

# ADDENDUM NO. 3

**January 16, 2026**

**Smoky Row Elementary Additions & Renovations  
900 West 136<sup>th</sup> Street  
Carmel, IN 46032**

## **TO: ALL BIDDERS OF RECORD**

This Addendum forms a part of and modifies the Bidding Requirements, Contract Forms, Contract Conditions, the Specifications and the Drawings dated November 20, 2025, by Fanning/Howey Associates. Acknowledge receipt of the Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of Pages ADD 3-1 through ADD 3-3, and attached Revised Architects TOC for Book 2 and Book 3, Specification Section 01 32 00c Date Correction and Revised Guideline Schedule, and Specification Section 01 53 10 – Fences.

### **A. SPECIFICATION SECTION 00 00 20 Table of Contents**

Replace the following Specification Section

00 00 20 TOC for Volume Book 2 and Volume Book 3 in its entirety, including missing Book 3 sections.

### **B. SPECIFICATION SECTION 01 12 00 Multiple Contract Summary**

#### **A. Bid Category No 1 General Trades**

Add the following Specification Sections

32 13 13.20	Playground Site Concrete
32 13 73.20	Playground Concrete Joint Sealants
32 18 13	Synthetic Grass Surfacing
32 18 16	Playground Protective Surfacing
32 31 13.20	Playground Fences and Gates
32 93 13	Ground Covering and Mulches
33 13 13	Facility Sanitary Sewers

Replace Specification Section 01 53 10 Fences in its entirety.

Add the following Clarifications

24. This contractor is responsible for the size and quantity of aggregate base required by the poured in place suppliers' recommendation.
25. All MEP Contractors are responsible for their own slab cut, demo and pour backs for their divisions of work.
26. All shade pockets are the responsibility of this contractor. Any wood blocking required is to be coordinated and installed by the Bid Category 5 Metal Stud, Drywall, and Ceiling Contractor.
27. Responsible for a 6" concrete curb between poured in place and synthetic turf at all playgrounds. There is no concrete required underneath the poured in place or the turf.
28. Assume 16" of mulch demo and haul off at existing playgrounds.
29. On sheet AD0.03 this contractor is responsible for slab infill all the way to the corridor wall. There is a lower riser section that is not explicitly clear on the documents.

B. Bid Category No 2 Masonry

Add the following Clarification:

5. This contractor is NOT responsible for the stacked block piers shown on sheet S1.1. These will be provided and installed by modular building contractor.

E. Bid Category No 5 Metal Studs, Drywall, and Ceilings

Add the following Clarifications:

8. In regard to Abuse Resistant Acoustical Wall Tiles follow the finish schedule with 2" beveled.
9. All shade pockets are the responsibility of the Bid Category 1 General Trades Contractor. Any wood blocking required for these openings is by the Bid Category No 5 Metal Studs, Drywall, and Ceiling Contractor.

K. Bid Category No 11 Mechanical and Plumbing

Add the following Clarification:

10. This contractor is responsible for all slab cuts, demo, and pour back for this divisions work.

L. Bid Category No 12 Electrical

Add the following Clarifications:

14. This contractor is responsible for all slab cuts, demo, and pour back for this divisions work.
15. In regard to Café/Gym AV questions. Assume 3 loud speakers in the gym going back in kind at existing 3 locations. In general, use the symbol “MA” for the locations of the 3 touch panels (Riser diagram is correct but one is not shown on stage. Assume 1 on stage, 1 at the farthest point in the gym, and 1 in the cafeteria). In regard to the café speakers bid what is shown on the line diagram on sheet T1.06.
16. If the specifications call out a new projector model for a location, these are to be included as new.
17. This contractor is responsible for demolishing all electrical, data, fire alarm, and PA at the Cherry Tree modular buildings back to the source. The existing distribution panel at Cherry Tree may be able to be reused at Smoky Row along with any other supports or disconnects.

M. Bid Category No 13 Kitchen Equipment

Revise the following Clarification:

3. Responsible for demo and removal of existing kitchen equipment. The mechanical and electrical contractor will be responsible for make safe demo.

**C. SPECIFICATION SECTION 01 21 00 Allowances**

Revise/Add the following Allowances:

3.01 Product Allowance

B. Bid Category 01 – General Trades – Interior Temporary Partitions	\$125,000
D. Bid Category 12 – Electrical/Technology - Modular Classroom Misc.	\$25,000
E. Bid Category 01 – General Trades – Future Site Utility Improvements	\$100,000
F. Bid Category 12 – Electrical/Technology - Light Fixtures P1, P5, P6	\$16,000

**D. SPECIFICATION SECTION 01 32 00 SCHEDULES**

1. Replace Sheet – Date Correction for Phase 3 on CM1.1 within 01 32 00c

2. Replace the following Guideline Schedule:

Specification Section 01 32 00d - Guideline Schedule

## DOCUMENT 00 01 10 - TABLE OF CONTENTS

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### INTRODUCTORY INFORMATION

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### SPECIFICATIONS

#### DIVISION 02: EXISTING CONDITIONS

02 41 19 Selective Demolition

#### DIVISION 03: CONCRETE

03 06 30.01 Concrete Schedule  
03 30 00 Cast-in-Place Concrete

#### DIVISION 04: MASONRY

04 01 20 Maintenance of Masonry  
04 20 00 Unit Masonry  
04 72 00 Cast Stone Masonry

#### DIVISION 05: METALS

05 12 00 Structural Steel Framing  
05 21 00 Steel Joist Framing  
05 31 00 Steel Decking  
05 40 00 Cold-Formed Metal Framing  
05 50 00 Metal Fabrications  
05 51 33.23 Alternating Tread Ladders  
05 52 13 Pipe and Tube Railings  
05 70 00 Decorative Metal  
05 73 00 Decorative Metal Railings

#### DIVISION 06: CARPENTRY

06 10 00 Rough Carpentry  
06 16 00 Sheathing  
06 20 23 Interior Finish Carpentry  
06 41 13 Wood Veneer-Faced Architectural Cabinets  
06 42 00 Wood Paneling  
06 61 16 Solid Surface Fabrications

#### DIVISION 07: THERMAL AND MOISTURE PROTECTION

07 01 45 Maintenance of Exterior Insulation and Finish Systems (EIFS)  
07 01 50.91 Roofing Restoration  
07 14 16 Cold Fluid-Applied Waterproofing  
07 21 00 Thermal Insulation  
07 24 19 Water Drainage Exterior Insulation and Finish System (EIFS)  
07 24 23 Direct Applied Exterior Finish System

07 27 26.02	Vapor-Permeable, Fluid-Applied Membrane Air Barrier
07 41 13.16	Standing Seam Metal Roof Panels
07 54 00	Thermoplastic Membrane Roofing (PVC and KEE)
07 62 00	Sheet Metal Flashing and Trim
07 71 00	Roof Specialties
07 84 13	Penetration Firestopping
07 84 43	Joint Firestopping
07 91 00	Preformed Joint Seals
07 92 00	Joint Sealants
07 95 13.13	Interior Expansion Joint Cover Assemblies

#### DIVISION 08: OPENINGS

08 12 13	Hollow Metal Frames
08 14 16	Flush Wood Doors
08 16 13	Fiberglass Doors
08 31 13	Access Doors and Frames
08 33 13	Coiling Counter Doors
08 33 23	Overhead Coiling Doors
08 41 13	Aluminum-Framed Entrances and Storefronts
08 44 13	Glazed Aluminum Curtain Walls
08 71 00	Door Hardware
08 80 00	Glazing
08 81 13	Decorative Glass Glazing
08 87 23	Safety and Security Film
08 91 19	Fixed Louvers

#### DIVISION 09: FINISHES

09 01 91	Moisture Resistant/Water-Proof Flooring Adhesive for Concrete Slabs
09 05 16	Existing Substrate Preparation for Floor Finishes
09 21 16	Gypsum Board Assemblies
09 30 00	Tiling
09 51 13	Acoustical Panel Ceilings
09 54 23	Linear Metal Ceilings
09 65 13	Resilient Base and Accessories
09 65 16	Resilient Sheet Flooring
09 65 19	Resilient Tile Flooring
09 65 43	Linoleum Flooring
09 67 23	Decorative Resinous Flooring
09 68 13	Tile Carpeting
09 72 00	Wall Coverings
09 74 16	Wood-Veneer Wall Coverings
09 75 19	Marble Window Stools
09 77 13	Stretched Fabric Wall Systems
09 84 33	Sound-Absorbing Wall Units
09 84 33.13	Abuse-Resistant Sound-Absorbing Wall Units
09 91 23.61	Interior Painting/Repainting
09 96 00	High-Performance Coatings
09 96 63	Interior Finish System

#### DIVISION 10: SPECIALTIES

10 11 00	Visual Display Units
10 14 19	Dimensional Letter Signage
10 21 13.19	Solid Polymer Toilet Compartments
10 21 23	Cubicles

10 26 00	Wall and Door Protection
10 28 00	Toilet, Bath, and Laundry Accessories
10 41 16	Lock Box
10 44 13	Fire Extinguisher Cabinets
10 44 16	Fire Extinguishers

#### DIVISION 11: EQUIPMENT

11 13 13	Loading Dock Bumpers
11 31 00	Residential Appliances
11 40 00	Food Service Equipment
11 51 23	Library Stack Systems
11 52 13	Front Projection Screens
11 61 43	Stage Curtains
11 68 00	Playground Equipment and Structures
11 73 10	Safety Padding

#### DIVISION 12: FURNISHINGS

12 24 13	Roller Window Shades
12 32 16	Manufactured Plastic Laminate-Faced (Educational) Casework
12 48 26.01	Entrance Carpet Tile
12 93 00	Site Furnishings and Amenities

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### INTRODUCTORY INFORMATION

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### SPECIFICATIONS

### DIVISION 21: FIRE PROTECTION

21 05 00 Common Work Results for Fire Suppression  
21 10 00 Water-Based Fire Suppression Systems

### DIVISION 22: PLUMBING

22 00 02 Work in Existing Buildings  
22 05 00 Common Work Results for Plumbing  
22 05 01 Basic Plumbing Materials and Methods  
22 05 19 Meters and Gages for Plumbing Piping  
22 05 23 General-Duty Valves for Plumbing Piping  
22 05 29 Hangers and Supports for Plumbing Piping and Equipment  
22 05 53 Identification for Plumbing Piping and Equipment  
22 07 00 Plumbing Insulation  
22 11 16 Domestic Water Piping  
22 11 19 Domestic Water Piping Specialties  
22 13 16 Sanitary, Waste, and Vent Piping System  
22 14 13 Facility Storm Drainage Piping  
22 40 00 Plumbing Fixtures  
22 47 00 Drinking Fountains and Water Coolers  
22 63 13 Facility Natural Gas Piping

### DIVISION 23: HEATING, VENTILATING, AND AIR CONDITIONING

23 01 30 HVAC Air Duct Cleaning  
23 05 00 Common Work Results for HVAC  
23 05 13 Common Motor Requirements for HVAC Equipment  
23 05 19 Meters and Gages for HVAC Piping  
23 05 23 General-Duty Valves for HVAC Piping  
23 05 29 Hangers and Supports for HVAC Piping and Equipment  
23 05 48 Vibration and Seismic Controls for HVAC Piping and Equipment  
23 05 53 Identification for HVAC Piping and Equipment  
23 05 93 Testing, Adjusting, and Balancing for HVAC  
23 07 00 HVAC Insulation  
23 09 00 Instrumentation and Control for HVAC  
23 09 93 HVAC Sequence of Operation  
23 21 13 Hydronic Piping  
23 21 23 Hydronic Pumps  
23 23 00 Refrigerant Piping  
23 25 00 HVAC Water Treatment  
23 29 23 Variable-Frequency Motor Controllers  
23 31 13 Metal Ducts  
23 33 00 Air Duct Accessories  
23 34 23 HVAC Power Ventilators  
23 36 00 Air Terminal Units

23 37 13	Diffusers, Registers, and Grilles
23 37 23	HVAC Gravity Ventilators
23 51 00	Breechings, Chimneys, and Stacks
23 52 16	Condensing Boilers
23 62 00	Packaged Compressor and Condenser Units
23 72 00	Air-to-Air Energy Recovery Equipment
23 73 13	Modular Indoor Central-Station Air-Handling Units
23 81 26	Split-System Air-Conditioners
23 82 19	Fan Coil Units
23 82 39	Unit Heaters

#### DIVISION 26: ELECTRICAL

26 00 05	Electrical Demolition
26 00 50	General Electrical Requirements
26 05 05	Electrical Testing
26 05 19	Low-Voltage Electrical Power Conductors and Cables
26 05 26	Grounding and Bonding for Electrical Systems
26 05 29	Hangers and Supports for Electrical Systems
26 05 33	Conduit and Boxes for Electrical Systems
26 05 36	Ladder Type Cable Trays
26 05 43	Underground Ducts and Raceways for Electrical Systems
26 05 53	Identification for Electrical Systems
26 05 73	Power System Studies
26 09 23	Lighting Control Devices
26 22 00	Low-Voltage Transformers
26 24 16	Panelboards
26 27 26	Wiring Devices
26 28 13	Fuses
26 28 16	Enclosed Switches and Circuit Breakers
26 29 13	Enclosed Controllers
26 32 13	Engine Generators
26 36 00	Transfer Switches
26 51 00	Interior Lighting
26 55 61	Architectural Lighting Controls
26 56 00	Exterior Lighting

#### DIVISION 27: COMMUNICATIONS

27 01 00	Operation Manuals of Communications Systems
27 01 11	Demonstration, Training, and Warranty of Communications Systems
27 05 00	Common Work Results For Communications
27 05 26	Grounding And Bonding For Communications Sytems
27 05 28	Pathways For Communications Systems
27 05 53	Identification For Communications Systems
27 11 00	Communications Equipment Room Fittings
27 11 13	Communications Entrance Protection
27 13 23	Communications Optical Fiber Backbone Cabling
27 15 11	Conductors and Cables Public Address and Mass Notification Systems
27 15 13	Communications Copper Horizontal Cabling
27 15 53	Misc. Communications Audio-Video Cabling
27 41 17	Integrated A/V Control System and Equipment
27 51 23	Intercommunications and Program Systems

## DIVISION 28: ELECTRONIC SAFETY AND SECURITY

- 28 05 00 Common Work Results For Electronic Safety And Security
- 28 05 13 Conductors And Cables For Electronic Safety And Security
- 28 13 00 Electronic Access Control
- 28 16 00 Intrusion Detection
- 28 23 00 Video Surveillance System
- 28 31 11 Digital, Addressable Fire-Alarm System

## DIVISION 31: EARTHWORK

- 31 10 00 Site Clearing
- 31 20 00 Earth Moving
- 31 23 19 Dewatering
- 31 23 23 Flowable Fill
- 31 25 00 Erosion Control
- 31 32 00 Geotextile
- 31 50 00 Excavation Support and Protection

## DIVISION 32: EXTERIOR IMPROVEMENTS

- 32 12 16 Asphalt Paving
- 32 13 13 Concrete Paving
- 32 13 13.01 Concrete Schedule
- 32 13 13.20 Playground Site Concrete
- 32 13 73 Concrete Paving Joint Sealants
- 32 13 73.20 Playground Concrete Joint Sealants
- 32 17 13 Parking Bumpers
- 32 17 23 Pavement Markings
- 32 18 13 Synthetic Grass Surfacing
- 32 18 16 Playground Surfacing
- 32 31 13 Chain Link Fences and Gates
- 32 31 13.20 Playground Fences and Gates
- 32 91 13 Soil Preparation
- 32 92 00 Turf and Grasses
- 32 93 00 Plants
- 32 93 13 Ground Coverings and Mulches

## DIVISION 33: UTILITIES

- 33 05 00 Common Work Results for Utilities
- 33 13 13 Facility Sanitary Sewers
- 33 41 00 Storm Utility Drainage Piping
- 33 46 00 Subdrainage

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## **SECTION 01 53 10 - FENCES**

### **PART 1 - GENERAL**

#### **1.01 RELATED DOCUMENTS**

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

#### **1.02 SCHEDULING**

- A. Provide temporary fencing to outline limits of site usage prior to start of other work as required by Contract Documents.

### **PART 2 – PRODUCTS**

#### **2.01 MATERIALS**

- A. Provide all temporary fencing and gates shown or implied on the Construction Drawings and all fencing shown on Site Logistics Plan, Section 01 23 00c.
- B. Allow for 400 Lineal Feet of plastic construction fencing.
- C. Fence to have graphic screen as shown of Site Logistics Plan. Graphic to be provided by owner.

### **PART 3 - EXECUTION**

#### **3.01 INSTALLATION**

- A. Install construction fencing where indicated and around temporary structures, storage areas, roadways and other hazards as required for safety and security.
- B. Space posts 6' o.c. and drive 3' into ground. Fasten fence to each post with five (5) fasteners.
- C. Space posts 10' o.c. and drive 3' into ground. Fasten fence to each post with five (5) fasteners.
- D. Provide gate posts and gates for two (2) 20'-0" side openings (each opening to contain two (2) 10'-0" leaves) with forked type or plunger type latch to permit operation from either side of gate with padlock eye as an integral part of latch.

#### **3.02 MAINTENANCE**

- A. Maintain fencing in good repair until completion of the Project unless directed otherwise by the Construction Manager.
- B. Relocate fencing if necessary due to construction progress when directed by the Construction Manager.
- C. Remove fencing when directed by the Construction Manager.

END OF SECTION 01 53 10

# Schedule

Exterior Site work  
Start-May 2026  
End-August 2027

Phase 1  
Start-May 2026  
End-August 2026

Phase 2A  
Start-June 2026  
End-June 2027

Phase 2B  
Start-June 2026  
End-January 2027

Phase 3  
Start-February  
2027  
End-April 2027

Phase 4  
Start-April 2027  
End-July 2027

Phase 5  
Start- July 2027  
End-September  
2027

Phase 6  
Start-August 2027  
End-April 2028

Phase 7  
Start-September  
2027  
End-December  
2027

Phase 8  
Start-December  
2027  
End-March 2028

Phase 9  
Start-March 2028  
End-June 2028

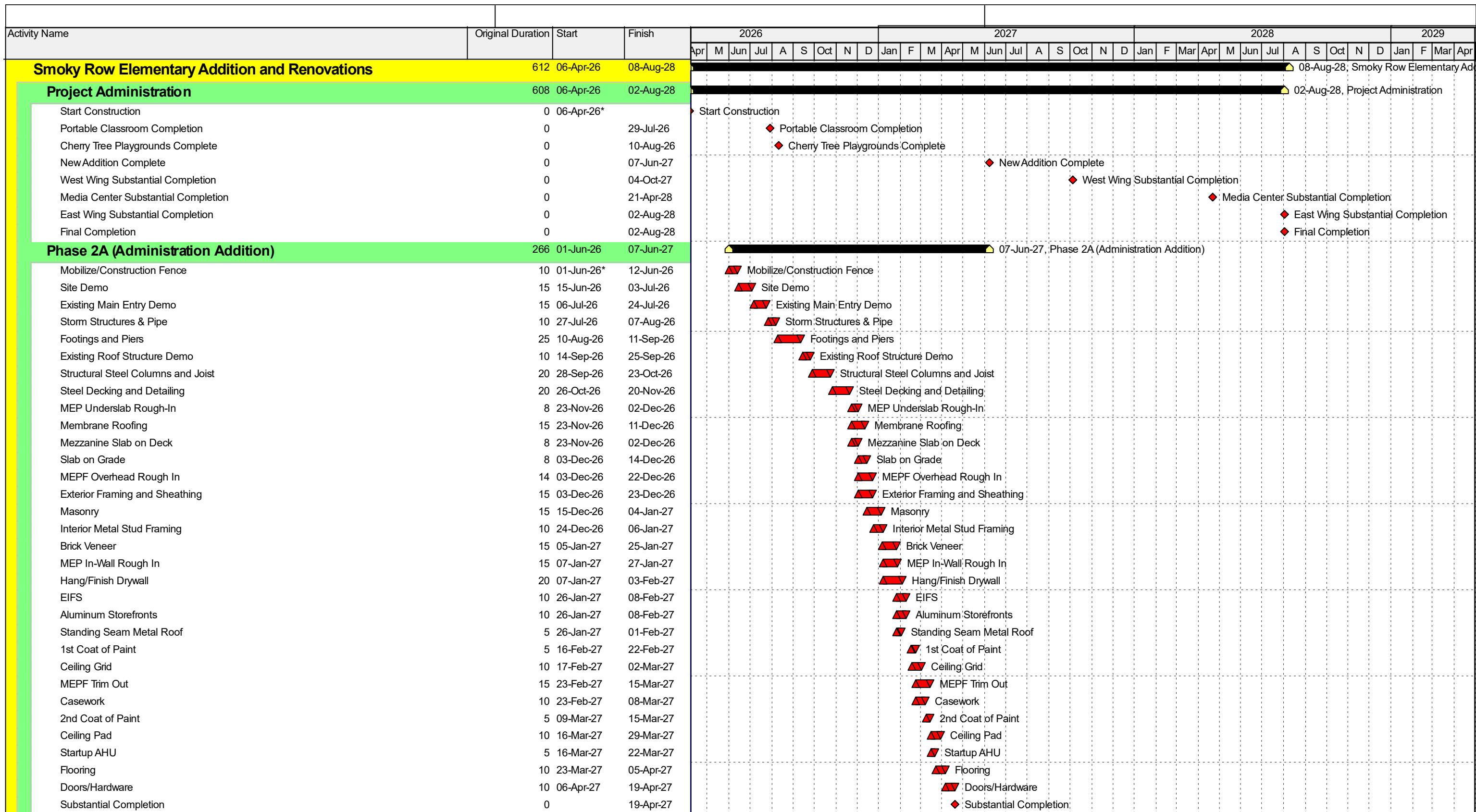
Phase 10  
Start-May 2028  
End-August 2028

Phase 11  
Start-May 2026  
End-August 2028

West Playground  
Start-May 2027  
End-August 2027

East Playground  
Start-May 2028  
End-August 2028





- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone
- Summary

225001 Smoky Row Elementary Addition and Renovation

Guideline Schedule D.D 06-Apr-26.

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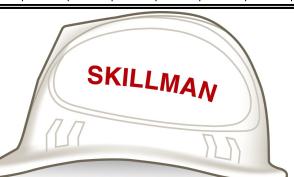


The Gantt chart displays the project timeline across four years (2026, 2027, 2028, 2029) with the following key activities and their details:

- 2026 Activities:**
  - Punch List (15 days, Apr 20 - May 10)
  - Final Cleaning (5 days, May 11 - May 17)
  - Owner IT Move In (5 days, May 18 - May 24)
  - Owner Move In (10 days, May 25 - Jun 07)
  - Portable Classrooms Phase:** 83 days (Apr 06 - Jul 29). Sub-tasks include Site Demo, Sanitary Utilities, Underground Electrical and Technology Rough-In, Footings, Portable Classroom Delivery and Install, Sidewalks, Electrical Feeders, Grading/Seeding, Trailer MEP Hook up, Fire Alarm/Technology Trim-Out, Punch List, Final Cleaning, Owner IT Move In, and Owner Move In.
  - Exterior Restoration Phase:** 357 days (Mar 16 - Jul 26). Sub-tasks include Phase 2 A New Addition South Exterior Concrete/Paving/Landscaping, West Playgrounds/EC Playgrounds, West Parking Lot Concrete/Paving/Landscaping, East Playground, and East Parking Lot Concrete/Paving/Landscaping.
  - Interior Renovations Phase:** 577 days (May 25 - Aug 08). Sub-tasks include Phase 1 (54 days, May 25 - Aug 06), Phase 2 (423 days, Aug 07 - Aug 08), and Phase 3 (100 days, Aug 09 - Sep 18).
- 2027 Activities:**
  - Sub-tasks for Portable Classrooms, Exterior Restoration, and Interior Renovations phases.
  - Owner Move In (5 days, Jul 29 - Aug 03)
  - Substantial Completion (5 days, Jul 30 - Aug 04)
- 2028 Activities:**
  - Sub-tasks for Portable Classrooms, Exterior Restoration, and Interior Renovations phases.
- 2029 Activities:**
  - Sub-tasks for Portable Classrooms, Exterior Restoration, and Interior Renovations phases.

25001 Smoky Row Elementary Addition and Renovation

Guideline Schedule D.D 06-Apr-26.





Activity Name	Original Duration	Start	Finish	2026												2027												2028												2029					
				Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F	M	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr					
<b>Phase 5</b>	60 13-Jul-27 04-Oct-27																																												
		Owner Move Out		3 13-Jul-27		15-Jul-27																																							
		Temporary Partitions		5 13-Jul-27		19-Jul-27																																							
		Selective Demo		7 20-Jul-27		28-Jul-27																																							
		MEPF Demo		7 20-Jul-27		28-Jul-27																																							
		Framing		5 29-Jul-27		04-Aug-27																																							
		MEPF Rough-In		7 29-Jul-27		06-Aug-27																																							
		Hang/Finish Drywall		5 29-Jul-27		04-Aug-27																																							
		Hollow Metal Frames		5 29-Jul-27		04-Aug-27																																							
		1st Coat of Paint		3 09-Aug-27		11-Aug-27																																							
		Ceiling Grid		5 12-Aug-27		18-Aug-27																																							
		MEPF Trim Out		7 12-Aug-27		20-Aug-27																																							
		Casework		5 19-Aug-27		25-Aug-27																																							
		Ceiling Pad		5 23-Aug-27		27-Aug-27																																							
		2nd Coat of Paint		3 30-Aug-27		01-Sep-27																																							
		Tackboards/Markerboards		4 02-Sep-27		07-Sep-27																																							
		Flooring		10 08-Sep-27		21-Sep-27																																							
		Doors / Hardware		3 08-Sep-27		10-Sep-27																																							
		Projectors/Monitors Technology Trim Out		2 22-Sep-27		23-Sep-27																																							
		Substantial Completion		0		23-Sep-27*																																							
		Punch List		5 24-Sep-27		30-Sep-27																																							
		Owner Move In		2 01-Oct-27		04-Oct-27																																							
<b>Phase 6</b>	229 08-Jun-27 21-Apr-28																																												
		Move Out / Construction Area Set Up		10 08-Jun-27		21-Jun-27																																							
		Make Safe / MEP Demo		10 22-Jun-27		05-Jul-27																																							
		Selective Demo		30 06-Jul-27		16-Aug-27																																							
		MEP Underslab Rough		5 17-Aug-27		23-Aug-27																																							
		Patch Floors		5 24-Aug-27		30-Aug-27																																							
		CMU / Metal Stud Walls		30 31-Aug-27		11-Oct-27																																							
		MEP Rough		15 12-Oct-27		01-Nov-27																																							
		Hang and Finish Drywall / Patch Holes		10 02-Nov-27		15-Nov-27																																							
		Prime																																											

