

**ADDENDUM
NO. 1**

October 7, 2024

**TRI-COUNTY SCHOOL CORPORATION - PRIMARY SCHOOL AND
INTERMEDIATE SCHOOL ADDITIONS AND RENOVATIONS
Wolcott, IN 47995**

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 October 1, 2024 by Gibraltar Design. 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 Page ADD 1-1, the Guideline Schedule, and Phasing Plans.

A. SPECIFICATION SECTION 01 32 00 - SCHEDULES AND REPORTS






1. Add:

The attached Guideline Schedule

2. Add:

The attached Phasing Plans for both the Primary School and the Intermediate School

Activity Name	Original Duration	Start	Finish	2025												2026											
				October	N	D	January	F	March	April	May	June	July	August	S	October	N	D	January	F	March	April	May	June	July	August	
Tri County - Primary & Intermediate School Additions and Renovations	357	Oct-03-2024	Feb-27-2026	Tri County - Primary & Intermediate School Additions and Renovations																							
Project Administration	357	Oct-03-2024	Feb-27-2026	Project Administration																							
Bid Phase	24	Oct-03-2024	Nov-05-2024	Bid Phase																							
Pre-Bid Meeting	0	Oct-14-2024		Pre-Bid Meeting																							
Bid Opening	0		Nov-05-2024	Bid Opening																							
Recommend/Award	1	Nov-11-2024	Nov-11-2024	Recommend/Award																							
Submittals	120	Nov-12-2024	May-02-2025	Submittals																							
Notice to Proceed	0	Nov-12-2024		Notice to Proceed																							
Start Construction	0	Dec-09-2024*		Start Construction																							
Winter Break 2024/2025	8	Dec-23-2024*	Jan-03-2025	Winter Break 2024/2025																							
Spring Break 2024/2025	6	Mar-21-2025*	Mar-28-2025	Spring Break 2024/2025																							
Last Student Day 2024/2025	0		May-23-2025*	Last Student Day 2024/2025																							
Last Staff Day 2024/2025	0		May-27-2025*	Last Staff Day 2024/2025																							
First Day of School 2025/2026	0	Aug-11-2025*		First Day of School 2025/2026																							
Fall Break 2025/2026	3	Oct-23-2025*	Oct-27-2025	Fall Break 2025/2026																							
Winter Break 2025/2026	9	Dec-22-2025*	Jan-02-2026	Winter Break 2025/2026																							
Substantial Completion	0		Jan-30-2026*	Substantial Completion																							
Final Punchlist Completion	21	Jan-30-2026	Feb-27-2026	Final Punchlist Completion																							
Project Completion	0		Feb-27-2026	Project Completion																							
Primary School	292	Dec-09-2024	Jan-30-2026	Primary School																							
Sitework	102	Dec-09-2024	May-01-2025	Sitework																							
Mobilize	2	Dec-09-2024	Dec-10-2024	Mobilize																							
Erosion Control	2	Dec-09-2024	Dec-10-2024	Erosion Control																							
Temporary Fencing	3	Dec-09-2024	Dec-11-2024	Temporary Fencing																							
Strip and Demo	5	Dec-12-2024	Dec-18-2024	Strip and Demo																							
Excavation and Grading	5	Dec-19-2024	Dec-26-2024	Excavation and Grading																							
Establish Building Pad	5	Dec-27-2024	Jan-03-2025	Establish Building Pad																							
Site Utilities	5	Mar-26-2025	Apr-01-2025	Site Utilities																							
Concrete Ramps, Steps, Curbs and Walks	7	Apr-02-2025	Apr-10-2025	Concrete Ramps, Steps, Curbs and Walks																							
Asphalt Pavement Patching	5	Apr-11-2025	Apr-17-2025	Asphalt Pavement Patching																							
Site Restoration	5	Apr-18-2025	Apr-24-2025	Site Restoration																							
Fog Seal and Stripe Pavement	5	Apr-25-2025	May-01-2025	Fog Seal and Stripe Pavement																							
Building Core and Shell	145	Jan-06-2025	Jul-29-2025	Building Core and Shell																							

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

224061 Tri County - Primary Intermediate School Additions and Renovations
Guideline Schedule Oct-03-2024 (ADD 1)
 1 of 9



Activity Name	Original Duration	Start	Finish	2025												2026											
				October	N	D	January	F	March	April	May	June	July	August	S	October	N	D	January	F	March	April	May	June	July	August	
Roofing Replacement	45	May-27-2025	Jul-29-2025	Roofing Replacement																							
Addition	67	Jan-06-2025	Apr-08-2025	Addition																							
Footings and Foundations	10	Jan-06-2025	Jan-17-2025	Footings and Foundations																							
Load Bearing CMU Walls	10	Jan-20-2025	Jan-31-2025	Load Bearing CMU Walls																							
Structural Steel Joists and Decking	12	Feb-03-2025	Feb-18-2025	Structural Steel Joists and Decking																							
Exterior Brick Veneer	15	Feb-03-2025	Feb-21-2025	Exterior Brick Veneer																							
Roof Drains and Storm Line Connections	5	Feb-19-2025	Feb-25-2025	Roof Drains and Storm Line Connections																							
Underground Utilities	5	Feb-19-2025	Feb-25-2025	Underground Utilities																							
Roofing	10	Feb-26-2025	Mar-11-2025	Roofing																							
Stone Subgrade	2	Feb-26-2025	Feb-27-2025	Stone Subgrade																							
Slab-on-grade	5	Feb-28-2025	Mar-06-2025	Slab-on-grade																							
Roofing Details	10	Mar-12-2025	Mar-25-2025	Roofing Details																							
Aluminum Composite Panel System and Windows	5	Mar-26-2025	Apr-01-2025	Aluminum Composite Panel System and Windows																							
Aluminum Storefront and Windows	5	Apr-02-2025	Apr-08-2025	Aluminum Storefront and Windows																							
Interior Build Out	227	Mar-12-2025	Jan-30-2026	Interior Build Out																							
Addition	45	Mar-12-2025	May-13-2025	Addition																							
Interior CMU Walls	10	Mar-12-2025	Mar-25-2025	Interior CMU Walls																							
In-Wall Electrical Rough-ins	10	Mar-12-2025	Mar-25-2025	In-Wall Electrical Rough-ins																							
Ductwork	10	Mar-12-2025	Mar-25-2025	Ductwork																							
Plumbing Rough-ins	10	Mar-12-2025	Mar-25-2025	Plumbing Rough-ins																							
Gypsum Board Soffits	5	Mar-26-2025	Apr-01-2025	Gypsum Board Soffits																							
Overhead Piping Rough-ins	10	Mar-26-2025	Apr-08-2025	Overhead Piping Rough-ins																							
Overhead Electrical Rough-ins	10	Mar-26-2025	Apr-08-2025	Overhead Electrical Rough-ins																							
Painting	5	Apr-02-2025	Apr-08-2025	Painting																							
Plumbing Fixtures	5	Apr-09-2025	Apr-15-2025	Plumbing Fixtures																							
Casework and Cubbies	5	Apr-09-2025	Apr-15-2025	Casework and Cubbies																							
Acoustical Ceilings	5	Apr-09-2025	Apr-15-2025	Acoustical Ceilings																							
Light Fixtures	5	Apr-09-2025	Apr-15-2025	Light Fixtures																							
Set Unit Ventilators	5	Apr-09-2025	Apr-15-2025	Set Unit Ventilators																							
Toilet Accessories	5	Apr-09-2025	Apr-15-2025	Toilet Accessories																							
Markerboards and Tackboards	2	Apr-09-2025	Apr-10-2025	Markerboards and Tackboards																							
Epoxy Flooring	5	Apr-16-2025	Apr-22-2025	Epoxy Flooring																							
Electrical Devices and Trim	10	Apr-16-2025	Apr-29-2025	Electrical Devices and Trim																							

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Activity Name	Original Duration	Start	Finish	2025												2026																	
				October	N	D	January	F	March	April	May	June	July	August	S	October	N	D	January	F	March	April	May	June	July	August							
Diffusers and Grilles	5	Apr-16-2025	Apr-22-2025									▲																					
Carpet and LVT Flooring	5	Apr-23-2025	Apr-29-2025									▲																					
Doors and Hardware	5	Apr-30-2025	May-06-2025									▲																					
Punchlist Completion	5	May-07-2025	May-13-2025									▲																					
Interior Renovations	220	Mar-21-2025	Jan-30-2026									▲																					
Gymnasium	91	Mar-21-2025	Jul-29-2025									▲																					
Demolition	10	Mar-21-2025	Apr-03-2025									▲																					
Prep and Pour Topping Slab	10	Apr-04-2025	Apr-17-2025									▲																					
Patch Cracks in CMU Walls	4	Apr-04-2025	Apr-09-2025									▲																					
Sand and Prep Stage Floor	5	Apr-10-2025	Apr-16-2025									▲																					
Overhead Electrical Rough-ins	10	Apr-18-2025	May-01-2025									▲																					
Wall Prep and Plaster	10	Apr-18-2025	May-01-2025									▲																					
Painting/Wall Coating/Wall Graphics	15	May-02-2025	May-22-2025									▲																					
Light Fixtures	15	May-23-2025	Jun-13-2025									▲																					
Safety Cushions	5	May-23-2025	May-30-2025									▲																					
Sound Panels	5	May-23-2025	May-30-2025									▲																					
Sports Flooring and Striping	21	Jun-16-2025	Jul-15-2025									▲																					
Finish Stage Floor	5	Jun-16-2025	Jun-20-2025									▲																					
LVT Flooring	5	Jun-23-2025	Jun-27-2025									▲																					
Punchlist Completion	10	Jul-16-2025	Jul-29-2025									▲																					
Phase 3 Admin	50	May-27-2025	Aug-05-2025									▲																					
Demolition	5	May-27-2025*	Jun-02-2025									▲																					
Ductwork	5	Jun-03-2025	Jun-09-2025									▲																					
Patch Cracks in CMU Walls	4	Jun-03-2025	Jun-06-2025									▲																					
Above Ceiling Electrical	5	Jun-09-2025	Jun-13-2025									▲																					
Above Ceiling Mechanical Piping	5	Jun-10-2025	Jun-16-2025									▲																					
Metal Stud Framing	3	Jun-10-2025	Jun-12-2025									▲																					
Door Frames	5	Jun-10-2025	Jun-16-2025									▲																					
In-Wall Electrical Rough-ins	3	Jun-10-2025	Jun-12-2025									▲																					
Drywall and Tape	5	Jun-13-2025	Jun-19-2025									▲																					
Painting	5	Jun-17-2025	Jun-23-2025									▲																					
Acoustical Ceiling	5	Jun-24-2025	Jun-30-2025									▲																					
Light Fixtures	5	Jun-24-2025	Jun-30-2025									▲																					

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Activity Name	Original Duration	Start	Finish	2025																								2026											
				October	N	D	January	F	March	April	May	June	July	August	S	October	N	D	January	F	March	April	May	June	July	August													
Ductwork	5	Oct-16-2025	Oct-22-2025																					Ductwork															
Above Ceiling Mechanical Piping	10	Oct-16-2025	Oct-29-2025																					Above Ceiling Mechanical Piping															
Electrical Rough-ins	10	Oct-16-2025	Oct-29-2025																					Electrical Rough-ins															
Painting	5	Oct-23-2025	Oct-29-2025																					Painting															
Acoustical Ceiling	5	Oct-30-2025	Nov-05-2025																					Acoustical Ceiling															
Light Fixtures	5	Oct-30-2025	Nov-05-2025																					Light Fixtures															
Markerboards and Tackboards	5	Oct-30-2025	Nov-05-2025																					Markerboards and Tackboards															
Diffusers Registers and Grilles	5	Nov-06-2025	Nov-12-2025																					Diffusers Registers and Grilles															
Electrical Devices and Trim	5	Nov-06-2025	Nov-12-2025																					Electrical Devices and Trim															
Flooring	5	Nov-13-2025	Nov-19-2025																					Flooring															
Doors and Hardware	5	Nov-20-2025	Nov-26-2025																					Doors and Hardware															
Punch List Completion	10	Dec-01-2025	Dec-12-2025																					Punch List Completion															
Phase 6 Classroom Renovations	33	Dec-16-2025	Jan-30-2026																					Phase 6 Classroom Renovations															
Demolition	3	Dec-16-2025*	Dec-18-2025																					Demolition															
Ductwork	5	Dec-19-2025	Dec-26-2025																					Ductwork															
Above Ceiling Mechanical Piping	10	Dec-19-2025	Jan-02-2026																					Above Ceiling Mechanical Piping															
Electrical Rough-ins	10	Dec-19-2025	Jan-02-2026																					Electrical Rough-ins															
Patch Cracks in CMU Walls	2	Dec-19-2025	Dec-22-2025																					Patch Cracks in CMU Walls															
Painting	5	Dec-29-2025	Jan-02-2026																					Painting															
Acoustical Ceiling	5	Jan-05-2026	Jan-09-2026																					Acoustical Ceiling															
Light Fixtures	5	Jan-05-2026	Jan-09-2026																					Light Fixtures															
Markerboards and Tackboards	5	Jan-05-2026	Jan-09-2026																					Markerboards and Tackboards															
Diffusers Registers and Grilles	5	Jan-12-2026	Jan-16-2026																					Diffusers Registers and Grilles															
Electrical Devices and Trim	5	Jan-12-2026	Jan-16-2026																					Electrical Devices and Trim															
Flooring	5	Jan-19-2026	Jan-23-2026																					Flooring															
Doors and Hardware	5	Jan-26-2026	Jan-30-2026																					Doors and Hardware															
Music Room	28	Dec-16-2025	Jan-23-2026																					Music Room															
Demolition	4	Dec-16-2025	Dec-19-2025																					Demolition															
Patch Cracks in CMU Walls	4	Dec-16-2025	Dec-19-2025																					Patch Cracks in CMU Walls															
Above Ceiling Mechanical	7	Dec-22-2025	Dec-31-2025																					Above Ceiling Mechanical															
Above Ceiling Electrical	5	Dec-22-2025	Dec-29-2025																					Above Ceiling Electrical															
Painting	4	Jan-01-2026	Jan-06-2026																					Painting															
Casework	6	Jan-07-2026	Jan-14-2026																					Casework															

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Activity Name	Original Duration	Start	Finish	2025												2026																																																																			
				October			November			December			January			February			March			April			May			June			July			August																																																	
				1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8
Roofing Details	10	Mar-19-2025	Apr-01-2025																																																																																
Aluminum Composite Panel System and Windows	5	Apr-02-2025	Apr-08-2025																																																																																
Aluminum Storefront and Windows	5	Apr-09-2025	Apr-15-2025																																																																																
Interior Build Out	63	Mar-19-2025	Jun-16-2025																																																																																
Addition	50	Mar-19-2025	May-28-2025																																																																																
Ductwork	10	Mar-19-2025	Apr-01-2025																																																																																
Overhead Electrical Rough-ins	10	Mar-19-2025	Apr-01-2025																																																																																
In-Wall Electrical Rough-ins	10	Apr-02-2025	Apr-15-2025																																																																																
Overhead Piping Rough-ins	10	Apr-02-2025	Apr-15-2025																																																																																
Gypsum Board Soffits	5	Apr-16-2025	Apr-22-2025																																																																																
Light Fixtures	5	Apr-16-2025	Apr-22-2025																																																																																
Painting	5	Apr-23-2025	Apr-29-2025																																																																																
Epoxy Flooring	5	Apr-23-2025	Apr-29-2025																																																																																
Electrical Devices and Trim	10	Apr-23-2025	May-06-2025																																																																																
Casework and Cubbies	5	Apr-30-2025	May-06-2025																																																																																
Acoustical Ceilings	5	Apr-30-2025	May-06-2025																																																																																
Set Unit Ventilators	5	Apr-30-2025	May-06-2025																																																																																
Lockers	5	Apr-30-2025	May-06-2025																																																																																
Markerboards and Tackboards	2	Apr-30-2025	May-01-2025																																																																																
Carpet and LVT Flooring	5	May-07-2025	May-13-2025																																																																																
Diffusers and Grilles	5	May-07-2025	May-13-2025																																																																																
Wall Covering	5	May-07-2025	May-13-2025																																																																																
Doors and Hardware	5	May-14-2025	May-20-2025																																																																																
Punchlist Completion	5	May-21-2025	May-28-2025																																																																																
Interior Renovations	15	May-27-2025	Jun-16-2025																																																																																
Hydroponics, Music and Robotics	10	May-27-2025	Jun-09-2025																																																																																
Demo Carpet and Floor Base	5	May-27-2025	Jun-02-2025																																																																																
Install New Flooring	5	Jun-03-2025	Jun-09-2025																																																																																
Painting	5	Jun-03-2025	Jun-09-2025																																																																																
Relocate Thermostats	5	Jun-03-2025	Jun-09-2025																																																																																
Mechanical/Custodian Room	10	Jun-03-2025	Jun-16-2025																																																																																
Demolition	5	Jun-03-2025	Jun-09-2025																																																																																
Install New Acoustical Ceiling	5	Jun-10-2025	Jun-16-2025																																																																																

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224061 Tri County - Primary Intermediate School Additions and Renovations
Guideline Schedule Oct-03-2024 (ADD 1)



LIFE SAFETY GENERAL NOTE:

LIFE SAFETY INFORMATION IS PROVIDED FOR USE BY ALL CONTRACTORS. CONTRACTORS ARE RESPONSIBLE FOR COMPLYING WITH CODE REQUIREMENTS (INCLUDING BUT NOT LIMITED TO: RATED ASSEMBLIES, FIRE PROTECTION, FIRESTOPPING, DAMPERS, AND HARDWARE) INDICATED INCLUDING CONDITIONS WHERE THESE REQUIREMENTS ARE NOT DETAILED. REPORT CONFLICTS OR DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO STARTING WORK.

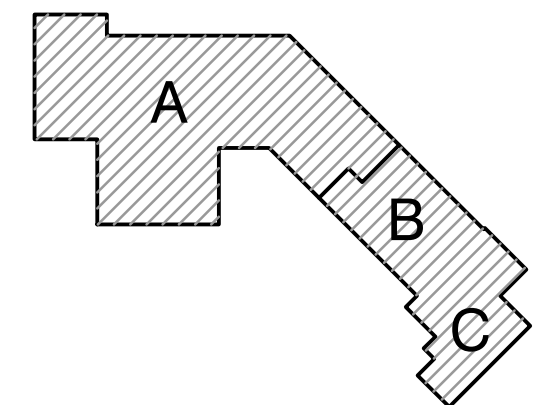
Applicable Codes:	2014 Indiana Building Code General Administrative Rules (GAR)
Occupancy Classifications	Educational use areas for elementary school students - E Occupancy [305.1] Assembly uses accessory to an E Occupancy are not considered separate occupancies [303.1.3]
Scope of Project:	The project involves the following scope: <ul style="list-style-type: none"> Classroom addition of 7,055 sq ft - 4 classrooms Renovation of existing kindergarten room Interior finishes throughout including new flooring, ceilings, walls painted, and minor HVAC modifications to accommodate ceiling replacement Complete renovation of a pair of staff renovations to make accessible Select door replacement of like kind New LED lighting throughout Roof membrane replacement
Applicability of Codes to the Project:	Alterations and additions are permitted to an existing building without requiring the entire existing building or portions of the existing building unaffected by the proposed scope of renovation to be brought into compliance with current codes The scope of construction within the alteration and additions are required to comply with current codes [Rule 4, Section 12(b), GAR]
Construction Type:	Type IIB (noncombustible, nonrated) Construction permitted for the addition, based upon allowable area for E Occupancy [503.1] The existing building is Type IIB Construction
Allowable Area for Addition:	Tabular Area: 14,500 sq ft Table 503 Frontage Increase: + 7,225 sq ft Sec. 506.2 Allowable Area: 21,725 sq ft Actual Area: 7,055 sq ft
Allowable Height:	2 stories permitted for Type IIB, E Occupancy [Table 503] One story actual
Building Elements - Fire-resistive Requirements:	Bearing walls, structural frame, and roof-ceiling assembly are permitted to be of nonrated noncombustible construction [Table 601] Exterior walls are permitted to be nonrated based upon having a fire separation distance of 10 feet or more [705.5]
Fire Wall:	A 2-hour fire wall will be provided to separate the classroom addition [706.2]
Incidental Use Separations:	None applicable to this project

Means of Egress:	2 means of egress are required from classrooms with a calculated occupant load of 50 or more, or where exceeding 75 feet common path of travel [1015.1]
Exit Access Travel Distance:	The maximum travel distance to an exterior exit is permitted to be a maximum of 200 feet in the addition [1016.2]
Panic Hardware:	Panic hardware is required on all new means of egress doors serving an occupant load of 50 or more [1008.1.10]
Automatic Sprinklers:	Automatic sprinklers are not required in the addition based upon an E Occupancy fire area of less than 12,000 sq ft [903.2.3] Automatic sprinkler protection is not provided in the existing building as an alteration
Standpipes:	Class I Standpipes not required in the addition based upon having less than 200 feet of interior travel to exterior access doors [905.3.1.1]
Fire Alarm System:	Fire alarm system required in the addition [907.2.3] A fire alarm system is existing throughout the existing building
Smoke Detectors:	Smoke detectors are required for HVAC shutdown for systems delivering in excess of 2,000 cfm [606.1, IMC]



GIBRALTAR DESIGN
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN

PROJECT
TRI-COUNTY PRIMARY SCHOOL - ADDITIONS AND RENOVATIONS
TRI-COUNTY SCHOOL CORPORATION
WOLCOTT, INDIANA



KEY PLAN

GIBRALTAR DESIGN

9102 N. Meridian St., Ste. 300
Indianapolis, IN 46260
Homepage: www.GibraltarDesign.com
Email: info@GibraltarDesign.com
Phone: 317.580.5777 Fax: 317.580.5778

PROJECT: 24-116
DATE: 09/20/24
COORDINATED BY: XXX
DRAWN BY: XXX XXX
CHECKED BY: XXX XXX

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REVISIONS

MARK	DATE	ISSUED FOR

PRELIMINARY NOT FOR CONSTRUCTION

DRAWING
FIRST FLOOR LIFE SAFETY PLAN

PROJECT
ADDITIONS AND RENOVATIONS TO
TRI COUNTY PRIMARY SCHOOL

© GIBRALTAR DESIGN
Primary School Phasing Plan



Legend	
Phase 1 - 12/9/24-5/13/25	(Red)
Phase 2 - 3/21/25-7/29/25	(Purple)
Phase 3 - 5/27/25-8/5/25	(Green)
Phase 4 - 8/6/25-10/8/25	(Cyan)
Phase 5 - 10/9/25 - 12/12/25	(Orange)
Phase 6 - 12/16/25-1/30/26	(Purple)

LIFE SAFETY PLAN LEGEND

- DOORS WITH PANIC HARDWARE (PH)
- MAJOR EGRESS ROUTES (Dashed line with arrow)
- 2 HOUR CONSTRUCTION (Thick dashed line)
- 1 HOUR CONSTRUCTION (Thin dashed line)

SQUARE FOOTAGE ANALYSIS

EXISTING FIRST FLOOR	35,804 SQ. FT.
EXISTING MEZZANINE	2,796 SQ. FT.
EXISTING TOTAL	38,600 SQ. FT.
RENOVATION	33,578 SQ. FT.
NEW FIRST FLOOR	7,055 SQ. FT.
NEW TOTAL	7,055 SQ. FT.
GRAND TOTAL	45,655 SQ. FT.

Tuesday, 9/10/2024 - 10:21 PM - LAST SAVED BY: EMCCAULEY
Y:\24-116 TRI-COUNTY SC - PRIMARY SCHOOL ADDITION
AND RENOVATIONS\24-116 DRAWINGS\1830142.DWG