

ADDENDUM #1

August 21, 2026

Kevin Ford Aerospace Interpretive Center and Playground Project
Site Package
City of Montpelier, Indiana

Kieser Consulting Group, LLC.
6801 Lake Plaza Drive, Suite D-401
Indianapolis, Indiana 46220

TO ALL PLAN HOLDERS OF PROCUREMENT DOCUMENTS

This Addendum forms a part of the Contract Documents and modifies the original documents dated August 2026. Bidder shall acknowledge receipt of this Addendum in the space provided on the BID Form. Failure to do so may subject the bidder to disqualification.

Add the attached section, "Section 00210 – Supplementary Instruction to Bidders" to the Project Manual in its stated numerical sequence.

1. Contractor Questions and Answers
 - a. The following exhibit includes clarifications to contractor questions.
2. Revised Plan Sheets and Specification Sections
 - a. The following plan sheet is revised and shall replace the previously issued sheet: C108 and C109. See also the revised Measurement and Payment Section and Bid Form.

SECTION 00210

SUPPLEMENTARY INSTRUCTION TO BIDDERS

PART 1 – GENERAL

1.1 SPECIAL BID SUBMITTAL INSTRUCTIONS

- A. This Section includes instructions to Bidders regarding contractor questions, revised plan sheets and revised specification sections.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION

A. Contractors Questions and Answers:

- a. Question 1: Basketball Court Coating. Only thing I see is acrylic on the drawings. Is there any more specific specs on what coating is required? What color is the court? Assuming all one color with white stripes?
 - i. Answer: Provide SportMaster acrylic court surfacing system, or approved equal. Court surface shall be SportMaster standard Blue with white basketball court striping. Equivalent products and colors shall be subject to approval by the Owner and Engineer.
- b. Question 2: Bean bag toss area. Drawings scale out to 18' x 9' but the details state 28' x 9' slab. Which is correct? Is the 2'x4' area in between of the boards to be painted cross hatched? Site plans show that but the details don't.
 - i. Answer: The note stating 28' x 9' slab (typ.) is incorrect. The correct slab dimension is 18' x 9' (typ.). No painted cross-hatching is proposed. See Sheet C109 for the required striping layout.
- c. Question 3: Playground aggregate base. I see we are to provide the 4" aggregate base. What size of stone is that to be for the surfacing by the other package?
 - i. Answer: The 4" #53 aggregate base is included with the Owner-purchased playground surfacing and will be installed as part of the Playground Package. The Site Contractor shall excavate an additional 4" and place and compact 4" of clean #8 stone beneath the #53 aggregate base. The Playground Contractor will install the 4" #53 aggregate base and turf/safety surfacing above the #8 stone. See revised Sheet C108 for the revised playground section.
- d. Question 4: I see that the benches are to be provided by the owner. Are these just bolt down? Do you have installation instructions?
 - i. Answer: The Owner-supplied benches shall be surface mounted to the concrete pads. Provide a standard bolt-down installation with anchors suitable for exterior installation in concrete.

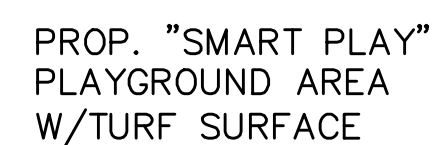
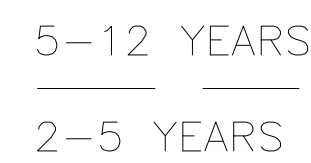
- e. Question 5: Sheet C107 states relocate the grill and trash receptacle but pay item states owner supplied. Are we just relocating what's there or are they new? Do you have the manufacturer instructions for mounting?
 - i. Answer: The existing grill and trash receptacle are to be relocated and reinstalled at the locations shown on the plans. Provide a standard post-and-sleeve in-ground mounting system suitable for the existing 4" posts, set in concrete.
- f. Question 6: I see item 1.W Refurbish swing set is in our package? Would you consider putting that into the playground package? We don't deal with playsets and I would think the playground company would have a refurbisher to do that work.
 - i. Answer: Since issuance of the Bid Documents, the Owner has proceeded with refurbishment of the existing swing set. Item 1.W – Refurbish Swing Set is therefore deleted from the Site Bid Package. See the attached revised Measurement and Payment section and Bid Form, which replace the previously issued versions.
- g. Question 7: Who is responsible for the water and sanitary utilities?
 - i. Answer: Water and sanitary services associated with the restroom building are included in the Building Package, including extension from the restroom building to the utility connection points shown on the plans.

B. Revised Plan Sheets (See Attached)

- a. Sheet C108 – Revised playground curb profile to show 4" of #8 stone beneath the 4" #53 aggregate base. The #8 stone is included in the Site Package; the #53 aggregate base is included in the Playground Package and is a part of the owner supplied materials.
- b. Sheet C109 – Corrected note about bean bag toss area dimensions.

C. Revised Specification Sections (See Attached)

- a. Revised Measurement and Payment Section
- b. Revised Bid Form

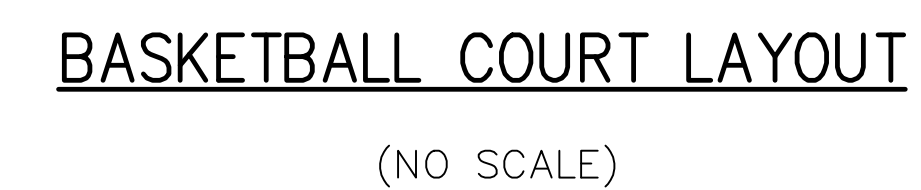
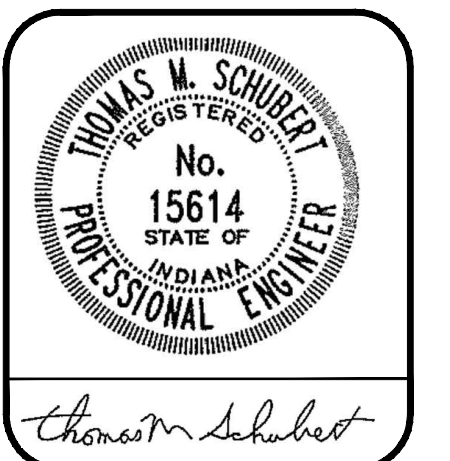


**Smart Play
(5-12 years)
Max Fall Height: 102 inches**

TOTAL ELEVATED PLAY COMPONENTS	17		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	14	REQUIRED	9
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	13	REQUIRED	6
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	7	REQUIRED	7

DESIGNED BY:
LANDSCAPE STRUCTURES, INC.

PLAN DATE: 7/28/26		
CHECK: DK	DRAWN: RS	FIELD:
DWG FILE:		
PROJ.-FILE PATH:		
PROJECT NO. N/A		
DRAWING NO. C108		

[illegible]

**BALDWIN PARK SITE AMENITIES AND
PLAYGROUND - DIVISION B**

CITY OF MONTPELIER, INDIANA

MISCELLANEOUS DETAILS

PLAN DATE: 7/28/26		
CHECK: DK	DRAWN: RS	FIELD:
DWG FILE:		
PROJ-FILE PATH:		
PROJECT NO. N/A		
DRAWING NO. C109		

**SECTION 01220
MEASUREMENT AND PAYMENT**

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 - 1. Administrative and procedural requirements for the measurement and payment.
 - 2. The measurement basis for determining the quantities of project work for unit price pay items stated in the Contract and this SECTION.

1.2 DEFINITIONS

- A. Lump Sum: The total amount for defined component, system, or structure of the Project.

1.3 USE CHARGES

- A. General: Cost or use charges for temporary facilities, except Engineer's long-distance telephone charges, shall be included in the Contract Price. Allow other entities to use temporary services and facilities without cost, including, but not limited to, Owner's forces, Engineer, testing agencies, and authorities having jurisdiction.
- B. Sewer Service: Pay sewer service use charges for sewer usage by all entities for construction operations where sewer service is not available from Owner's existing sewer system.
- C. Water Service: Pay water service use charges for water used by all entities for construction operations where not available from Owner's existing water system.
- D. Electric Power Service: Pay electric power service use charges for electricity used by all entities for construction operations where not available from Owner's existing electric system.
- E. Owner's Sewer Service: Sewer service from Owner's existing sewer system, where available, shall be provided to Contractor for use without payment of use charges.
- F. Owner's Water Service: Water from Owner's existing water system, where available, shall be provided to Contractor for use without metering and without payment of use charges.

1.4 PROCEDURES

- A. Pay Items include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
- B. Pay Items include all Work necessary or incidental to the satisfactory completion of the project as applicable but not limited to:
 - 1. Management and supervision of the Work.
 - 2. Construction engineering.
 - 3. Maintaining traffic.
 - 4. Surface restoration of disturbed areas.
 - 5. Site preparation.
 - 6. Site and surface restoration.
 - 7. All other Work not otherwise included as a Pay Item incidental or necessary to the completion of the Work, will be identified with a Change Order.

SCHEDULE 1 - PRODUCTS (NOT USED)

PART 2 - EXECUTION

2.1 LIST OF PAY ITEMS: KEVIN FORD AEROSPACE INTERPRETIVE CENTER AND PLAYGROUND – SITE PACKAGE

- A. Pay Item No. 1.A – Mobilization and Demobilization
 - 1. Pay Item Type: Lump Sum
 - 2. Description: Payment for:
 - a. Purchase of required insurance and bonds.
 - b. Plan of work and other preliminary project coordination.
 - c. Coordination with suppliers and subcontractors.
 - d. Coordination with property owners for temporary use of property.
 - e. Identification of fill material and disposal sites.
 - f. Preliminary construction engineering prior to moving onto project site.
 - g. Movement of workers and equipment to and from the Site.
 - h. Securing of necessary permits for any local and state compliance.
 - 3. Unit of Measurement: In accordance with total amount bid and Schedule of Values for the item.
 - 4. Payment: Mobilization and Demobilization shall not exceed five percent (5%) of the Base Bid. A Schedule of Values shall be submitted for this Pay Item.
 - a. Bonds and Mobilization shall be paid with the first Pay Estimate.
 - b. Demobilization shall be paid with the final Pay Estimate.
- B. Pay Item No. 1.B – Erosion Control
 - 1. Pay Item Type: Lump Sum

2. Description: Payment for:
 - a. Erosion control measures for the project site.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 3. Unit of Measurement: Lump Sum
 4. Payment: As completed and eligible for Partial Payment
- C. Pay Item No. 1.C – Demolition and Vegetation Removal
1. Pay Item Type: Lump Sum
 2. Description: Payment for:
 - a. Removal of any grass, trees or vegetation necessary to proceed with the project in accordance with the plans and specifications.
 - b. Basketball goals are to be salvaged and reused on the project. Carefully remove and store for installation at a later date.
 - c. The swing set is set to be refurbished. Do not demo the swing set.
 - d. Demolition of any existing above ground items necessary to install the new equipment.
 - e. Contractor is responsible for proper offsite disposal of all waste materials.
 - f. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 3. Unit of Measurement: Lump Sum (LS)
 4. Payment: As completed and eligible for Partial Payment
- D. Pay Item No. 1.D – Mass Grading
1. Pay Item Type: LS
 2. Description: Payment for:
 - a. Item includes all earthwork activities necessary to complete the project.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 3. Unit of Measurement: Lump Sum
 4. Payment: As completed and eligible for Partial Payment
- E. Pay Item No. 1.E – Concrete - Site Furnishings and Bean Bag Toss Area
1. Pay Item Type: SY
 2. Description: Payment for:
 - a. Item includes excavation, compaction of soil, placement of stone and placement of concrete in accordance with the plans and specifications.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 3. Unit of Measurement: Square Yard

4. Payment: As completed and eligible for Partial Payment
- F. Pay Item No. 1.F – Concrete – Playground Border Curb
1. Pay Item Type: LF
 2. Description: Payment for:
 - a. Item includes excavation, compaction of soil, and placement of concrete in accordance with the plans and specifications.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 3. Unit of Measurement: Linear Foot
 4. Payment: As completed and eligible for Partial Payment
- G. Pay Item No. 1.G – Playground Aggregate Base
1. Pay Item Type: SY
 2. Description: Payment for:
 - a. Item is for placement and compaction of aggregate for the playground and swing area. This item is for #8 stone.
 - b. Coordination with Playground installer.
 - c. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 3. Unit of Measurement: SY (Square Yard)
 4. Payment: As completed and eligible for Partial Payment
- H. Pay Item No. 1.H – Asphalt Walkway and Stone Base
1. Pay Item Type: SY
 2. Description: Payment for:
 - a. Item includes excavation, compaction of soil, placement of stone and asphalt for a new walking path.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 3. Unit of Measurement: SY (Square Yard)
 4. Payment: As completed and eligible for Partial Payment
- I. Pay Item No. 1.I – Asphalt Basketball Court and Stone Base
1. Pay Item Type: SY
 2. Description: Payment for:
 - a. Item includes excavation, compaction of soil, placement of stone and asphalt for a new basketball court.

- b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: SY (Square Yard)
 - 4. Payment: As completed and eligible for Partial Payment
- J. Pay Item No. 1.J – Basketball Court Coating
- 1. Pay Item Type: SY
 - 2. Description: Payment for:
 - a. Item is for placement of basketball court coating over asphalt.
 - b. Includes installation of the court surface in accordance with the manufacturer's specifications.
 - c. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: Square Yard
 - 4. Payment: As completed and eligible for Partial Payment
- K. Pay Item No. 1.K – Basketball Court Striping
- 1. Pay Item Type: LS
 - 2. Description: Payment for:
 - a. Item is for placement of basketball striping over basketball court coating.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: Lump Sum
 - 4. Payment: As completed and eligible for Partial Payment
- L. Pay Item No. 1.L – Basketball Goals
- 1. Pay Item Type: EA
 - 2. Description: Payment for:
 - a. Item is for removal, storage, protection, and reinstallation of the existing basketball goals.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: EA (Each)
 - 4. Payment: As completed and eligible for Partial Payment
- M. Pay Item No. 1.M – Asphalt Parking Lot and Stone Base
- 1. Pay Item Type: SY
 - 2. Description: Payment for:

- a. Item includes excavation, compaction of soil, placement and compaction of stone, and asphalt for a new parking lot.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: SY (Square Yard)
 - 4. Payment: As completed and eligible for Partial Payment
- N. Pay Item No. 1.N – Parking Lot - Striping
- 1. Pay Item Type: LS
 - 2. Description: Payment for:
 - a. Item includes pavement striping for a new parking lot.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: LS (Lump Sum)
 - 4. Payment: As completed and eligible for Partial Payment
- O. Pay Item No. 1.O – Parking Lot – Parking Blocks
- 1. Pay Item Type: Each
 - 2. Description: Payment for:
 - a. Item includes installation of new parking blocks in the parking lot.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: EA (Each)
 - 4. Payment: As completed and eligible for Partial Payment
- P. Pay Item No. 1.P – Parking Lot – Parking Signs and Posts
- 1. Pay Item Type: LS
 - 2. Description: Payment for:
 - a. Item includes all signs, posts and sleeves for new parking lot signage.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: LS (Lump Sum)
 - 4. Payment: As completed and eligible for Partial Payment
- Q. Pay Item No. 1.Q – Final Grading and Site Restoration
- 1. Pay Item Type: LS
 - 2. Description: Payment for:
 - a. Item includes final grading and site restoration.

- b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: LS (Lump Sum)
 - 4. Payment: As completed and eligible for Partial Payment
- R. Pay Item No. 1.R – Benches - Install
 - 1. Pay Item Type: EA
 - 2. Description: Payment for:
 - a. Item includes installation of owner supplied benches. Mount per manufacturer instructions.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: EA (Each)
 - 4. Payment: As completed and eligible for Partial Payment
- S. Pay Item No. 1.S – Trash Receptacle - Install
 - 1. Pay Item Type: EA
 - 2. Description: Payment for:
 - a. Item includes installation of owner supplied trash receptacle. Mount per manufacturer instructions.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: EA (Each)
 - 4. Payment: As completed and eligible for Partial Payment
- T. Pay Item No. 1.T – Bean Bag Toss - Install
 - 1. Pay Item Type: EA
 - 2. Description: Payment for:
 - a. Item includes installation of owner supplied bean bag toss equipment.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: EA (Each)
 - 4. Payment: As completed and eligible for Partial Payment
- U. Pay Item No. 1.U – Grill - Install
 - 1. Pay Item Type: EA
 - 2. Description: Payment for:

- a. Item includes installation of owner supplied grill. Mount per manufacturer instructions.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: EA (Each)
 - 4. Payment: As completed and eligible for Partial Payment
- V. Pay Item No. 1.V – Fencing Modification
- 1. Pay Item Type: LS
 - 2. Description: Payment for:
 - a. Item includes modification to an existing fence per the plans.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: Lump Sum
 - 4. Payment: As completed and eligible for Partial Payment
- W. Pay Item No. 1.W – Concrete Steps
- 1. Pay Item Type: CY
 - 2. Description: Payment for:
 - a. Item includes stone, rebar and concrete.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: Cubic Yard
 - 4. Payment: As completed and eligible for Partial Payment

2.2 LIST OF PAY ITEMS: KEVIN FORD AEROSPACE INTERPRETIVE CENTER AND PLAYGROUND – SITE PACKAGE - Alternates

- A. Alternate Pay Item No. A1.A – Additional Asphalt Walkway and Base
- 1. Pay Item Type: SY
 - 2. Description: Payment for:
 - a. Item includes excavation, compaction of soil, placement of stone and asphalt for a new walking path.
 - b. Item is to include all materials, equipment and work necessary to complete the item in accordance with the plans and specifications.
 - 3. Unit of Measurement: SY (Square Yard)
 - 4. Payment: As completed and eligible for Partial Payment

END OF SECTION 01220

SECTION 00410
BID FORM
ATTACHMENT A - BID PRICES
KEVIN FORD AEROSPACE
INTERPRETIVE CENTER
AND PLAYGROUND
CITY OF MONTPELIER, INDIANA

SITE PACKAGE

**Base Bid Item 1 – KEVIN FORD AEROSPACE INTERPRETIVE CENTER AND PLAYGROUND
SITE PACKAGE**

Item No.	Item Description	Unit	Quantity	Unit Price	Extension
1.A	Mobilization and Demobilization	LS	1		
1.B	Erosion Control	LS	1		
1.C	Demolition and Vegetation Removal	LS	1		
1.D	Mass Grading	LS	1		
1.E	Concrete - Site Furnishings and Bean Bag Toss Area	SY	44		
1.F	Concrete – Playground Border Curb	LF	450		
1.G	Playground Aggregate Base	SY	690		
1.H	Asphalt Walkway and Stone Base	SY	301		
1.I	Asphalt Basketball Court and Stone Base	SY	412		
1.J	Basketball Court Coating	SY	412		
1.K	Basketball Court Striping	LS	1		
1.L	Basketball Goals	EA	2		
1.M	Asphalt Parking Lot and Stone Base	SY	470		
1.N	Parking Lot - Striping	LS	1		
1.O	Parking Lot - Parking Blocks	EA	16		
1.P	Parking Lot Parking Signs and Posts	LS	1		
1.Q	Final Grading and Site Restoration	LS	1		
1.R	Benches - Install	EA	3		
1.S	Trash Receptacle - Install	EA	1		
1.T	Bean Bag Toss - Install	EA	4		
1.U	Grill - Install	EA	1		
1.V	Fencing Modification	LS	1		
1.W	Concrete Steps	CY	0.75		
Total for Base Bid Item 1					

Alternate Bid Item 1

Item No.	Item Description	Unit	Quantity	Extension
A1.A	Additional Asphalt Walkway and Base	SY	136	

Project Total (Base Bid Item 1, Plus Alternate Bid Item A1.A) - \$_____

SECTION 00410
BID FORM
ATTACHMENT A - BID PRICES
KEVIN FORD AEROSPACE
INTERPRETIVE CENTER
AND PLAYGROUND
SITE PACKAGE
CITY OF MONTPELIER, INDIANA

Bid Unit Prices and Total Bid Price Submitted By:

(Bidders Business Name)

(Bidders Business Address)

Authorized Signature

Signers Name (Printed or Typed)

_____, 20_____
Date