on rated fire openings.
1. Provide 1/2-inch (13mm) minimum throw of latch for other bored and preassembled types of locks and 3/4-inch (19mm) minimum throw of latch for mortise locks. Provide 1-inch (25mm) minimum throw for all dead bolts.
- C. Flush Bolt Heads: Minimum of 1/2-inch (13mm) diameter rods of brass, bronze, or stainless steel with minimum 12-inch (300mm) long rod for doors up to 84 inches in heights. Provide longer rods as necessary for doors exceeding 84 inches in height.
- D. Exit Device Dogging: Except on fire-rated doors where closers are provided on doors equipped with exit devices, equip the unit with keyed dogging device to keep the latch bolt retracted, when engaged.

2.7 PUSH/PULL UNITS

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

2.8 CLOSERS AND DOOR CONTROL DEVICES

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

2.9 DOOR TRIM UNITS

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

2.10 HARDWARE FINISHES

- A. Match items to the manufacturer's standard color and texture finish for the latch and lock sets (for push-pull units if no latch or lock sets).
- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware.
- C. The designations used in schedules and elsewhere to indicate hardware finishes are the industry recognized standard commercial finishes, except as otherwise noted.

PART 3 EXECUTION

3.1 INSTALLATION

- A. Mount hardware units at heights indicated in following applicable publication, except as specifically indicated or required to comply with governing regulation and except as otherwise directed by Architect.
 - 1. "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames" by the Door and Hardware Institute.
- B. Install each hardware item in compliance with the manufacturer's instructions and recommendations. Where cutting and fitting is required to install hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation or application of surface protection with finishing work specified in the Division 9 Section. Do not install surface mounted items until finishes have been completed on the substrates involved.

- C. Set units level, plumb, and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.
- D. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.
- E. Set thresholds for exterior doors in full bed of butyl-rubber or polyisobutylene mastic sealant complying with requirements specified in Division 7 Section "Joint Sealers."
- F. Weatherstripping and Seals: Comply with manufacturer's instructions and recommendations to the extent installation requirements are not otherwise indicated.

3.2 ADJUSTING, CLEANING, AND DEMONSTRATING

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

3.3 ELECTRONIC DOOR HARDWARE - Responsibility

- A. Hardware supplier is responsible to provide/install all low voltage wiring for all electronic door hardware provided in this section, including electronic exit devices, power supplies, power transfers, electric strikes, electric locks, automatic door operators, operator actuators, and other electronic door hardware specified and provided as part of this specification section. Hardware supplier is also required to install automatic door operators and actuators with factory trained installers and return at completion of project to make final adjustments and instruct owner in use/adjustment of equipment.
- B. Installers are required to be factory trained/certified by manufacturers of electronic door hardware.
- C. Electrical Contractor is responsible to Provide and Install 120V power to all power supplies, automatic operator headers, and other locations required, noted herein, and/or shown on the electrical drawings. Electrical Contractor is also responsible to provide and install all conduit and/or wire chases for low voltage wiring and all required electrical boxes and junction boxes.
- D. Hardware Supplier is to meet with Electrical Contractor early during the construction period to instruct E.C. in requirements for power and for low voltage conduit/chases. Hardware supplier and E.C. are to communicate continually during construction as necessary to coordinate power with low voltage (hardware) requirements.
- E. Access Control System and all materials provided by the security contractor (including, but not limited to Card Readers) are to be installed and wired by that contractor.

3.4 HARDWARE SCHEDULE

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

B. Hardware Sets

1. HARDWARE SET: 01 - Exterior Entry Doors

a. DOOR NUMBERS:101A

1	Continuous Hinge	CFM_SLF-HD1 PT x Length	10BE	PE
1	Electric Power Transfer	EL-CEPT		SU
1	Narrow Rim Exit Device w/Pull	43 55 56 8504 862 (Key to Existing System)	10BE	SA
1	Surface Closer	351 CPS (HD Cush STP Arm)	EB	SA
1	Gasketing	Provided By Door/Frame Supplier		OT
1	Sweep	3452CNB - 3452DNB x Length Required		PE
1	Threshold	273x224AFGT - 273x224DFGT x Length Required x MSES25SS		PE
1	Power Supply	AQD (Size and Options as required)		SU
1	Harness Adapter	52-2946		SA
1	ElectroLynx Harness (Door)	QC-C**** x Length Required		MK
1	ElectroLynx Harness (Frame)	QC-C3000P		MK
1	Wiring Diagram			OT

2. HARDWARE SET: 02 - Interior Entry Doors

a. DOOR NUMBERS:101B

1	Continuous Hinge	CFM DFM_SLF-HD1 PT x Length	10BE	PE
1	Door Pull	RM2120	10BE	RW
1	Push Bar	RM2212	10BE	RW

3. HARDWARE SET: 03 - Restroom Doors

a. DOOR NUMBERS:102, 103

1	Hinge	Re-use existing, relocate for new swing.	10BE	PE
1	Latch Set	Re-use existing	10BE	RW
1	Surface Mounted Closer	SG74 351 UO	EB	FA SA

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SECTION 08 71 14 - AUTOMATIC DOOR OPERATORS

PART 1 GENERAL

1.1 SUMMARY

- A. Provide labor, materials, and equipment necessary to furnish and install automatic door operators as shown on the Drawings and as specified herein. The automatic door operator shall consist of the following major components:
 - 1. Power operators
 - 2. Flush wall switch (interior)
 - 3. Exterior post mounted switch
 - 4. Interior posts as may be indicated.

1.2 SUBMITTALS

- A. All automatic door operator products and accessories specified in this Section shall be submitted as a single package as practicable. Separate submittals for each system or product may not be acceptable.
- B. Do not submit MSDS or SDS sheets with product data submittal. Architect is not responsible for review of this information. Submittals that include MSDS or SDS data sheets may be returned as rejected.
- C. Submit complete product data and manufacturers cut sheets for all products as specified.

1.3 QUALITY ASSURANCE - Comply with the provisions of the latest editions for the following codes, specifications, and standards, except as otherwise shown or specified:

- A. Automatic door operator shall comply with the requirements of ANSI Standard A117.1.
- B. Automatic entrances shall comply with American National Standard for power-operated doors, ANSI A156.10 and ANSI A156.19. Provide custom designed installation utilizing slow opening, low powered automatic doors as described in paragraph 1.1.1 of ANSI A156.10, not opening to backcheck faster than 3 seconds and requiring no more than 15 lbf to stop door movement.
- C. Manufacturer: Provide units produced by a firm with not less than 5 years successful experience in the fabrication of automatic door operator units of the type required for this Project.

PART 2 PRODUCTS

2.1 MANUFACTURERS AND OPERATOR TYPE

- A. Acceptable Manufacturers
 - 1. "9540 Series" by LCN Closers, a Division of Allegion US, Carmel, IN
 - 2. "S4100LE" by Horton Automatics, Corpus Christi, TX
 - 3. "SW60" by Assa Abloy, New Haven, CT
 - 4. "6200 Series" by Norton Door Controls, a Division of Assa Abloy, Monroe, NC

- B. Specification is based on . Low energy, electro-mechanical power operators, fully automatic.
- C. Provide materials and equipment necessary for the proper installation of a surface applied "Senior Swing" handicap low energy power operated door system.
 - 1. Unit shall be completely electromechanical with micro compressor control requiring no micro switches on the operator.
 - 2. In the handicap mode, the activating switch, on either side of the door, shall open the door slowly to back check (80 degrees) in 3 to 6 seconds and to fully open position in 4 to 7 seconds. The door shall remain open 5 to 30 seconds. After the time delay, the door will close from 90 degrees to 10 degrees in 3 to 6 seconds and from 10 degrees to full closed in 1-1/2 to 2 seconds. The power boost feature shall increase the closing force from 6 lbf to 15 lbf against wind pressure. Control box and motor/gear box shall be contained in a full door width extruded aluminum housing, 4-1/2 inches wide by 5-3/4 inches high, designed for surface applied, interior application.
 - 3. Operator in non-activated mode shall be manual with no push-n-go feature. Opening force shall be a maximum of 5 pounds. Add post/bollard mount when required
 - 4. Activation Switches (wall and post mounted): Low voltage, stainless steel wall mount type. Switches shall be wired to operating unit. (No RF switches required). Button to be 4 to 6 inches in diameter.
 - a. Push button shall activate door when pushed at any point on button face.
 - b. Push button shall not require depressing for a sustained period of time.
 - 5. Provide door decals visible from either side, instructing the user as to the operation and function of the door.
 - 6. Door operator shall be installed on stop side of doors. Provide mounting plates, angles, and brackets as required.
- D. Finish: Match aluminum door and frame finish. Use the following for FAU projects only:
- E. Exterior post for activation switch:
 - 1. 42" high stainless steel satin finish post, 6-inch square with 6" round push plate actuator switches.
 - 2. #916-605-C as manufactured by CareProdX, Fishers, IN; or equal.
 - 3. Locate as indicated on Drawings.
- F. Locate flush wall switches where indicated on the Drawings.
- G. LCN 8310-852 wall mounted actuator switches. Flush mount with integral back-boxes, hardwired. Round 6" dia. stainless steel tough plate. Provide all items and accessories as required for a complete installation in every respect.
 - 1. Provide exterior post mounted switch and junction box, stainless steel, as required for a complete installation in every respect.

PART 3 EXECUTION

3.1 INSTALLATION

- A. Installer must examine the doors and frames for which automatic door operators are to be installed.
 - 1. Only one leaf of each pair of doors to receive a power assist shall be active by means of an electronic operator.

Miami County Courthouse
Peru, Indiana

- B. Install automatic door operators in strict accordance with manufacturer's instructions.
- C. Automatic door operators shall be installed as a complete system with peripheral items and concealed wiring as required.
- D. Coordinate the time delay setting for holding the door open with the Owner's representative.
- E. Provide all items and accessories as required for a complete installation in every respect.

3.2 ADJUST AND CLEAN

- A. Clean aluminum surfaces and adjacent area. Remove excess dirt and other substances.
- B. Demonstrate operation and maintenance of operator and peripheral items to the Owner.

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DEMOLITION GENERAL NOTES

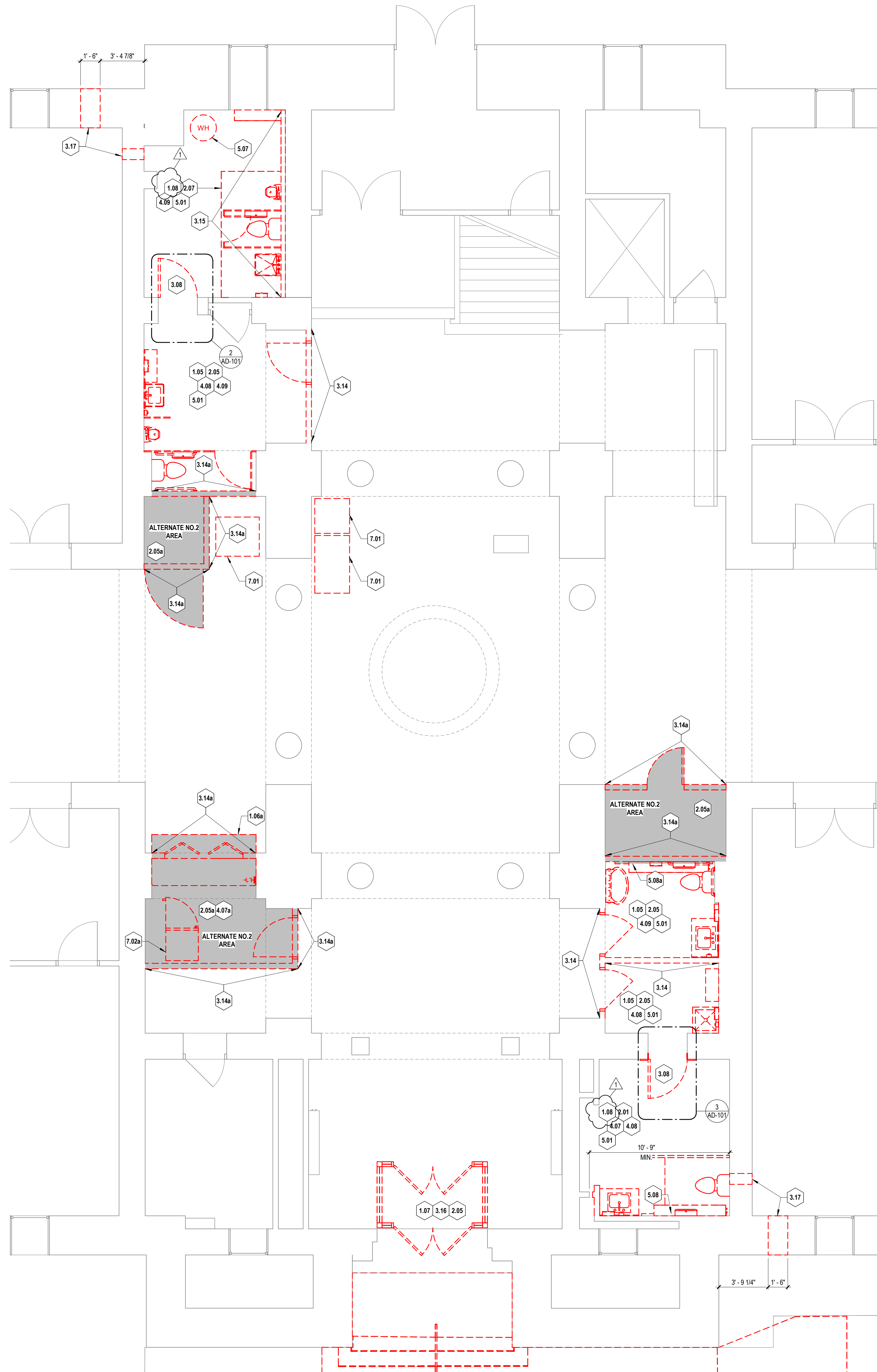
- DEMOLITION PLANS SHALL SERVE TO AID IN EVALUATION OF THE WORK AND EXTENT OF DEMOLITION BUT SHALL NOT BE HELD TO BE ALL INCLUSIVE. FIELD VERIFY EXISTING CONDITIONS, DEMOLITION AND REMOVALS AS REQUIRED FOR INSTALLATION OF THE NEW WORK AND FINISHES INDICATED WHETHER OR NOT SPECIFICALLY NOTED IN THESE DRAWINGS.
- SCHEDULE DEMOLITION WORK AFFECTING OCCUPIED AREAS OF THE FACILITY IN ADVANCE WITH THE OWNER THROUGH CONSTRUCTION PROJECT MANAGER. REFER TO SPECIFICATIONS.
- FINISH REMOVAL NOTES APPLY TO PARTITIONS/WALLS THAT REMAIN. REMOVE ALL FINISHES FROM WALLS THAT REMAIN WITHIN THE LIMIT OF CONSTRUCTION, UNLESS NOTED OTHERWISE.
- REMOVE INTERIOR WALLS/PARTITIONS ENTIRELY FROM DECK ABOVE TO DECK BELOW.
- WHERE WALLS, PARTITIONS, FLOORING, ACCESSORIES OR OTHER TYPES OF CONSTRUCTION ARE REMOVED, PATCH AND REPAIR ADJACENT AREAS AS REQUIRED TO RECEIVE NEW CONSTRUCTION OR FINISHES AND TO MATCH ADJACENT SURFACES. MAINTAIN ALL EXISTING AND REQUIRED FIRE RATED CONSTRUCTION THROUGHOUT.
- WHERE NEW FLOOR FINISHES ARE SCHEDULED OR INDICATED, REMOVE ALL EXISTING FLOOR FINISHES AND PREPARE & CLEAN SLAB TO RECEIVE NEW FLOOR FINISHES IN ACCORDANCE WITH THE NEW FLOOR FINISH MANUFACTURER'S WRITTEN RECOMMENDATIONS UNLESS NOTED OTHERWISE. PROPER PREPARATION OF EXISTING SURFACES SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF ACCUMULATED ADHESIVES & MASTICS, FILLING AND REPAIR OF CRACKS & VOIDS, SURFACE RESTORATION, THOROUGH CLEANING, ETC. & OTHER PROCEDURES AS MAY BE RECOMMENDED BY MANUFACTURER OF NEW FLOORING.
- UNLESS NOTED OTHERWISE, REMOVE ALL EXISTING ACCESSORIES & HARDWARE. PATCH & REPAIR ALL SURFACES TO RECEIVE NEW FINISHES.
- OFFER REMOVED ITEMS SUCH AS DOORS, HARDWARE, PLUMBING FIXTURES AND TOILET ACCESSORIES TO OWNER BEFORE REMOVAL FROM THE SITE. DETERMINE SALVAGE ITEMS WITH THE OWNER BEFORE DEMOLITION BEGINS. ALL ITEMS NOT DESIRED BY OWNER SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF SITE.
- PROTECT ALL ITEMS TO REMAIN AND REPAIR/REPLACE ANY DAMAGED ITEMS OR CONSTRUCTION.
- REPLACE FIREPROOFING OF STRUCTURAL MEMBERS DISPLACED DURING DEMOLITION AND CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH OTHER TRADES.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS NECESSARY TO COMPLETE THE WORK.
- ALL TRADES ARE RESPONSIBLE FOR SECURING CHANGES AND RISERS BEFORE DEMOLITION WORK PROCEEDS TO PREVENT DEBRIS FROM FALLING THROUGH INTO SPACES BELOW.
- CAP AND REROUTE EXISTING UTILITY SERVICES LOCATED IN WALLS, CEILING, OR FLOORS TO BE REMOVED, AS REQUIRED FOR NEW CONDITIONS AND IN ACCORDANCE WITH APPLICABLE CODES. SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- HOLES LEFT IN CONCRETE FLOORS FROM REMOVED ITEMS SUCH AS PLUMBING PIPES, CONDUITS, ETC. SHALL BE PATCHED BY GENERAL CONTRACTOR.
- REFER TO ENGINEERING DRAWINGS FOR RELATED WORK AND ITEMS TO BE REMOVED OR RE-INSTALLED IN NEW CONSTRUCTION. COORDINATE TEMPORARY LIGHTING, COMMUNICATION AND MECHANICAL SYSTEMS WITH OTHER TRADES. MAINTAIN ALL LIFE SAFETY DEVICES.
- REMOVE ABANDONED UTILITY SERVICES, SUCH AS ELECTRICAL, PLUMBING, GAS LINES, AND MECHANICAL DUCTWORK, DISCOVERED AND NOT SCHEDULED FOR REUSE BACK TO THEIR SOURCE (INCLUDING ALL HANGARS, STRAPS, WIRES, ETC.). MAINTAIN ANY SYSTEM SERVING ADJACENT BUILDING AREAS THAT ARE NOT INCLUDED IN THE CONTRACT, REROUTE AS REQUIRED. SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE ALL NECESSARY DEMOLITION OF EXISTING CONSTRUCTION FOR NEW UTILITY SERVICES AS REQUIRED.
- COORDINATE LOCATION AND SIZE OF ALL REQUIRED OPENINGS IN EXISTING FLOOR SYSTEM BETWEEN ARCHITECTURAL FLOOR PLAN AND ENGINEERING DRAWINGS.



5 EXISTING CONDITIONS
Not To Scale

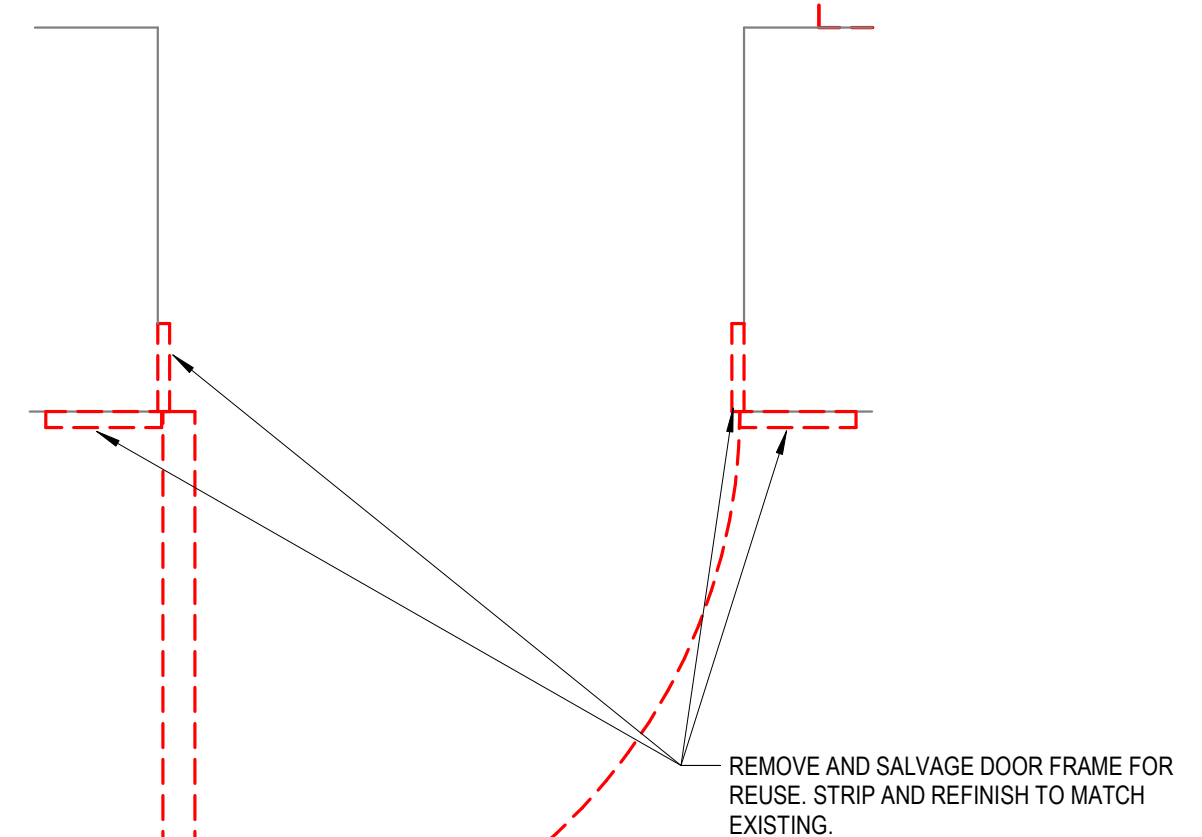


4 EXISTING CONDITIONS
Not To Scale

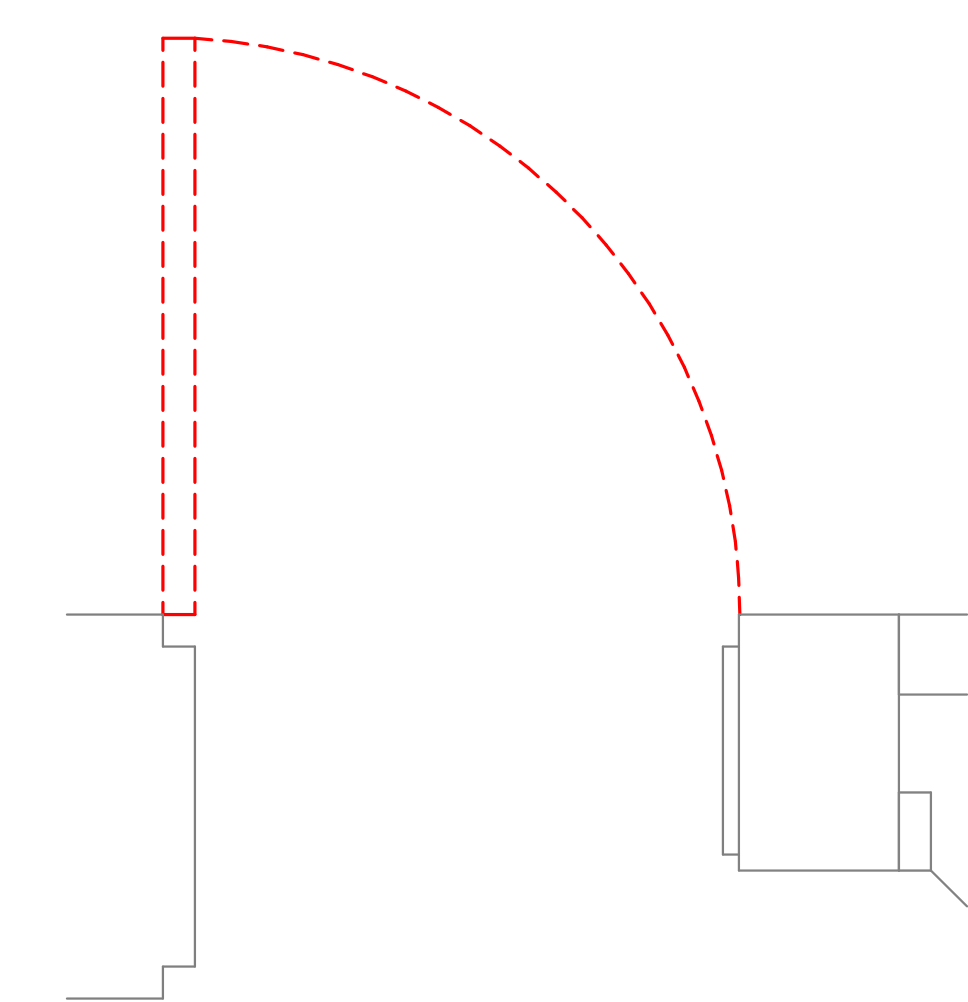


1 Enlarged Demolition Plan - First Floor
1/4" = 1'-0"

DEMOLITION PLAN NOTES	
TAG	DESCRIPTION
1.01	CEILING DEMOLITION
1.05	PLASTER CEILING/BULKHEAD TO REMAIN. PROTECT DURING CONSTRUCTION. REPAIR ALL DAMAGED AREAS AND PAINT COLOR TO MATCH EXISTING OR AS SCHEDULED AT CONCLUSION OF THE WORK.
1.06a	ALTERNATE NO. 2 - REMOVE FAUX ROOF STRUCTURE IN ITS ENTIRETY. PATCH AND REPAIR ADJACENT MATERIALS AS REQUIRED FOR EXISTING FINISHES.
1.07	REMOVE ALUMINUM STORAGE CABINETS/CEILING SYSTEM IN LID DECK.
1.08	PLASTER CEILING/BULKHEAD TO REMAIN. PROTECT DURING CONSTRUCTION.
FLOORING DEMOLITION	
2.01	REMOVE VINYL COMPOSITION TILE FLOORING AND ALL RELATED MASTIC/ADHESIVE. CLEAN/PREP SUBFLOOR TO ACCEPT NEW FLOORING AS SCHEDULED.
2.02	FLOOR FINISH TO REMAIN. PROTECT FLOORING DURING CONSTRUCTION. REPLACE, PATCH AND/OR REPAIR DAMAGED FLOORING WITH CEMENTITIOUS MARBLE FILLER (MATCH EXISTING) AT CONCLUSION OF THE WORK.
2.05a	ALTERNATE NO. 2 - FLOOR FINISH TO REMAIN. PROTECT FLOORING DURING CONSTRUCTION. REPLACE, PATCH, AND/OR REPAIR DAMAGED FLOORING WITH CEMENTITIOUS MARBLE FILLER (MATCH EXISTING) AT CONCLUSION OF THE WORK.
2.07	REMOVE BASEBOARD HEATER. PATCH AND REPAIR AS REQUIRED TO ALLOW FOR NEW FINISHES/EQUIPMENT.
PARTITION DEMOLITION	
3.08	REMOVE DOOR(S) AND FRAME, SALVAGE AND REFINISH DOOR(S) FOR RE-USE IN NEW CONSTRUCTION. PROTECT DURING CONSTRUCTION. REPAIR/REPLACE DAMAGED COMPONENTS AT CONCLUSION OF THE WORK.
3.14	REMOVE PARTITION IN ITS ENTIRETY INCLUDING ANY/ALL DOORS, DOOR FRAMES, AND DOOR HARDWARE. PATCH/REPAIR ADJACENT MATERIALS AS REQUIRED TO ACCEPT NEW FINISHES.
3.14a	ALTERNATE NO. 2 - REMOVE PARTITION IN ITS ENTIRETY INCLUDING ANY/ALL DOORS, DOOR FRAMES, AND DOOR HARDWARE. PATCH/REPAIR ADJACENT MATERIALS AS REQUIRED TO ACCEPT NEW FINISHES.
3.15	REMOVE FURRED-OUT WALL IN ITS ENTIRETY INCLUDING ANY/ALL PIPING CONCEALED WITHIN THAT SERVES ASSOCIATED PLUMBING FIXTURES SCHEDULED TO BE REMOVED. IF THERE ARE OTHER ACTIVE MEP ITEMS IN THIS WALL THAT SHOULD NOT BE REMOVED, CONTACT ARCHITECT. PATCH/REPAIR ADJACENT MATERIALS AS REQUIRED TO ACCEPT NEW FINISHES.
3.16	REMOVE ALUMINUM STOREFRONT SYSTEM IN ITS ENTIRETY INCLUDING ANY/ALL DOORS AND CONCEALED AND EXPOSED CONDUIT. PATCH/REPAIR ADJACENT MATERIALS TO RECEIVE FINISHES AS SCHEDULED.
3.17	REMOVE PORTION OF WALL IN THIS LOCATION AS REQUIRED FOR NEW EXHAUST LOUVER. SEE MECHANICAL DOCUMENTS FOR MORE INFORMATION.
FIXTURE DEMOLITION	
4.07	REMOVE BASE CABINET(S), COUNTERTOP AND WALL CABINET(S). OFFER TO OWNER BEFORE DISPOSING.
4.07a	ALTERNATE NO. 2 - REMOVE BASE CABINET(S), COUNTERTOP AND WALL CABINET(S). OFFER TO OWNER BEFORE DISPOSING.
4.08	REMOVE MISCELLANEOUS SHELVES, RODS, ETC. OFFER TO OWNER BEFORE DISPOSING.
4.09	REMOVE TOILET PARTITIONS, DOORS, AND ALL ACCESSORIES IN THEIR ENTIRETY.
UTILITY DEMOLITION	
5.01	REMOVE PLUMBING FIXTURE(S). FILL, PATCH, AND/OR REPAIR HOLES AS REQUIRED TO ACCEPT FINISHES AS SCHEDULED. SEE PLUMBING DOCUMENTS FOR MORE INFORMATION.
5.07	REMOVE AND SALVAGE WATER HEATER FOR REUSE. SEE PLUMBING DOCUMENTS FOR MORE INFORMATION.
5.08	REMOVE AND DISCARD RADIANT BASEBOARD HEATER. PATCH AND FILL HOLES IN FLOOR AS REQUIRED FOR EXISTING FINISHES TO REMAIN. SEE PLUMBING AND MECHANICAL DOCUMENTS FOR MORE INFORMATION.
5.08a	ALTERNATE NO. 2 - REMOVE AND DISCARD RADIANT BASEBOARD HEATER. PATCH AND FILL HOLES IN FLOOR AS REQUIRED FOR EXISTING FINISHES TO REMAIN. SEE PLUMBING AND MECHANICAL DOCUMENTS FOR MORE INFORMATION.
SPECIALTY EQUIPMENT DEMOLITION	
7.01	REMOVE AND RELOCATE VENDING MACHINE. COORDINATE FINAL LOCATION WITH OWNER.
7.02a	ALTERNATE NO. 2 - REMOVE AND RELOCATE REFRIGERATOR. COORDINATE FINAL LOCATION WITH OWNER.



3 Demolition Detail Plan
1" = 1'-0"



2 Demolition Detail Plan
1" = 1'-0"

ELEVATUS ARCHITECTURE
111 E. Wayne Street, Suite 505, Fort Wayne, IN 46802
305.424.9500
ElevatusArchitecture.com

CONTRACTOR'S COPY
CONTRACT NO. AD-101
DATE: 03/19/2026

STATE OF INDIANA
REGISTERED ARCHITECT
DAVID A. REGISTERED
No. AR1000176

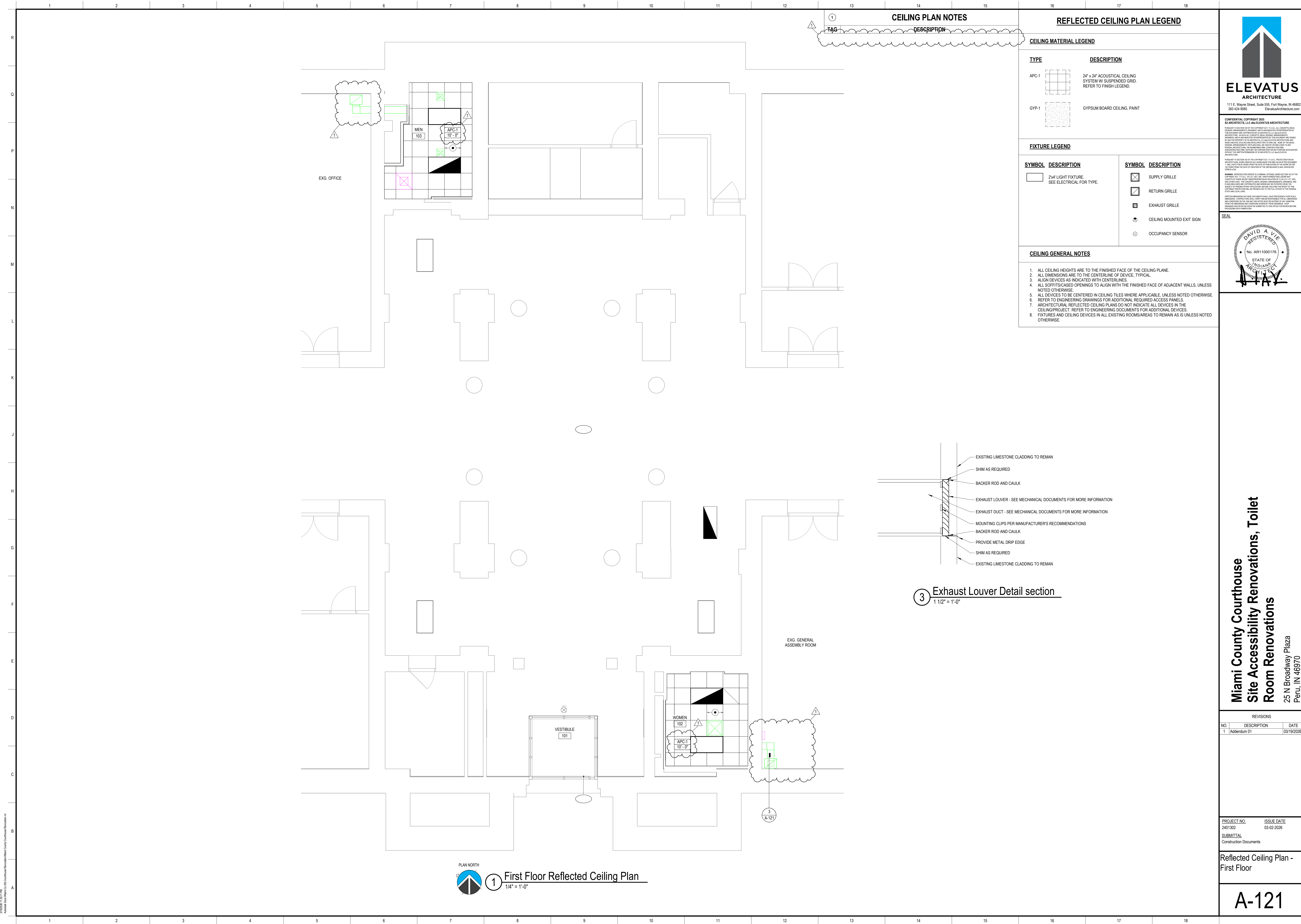
**Miami County Courthouse
Site Accessibility Renovations, Toilet
Room Renovations**
25 N Broadway Plaza
Peru, IN 46970

REVISIONS		
NO.	DESCRIPTION	DATE
1	Addendum 01	03/19/2026

PROJECT NO. 2401302
ISSUE DATE 03-02-2026
SUBMITTAL Construction Documents

Enlarged Demolition Plan - First Floor

AD-101



CEILING PLAN NOTES

TAG	DESCRIPTION
1	

REFLECTED CEILING PLAN LEGEND

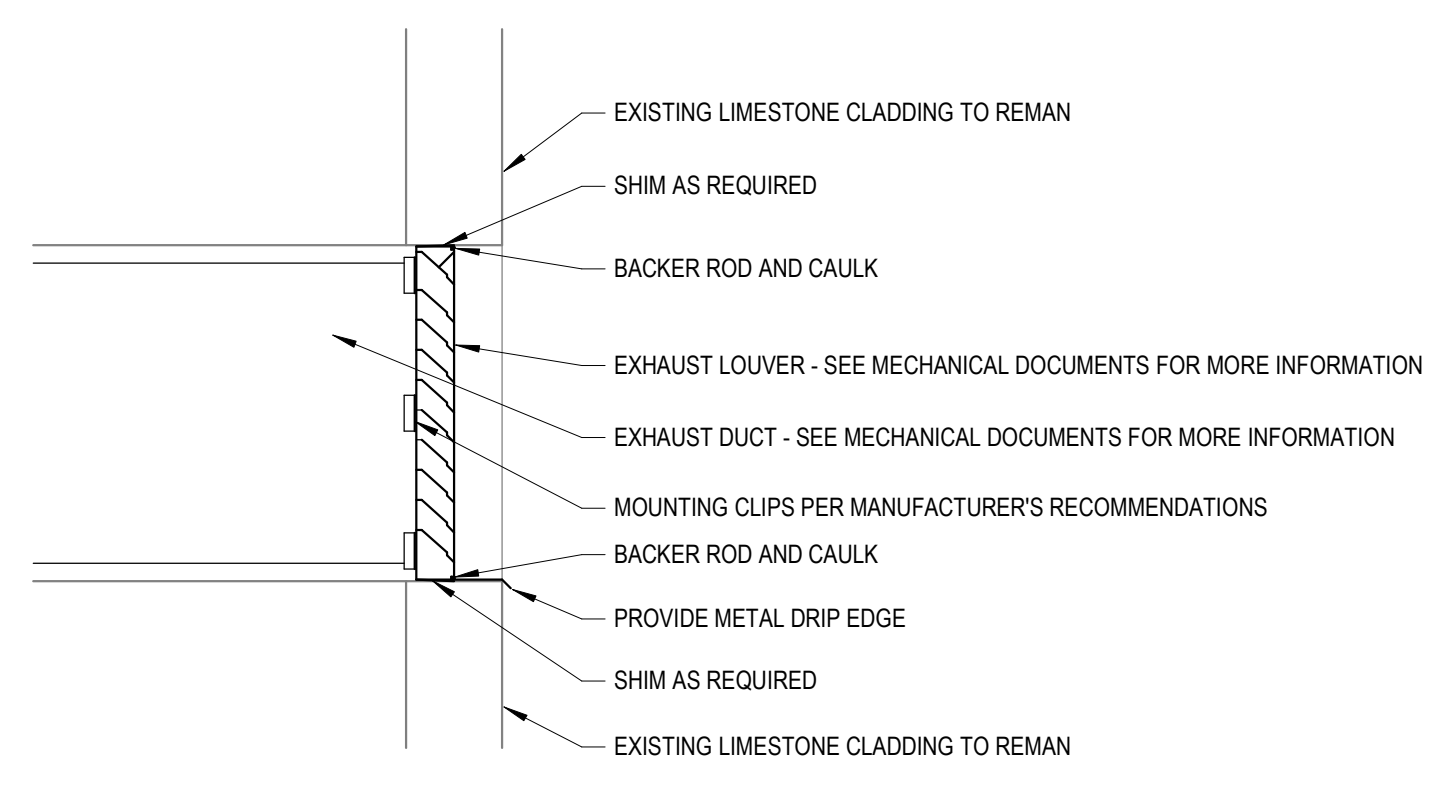
CEILING MATERIAL LEGEND

TYPE	DESCRIPTION
APC-1	24" x 24" ACOUSTICAL CEILING SYSTEM W/ SUSPENDED GRID. REFER TO FINISH LEGEND.
GYP-1	GYPSUM BOARD CEILING, PAINT

FIXTURE LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	2x4 LIGHT FIXTURE. SEE ELECTRICAL FOR TYPE.	[Symbol]	SUPPLY GRILLE
[Symbol]		[Symbol]	RETURN GRILLE
[Symbol]		[Symbol]	EXHAUST GRILLE
[Symbol]		[Symbol]	CEILING MOUNTED EXIT SIGN
[Symbol]		[Symbol]	OCCUPANCY SENSOR

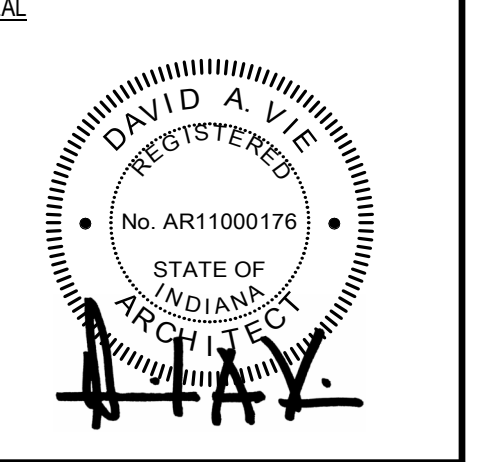
- CEILING GENERAL NOTES**
- ALL CEILING HEIGHTS ARE TO THE FINISHED FACE OF THE CEILING PLANE.
 - ALL DIMENSIONS ARE TO THE CENTERLINE OF DEVICE, TYPICAL.
 - ALIGN DEVICES AS INDICATED WITH CENTERLINES.
 - ALL SOFTICASED OPENINGS TO ALIGN WITH THE FINISHED FACE OF ADJACENT WALLS, UNLESS NOTED OTHERWISE.
 - ALL DEVICES TO BE CENTERED IN CEILING TILES WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
 - REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL REQUIRED ACCESS PANELS.
 - ARCHITECTURAL REFLECTED CEILING PLANS DO NOT INDICATE ALL DEVICES IN THE CEILING PROJECT. REFER TO ENGINEERING DOCUMENTS FOR ADDITIONAL DEVICES.
 - FIXTURES AND CEILING DEVICES IN ALL EXISTING ROOMS/AREAS TO REMAIN AS IS UNLESS NOTED OTHERWISE.



3 Exhaust Louver Detail section
1 1/2" = 1'-0"



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**Miami County Courthouse
Site Accessibility Renovations, Toilet
Room Renovations**
25 N Broadway Plaza
Peru, IN 46970

REVISIONS

NO.	DESCRIPTION	DATE
1	Addendum 01	03/19/2026

PROJECT NO. 2401302
ISSUE DATE 03-02-2026
SUBMITTAL Construction Documents

Reflected Ceiling Plan - First Floor

A-121

2/19/2026 11:34:11 AM
Addendum 01 (Miami County Courthouse Renovations, Toilet Room Renovations.dwg)



CONTRACTOR'S BID FOR PUBLIC WORK - FORM 96

State Form 52414 (R3 / 11-25) / Form 96 (Revised 2025)

Prescribed by State Board of Accounts

PART I

(To be completed for all bids. Please type or print)

Date (month, day, year): _____

1. Governmental Unit (Owner): _____

2. County: _____

3. Bidder (Firm): _____

Address: _____

City/State/ZIPcode: _____

4. Telephone Number: _____

5. Agent of Bidder (if applicable): _____

Pursuant to notices given, the undersigned offers to furnish labor and/or material necessary to complete the public works project of _____

(Governmental Unit) in accordance with plans and specifications prepared by _____

_____ and dated _____ for the sum of

_____ \$ _____

The undersigned further agrees to furnish a bond or certified check with this bid for an amount specified in the notice of the letting. If alternative bids apply, the undersigned submits a proposal for each in accordance with the notice. Any addendums attached will be specifically referenced at the applicable page.

If additional units of material included in the contract are needed, the cost of units must be the same as that shown in the original contract if accepted by the governmental unit. If the bid is to be awarded on a unit basis, the itemization of the units shall be shown on a separate attachment.

The contractor and his subcontractors, if any, shall not discriminate against or intimidate any employee, or applicant for employment, to be employed in the performance of this contract, with respect to any matter directly or indirectly related to employment because of race, religion, color, sex, national origin or ancestry. Breach of this covenant may be regarded as a material breach of the contract.

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

Before me, a Notary Public, personally appeared the above-named _____ and swore that the statements contained in the foregoing document are true and correct.

Subscribed and sworn to before me this _____ day of _____

Notary Public

My Commission Expires: _____

County of Residence: _____

CERTIFICATION OF USE OF UNITED STATES STEEL PRODUCTS
(If applicable)

I, the undersigned bidder or agent as a contractor on a public works project, understand my statutory obligation to use steel products made in the United States (1.C. 5-16-8-2). I hereby certify that I and all subcontractors employed by me for this project will use U.S. steel products on this project if awarded. I understand that violations hereunder may result in forfeiture of contractual payments.

ACCEPTANCE

The above bid is accepted this _____ day of _____, subject to the following conditions: _____

Contracting Authority Members:

PART II
 (For projects of \$300,000 or more- IC 36-1-12-4)

Governmental Unit:

Bidder (Firm) _____

Date (month, day, year): _____

These statements to be submitted under oath by each bidder with and as a part of his bid.
 Attach additional pages for each section as needed.

SECTION A: EXPERIENCE QUESTIONNAIRE

1. What public works projects has your organization completed for the period of one (1) year prior to the date of the current bid?

Contract Amount	Class of Work	Completion Date	Name and Address of Owner

2. What public works projects are now in process of construction by your organization?

Contract Amount	Class of Work	Expected Completion Date	Name and Address of Owner

3. Have you ever failed to complete any work awarded to you? _____ If so, where and why?

4. List references from private firms for which you have performed work.

SECTION B: PLAN AND EQUIPMENT QUESTIONNAIRE

1. Explain your plan or layout for performing proposed work. *(Examples could include a narrative of when you could begin work, complete the project, number of workers, etc. and any other information which you believe would enable the governmental unit to consider your bid.)*

2. Please list the names and addresses of all subcontractors *(i.e. persons or firms outside your own firm who have performed part of the work)* that you have used on public works projects during the past five (5) years along with a brief description of the work done by each subcontractor.

3. If you intend to sublet any portion of the work, state the name and address of each subcontractor, equipment to be used by the subcontractor, and whether you will require a bond. However, if you are unable to currently provide a listing, please understand a listing must be provided prior to contract approval. Until the completion of the proposed project, you are under a continuing obligation to immediately notify the governmental unit in the event that you subsequently determine that you will use a subcontractor on the proposed project.

4. What equipment do you have available to use for the proposed project? Any equipment to be used by subcontractors may also be required to be listed by the governmental unit.

5. Have you entered into contracts or received offers for all materials which substantiate the prices used in preparing your proposal? If not, please explain the rationale used which would corroborate the prices listed.

SECTION C: CONTRACTOR'S FINANCIAL STATEMENT

Attachment of bidder's financial statement is mandatory. Any bid submitted without said financial statement as required by statute shall thereby be rendered invalid. The financial statement provided hereunder to the governing body awarding the contract must be specific enough in detail so that said governing body can make a proper determination of the bidder's capability for completing the project if awarded.

SECTION D: CONTRACTOR'S NON - COLLUSION AFFIDAVIT

The undersigned bidder or agent, being duly sworn on oath, says that he has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to include anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee, gift, commission or thing of value on account of such sale.

SECTION E: OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FACTS AND INFORMATION CONTAINED IN THE FOREGOING BID FOR PUBLIC WORKS ARE TRUE AND CORRECT.

Dated at _____ this _____ day of _____

(Name of Organization)

By _____

(Title of Person Signing)

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

Before me, a Notary Public, personally appeared the above-named _____ and
swore that the statements contained in the foregoing document are true and correct.

Subscribed and sworn to before me this _____ day of _____

Notary Public

My Commission Expires: _____

County of Residence: _____

BID OF

_____ (Contractor)

_____ (Address)

FOR
PUBLIC WORKS PROJECTS
OF

Filed _____

Action taken _____

