

ADDENDUM NUMBER ONE

To the Drawings and Project Manual Dated:

SEPT 29, 2025

Entitled:

Indiana University
Launch Accelerator for Biosciences
1302 Indiana Ave.
Indianapolis, IN 46202

Prepared By:

BSA
175 S. Rangeline Rd., Suite 200
Carmel, IN 46032

Addendum Dated: OCT 16, 2025

IU Project #: 20250072
BSALS Project #: 00360481

CONTRACTOR QUESTIONS

1. None

CHANGES TO THE PROJECT MANUAL

2. **Section 12 9300:**
 - a. Replaced subsection 2.01 Bike Rack with 2.02 Bike Rack.
 - b. Replaced subsection 2.03 Trash Receptacle with 2.04 Trash Receptacle.

CHANGES TO THE DRAWINGS

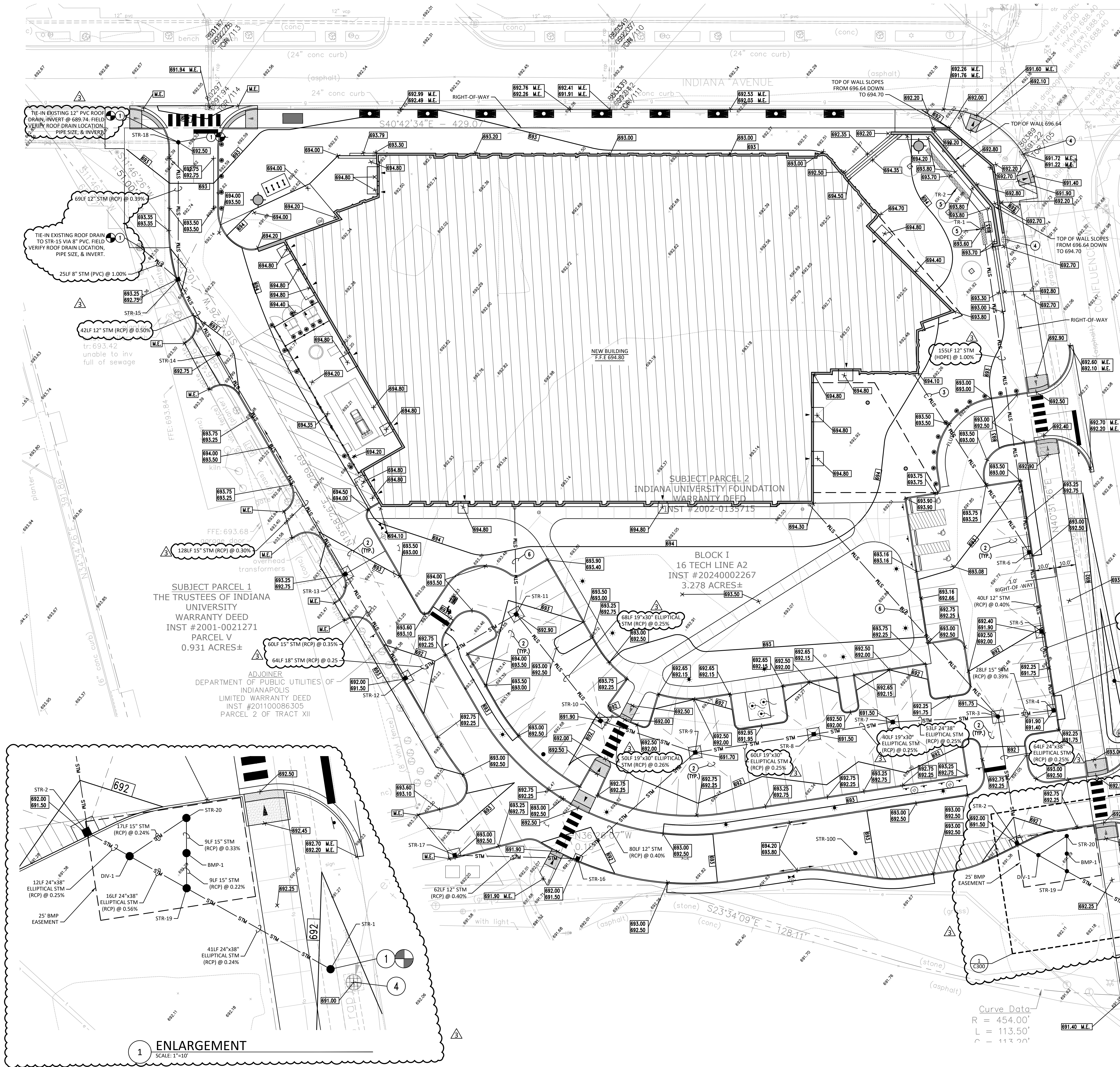
3. **Sheet C300:**
 - a. Revise the storm sewers as shown on the attached revised sheet C300.
4. **Sheet C310:**
 - a. Add diversion structure detail #13 as shown on the attached revised sheet C310.
5. **Sheet C400:**
 - a. Revise telecommunication lines as shown on the attached revised sheet C400.
 - b. Revise the gas line route and meter location as shown on the attached revised sheet C400.
 - c. Revise the MEP yard area layout as shown on the attached revised sheet C400.
 - d. Add the diversion structure and revise the BMP layout as shown on the attached revised sheet C400.
6. **Sheet C420:**
 - a. Revise the BMP detail as shown on the attached revised sheet C420.
7. **Sheet C500:**
 - a. Revise the MEP yard area layout as shown on the attached revised sheet C500.
8. **Sheet LA100:**
 - a. Revised quantity of ornamental trees in Plant Schedule and Landscape Plan.
9. **Sheet LA201:**
 - a. Revised Trash Receptacle Detail based on new product selection.
 - b. Revised Bike Rack Detail based on new product selection.
10. **Sheet S110A:**
 - a. Add brick ledge step at column line ZV along Z.9 as shown on the clouded portion of the attached revision drawing.
 - b. Add brick ledge step at column line 4 along F as shown on the clouded portion of the attached revision drawing.
11. **Sheet S110B:**

- a. Omit hatch pattern on the slab on grade near column line 14/C. Refer to future bid packages for dimensions and locations of recessed slabs for terrazzo flooring.
 - b. Omit the slab on grade near column line 12/B. Add note 14 at this location stating to omit this slab until future bid packages.
 - c. The step in the brick ledge along Z.4 line should occur at column line ZB. Notes and leaders were modified to reflect this location.
 - d. Delete section cut S300-05 along Z.5 line near ZD line. There is no door or stoop at this location.
 - e. Extend thickened slab near D.3 and 12.6 lines to cover the increased foot print of the masonry enclosure around this column.
 - f. Modify door locations and add columns and footings along 12.6 line as shown on the clouded portion of the attached revision drawings.
 - g. Add a column, pier, and footing at F/11.9 lines as shown on the clouded portion of the attached revision drawing.
 - h. Add a column, pier, and footing at 12.6 and E.6 lines as shown on the clouded portion of the attached revision drawing.
 - i. Add brick ledge step along Z.5 line between ZE and ZD lines as shown on the clouded portion of the attached revision drawing.
 - j. Add brick ledge step along D line at 14 line as shown on the clouded portion of the attached revision drawing.
12. **Sheet S300:**
- a. Modify the "PER PLAN" dimension line on S300-06 as shown on the clouded portion of the attached revision drawing.
13. **Sheet S301:**
- a. Modify the dimensions on detail S301-06 as shown on the clouded portion of the attached revision drawing.
14. **Sheet S302:**
- a. Add the note to section S302-06 as shown on the clouded portion of the attached revision drawing.
15. **Sheet S303:**
- a. Modify the dimensions on detail S303-01 as shown on the clouded portion of the attached revision drawing.

END OF ADDENDUM NUMBER ONE

Attachments:

- Section 12 9300
- Sheet C300, C310, C400, C420, C500
- Sheet LA100, LA201
- Sheet S110A, S110B, S300, S301, S302, S303
- Prebid Meeting PowerPoint Slides
- Prebid Meeting Sign In Sheet



STRUCTURE SCHEDULE						
MARK	INVERT		CASTING		STRUCTURE	
	INLET	OUTLET	ELEVATION	TYPE	TYPE	DETAIL
STR-1	N 686.86 EX. NE 686.86	686.86	691.50	R-2500-E	DGH/HOUSE	C410
STR-2	687.08	687.08	691.50	R-3286-BV	MANHOLE	C410
STR-3	N 688.50 NW 687.24 SE 687.50	687.24	691.75	R1776	MANHOLE	C410
STR-4	687.61	687.61	691.40	R-3286-BV	STORM INLET	C410
STR-5	688.02	687.77	692.00	R-3286-BV	STORM INLET	C410
STR-6	N 688.35 NE 688.18	688.18	692.50	R-3286-BV	STORM INLET	C410
STR-7	687.37	687.37	691.50	R3405	MANHOLE	C410
STR-8	687.47	687.47	691.50	R3405	MANHOLE	C410
STR-9	NW 688.20 N 687.62	687.62	691.70	R3405	MANHOLE	C410
STR-10	687.75	687.75	691.90	R3405	MANHOLE	C410
STR-11	NE 689.50 W 688.00	687.92	692.90	R3405	MANHOLE	C410
STR-12	688.41	688.16	691.50	R-3286-BV	STORM INLET	C410
STR-13	688.62	688.62	692.75	R-3286-BV	STORM INLET	C410
STR-14	689.26	689.01	692.75	R-3286-BV	STORM INLET	C410
STR-15	N 689.80 NE 689.47	689.47	692.75	R-3286-BV	STORM INLET	C410
STR-16	688.52	688.52	691.50	R-3286-BV	STORM INLET	C410
STR-17	-	688.77	692.50	R-3286-BV	STORM INLET	C410
STR-18	689.74	689.74	692.00	R3405	STORM INLET	C410
STR-19	N 686.96 E 686.96	686.96	692.00	R1772	MANHOLE	C410
STR-20	687.01	687.01	692.00	R1772	MANHOLE	C410
TR-1	689.81	689.73	693.60	SEE DETAIL	TRENCH DRAIN	C410
TR-2	-	689.91	693.70	SEE DETAIL	TRENCH DRAIN	C410
DIV-1	687.05	E 687.05 S 687.05	692.00	R1772	MANHOLE	C410
BMP-1	686.98	686.98	692.00	R1772	BMP	C420

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND FEDERAL AGENCIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING SEWERS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A COMPLETE AND OPERABLE UTILITY SYSTEM AT ALL TIMES.
- CONTRACTOR SHALL INCLUDE COSTS FOR CUTTING AND PATCHING AS REQUIRED IN THEIR BID PROPOSAL TO COMPLETELY INSTALL THE WORK INDICATED.
- CONTRACTOR SHALL INCLUDE ALL TAP FEES, PERMIT FEES AND APPLICATION FEES IN THEIR BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
- INFORMATION SHOWN WAS OBTAINED FROM AN OWNER FURNISHED SITE SURVEY OF EXISTING CONDITIONS AND IS UNCONFIRMED. CONTRACTOR IS REQUIRED TO FIELD VERIFY THIS INFORMATION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES SO MODIFICATION CAN BE MADE.
- CONTRACTOR SHALL COORDINATE EXACT UTILITY LOCATIONS WITH THE OWNER AND LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK. UTILIZE THE INDIANA UNDERGROUND UTILITY LOCATION SERVICE AT 811 OR 800-382-5544 PRIOR TO ANY EXCAVATION ON THE SITE.

PLAN NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING STORM SEWER LOCATION, ELEVATION AND SIZE.
- NEW INLET SUBSURFACE DRAIN.
- 10" ROOF DRAIN, (PVC) @ 1.0% MIN. SLOPE.
- ADJUST CASTING TO NEW GRADE.
- NEW TRENCH DRAIN.
- 12" ROOF DRAIN, (HDPE) @ 1.0% MIN. SLOPE.

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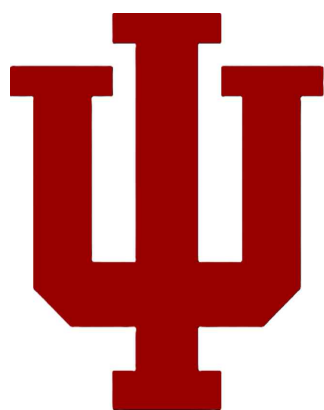
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INDIANAPOLIS, INDIANA

CLIENT PROJECT NO. - 20250072

CUMULATIVE DOCUMENTS

BP1-CD: SITE AND FOUNDATION PACKAGE

ISSUED / REVISIONS SCHEDULE

MARK	DATE	DESCRIPTION
1	08/15/2025	CITY SUBMITTAL
2	09/29/2025	BP1-CD: SITE AND FOUNDATION PACKAGE
3	10/15/2025	ADDENDUM #1



Andrew D. Swann

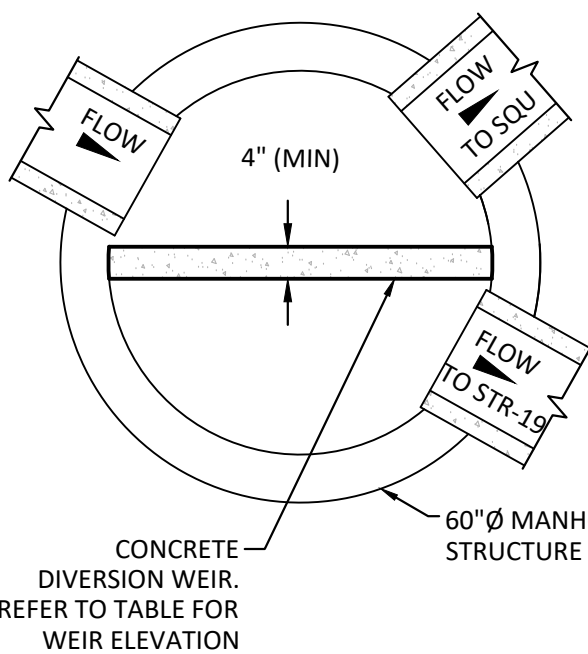
SITE GRADING, DRAINAGE
& UTILITY PLAN

DATE: REF. SHEET INDEX
BSA PROJECT NO. 00366491

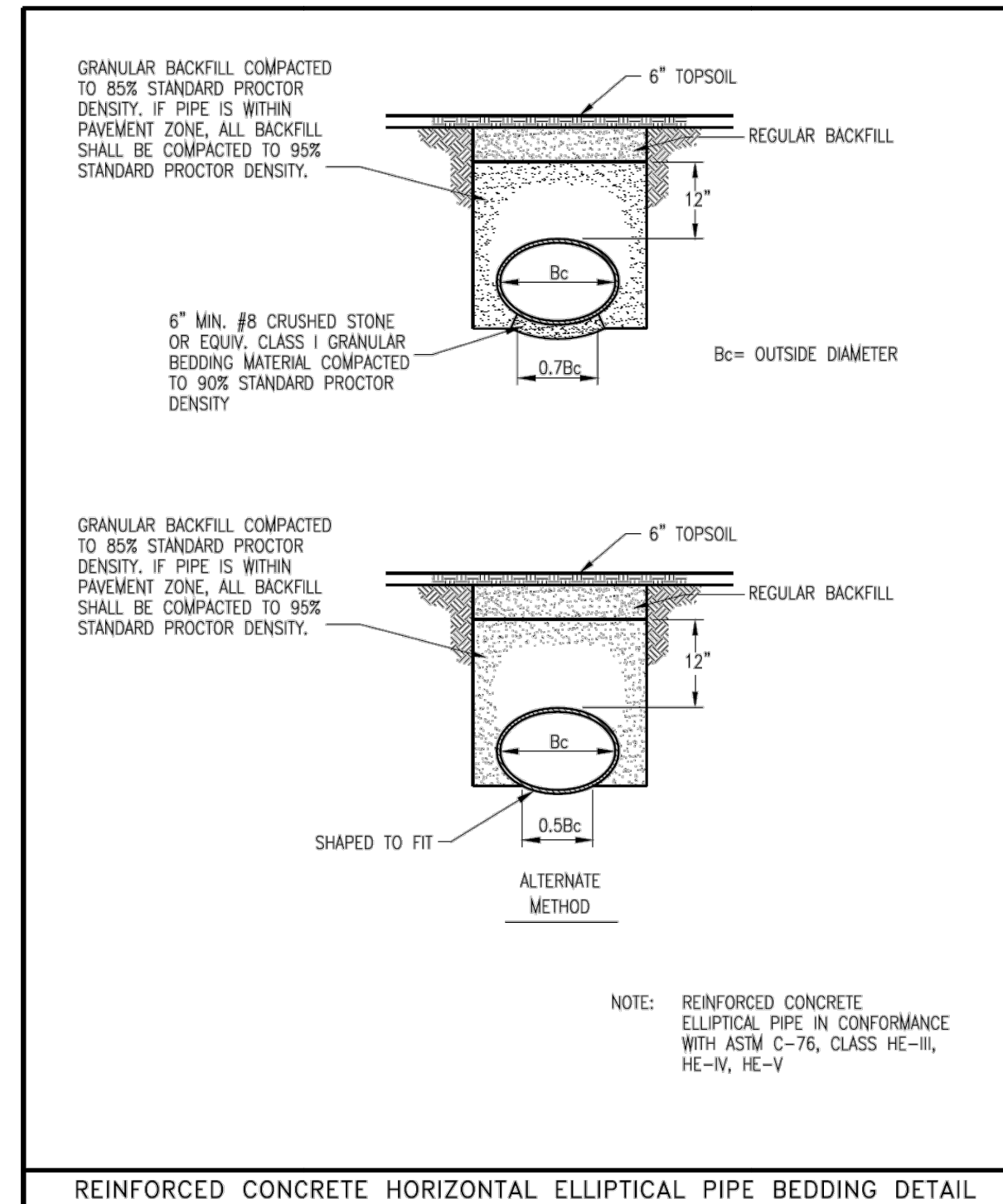
C300

STR	WEIR ELEVATION
DIV-1	687.31
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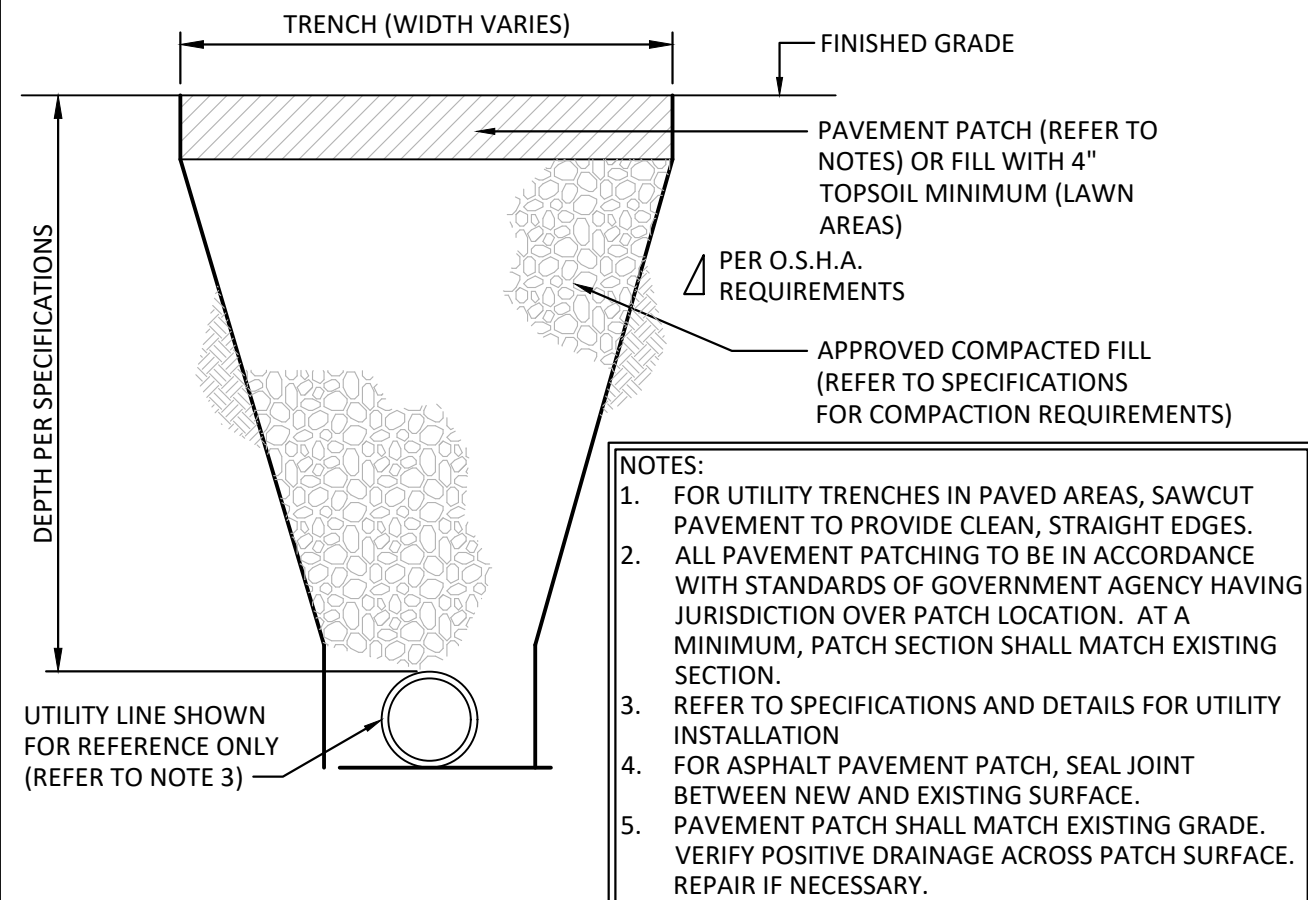
- NOTES:
1. REFER TO UTILITY PLAN FOR MANHOLE STRUCTURE INFORMATION. CONSTRUCT MANHOLE PER APPLICABLE MANHOLE DETAIL.
 2. REFER TO UTILITY PLAN FOR PIPE SIZE AND MATERIAL.
 3. MAINTAIN EXISTING SEWER FLOW AT ALL TIMES UTILIZING METHODS APPROVED BY THE SEWER UTILITY OR THE ENGINEER.



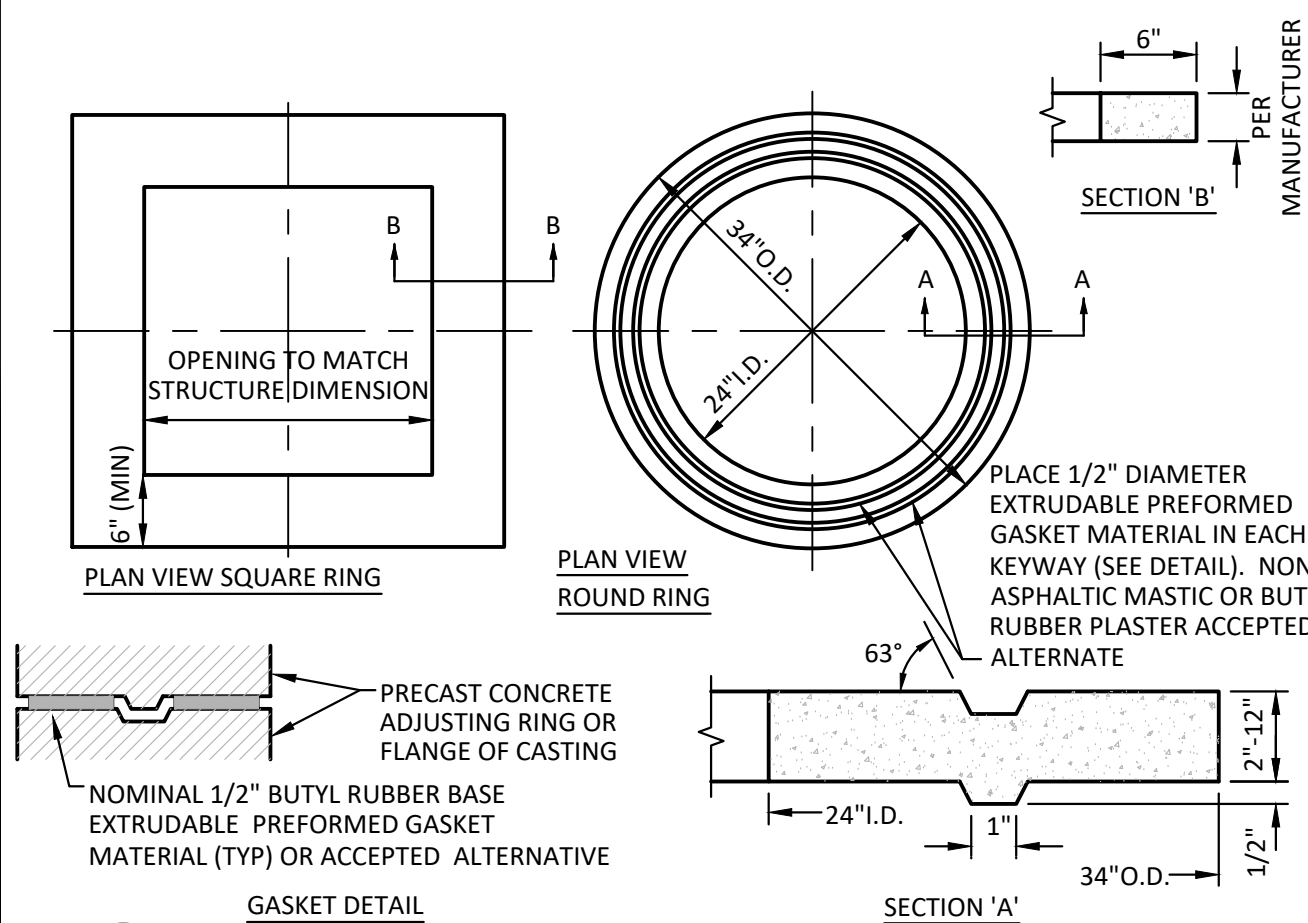
13 DIVERSION WEIR DETAIL
(FOR STORMWATER QUALITY UNITS)



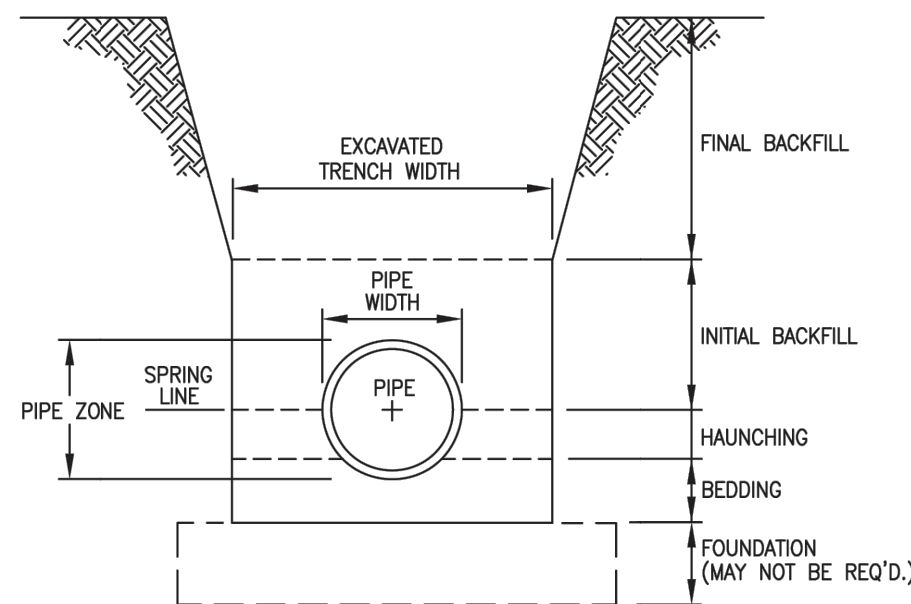
12 ELLIPTICAL PIPE (RCP) BEDDING DETAIL
NO SCALE



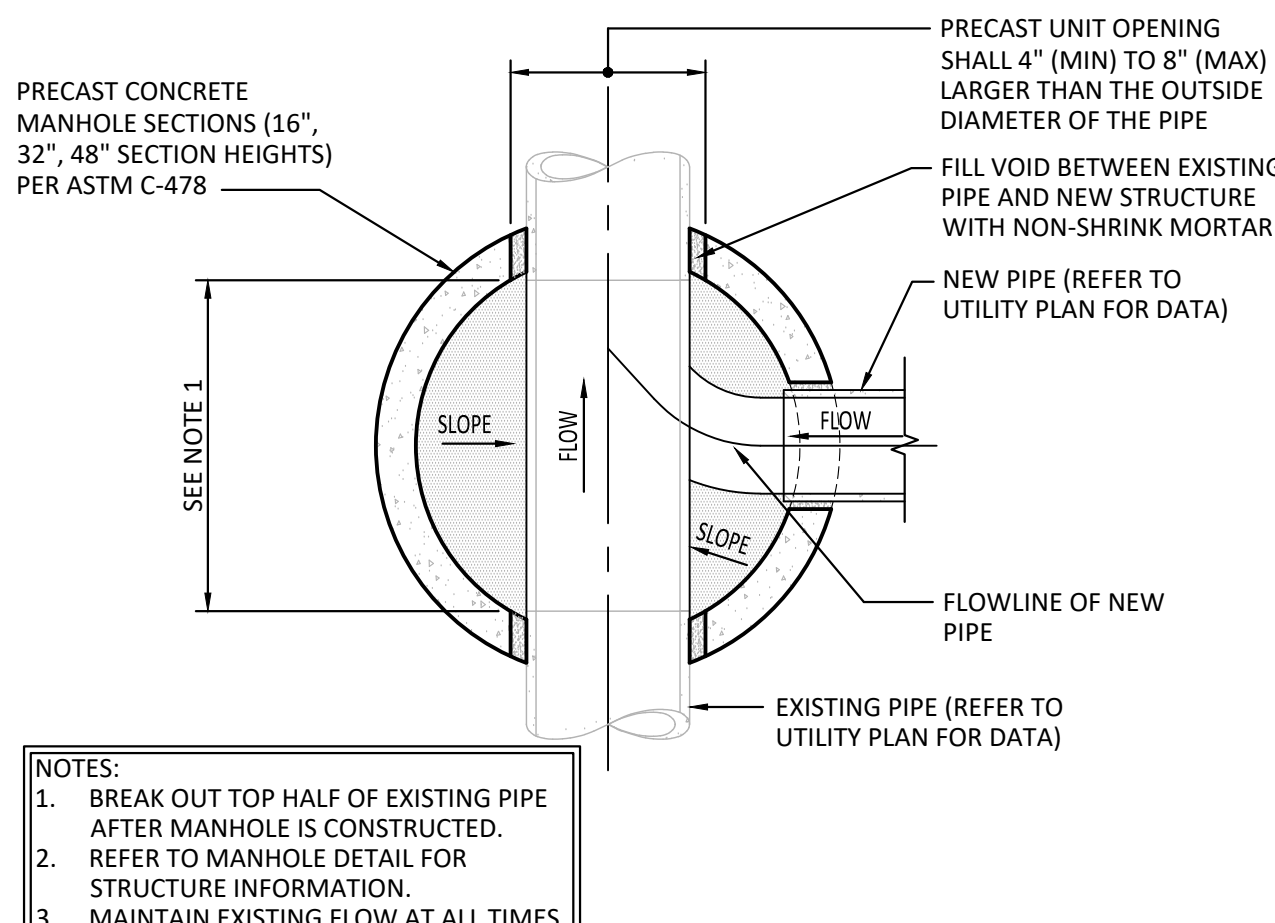
11 UTILITY TRENCH CUT DETAIL
NO SCALE



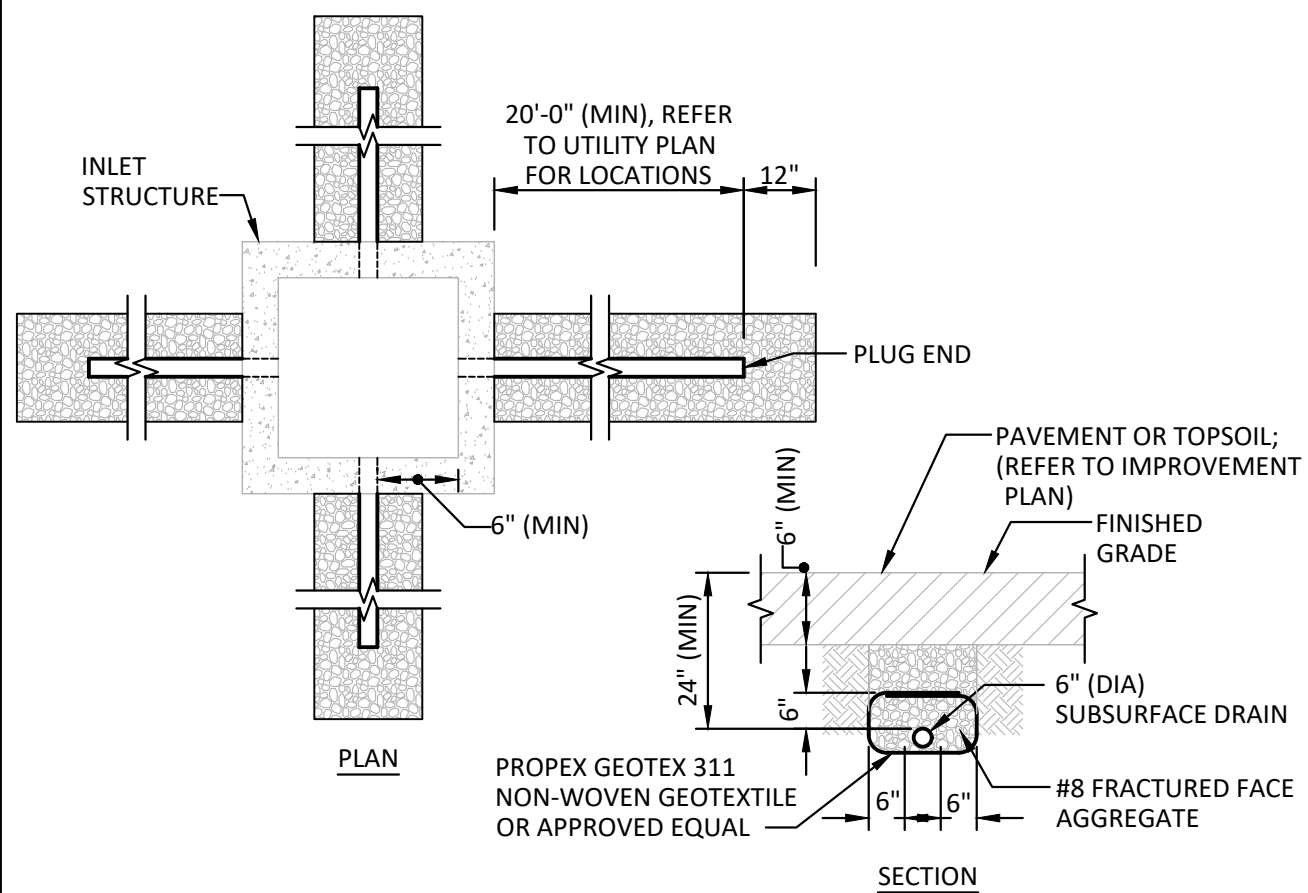
10 PRECAST CONCRETE ADJUSTING RING DETAIL
NO SCALE



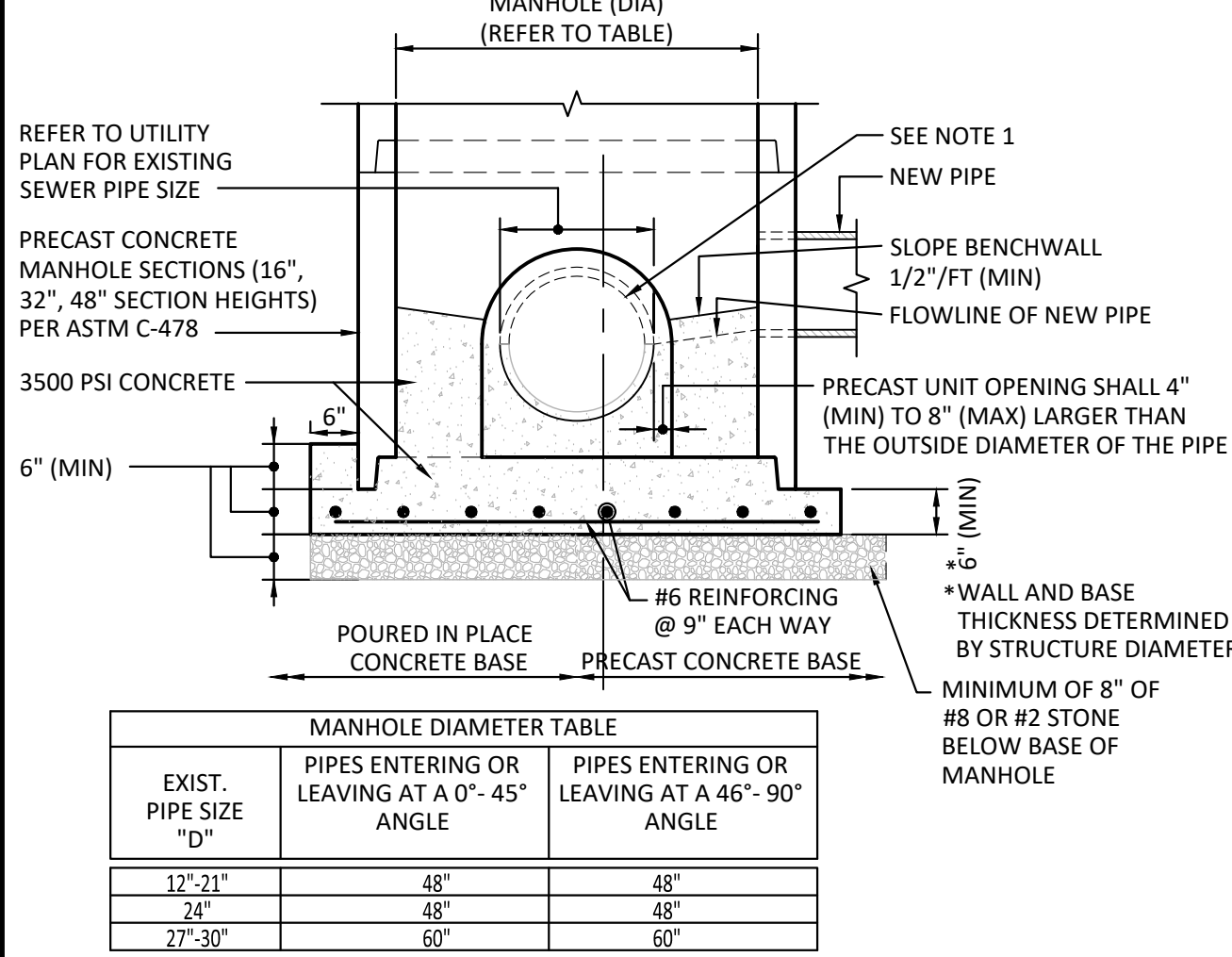
9 TRENCH DETAIL
NO SCALE



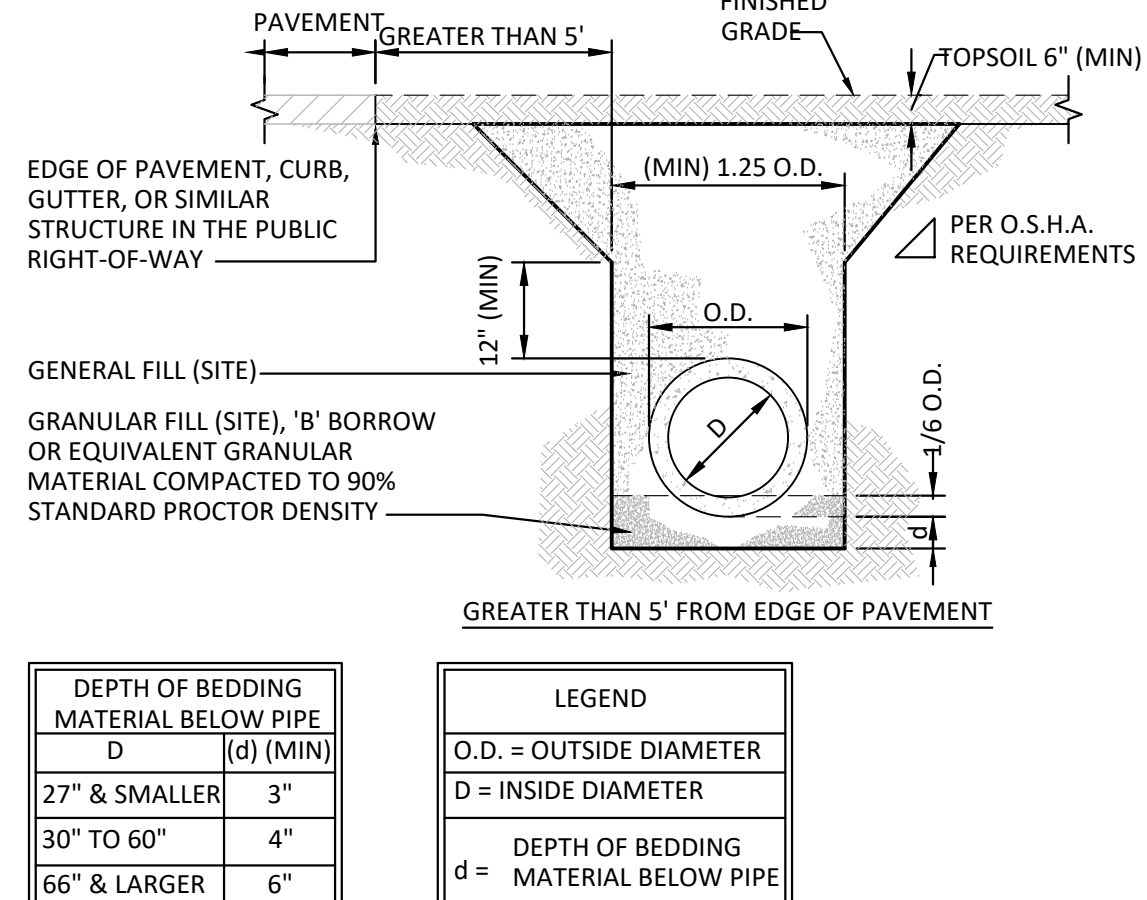
6 STORM MANHOLE DETAIL
NO SCALE



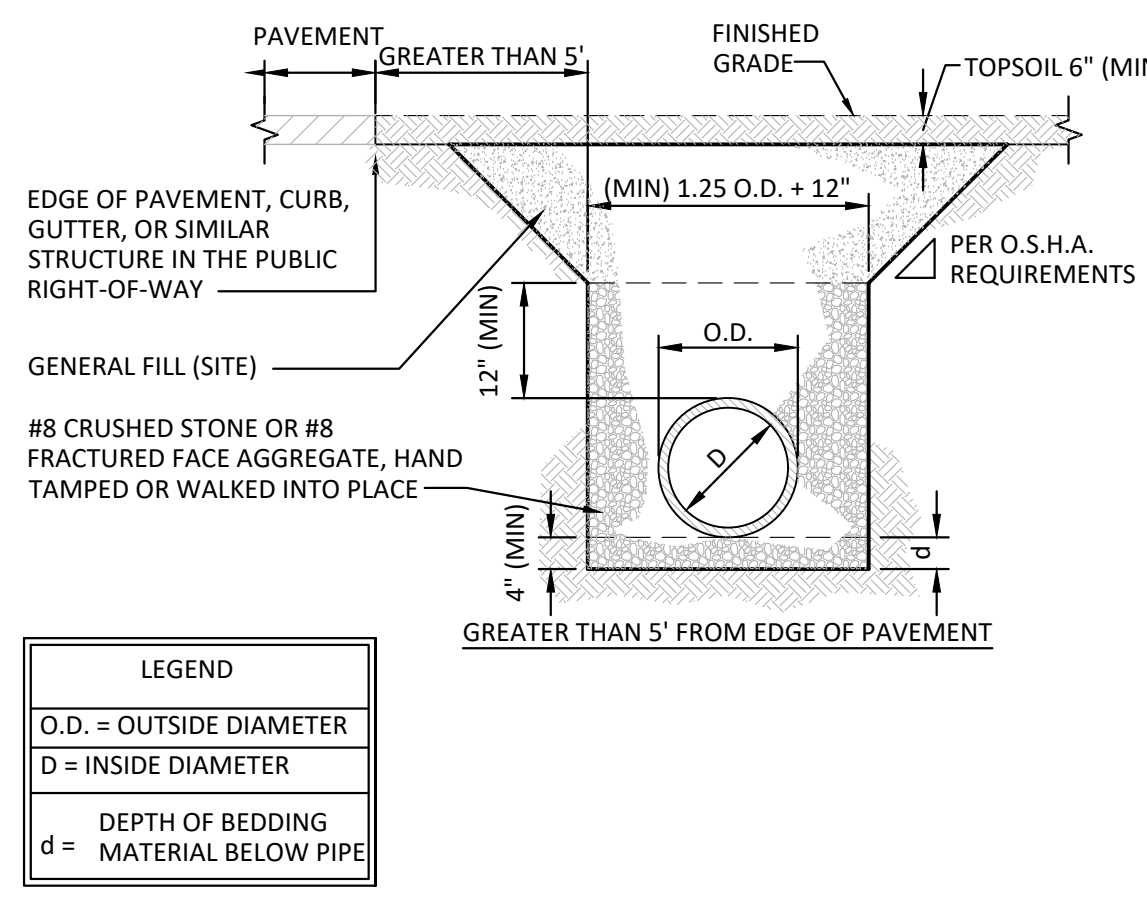
4 INLET SUBSURFACE DRAIN DETAIL
NO SCALE



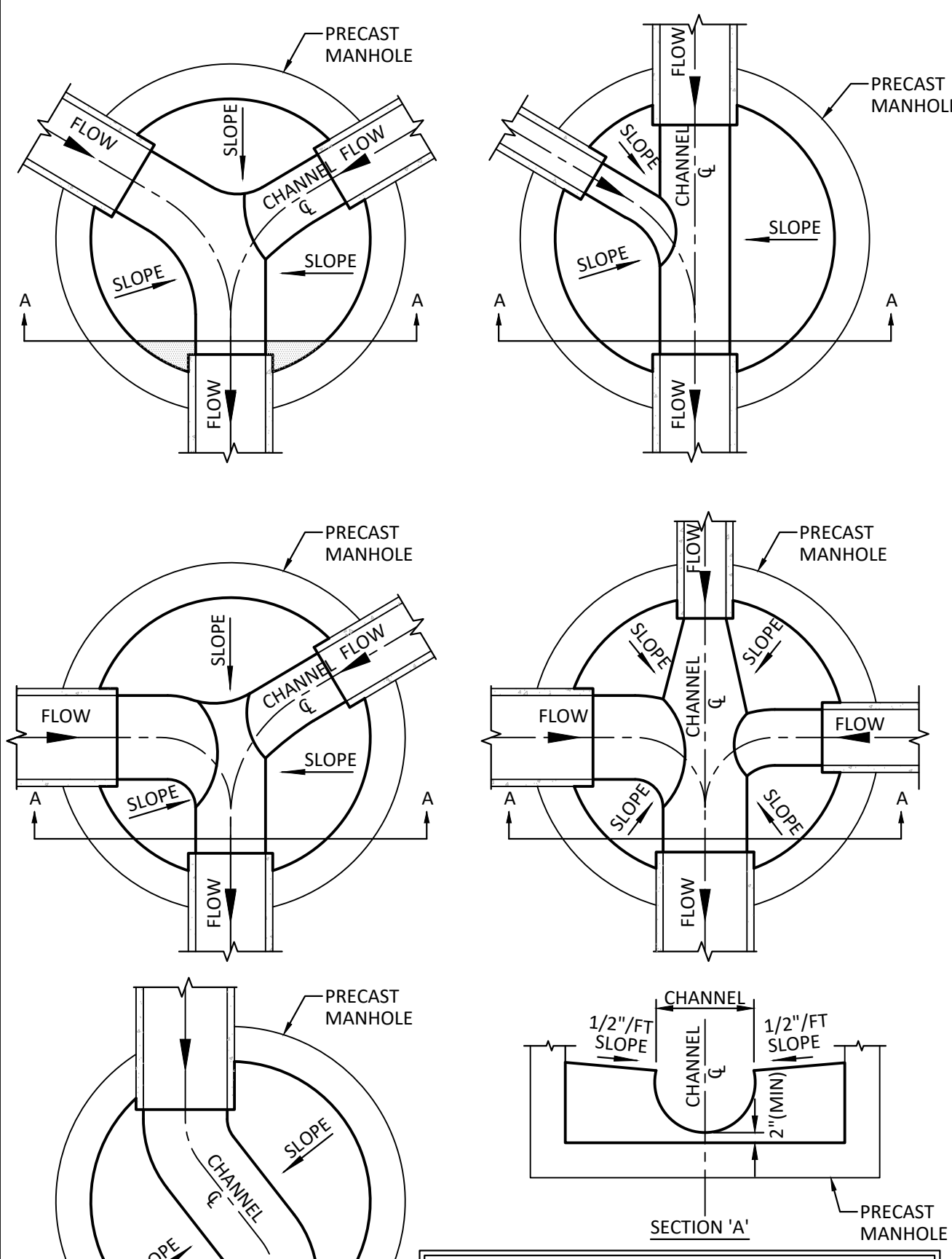
8 NEW MANHOLE OVER EXISTING PIPE DETAIL
(FOR EXISTING PIPE DIAMETERS 8" TO 30")



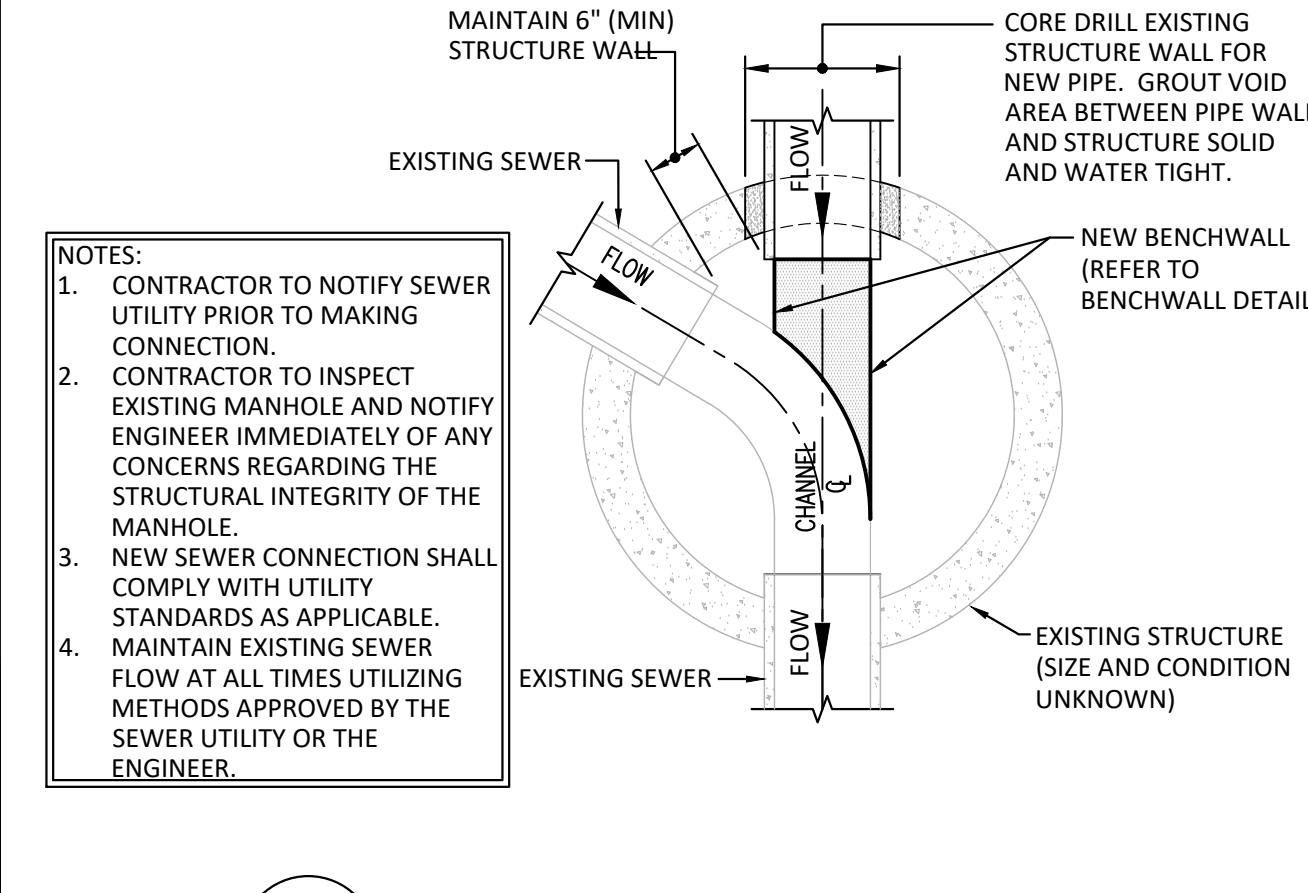
2 RIGID PIPE (RCP) BEDDING DETAIL
NO SCALE



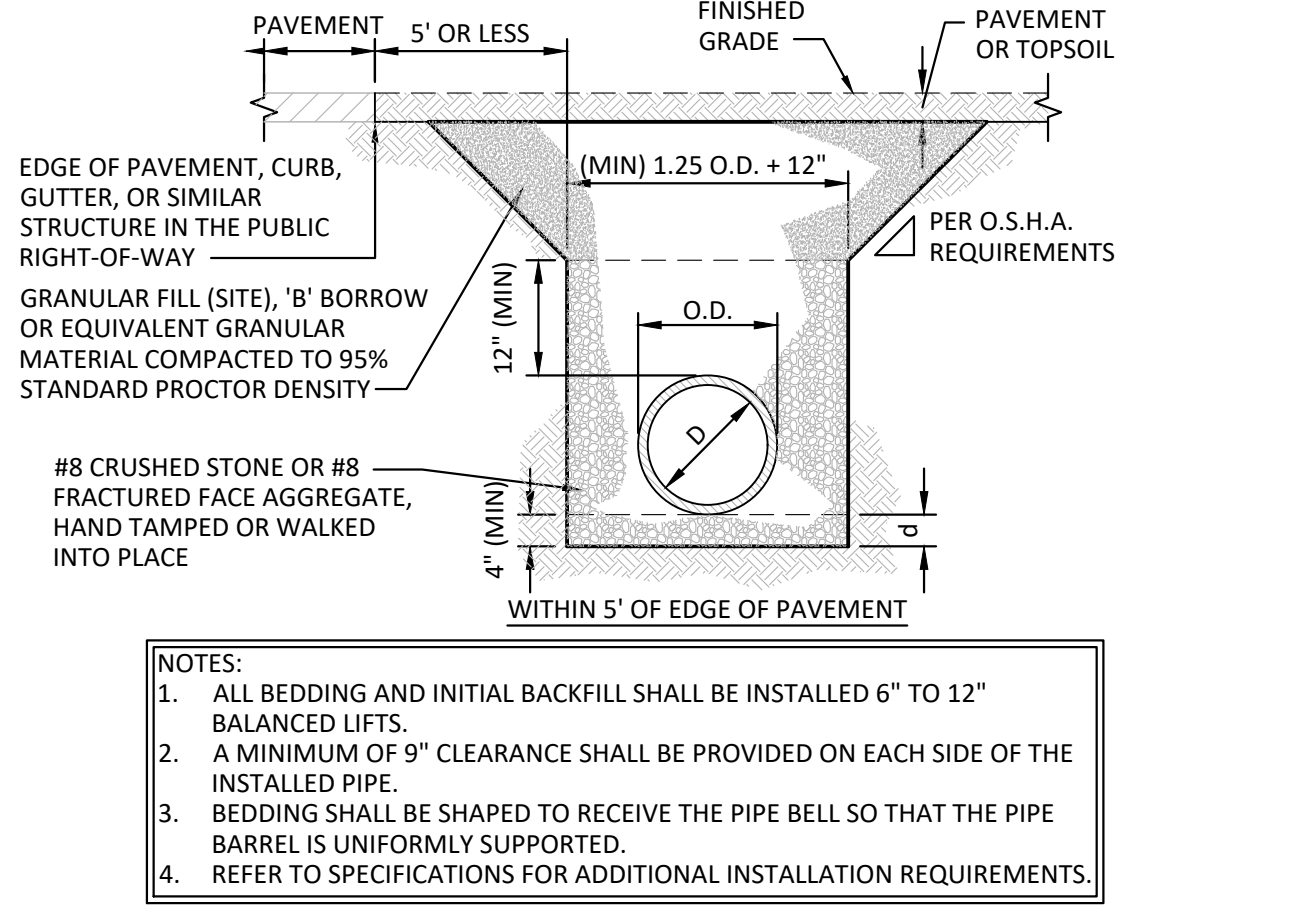
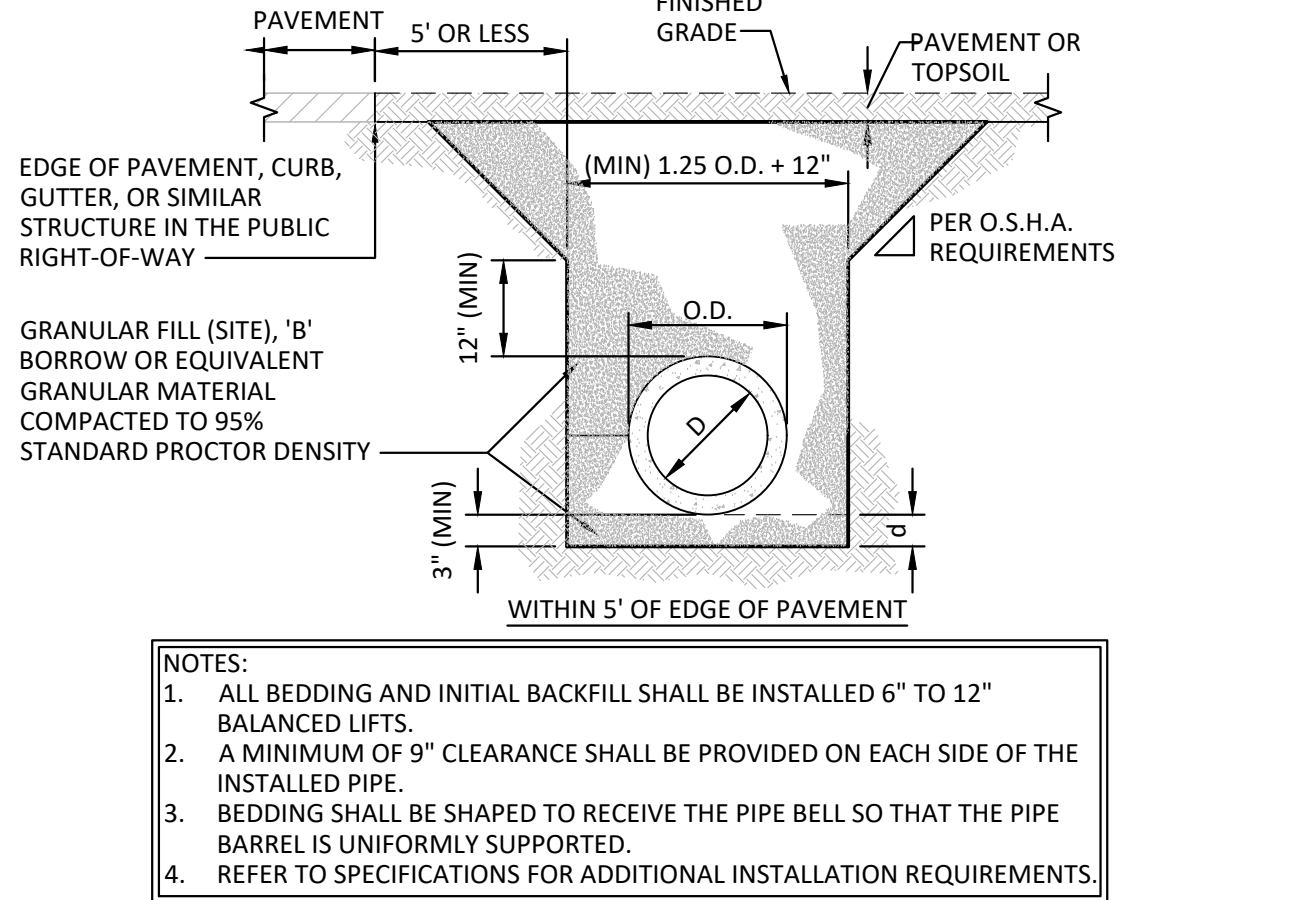
1 FLEXIBLE PIPE (PVC & HDPE) BEDDING DETAIL
NO SCALE



5 MANHOLE BENCHWALL DETAIL
NO SCALE



3 NEW STORM PIPE TO EXISTING STORM MANHOLE DETAIL
(FOR EXISTING STRUCTURE DIAMETERS GREATER THAN 48")



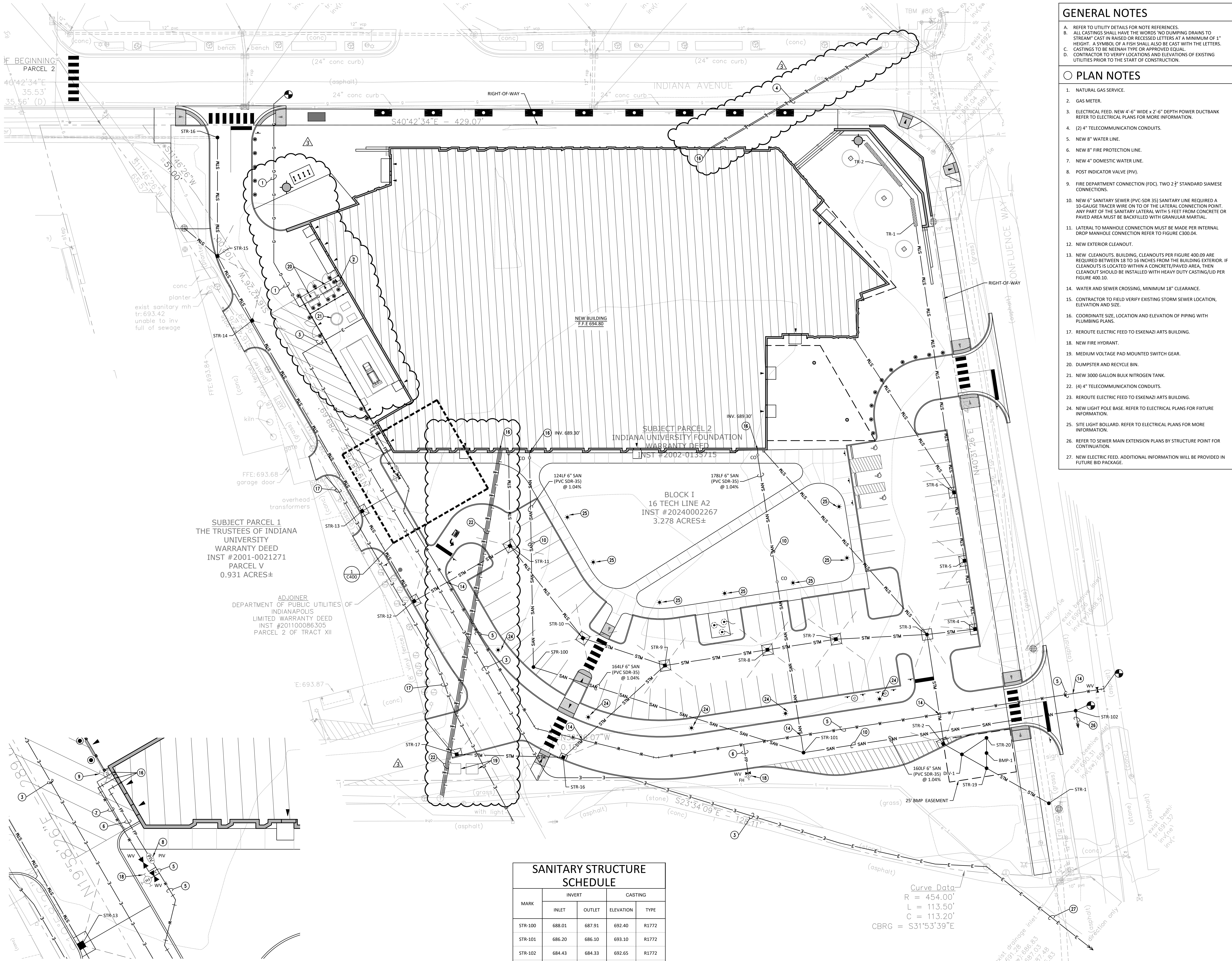
1 FLEXIBLE PIPE (PVC & HDPE) BEDDING DETAIL
NO SCALE



ISSUED / REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION
1	08/15/2025	CITY SUBMITTAL
2	09/29/2025	BP1-CD: SITE AND FOUNDATION PACKAGE
3	10/15/2025	ADDENDUM #1



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- GENERAL NOTES
- A. REFER TO UTILITY DETAILS FOR NOTE REFERENCES.

B. ALL CASTINGS SHALL HAVE THE WORDS "NO DUMPING DRAINS TO STREAM" CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" HEIGHT. A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS. CASTINGS TO BE NEENAH TYPE OR APPROVED EQUAL.

C. CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- PLAN NOTES
1. NATURAL GAS SERVICE.

2. GAS METER.

3. ELECTRICAL FEED. NEW 4'-6" WIDE x 2'-6" DEPTH POWER DUCTBANK REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.

4. (2) 4" TELECOMMUNICATION CONDUITS.

5. NEW 8" WATER LINE.

6. NEW 8" FIRE PROTECTION LINE.

7. NEW 4" DOMESTIC WATER LINE.

8. POST INDICATOR VALVE (PIV).

9. FIRE DEPARTMENT CONNECTION (FDC). TWO 2 1/2" STANDARD SIAMESE CONNECTIONS.

10. NEW 6" SANITARY SEWER (PVC-SDR 35) SANITARY LINE REQUIRED A 10-GAUGE TRACER WIRE ON TO OF THE LATERAL CONNECTION POINT. ANY PART OF THE SANITARY LATERAL WITH 5 FEET FROM CONCRETE OR PAVED AREA MUST BE BACKFILLED WITH GRANULAR MARTIAL.

11. LATERAL TO MANHOLE CONNECTION MUST BE MADE PER INTERNAL DROP MANHOLE CONNECTION REFER TO FIGURE C300.04.

12. NEW EXTERIOR CLEANOUT.

13. NEW CLEANOUTS. BUILDING, CLEANOUTS PER FIGURE 400.09 ARE REQUIRED BETWEEN 18 TO 16 INCHES FROM THE BUILDING EXTERIOR. IF CLEANOUTS IS LOCATED WITHIN A CONCRETE/PAVED AREA, THEN CLEANOUT SHOULD BE INSTALLED WITH HEAVY DUTY CASTING/LID PER FIGURE 400.10.

14. WATER AND SEWER CROSSING, MINIMUM 18" CLEARANCE.

15. CONTRACTOR TO FIELD VERIFY EXISTING STORM SEWER LOCATION, ELEVATION AND SIZE.

16. COORDINATE SIZE, LOCATION AND ELEVATION OF PIPING WITH PLUMBING PLANS.

17. REROUTE ELECTRIC FEED TO ESKENAZI ARTS BUILDING.

18. NEW FIRE HYDRANT.

19. MEDIUM VOLTAGE PAD MOUNTED SWITCH GEAR.

20. DUMPSTER AND RECYCLE BIN.

21. NEW 3000 GALLON BULK NITROGEN TANK.

22. (4) 4" TELECOMMUNICATION CONDUITS.

23. REROUTE ELECTRIC FEED TO ESKENAZI ARTS BUILDING.

24. NEW LIGHT POLE BASE. REFER TO ELECTRICAL PLANS FOR FIXTURE INFORMATION.

25. SITE LIGHT BOLLARD. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.

26. REFER TO SEWER MAIN EXTENSION PLANS BY STRUCTURE POINT FOR CONTINUATION.

27. NEW ELECTRIC FEED. ADDITIONAL INFORMATION WILL BE PROVIDED IN FUTURE BID PACKAGE.

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CUMULATIVE DOCUMENTS
BP1-CD: SITE AND FOUNDATION PACKAGE

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3	10/15/2025	ADDENDUM #1



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SITE UTILITY PLAN

DATE

BSA PROJECT NO.

REF. SHEET INDEX

00360481

C400

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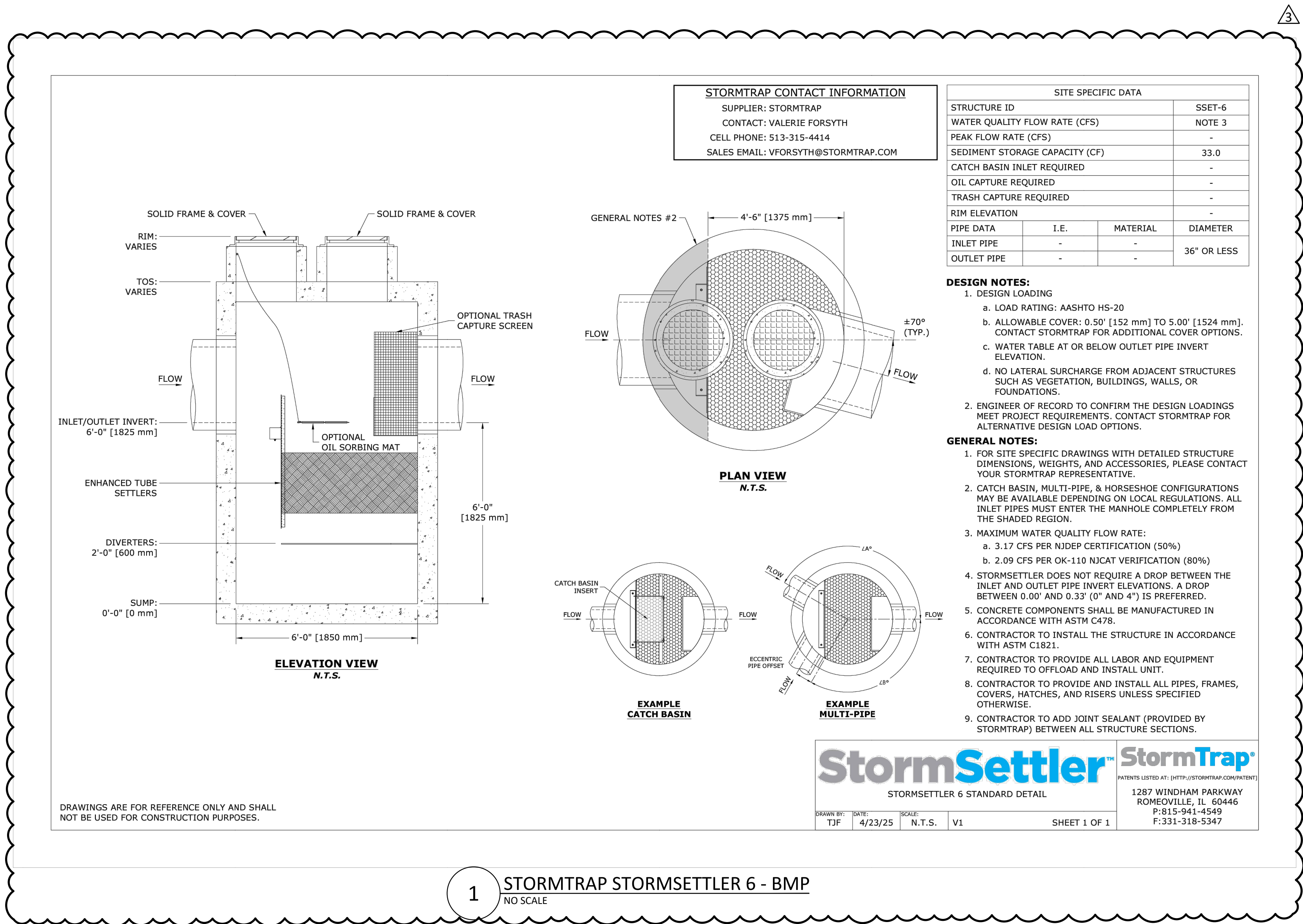
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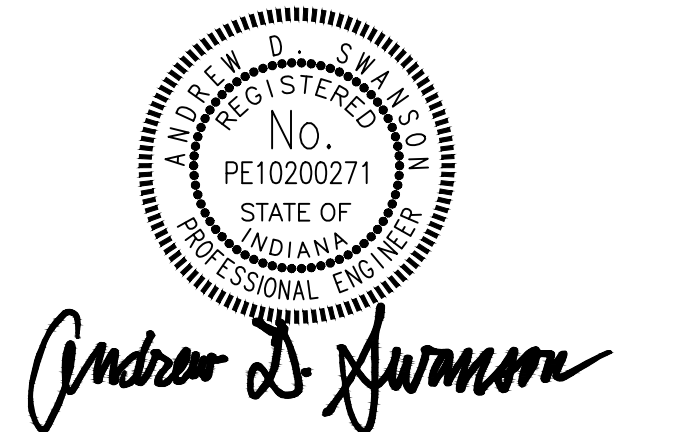


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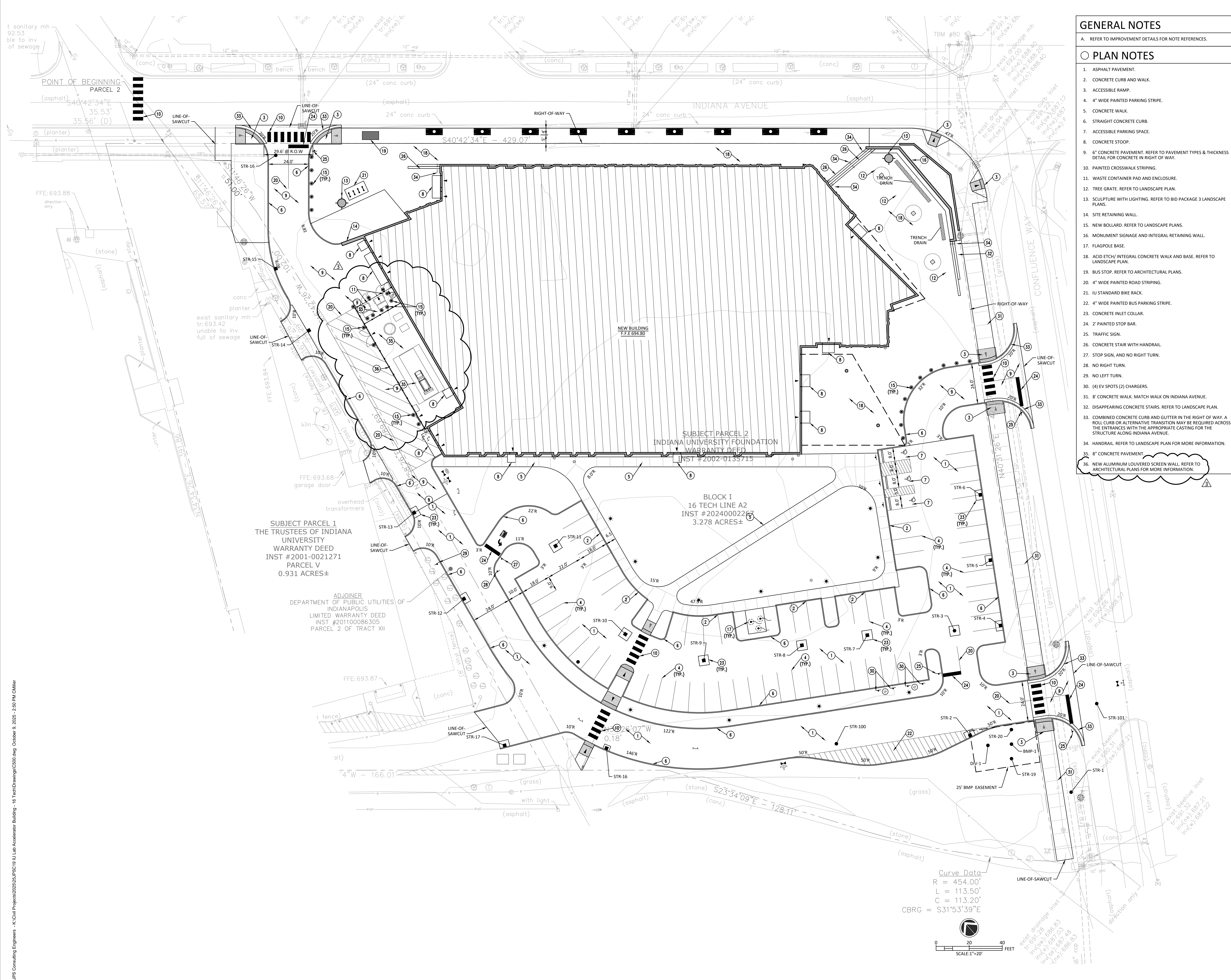
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3	10/15/2025	ADDENDUM #1



SITE UTILITY DETAILS

DATE	REF. SHEET INDEX
BSA PROJECT NO.	00360481

C420



GENERAL NOTES

A. REFER TO IMPROVEMENT DETAILS FOR NOTE REFERENCES.

PLAN NOTES

1. ASPHALT PAVEMENT.
2. CONCRETE CURB AND WALK.
3. ACCESSIBLE RAMP.
4. 4" WIDE PAINTED PARKING STRIPE.
5. CONCRETE WALK.
6. STRAIGHT CONCRETE CURB.
7. ACCESSIBLE PARKING SPACE.
8. CONCRETE STOOP.
9. 6" CONCRETE PAVEMENT. REFER TO PAVEMENT TYPES & THICKNESS DETAIL FOR CONCRETE IN RIGHT OF WAY.
10. PAINTED CROSSWALK STRIPING.
11. WASTE CONTAINER PAD AND ENCLOSURE.
12. TREE GRATE. REFER TO LANDSCAPE PLAN.
13. SCULPTURE WITH LIGHTING. REFER TO BID PACKAGE 3 LANDSCAPE PLANS.
14. SITE RETAINING WALL.
15. NEW BOLLARD. REFER TO LANDSCAPE PLANS.
16. MONUMENT SIGNAGE AND INTEGRAL RETAINING WALL.
17. FLAGPOLE BASE.
18. ACID ETCH/ INTEGRAL CONCRETE WALK AND BASE. REFER TO LANDSCAPE PLAN.
19. BUS STOP. REFER TO ARCHITECTURAL PLANS.
20. 4" WIDE PAINTED ROAD STRIPING.
21. IU STANDARD BIKE RACK.
22. 4" WIDE PAINTED BUS PARKING STRIPE.
23. CONCRETE INLET COLLAR.
24. 2' PAINTED STOP BAR.
25. TRAFFIC SIGN.
26. CONCRETE STAIR WITH HANDRAIL.
27. STOP SIGN, AND NO RIGHT TURN.
28. NO RIGHT TURN.
29. NO LEFT TURN.
30. (4) EV SPOTS (2) CHARGERS.
31. 8" CONCRETE WALK. MATCH WALK ON INDIANA AVENUE.
32. DISAPPEARING CONCRETE STAIRS. REFER TO LANDSCAPE PLAN.
33. COMBINED CONCRETE CURB AND GUTTER IN THE RIGHT OF WAY. A ROLL CURB OR ALTERNATIVE TRANSITION MAY BE REQUIRED ACROSS THE ENTRANCES WITH THE APPROPRIATE CASTING FOR THE STRUCTURE ALONG INDIANA AVENUE.
34. HANDRAIL. REFER TO LANDSCAPE PLAN FOR MORE INFORMATION.
35. 8" CONCRETE PAVEMENT.
36. NEW ALUMINUM LOUVERED SCREEN WALL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.

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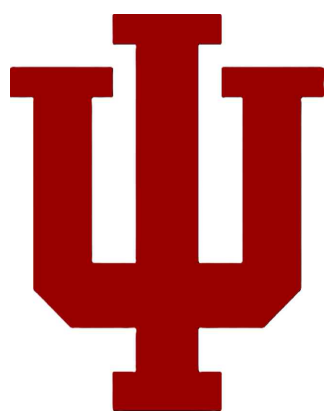
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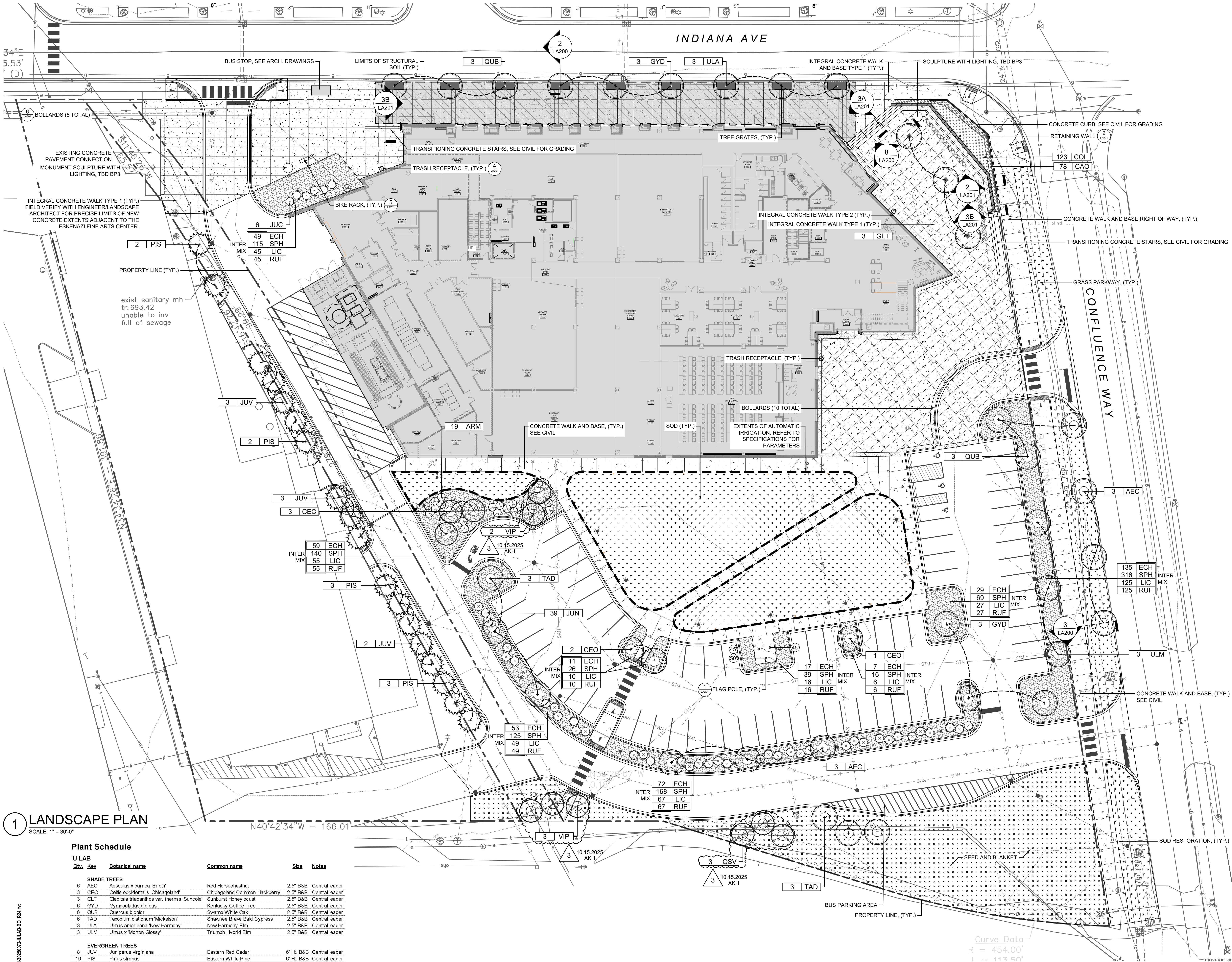


Andrew S. Swanson

SITE IMPROVEMENT PLAN

DATE: 08/15/2025 REF. SHEET INDEX: 00360481
BSA PROJECT NO.:

C500



1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

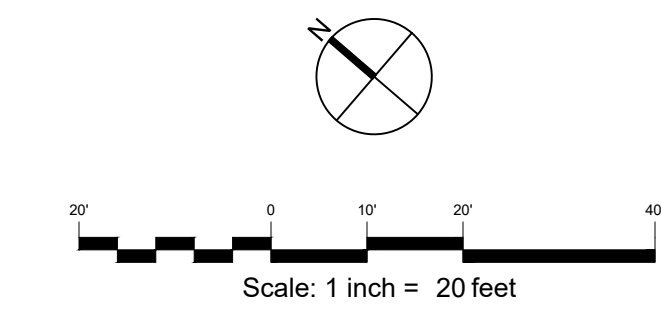
Plant Schedule

IU LAB				
Qty.	Key	Botanical name	Common name	Size Notes
SHADE TREES				
6	AEC	Aesculus x carnea 'Brioti'	Red Horsechestnut	2' 5" B&B Central leader
3	CEO	Celtis occidentalis 'ChicagoLand'	Chicagoland Common Hackberry	2' 5" B&B Central leader
3	GLT	Gleditsia triacanthos var. inermis 'Suncoke'	Sunburst Honeylocust	2' 5" B&B Central leader
6	GVD	Gymnocladus dioica	Kentucky Coffee Tree	2' 5" B&B Central leader
6	QUB	Quercus bicolor	Swamp White Oak	2' 5" B&B Central leader
6	TAD	Taxodium distichum 'Mickelson'	Shamree Brave Bald Cypress	2' 5" B&B Central leader
3	ULA	Ulmus americana 'New Harmony'	New Harmony Elm	2' 5" B&B Central leader
3	ULM	Ulmus x 'Morton Glossy'	Triumph Hybrid Elm	2' 5" B&B Central leader
EVERGREEN TREES				
8	JUV	Juniperus virginiana	Eastern Red Cedar	6' Ht. B&B Central leader
10	PIS	Pinus strobus	Eastern White Pine	6' Ht. B&B Central leader
ORNAMENTAL TREES				
3	CEC	Cercis canadensis	Eastern Redbud	8' Ht. B&B Multi-stem
3	OSV	Ostrya virginiana	American Hophornbeam	8' Ht. B&B Single stem
5	VIP	Viburnum prunifolium	Blackhaw Viburnum (tree form)	8' Ht. B&B Multi-stem
EVERGREEN SHRUBS				
6	JUC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#3 Cont. 5' o.c.
39	JUN	Juniperus chinensis var. 'sargentii' 'Viridis'	Green Sargent Juniper	#5 Cont. 5' o.c.
DECIDUOUS SHRUBS				
19	ARM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	24" B&B 4' o.c.
PERENNIALS				
432	ECH	Echinacea pallida	Pale Purple Coneflower	#1 Cont. 18" o.c.
78	CAO	Callirhoe involucrata	Purple Poppy Mallow	#1 Cont. 18" o.c.
123	COL	Coreopsis lanceolata	Sand Coreopsis	#1 Cont. 18" o.c.
400	LIC	Liatris cylindracea	Cylindrical Blazing Star	#1 Cont. 18" o.c.
400	RUF	Rudbeckia fulva var. speciosa	Showy Black-eyed Susan	#1 Cont. 18" o.c.
ORNAMENTAL GRASSES				
1,014	SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont. 24" o.c.

LANDSCAPE SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	SHEET ISSUE DESCRIPTION	CURRENT REVISION DATE	CURRENT REVISION
LA100	LANDSCAPE PLAN	10/15/2025	BP1-ADDENDUM 1	10/15/2025	3
LA200	LANDSCAPE DETAILS				
LA201	SITE DETAILS	10/15/2025	BP1-ADDENDUM 1	10/15/2025	3

3 SHEETS



LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- BUILDING
- WALL
- CONCRETE WALK AND BASE
- INTEGRAL CONCRETE WALK AND BASE TYPE 1
- INTEGRAL CONCRETE WALK AND BASE TYPE 2
- STRUCTURAL SOIL
- BIKE RACKS
- TRASH RECEPTACLE
- 4x10' TREE GRATE
- BOLLARD
- FLAG POLE
- SCULPTURE
- 2x2' PAVING STONE TREE GRATE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- SOD
- SEED AND BLANKET
- PERENNIAL / GROUND COVER AREAS
- EXTENTS OF SPRAY IRRIGATION

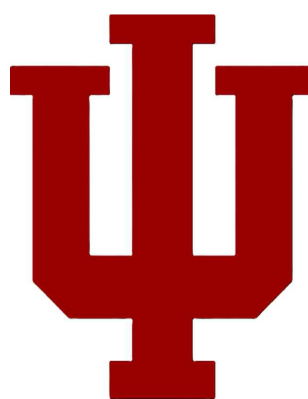
1. WHERE NEW LANDSCAPE IS SHOWN, THE CONTRACTOR SHALL EXCAVATE MIN. 30" AND ADD NEW PLANTING SOIL

BSA

SWITCH PLACEHOLDER FAMILY TYPE FOR CORRECT BSA OFFICE

SMITHGROUP

500 GRISWOLD
SUITE 1700
DETROIT, MI 48226
313.983.3600
smithgroup.com



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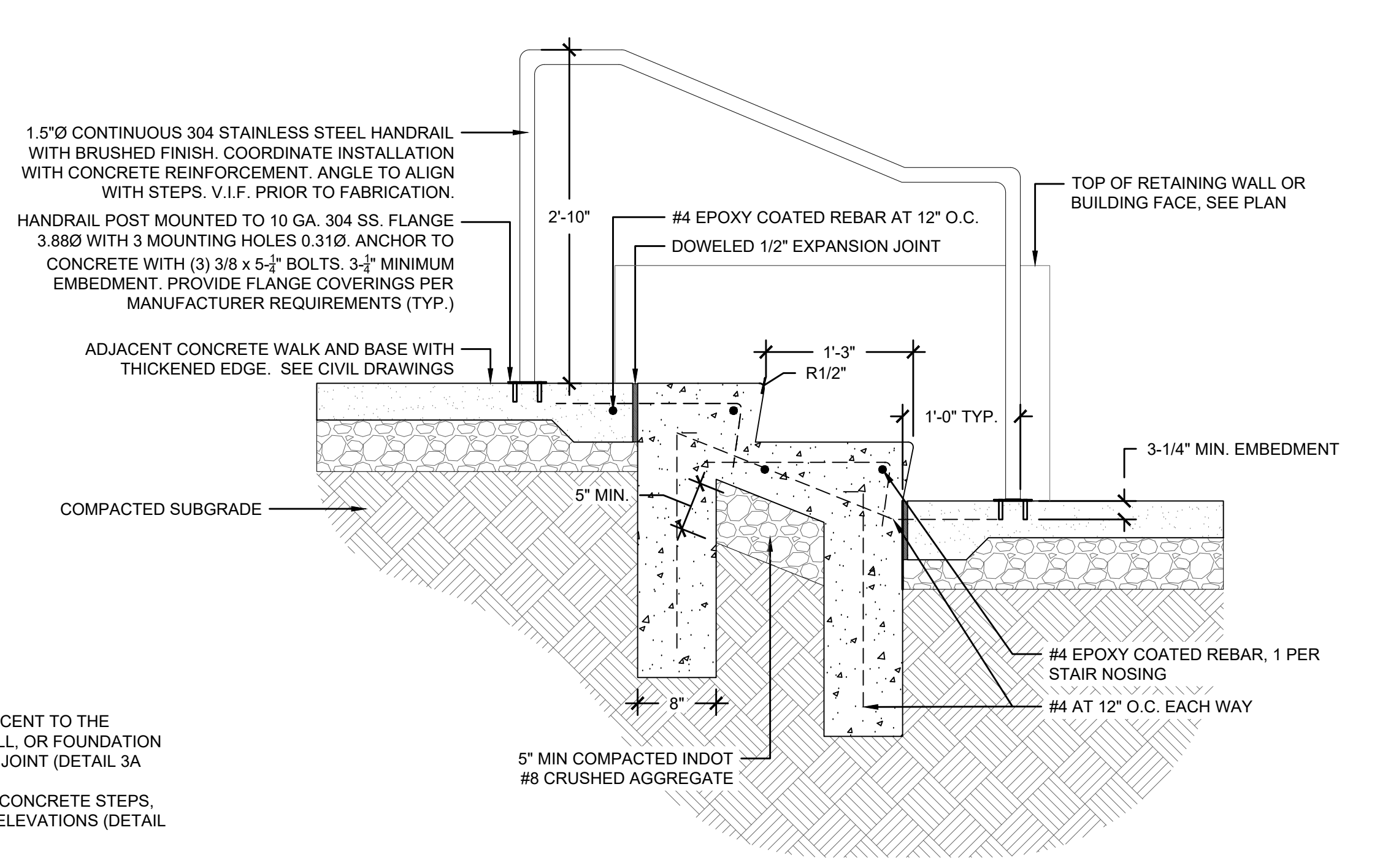
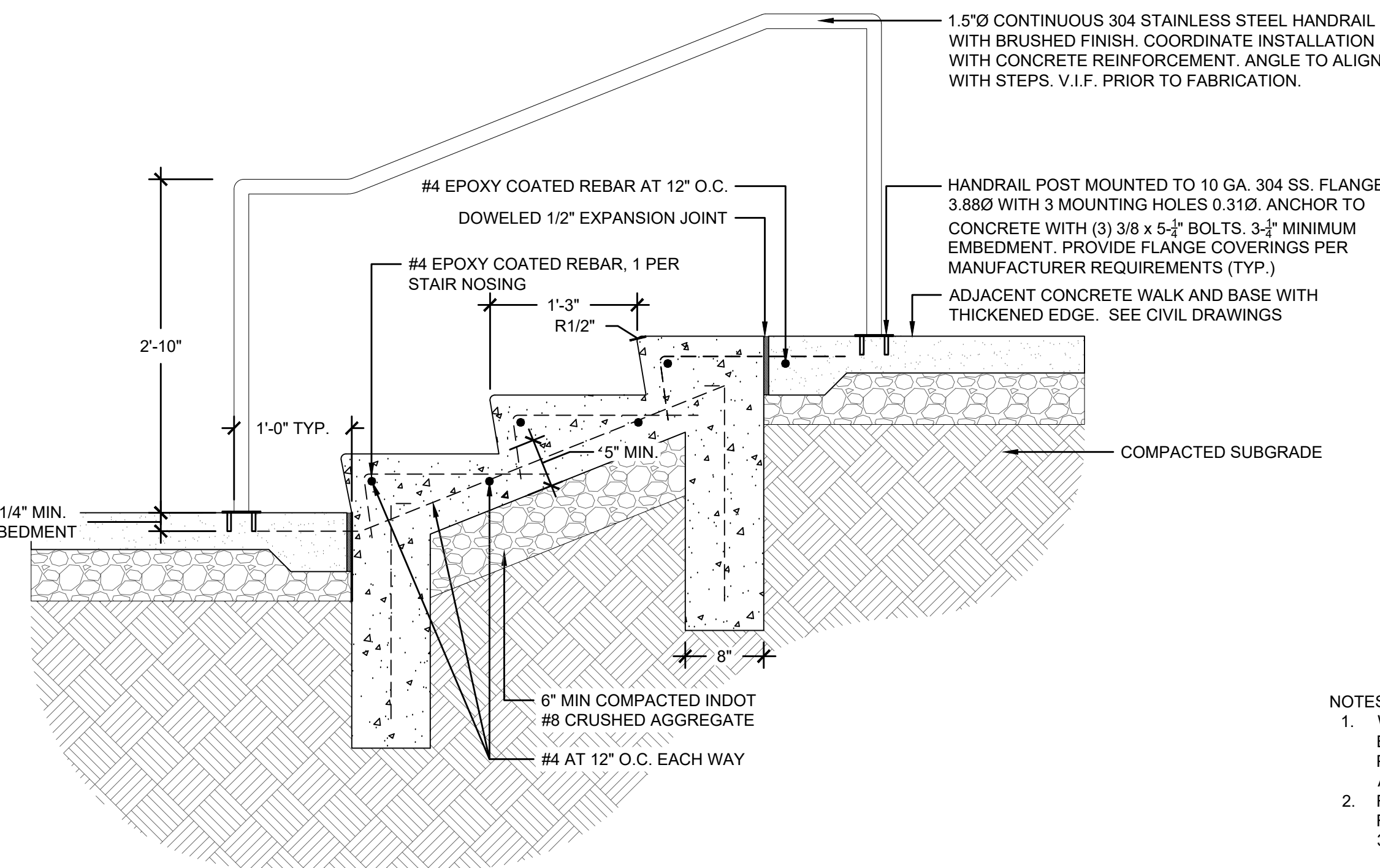
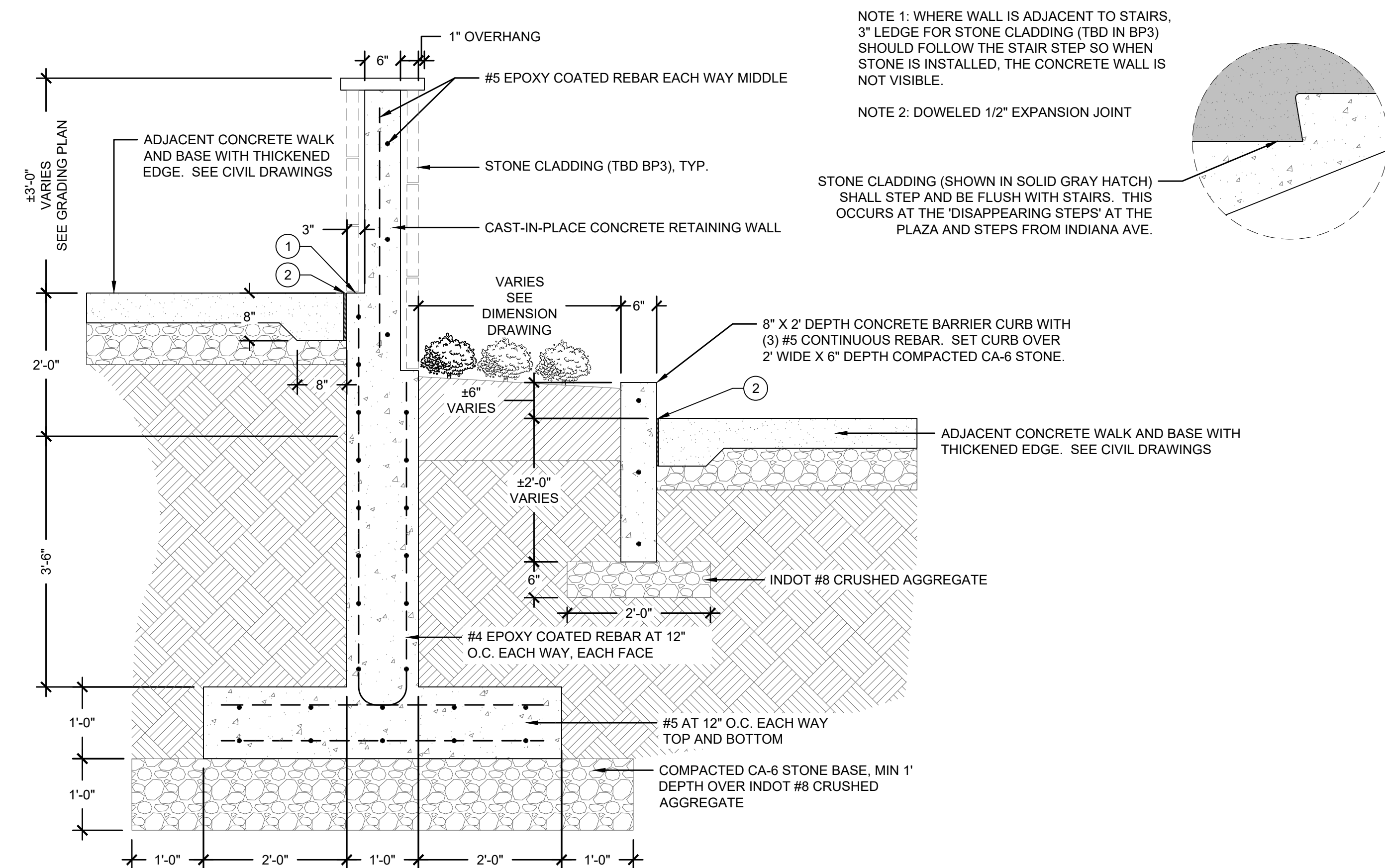
MARK	DATE	DESCRIPTION
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2	09/29/2025	BP1-CD: SITE AND FOUNDATION PACKAGE



LANDSCAPE PLAN

DATE: 10/15/2025 REF: SHEET INDEX
BSA PROJECT NO. 00360481

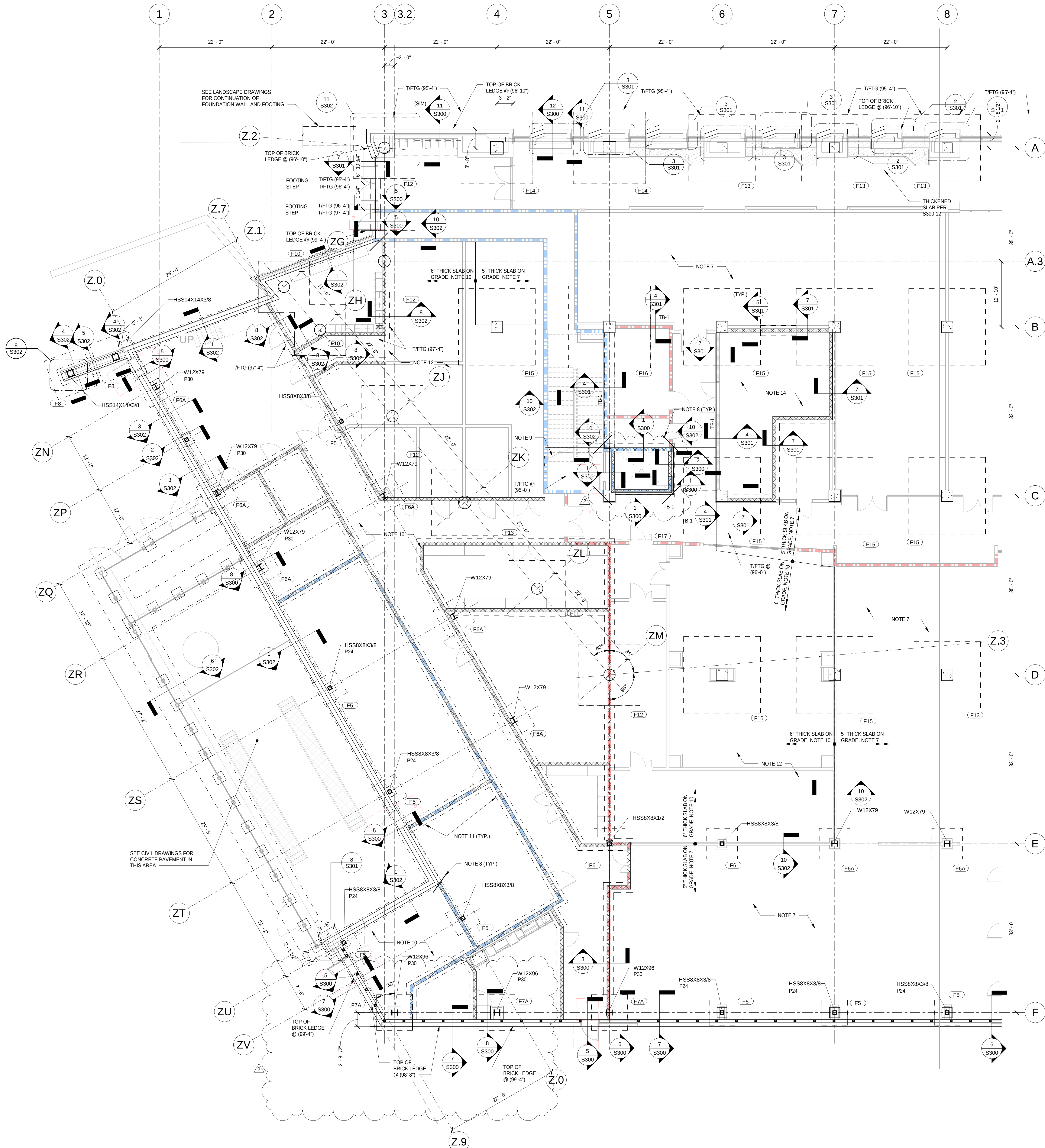
LA100



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1 FOUNDATION PLAN - AREA A

S110A 1/8" = 1'-0"

STEEL BASE PLATE SCHEDULE						
COLUMN SIZE	GEOMETRY				ANCHORAGE	COL TO BP WELD SIZE
	LENGTH, N	WIDTH, B	THICKNESS, Tp	TYPE		
HSS8x8	14	14	1	1	4 - 1" DIA. x 15" EMBED GR R1554-55	5/16
HSS10x10	16	16	1	2	6 - 1" DIA. x 15" EMBED GR R1554-55	5/16
HSS12x12	24	24	1 1/2	3	8 - 1 3/8" DIA. x 18" EMBED GR R1554-55	7/16
HSS20x20	36	36	2 1/2	4	12 - 1 3/8" DIA. x 18" EMBED GR R1554-55	9/16
HSS30x30	38	38	2 1/2	4	12 - 1 3/8" DIA. x 18" EMBED GR R1554-55	9/16
W12	24	18	1 1/2	5	6 - 1" DIA. x 15" EMBED GR R1554-55	7/16
W14	24	18	1 1/2	5	6 - 1 3/8" DIA. x 18" EMBED GR R1554-55	7/16
W27 CRUCIFORM	36	36	2 1/2	6	12 - 1 3/8" DIA. x 18" EMBED GR R1554-55	9/16

- NOTES:
- REFER TO GENERAL NOTES FOR INFORMATION PERTAINING TO STRUCTURAL STEEL CONSTRUCTION
 - REFER TO PLAN FOR COLUMN SIZES.
 - REFER TO TYPICAL BASE PLATE DETAIL ON SHEET S007 FOR BASE PLATE FABRICATION AND ATTACHMENT REQUIREMENTS.
 - ANCHOR LAYOUT SHALL MATCH BASE PLATE HOLE LAYOUT SHOWN IN TYPICAL BASE PLATE DETAIL AND GIVEN IN THIS SCHEDULE.
 - CONTRACTOR SHALL USE RIGID TEMPLATES TO SET ANCHORS IN CORRECT POSITION AND ELEVATION.

PIER SCHEDULE				
MARK	PIER SIZE W x L	PIER VERT REINF	PIER TIES	REMARKS
P24	24" x 24"	(8)-#7	#4	NOTE 4
P30	30" x 30"	(12)-#7	#4	NOTE 4, NOTE 5
P48	48" x 48"	(16)-#9	#4	NOTE 4, NOTE 5

NOTES:

- SPACE TIES AT 4" ON CENTER ALONG THE ANCHOR BOLT LENGTH AND AT 12" ON CENTER THEREAFTER, TYPICAL ALL PIERS.
- TOP OF PIER ELEVATION SHALL BE 99'-4" UNLESS NOTED OTHERWISE. (SEE NOTE 5 IN REMARKS)
- SEE PLAN FOR PIER SIZE AND LOCATION.
- PROVIDE STANDARD HOOKS TOP AND BOTTOM FOR THE VERTICAL BARS. HOOKS CAN GO ANY DIRECTION WITHIN THE PIER. IT IS ACCEPTABLE TO OFFSET THE HOOKS VERTICALLY BY 1" TO AVOID CONGESTION IF NECESSARY.
- WHERE NOTED IN THE REMARKS, THE TOP OF PIER ELEVATION SHALL BE AT (99'-0") UNLESS NOTED OTHERWISE ON PLAN.
- ALTERNATE 90° & 135° HOOKS, TYPICAL.

P24

P30

P48

COLUMN FOOTING SCHEDULE			
MARK	FOOTING SIZE (W x L x D)	FOOTING REINFORCEMENT	REMARKS
F5	5'-0" x 5'-0" x 1'-6"	9 - #5 EW BOTTOM	
F6	6'-0" x 6'-0" x 1'-6"	12 - #5 EW BOTTOM	
F6A	6'-0" x 6'-0" x 1'-6"	12 - #5 EW TOP & BOTTOM	
F7	7'-0" x 7'-0" x 1'-6"	7 - #6 EW BOTTOM	
F7A	7'-0" x 7'-0" x 1'-6"	7 - #6 EW TOP & BOTTOM	
F8	8'-0" x 8'-0" x 1'-6"	10 - #6 EW BOTTOM	
F9	9'-0" x 9'-0" x 2'-0"	10 - #7 EW BOTTOM	
F10	10'-0" x 10'-0" x 2'-6"	12 - #7 EW BOTTOM	
F11	11'-0" x 11'-0" x 2'-6"	14 - #7 EW BOTTOM	
F12	12'-0" x 12'-0" x 2'-6"	12 - #8 EW BOTTOM	
F12A	12'-0" x 12'-0" x 2'-6"	12 - #8 EW TOP & BOTTOM	
F13	13'-0" x 13'-0" x 3'-0"	20 - #7 EW BOTTOM	
F14	14'-0" x 14'-0" x 3'-0"	17 - #8 EW BOTTOM	
F15	15'-0" x 15'-0" x 3'-0"	20 - #8 EW BOTTOM	
F16	16'-0" x 16'-0" x 3'-0"	23 - #8 EW BOTTOM	
F17	17'-0" x 17'-0" x 3'-6"	24 - #8 EW BOTTOM	

NOTES:

- ALLOWABLE SOIL (STRUCTURAL FILL) BEARING PRESSURE = 6000 PSF (UNFACTORED), UNO. IN ORDER TO OBTAIN THIS BEARING PRESSURE, THE GROUND MUST BE IMPROVED BY A RAMMED AGGREGATE PIER SYSTEM DESIGNED BY A SPECIALTY ENGINEER.

- PLAN NOTES:
- REFER TO SHEETS S001 - S013 FOR GENERAL NOTES AND TYPICAL DETAILS.
 - TOP ALL FOOTINGS ALONG PERIMETER OF BUILDING SHALL BE AT ELEVATION (97'-4") AND INTERIOR FOOTINGS SHALL BE @ ELEVATION (88'-6") UNLESS NOTED OTHERWISE.
 - THE ELEVATOR PIT SHALL BE 2'-0" THICK SLAB WITH #5 @ 12" O.C. EACH WAY AT TOP AND BOTTOM. TOP OF SLAB SHALL BE AT ELEVATION (95'-0"). 2'-0" x 2'-0" x 18" DEEP SUMP PIT SHALL BE LOCATED AS SHOWN ON THE ELEVATOR MANUFACTURERS DRAWINGS. SEAL WATERIGHT AROUND THE SLEEVE. VERIFY SIZE AND DEPTH OF ELEVATOR PIT WITH THE ELEVATOR SUPPLIER, PRIOR TO FABRICATION OR CONSTRUCTION. ELEVATOR PIT WALLS AND BASE SHALL HAVE XIPEX WATERPROOFING ADMIXTURE IN THE MIX.
 - TB-1 INDICATES A 24"x24" TIE BEAM WITH (4)-#8 CONT. AND #4 TIES AT 12" ON CENTER..
 - FOR COLUMN SCHEDULE AND DETAILS REFER TO SHEET S200.
 - FOR COLUMN FOOTING SCHEDULE REFER TO SHEET S110A.
 - THE SLAB ON GRADE SHALL BE 5" SLAB WITH 6x6 W2.1xW2.1 W.W.F. ON VAPOR BARRIER OVER 6" COMPACTED DRAINAGE FILL OVER PROOF ROLLED SUBGRADE. TOP OF SLAB SHALL BE AT ELEVATION (100'-0") UNLESS NOTED OTHERWISE.
 - AT CORNER OF ALL COLUMNS WITHOUT DIAMOND SHAPED CONTROL JOINT AND ALL CORNERS OF WALLS SHOWN ON THIS PLAN, PROVIDE (1)-#4 x 5'-0" DIAGONAL IN CENTER OF SLAB AT EVERY CORNER. TYPICAL AT COLUMNS AND WALL CORNERS.
 - THICKEN THE SLAB AT THE BASE OF ALL STAIR STRINGERS TO AN 8" SLAB WITH #4@12" ON CENTER EACH WAY MIDDLE. THE FOOTPRINT OF THE THICKENED SLAB SHALL BE 12" LARGER THAN THE FOOTPRINT OF THE BASE OF THE STAIR STRINGERS.
 - THE SLAB ON GRADE SHALL BE A 6" SLAB WITH 6x6 W2.9xW2.9 W.W.F. ON VAPOR BARRIER OVER 6" COMPACTED DRAINAGE FILL OVER PROOF ROLLED SUBGRADE. THE TOP OF SLAB SHALL BE AT ELEVATION (100'-0") UNLESS NOTED OTHERWISE.
 - PROVIDE THICKENED SLABS BELOW ALL CMU WALLS. SEE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
 - BRICK LEDGE ELEVATION SHALL BE AT (99'-4") UNLESS NOTED OTHERWISE.
 - ALL INTERIOR CMU WALLS SHALL HAVE #4@48" ON CENTER IN GROUTED CELLS WITH MATCHING DOWELS UNLESS NOTED OTHERWISE. SEE TYPICAL DETAILS FOR BRACING REQUIREMENTS AT THE TOPS OF CMU WALLS. CMU WALLS AROUND ELEVATOR SHAFTS SHALL HAVE #5@24" ON CENTER IN GROUTED CELLS WITH MATCHING DOWELS.
 - PROVIDE 8" SLAB ON GRADE WITH #4@12" ON CENTER EACH WAY MIDDLE OVER VAPOR BARRIER OVER 6" COMPACTED GRANULAR FILL OVER PROOF ROLLED SUBGRADE. THIS SLAB SHALL BE ISOLATED FROM THE SURROUNDING SLAB. SEE DETAILS.

BSA

BSA LifeStructures
175 S. Rangeline Rd, Suite 200
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ph 317.819.7878 fx 317.819.7288

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ENGINEERS, LLC
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www.jpsconsultingengineers.com

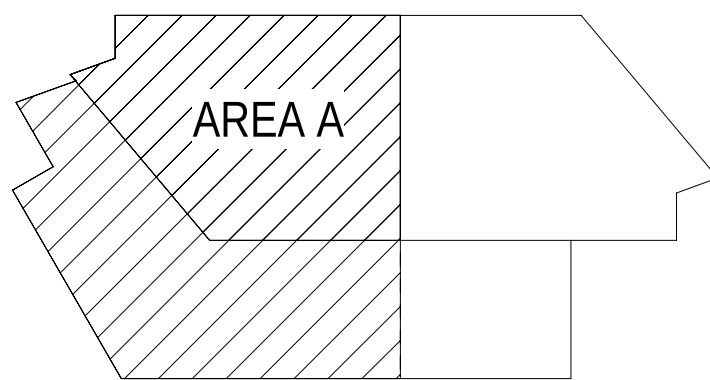


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CLIENT PROJECT NO. - 20250072

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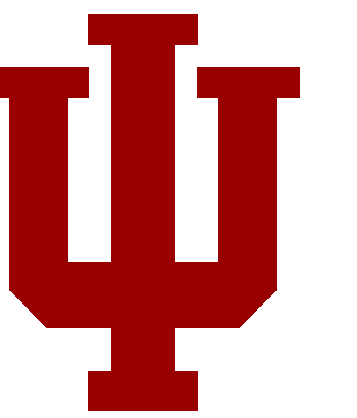


FOUNDATION PLAN - AREA A

DATE: BSA PROJECT NO. REF: SHEET INDEX 00360461

S110A

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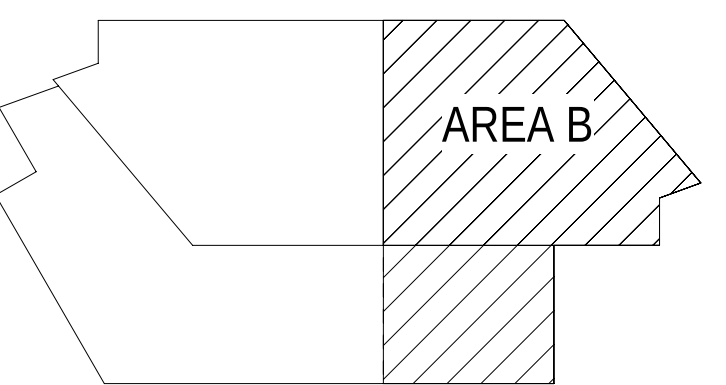
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INDIANAPOLIS, INDIANA

CLIENT PROJECT NO. - 20250072

CUMULATIVE DOCUMENTS

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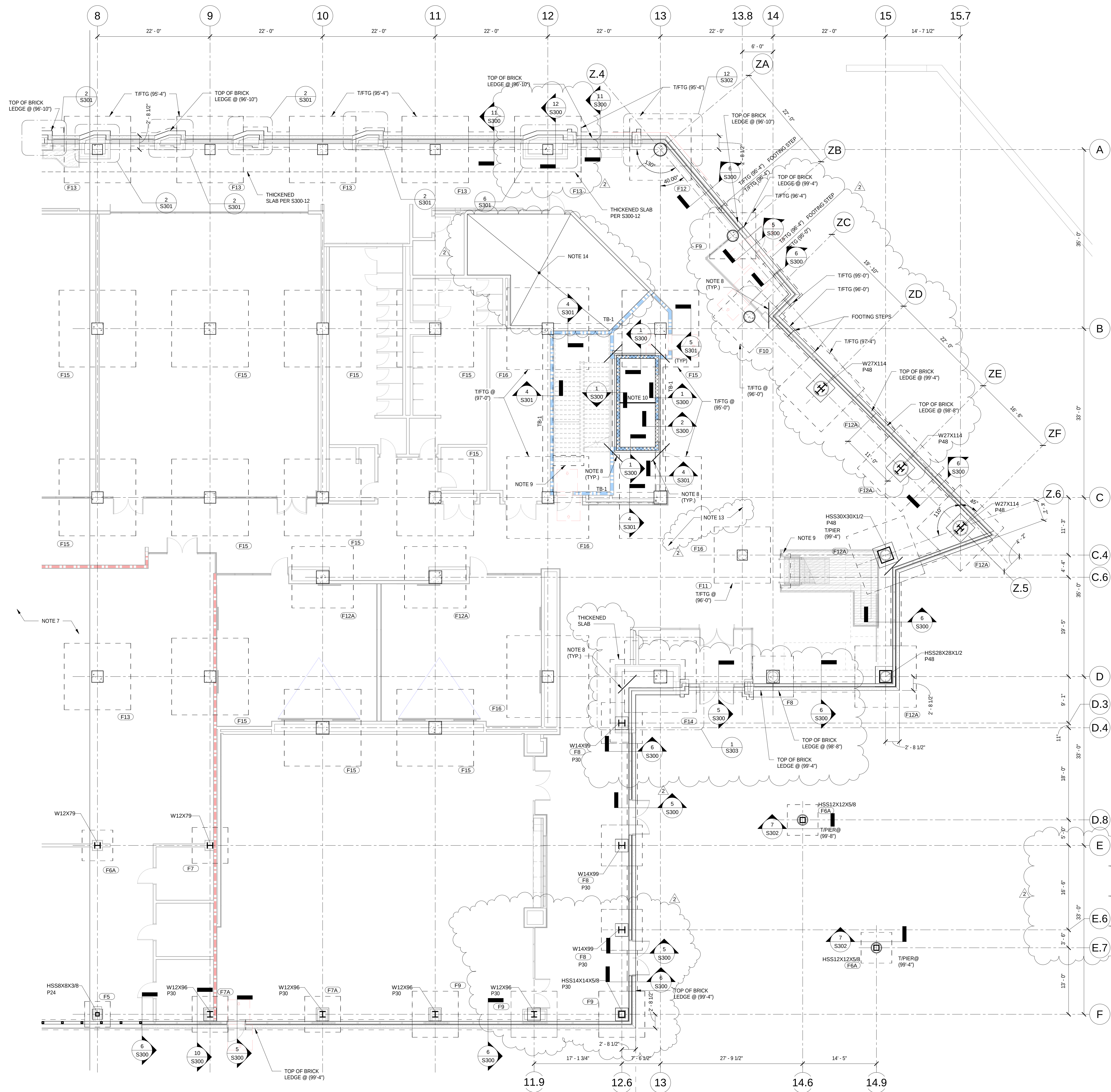


FOUNDATION PLAN - AREA
B

DATE	REF: SHEET INDEX
BSA PROJECT NO.	00360481

S110B

NSA LifeStructures



PLAN NOTES:

1. REFER TO SHEETS S001 - S013 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. TOP ALL FOOTINGS ALONG PERIMETER OF BUILDING SHALL BE AT ELEVATION (97'-4") AND INTERIOR FOOTINGS SHALL BE @ ELEVATION (96'-4") UNLESS NOTED OTHERWISE.
3. THE ELEVATOR PIT SHALL BE 2'-0" THICK SLAB WITH #8 @ 12" C/C. EACH WAY AT TOP AND BOTTOM. THE SLAB SHALL BE ELEVATION (95'-7"), 2'-0" X 2'-0" 12" DEEP SLURP PIT SHALL BE LOCATED AS SHOWN ON THE ELEVATOR MANUFACTURERS DRAWINGS. SEAL WATERIGHT AROUND THE SLEEVE. VERIFY SIZE AND DEPTH OF ELEVATOR PIT WITH THE ELEVATOR SUPPLIER PRIOR TO FABRICATION. OR CONSULT ELEVATOR PIT WALLS AND BASE SLAB HAVE APXPEC WATERPROOFING ADMIXTURE IN THE MIX.
4. TB-1 INDICATES A 24"x24" TB BEAM WITH (4)-#8 CONT. AND #4 TIES AT 12" ON CENTER.
5. FOR COLUMN SCHEDULE AND DETAILS REFER TO SHEET S200.
6. FOR COLUMN FOOTING SCHEDULE REFER TO SHEET S110A.
7. THE SLAB ON GRADE SHALL BE 5" SLAB WITH 6x6-W2.LxW2.1 W.W.F. ON VAPOR RETARDER OVER 6" COMPACTED DRAINAGE FILL OVER PROOF ROLLED SUBGRADE. TOP OF SLAB SHALL BE AT ELEVATION (100'-0") UNLESS NOTED OTHERWISE.
8. AT CORNER OF ALL COLUMNS WITHOUT DIAMOND SHAPED CONTROL JOINT AND ALL CORNERS OF WALLS SHOWN ON THIS PLAN, PROVIDE (1)-#4 X 5'-0" DIAGONAL IN CENTER SLAB AT EVERY CORNER. TYPICAL AT COLUMNS AND WALL CORNERS.
9. THICKEN THE SLAB AT THE BASE OF ALL STAIR STRINGERS TO AN 8" SLAB WITH #4@12" ON CENTER EACH WAY MIDDLE. THE FOOTPRINT OF THE THICKENED SLAB SHALL BE 12" LARGER THAN THE FOOTPRINT OF THE BASE OF THE STAIR STRINGERS.
10. PROVIDE HS512x6x1/4 DIVIDER BEAM BETWEEN ELEVATORS AT EACH FLOOR LINE AND MIDWAY BETWEEN FLOORS.
11. THE BRICK LEDGE SHALL BE AT ELEVATION (97'-4") UNLESS NOTED OTHERWISE.
12. ALL INTERIOR CMU WALLS SHALL HAVE #4@48" ON CENTER IN GROUTED CELLS WITH MATCHING DOVELS UNLESS NOTED OTHERWISE. SEE TYPICAL DETAILS FOR BRACING REQUIREMENTS AT THE TOPS OF CMU WALLS. CMU WALLS AROUND ELEVATOR SHAFTS SHALL HAVE #5@24" ON CENTER IN GROUTED CELLS WITH MATCHING DOVELS.
13. AT AREAS OF TERRAZZO FLOOR, PROVIDE A 3/8" RECESSED SLAB. COORDINATE DIMENSIONS OF THE SLAB RECESS AND CONTROL JOINT LAYOUT WITH FUTURE INTERIOR PACKAGES.
14. WHERE INDICATED ON PLAN, DO NOT POUR THE SLAB ON GRADE IN THIS ROOM AT THIS TIME. THIS SLAB WILL BE POURED AS PART OF A FUTURE PROJECT ABOUT THE LAYOUT OF THE ROOM AND THE UNDERSLAB INFORMATION IS KNOWN.



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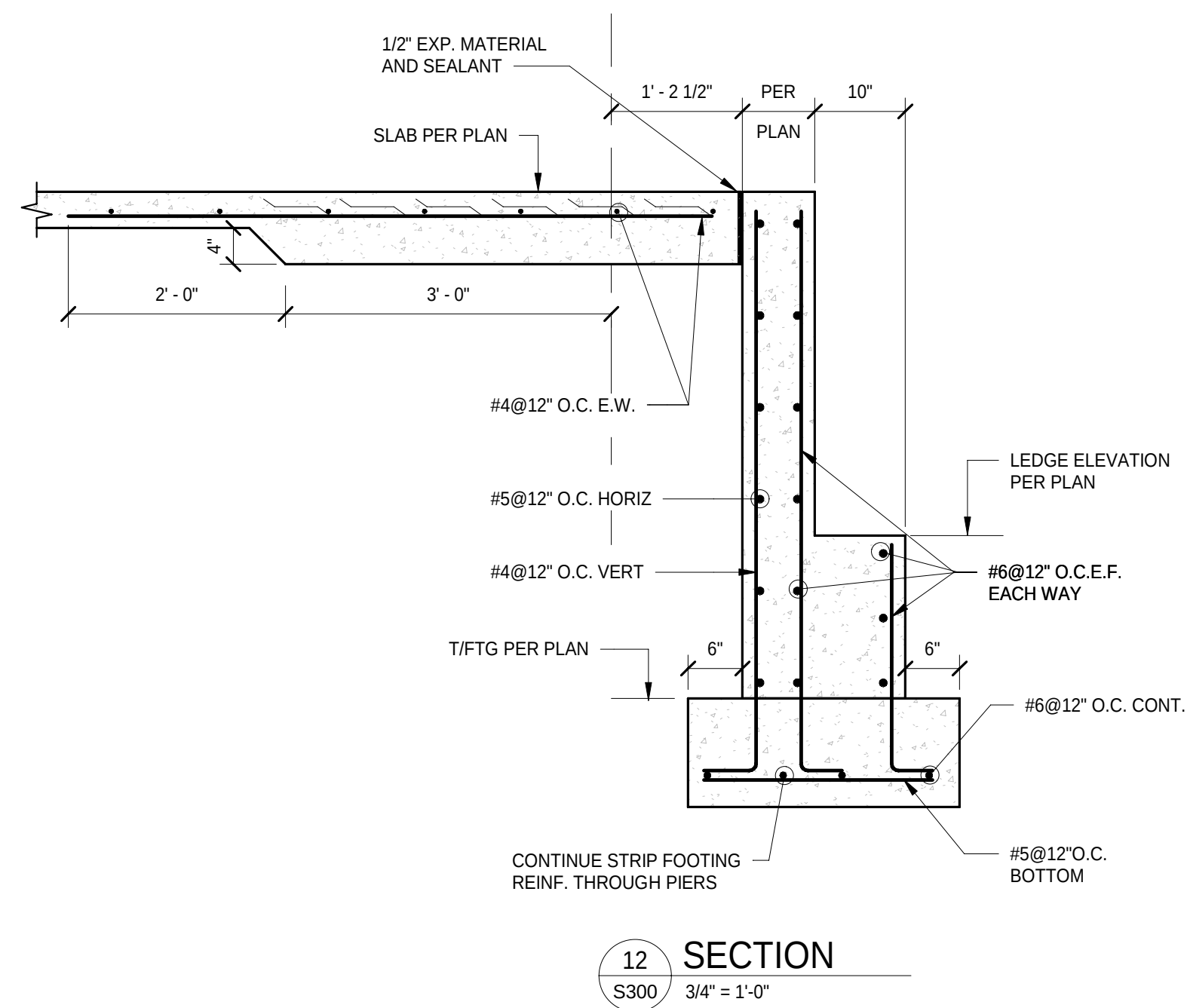
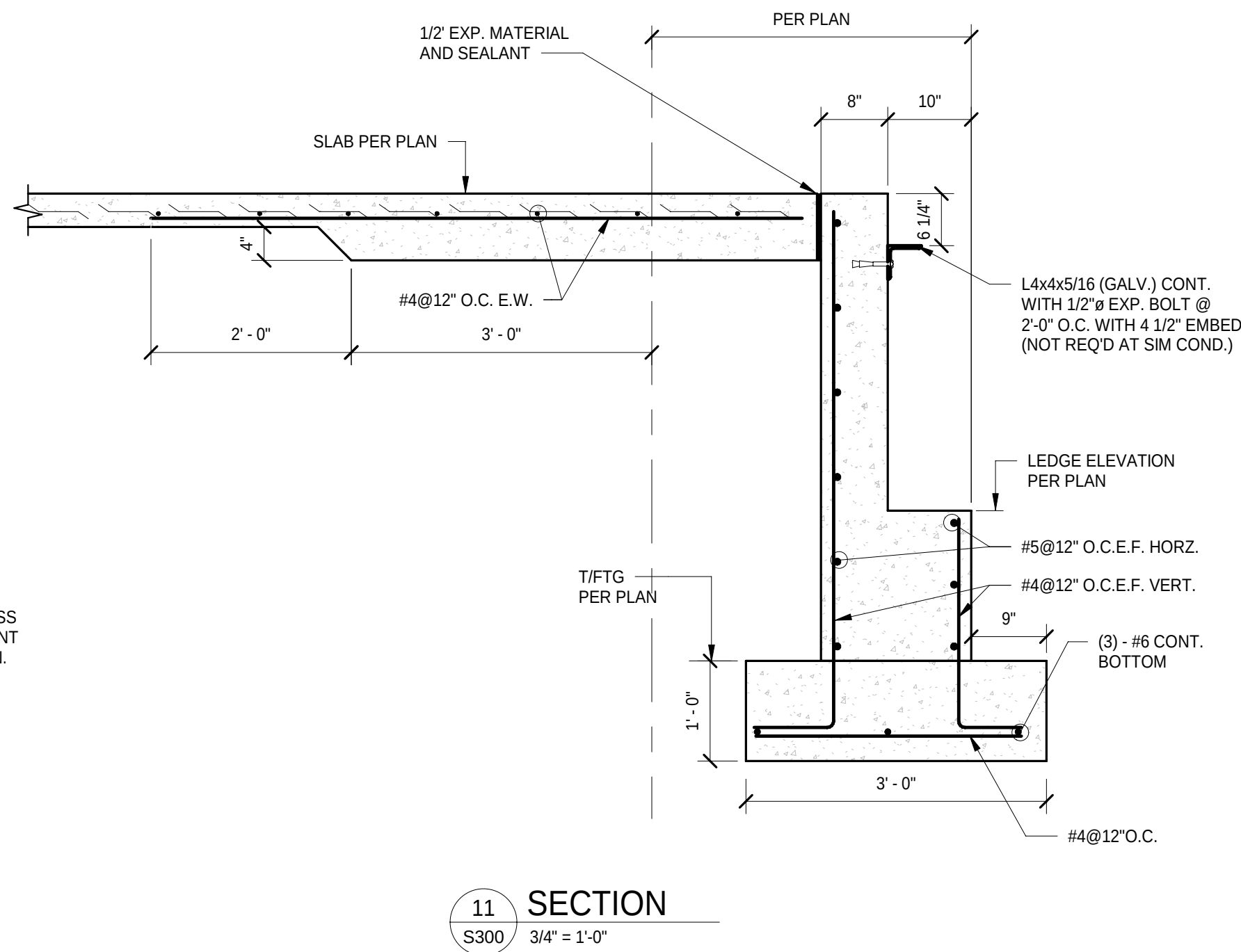
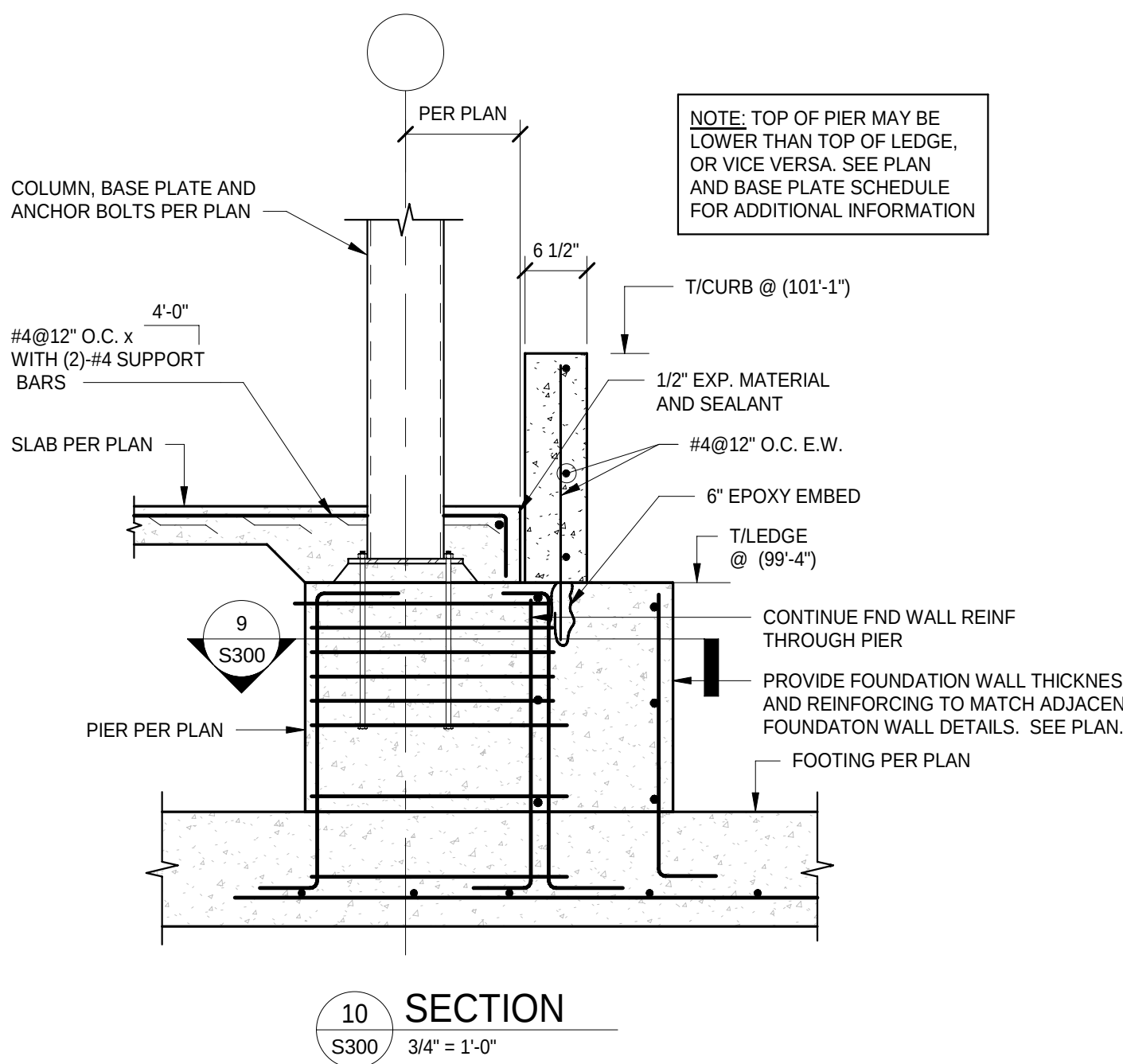
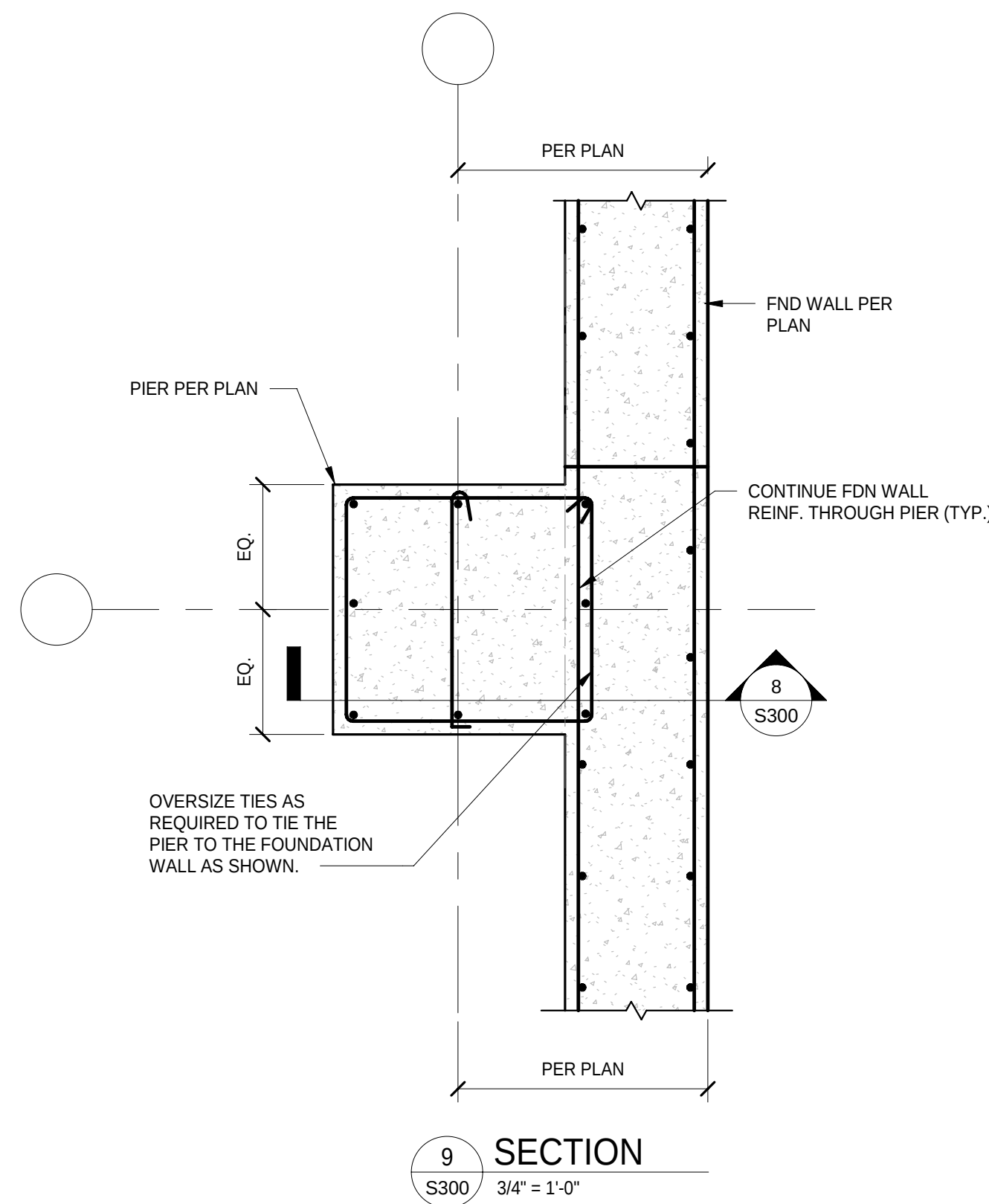
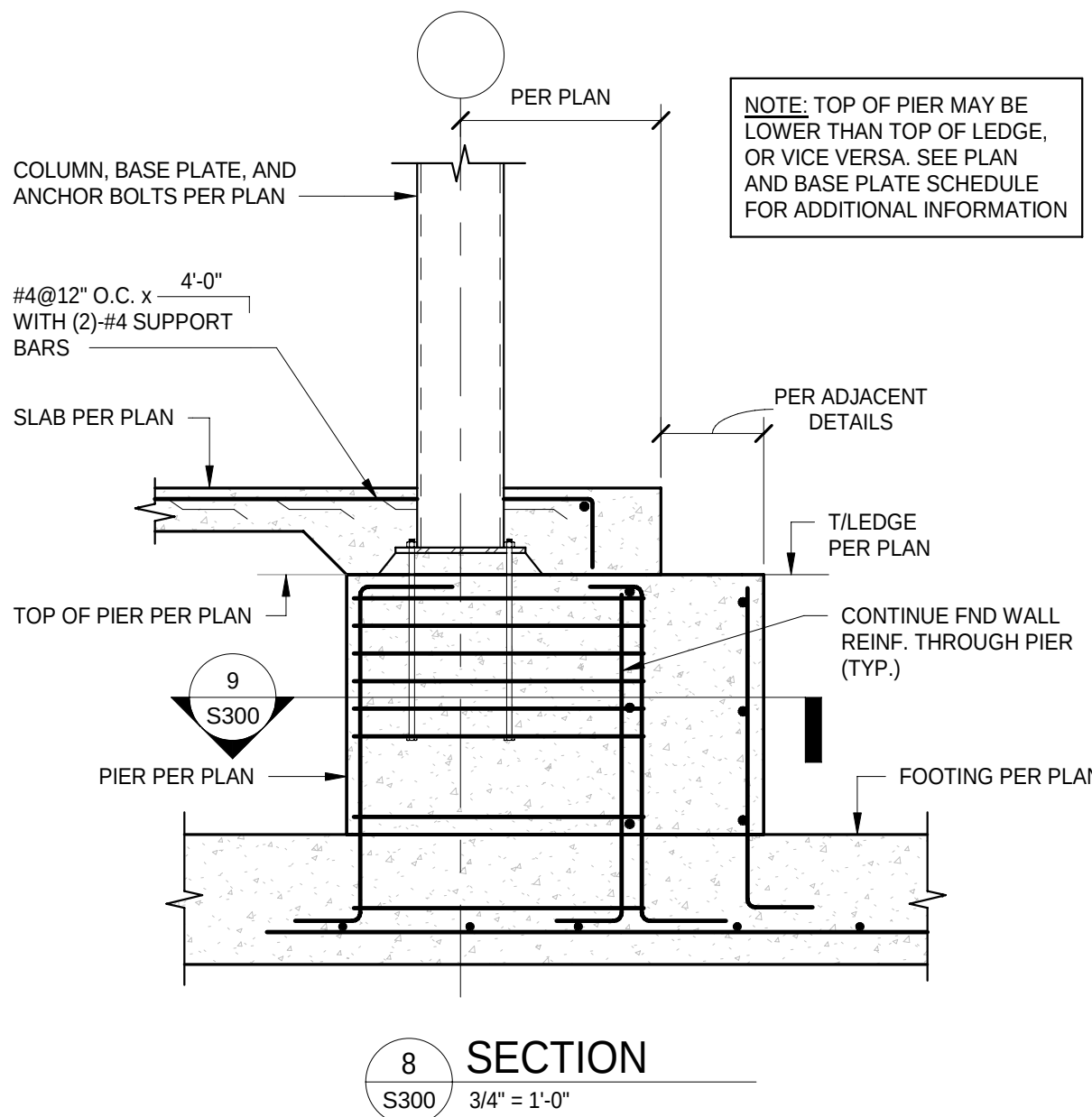
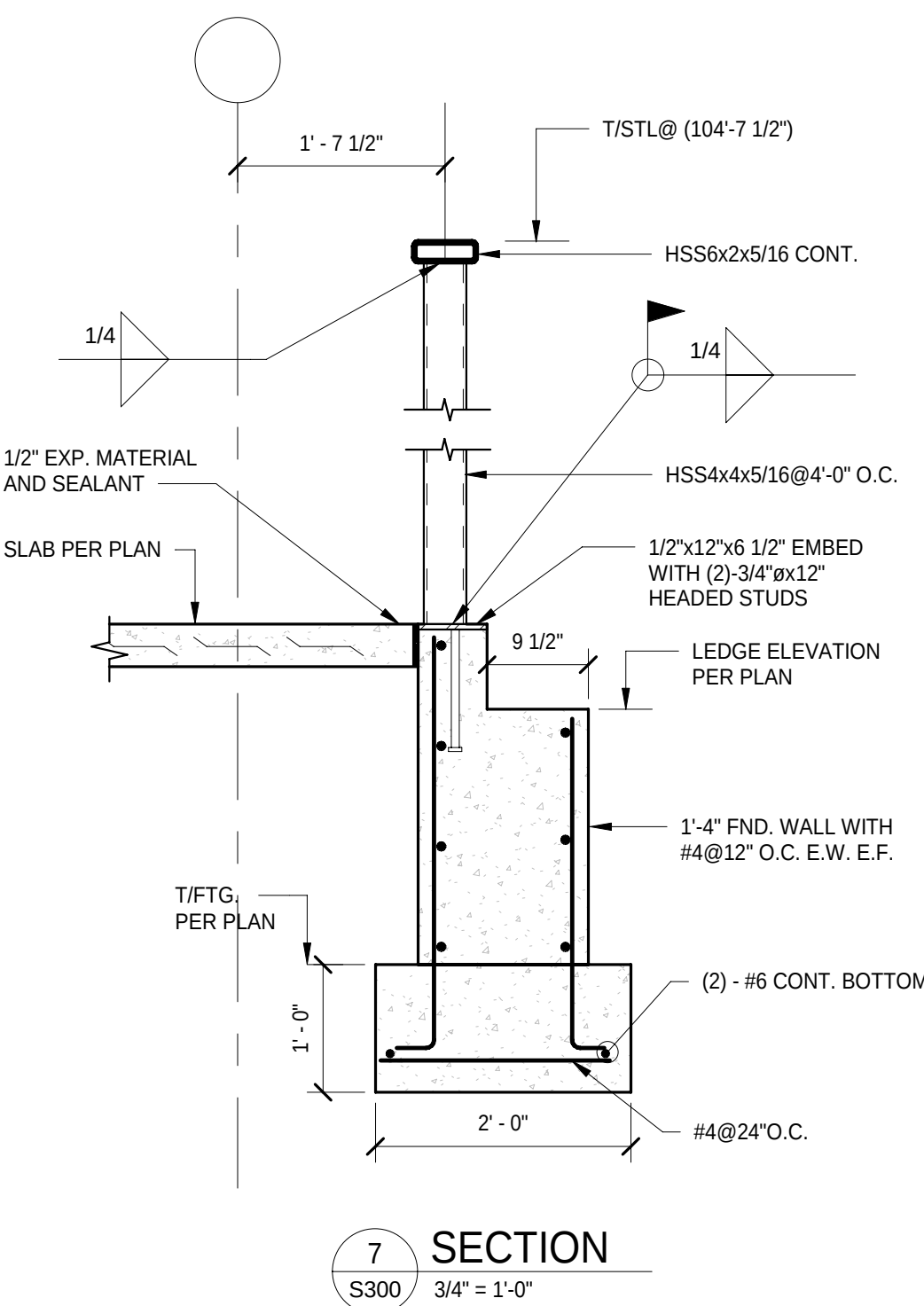
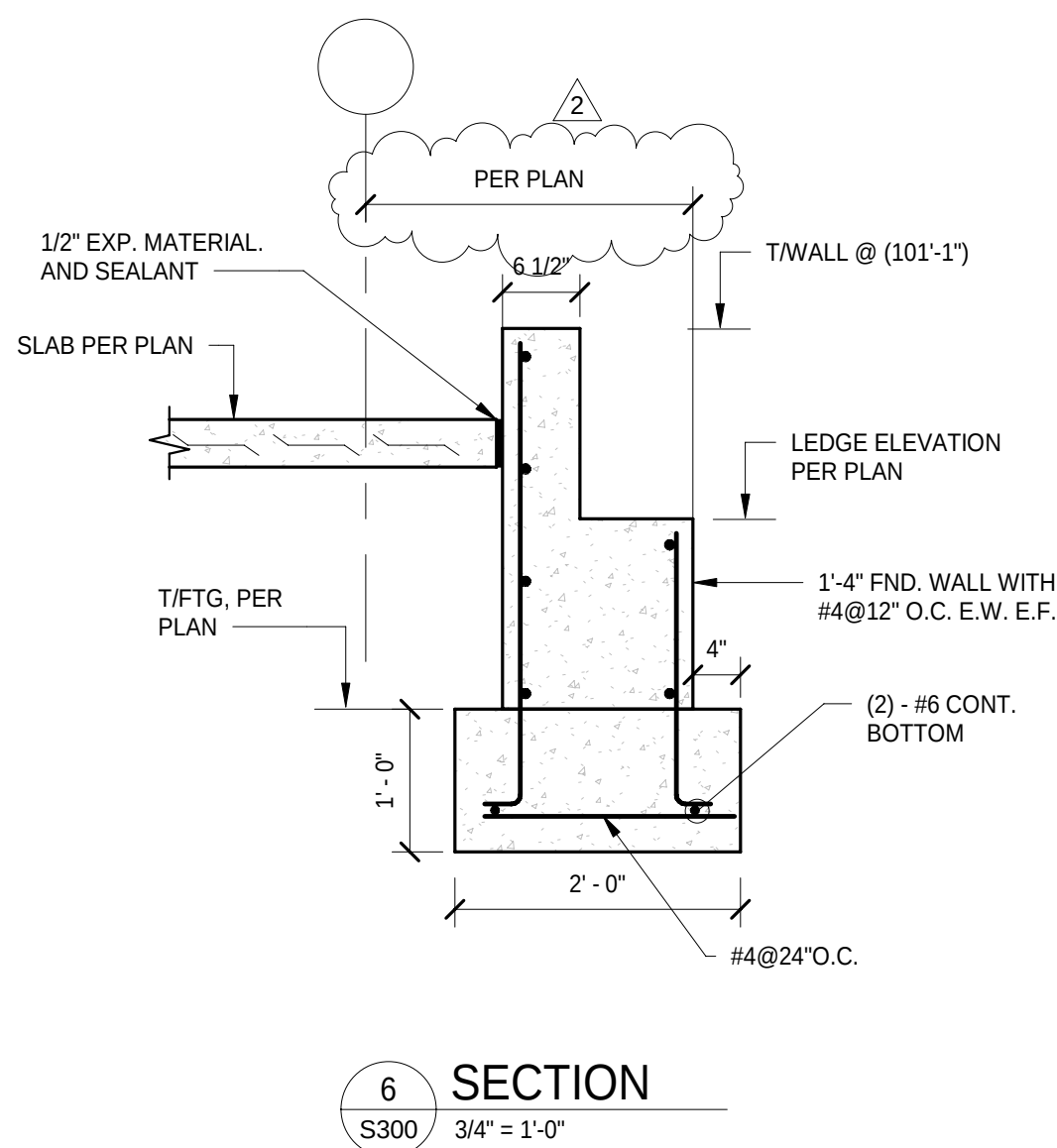
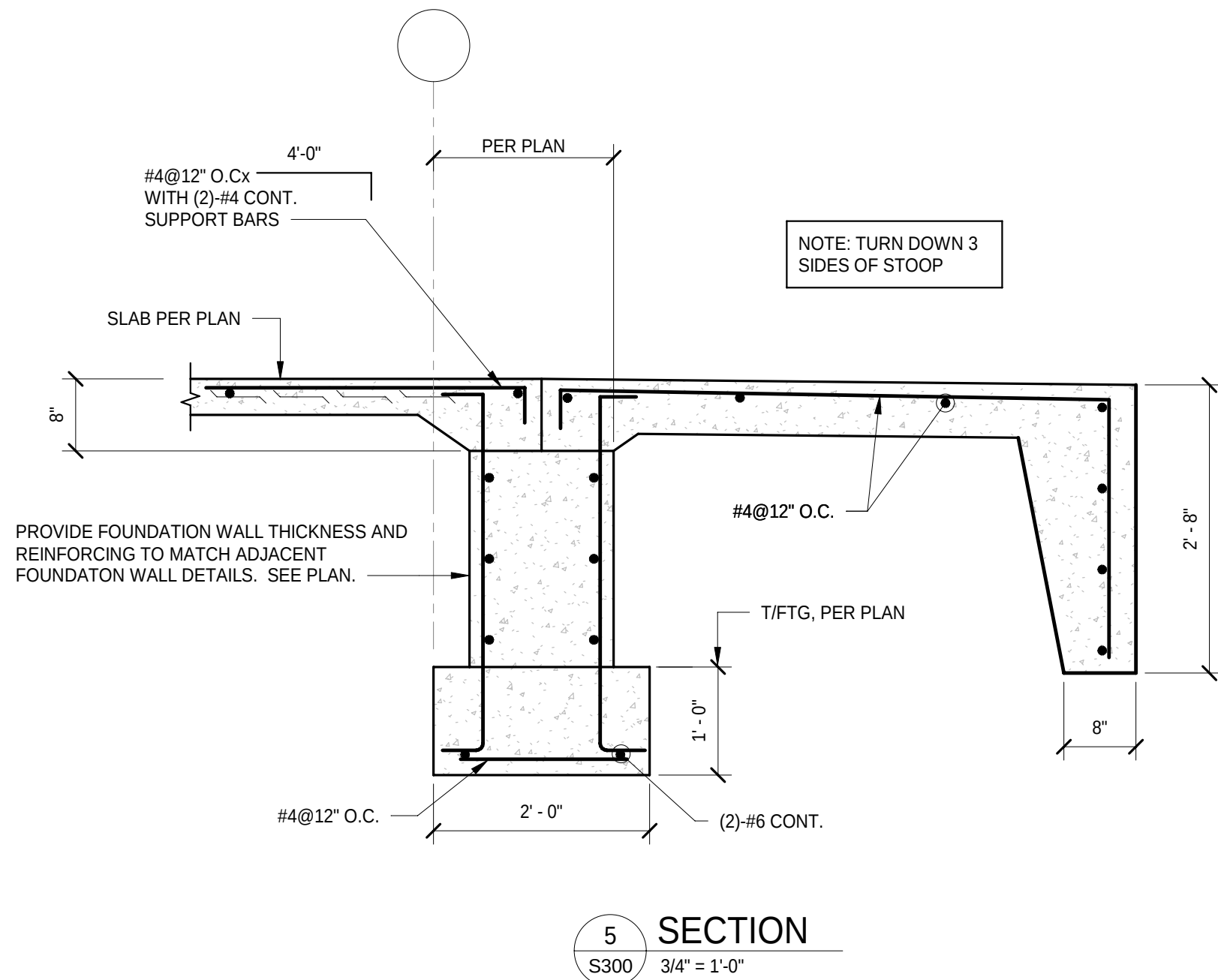
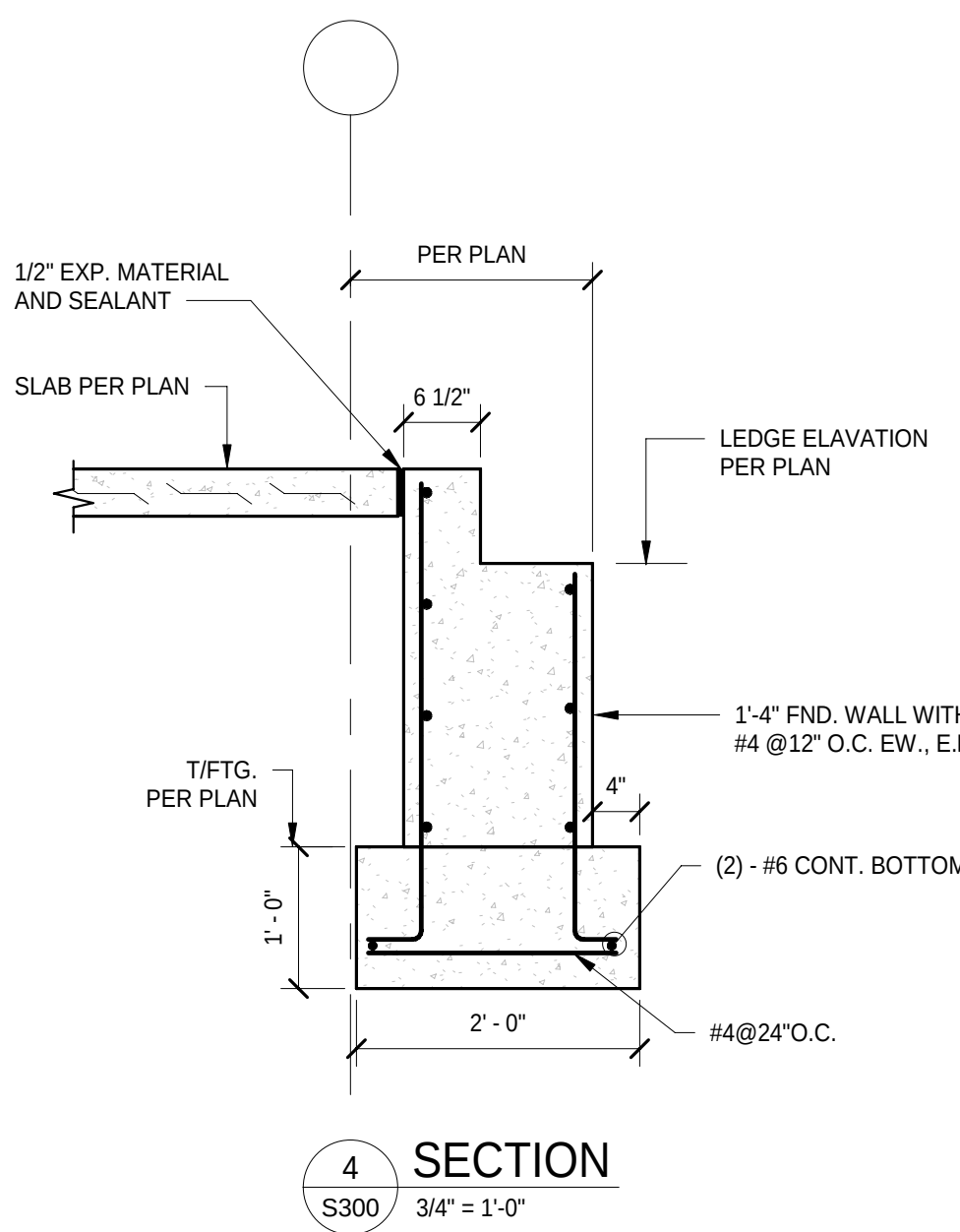
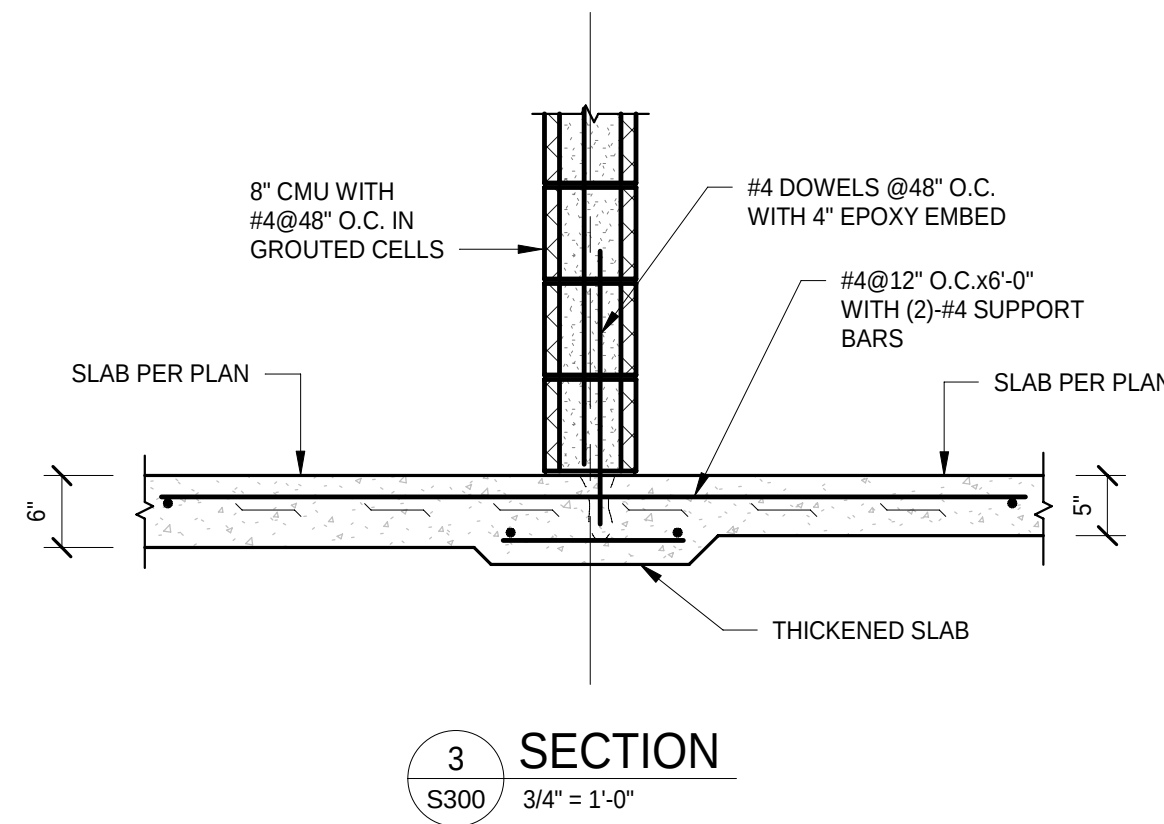
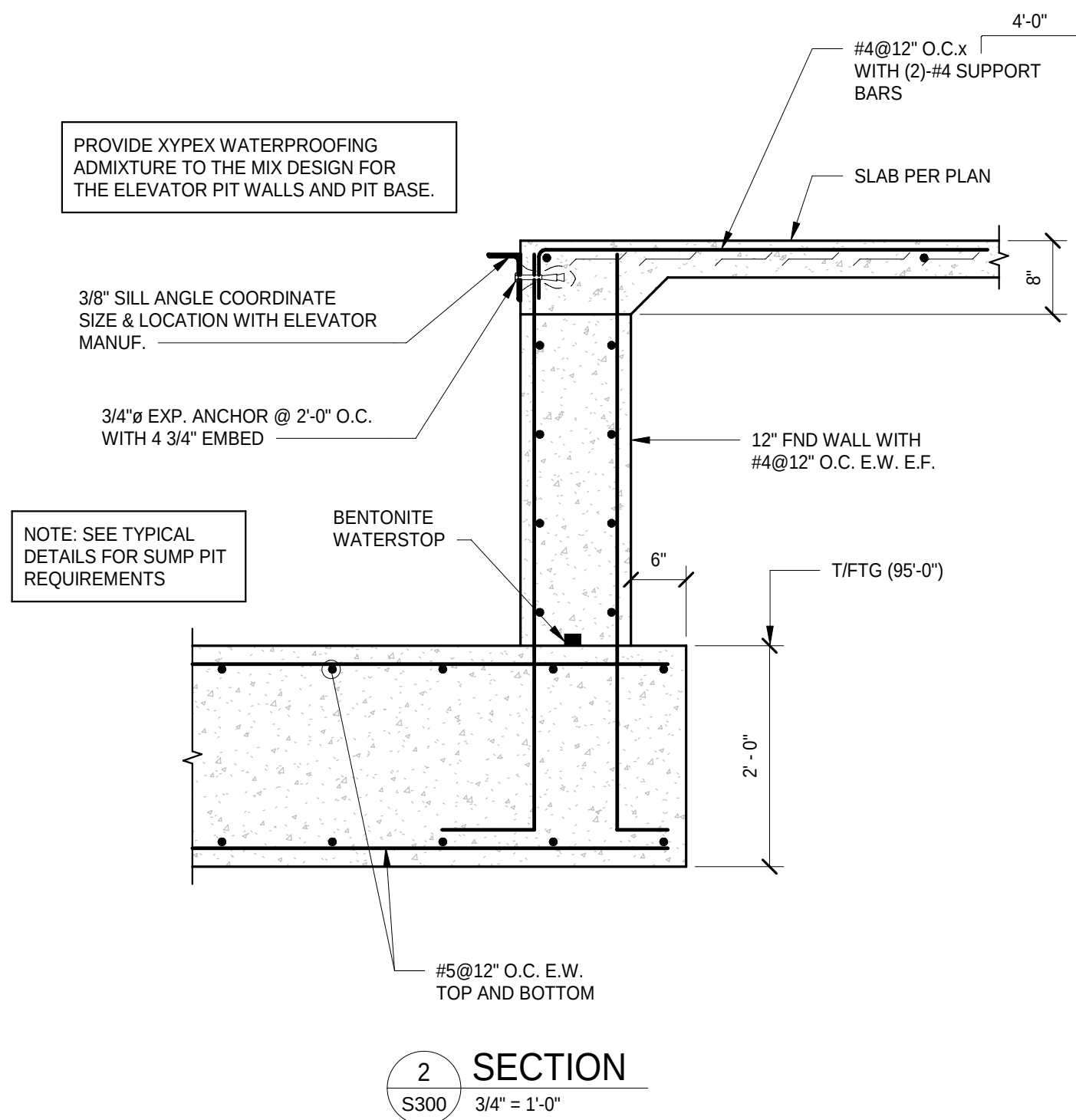
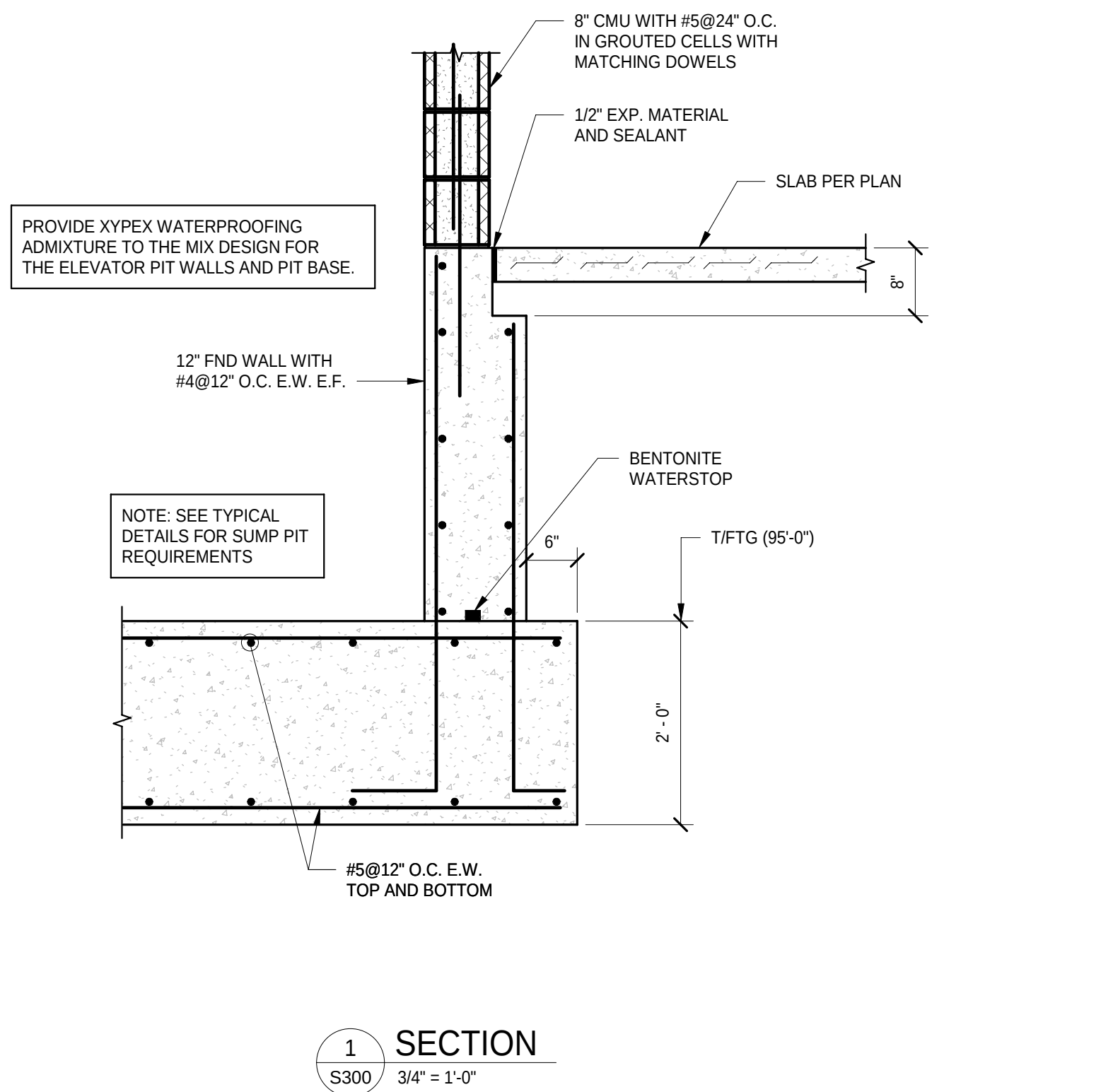
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FOUNDATION DETAILS

DATE: BSA PROJECT NO. REF. SHEET INDEX 00360461

S300





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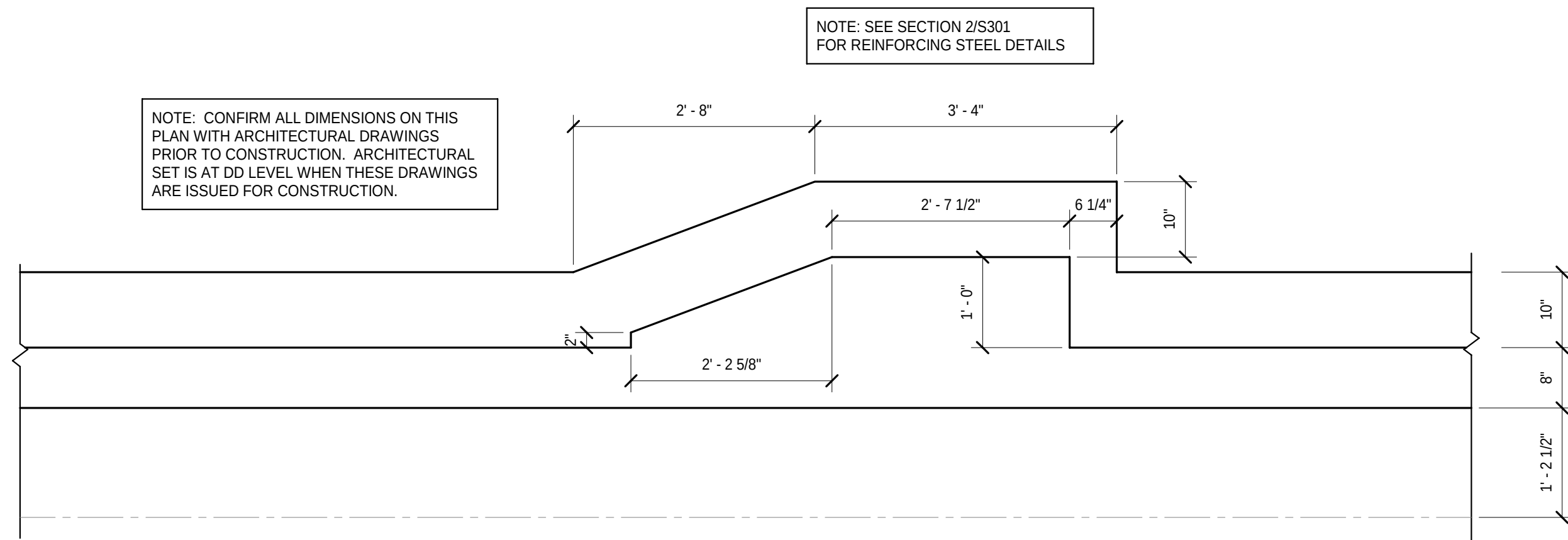
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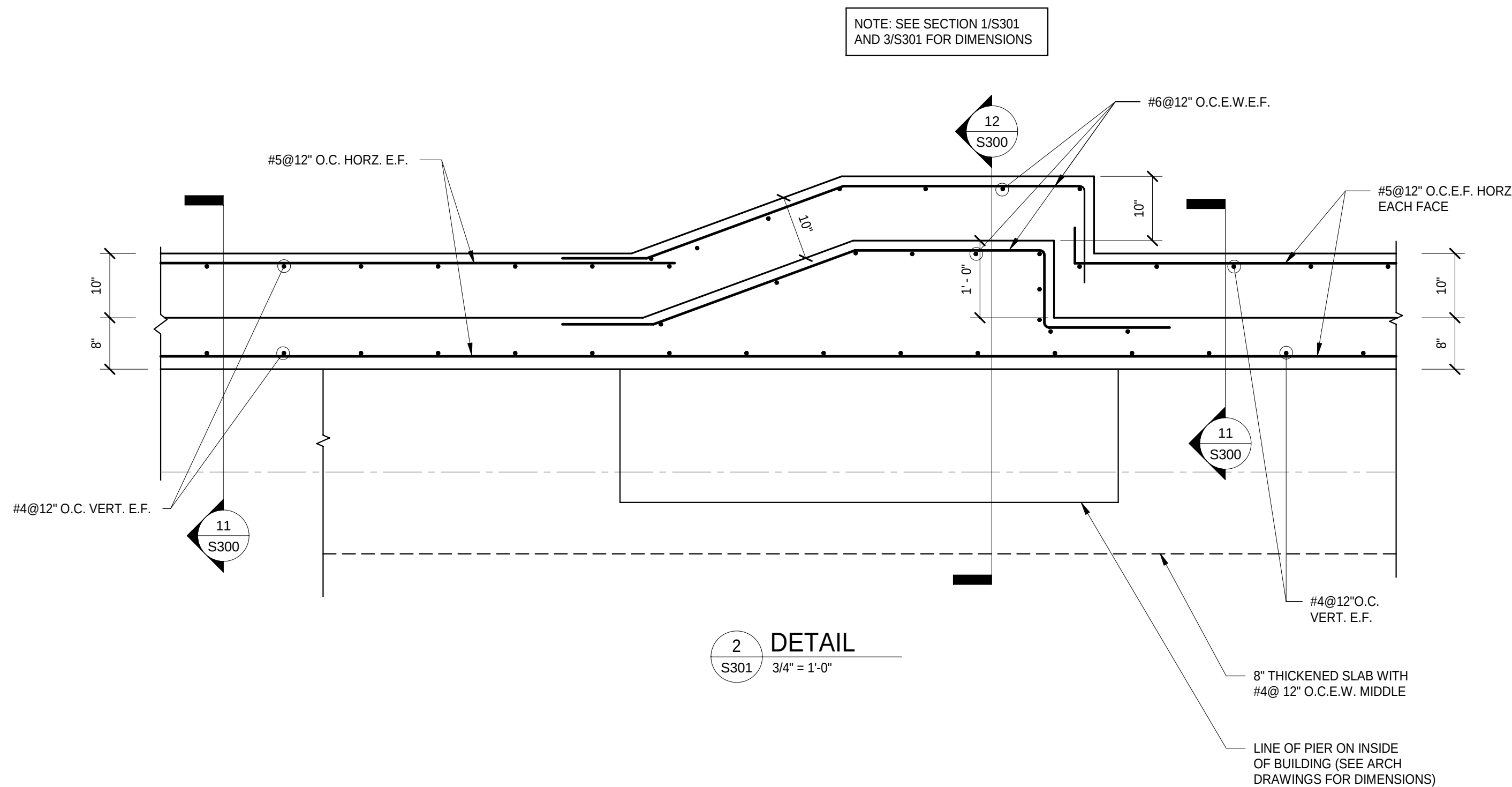
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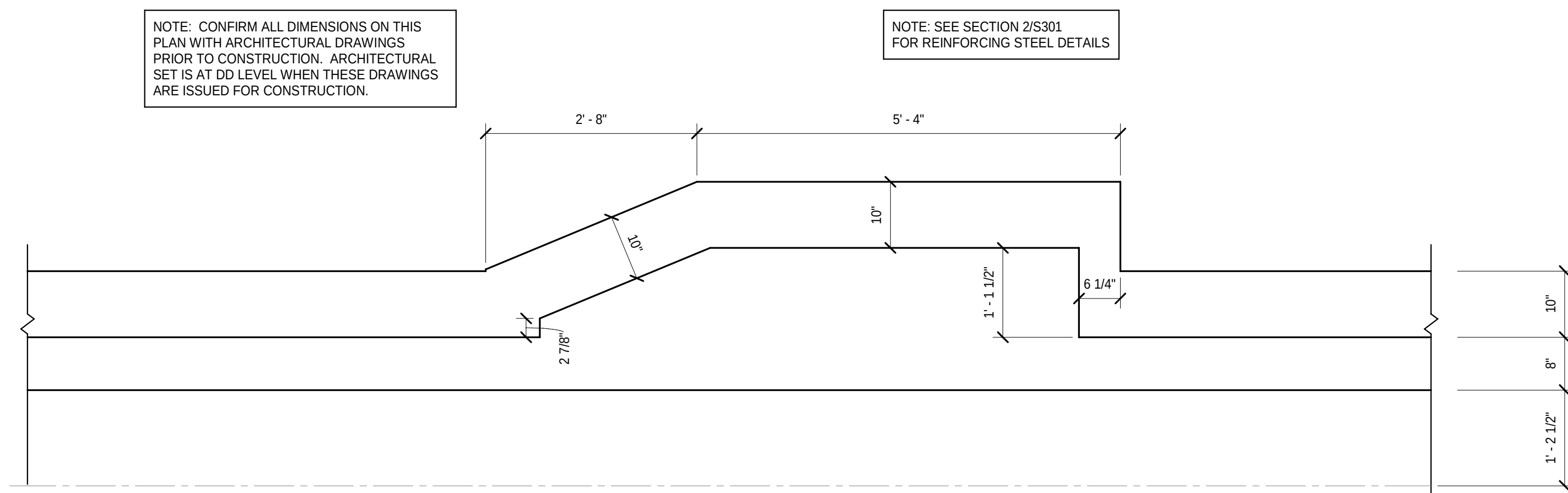
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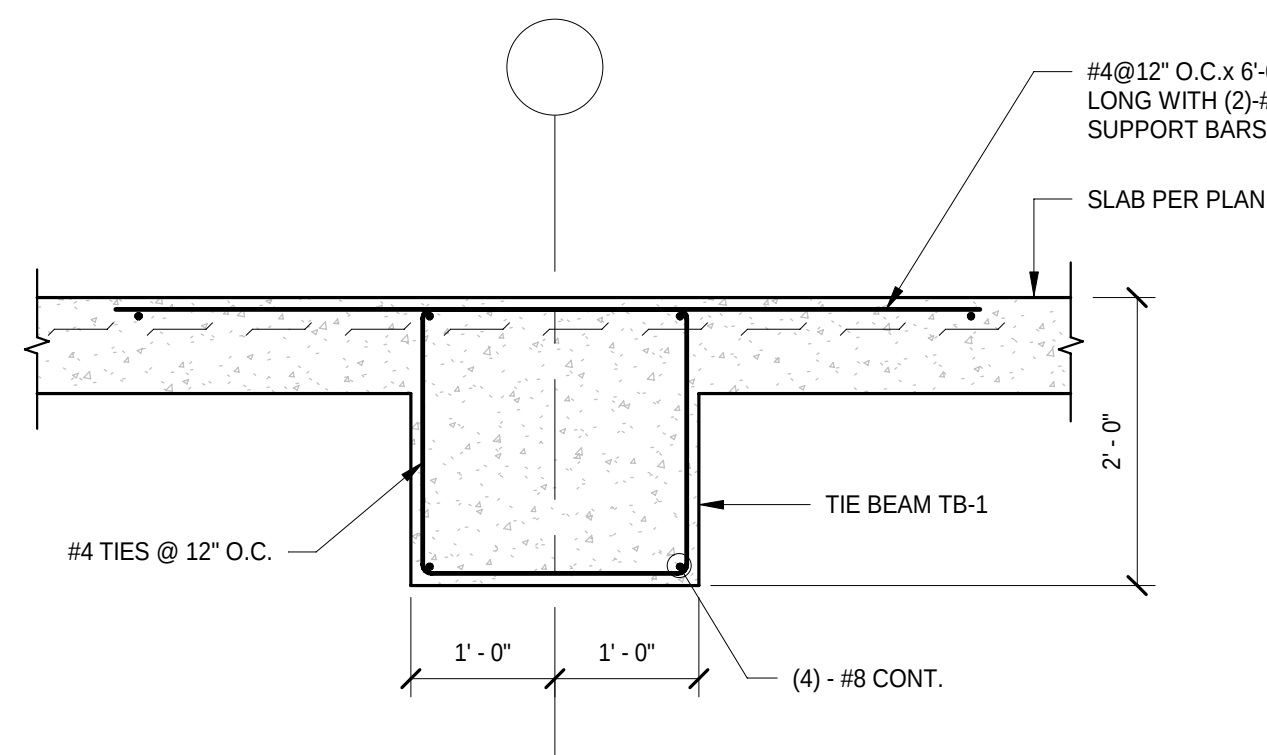
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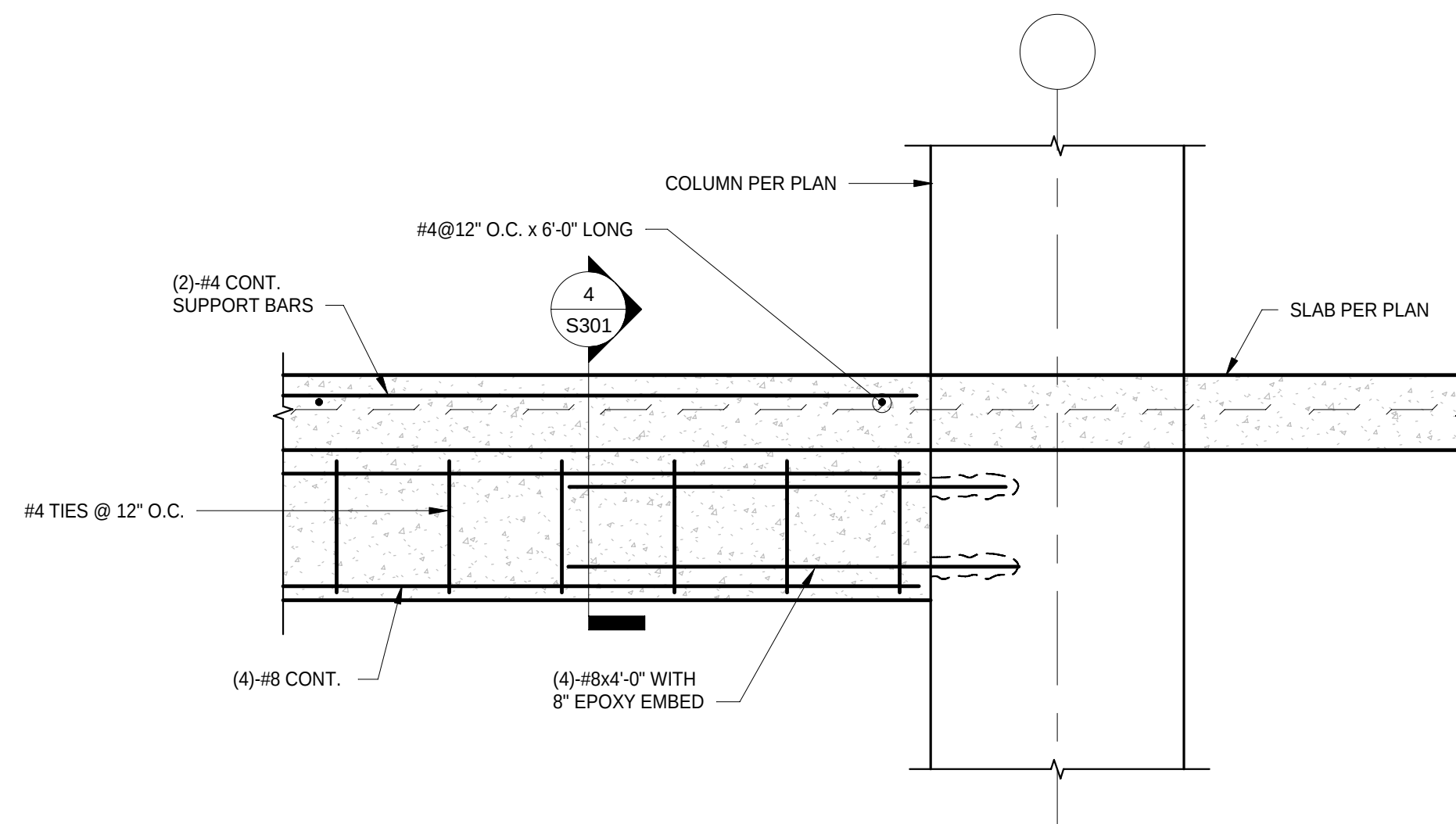
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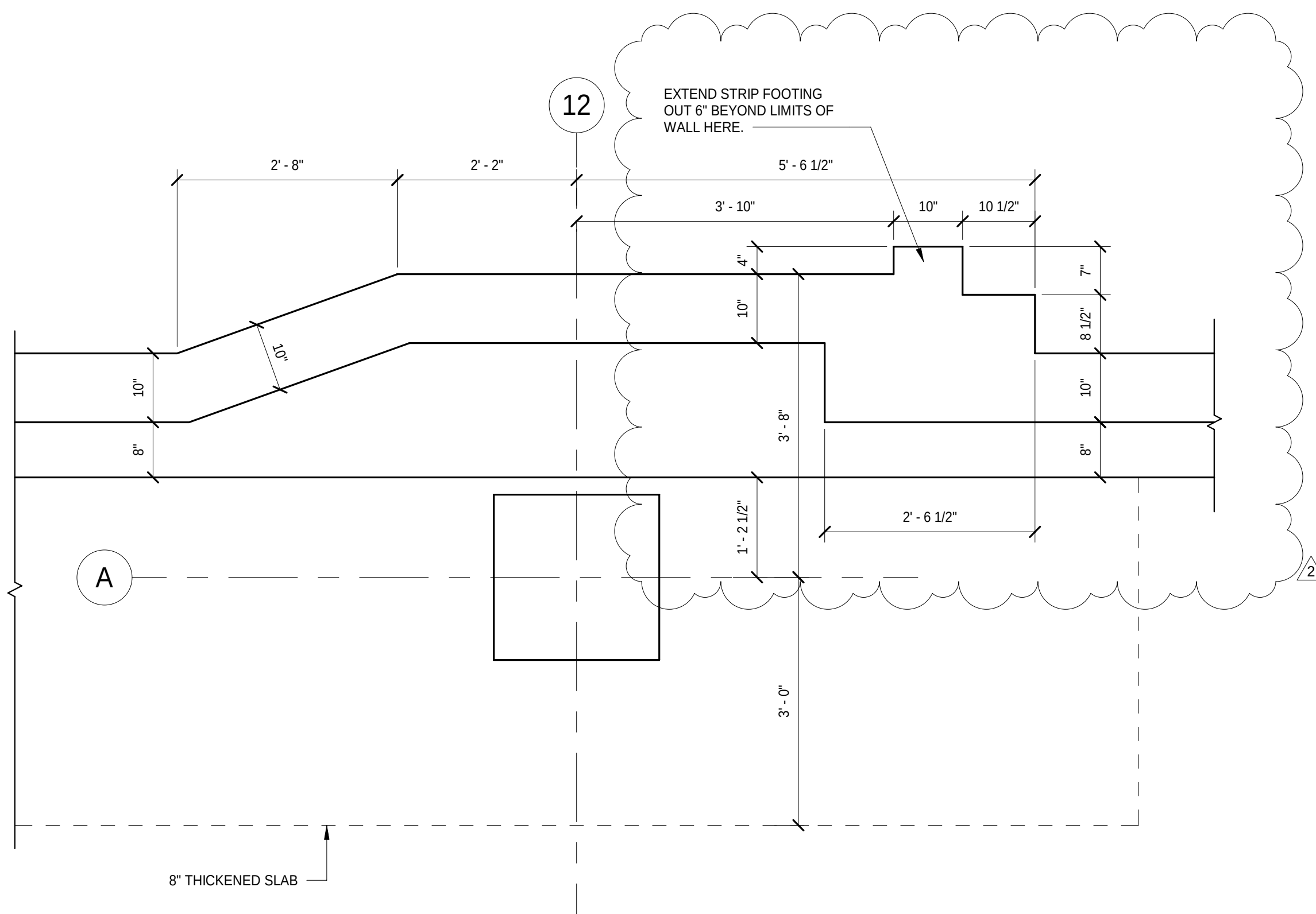
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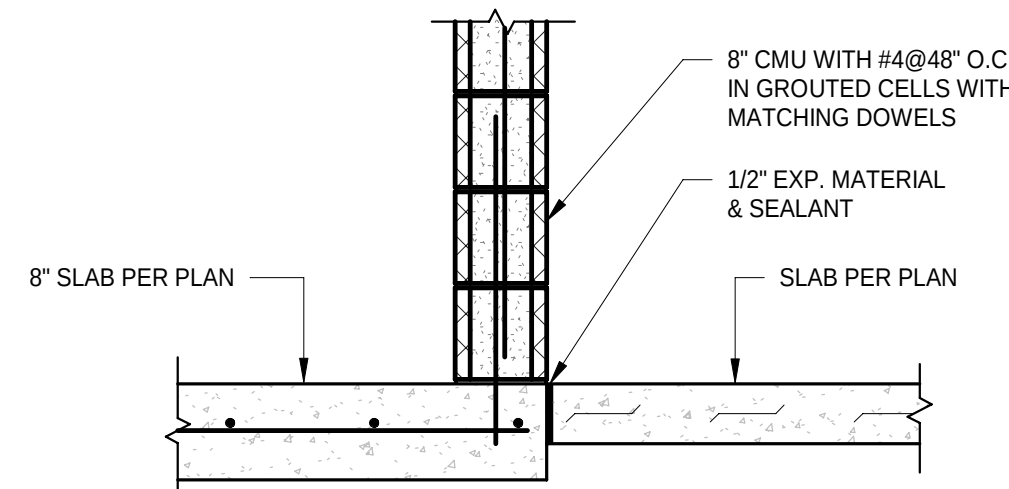
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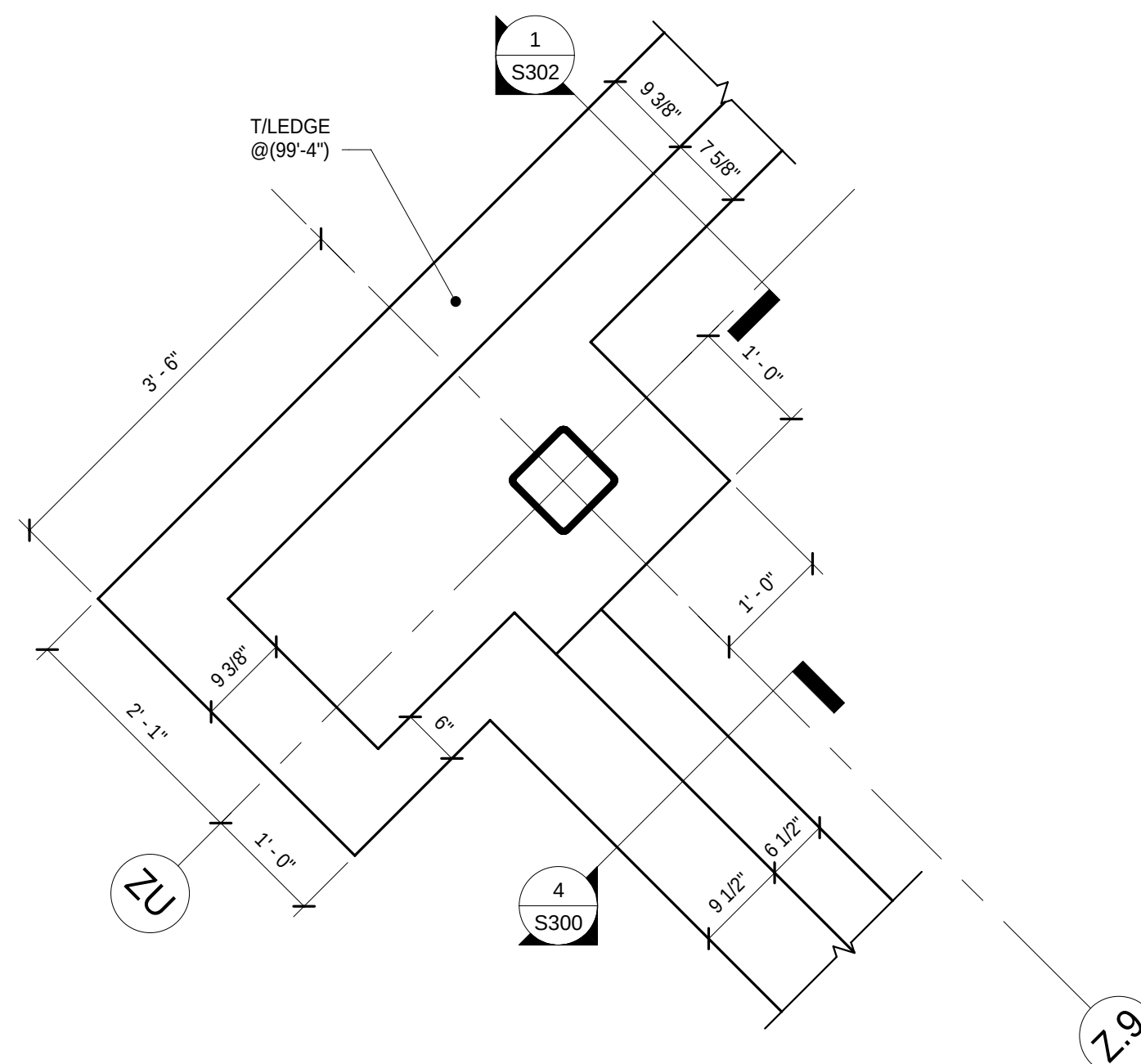
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6 DETAIL
S301 3/4" = 1'-0"



7 SECTION
S301 3/4" = 1'-0"



8 DETAIL
S301 3/4" = 1'-0"

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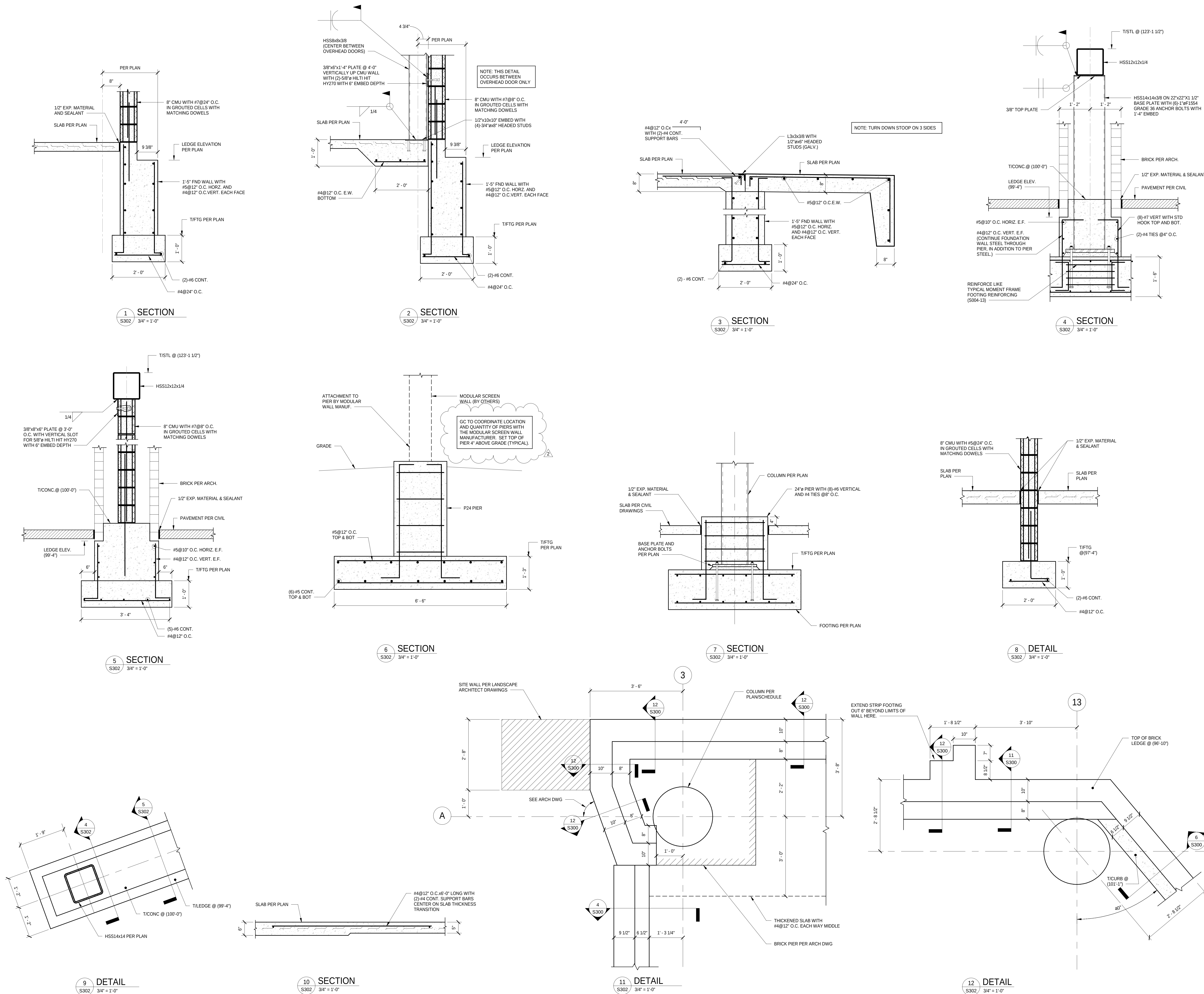
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2	10/15/2025	BP1 Addendum 01
1	09/29/2025	BP1-CD: SITE AND FOUNDATION PACKAGE

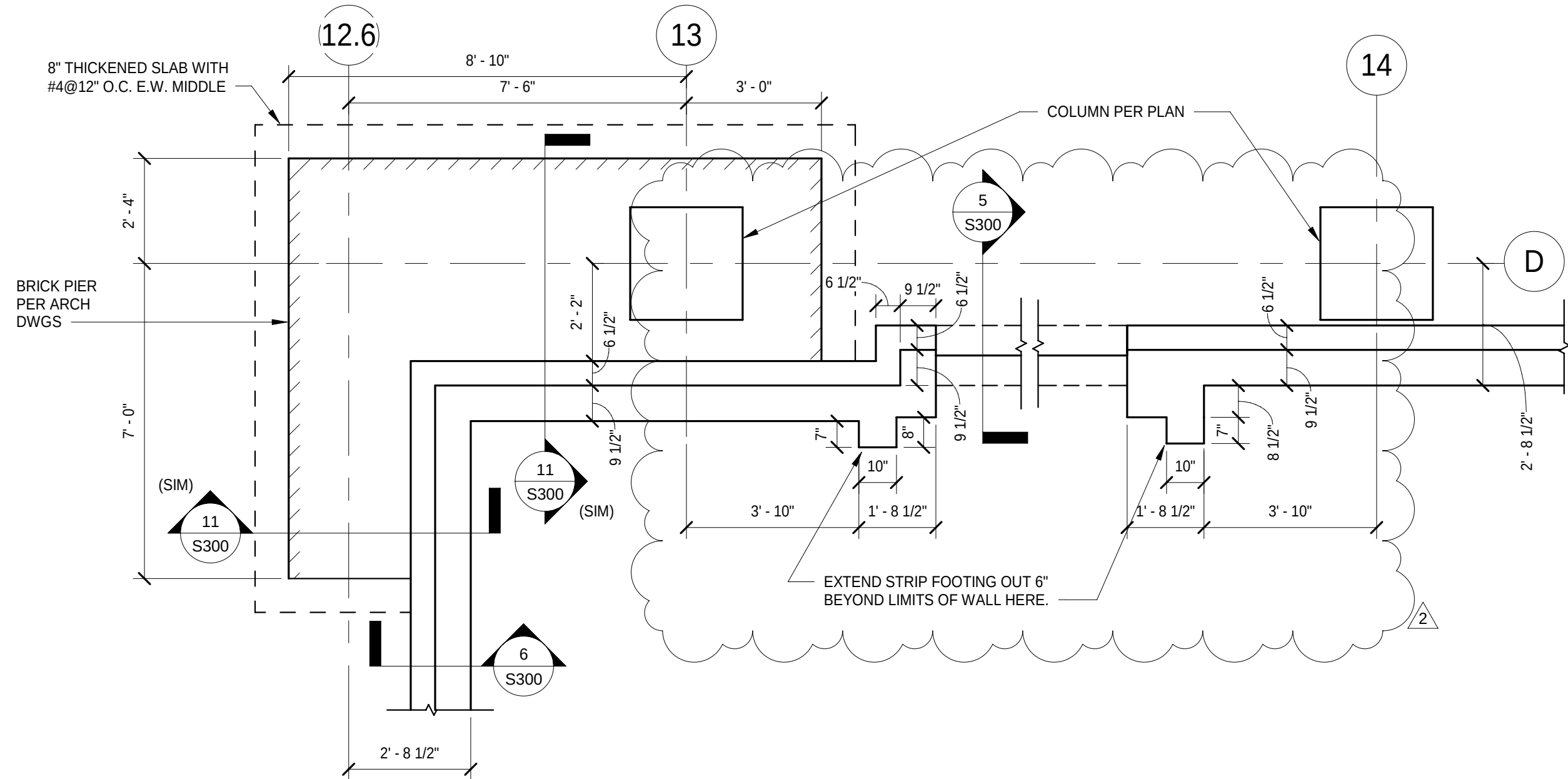


FOUNDATION DETAILS

DATE: REF: SHEET INDEX
BSA PROJECT NO. 00360481

S302





1 SECTION
S303 3/8" = 1'-0"

BSA

BSA LifeStructures
175 S. Rangeline Rd, Suite 200
Carmel, IN 46032
ph 317.819.7878 fx 317.819.7288

SMITHGROUP

500 GRISWOLD
SUITE 1700
DETROIT, MI 48226
313.983.3600
smithgroup.com

JPS CONSULTING
ENGINEERS, LLC
9365 Counselors Row, Suite 116
Indianapolis, IN 46240

ph 317.617.4270
www.jpsconsultingengineers.com



LAUNCH
ACCELERATOR
FOR
BIOSCIENCES
INDIANAPOLIS, INDIANA

CLIENT PROJECT NO. - 20250072

CUMULATIVE DOCUMENTS

BP1-CD: SITE AND FOUNDATION PACKAGE

ISSUED/REVISION SCHEDULE		
MARK	DATE	DESCRIPTION
2	10/15/2025	BP1 Addendum 01
1	09/29/2025	BP1-CD: SITE AND FOUNDATION PACKAGE



FOUNDATION DETAILS

DATE BSA PROJECT NO. REF. SHEET INDEX 00360461

S303

Prebid Meeting Sign-in

Please scan the QR code and fill out the requested information to sign in for the prebid meeting.

F.A.WILHELM
CONSTRUCTION

IU Launch Accelerator for
Biosciences Bid Event 01



IU Launch Accelerator for Biosciences Bid Event 01

Prebid Meeting \ October 14th, 2025



F.A.WILHELM
CONSTRUCTION



Prebid Meeting Agenda

- Team Introductions
- Bid Information
- Project Overview
- Site Logistics
- Schedule



Project Team



Owner: The Trustees of Indiana University

Construction Manager: F.A. Wilhelm Construction Co., Inc.

Architect: BSA Lifestructures + Smithgroup – Eric Beaman

Structural Engineer: JPS Consulting Engineers – Clay Springer

Site/Civil Engineering: JPS Consulting Engineers – Andrew Swanson

Landscape Architecture: Terra Engineering – Stephen Leka

Vapor Mitigation: Keramida – Lauren Nielson & Michael Devir





Project Overview

- Building contains a combination of research and teaching labs, classrooms, admin space, and ancillary support functions facilitating IU teaching curriculum and external partnerships through start-ups & incubators
- 5-stories + Mechanical Penthouse
- ~150,000 SF
- Type 1B constructions (fireproofed steel @ 1st level podium & multi-height space; concrete building structure for tower; non-fireproofed steel @ penthouse) with automatic sprinkler system throughout. Building is slab-on-grade.
- Site is located in a protected levy area from floodplain of Fall Creek.
- Contaminated soil and groundwater conditions, including existing USTs, are documented in Phase 2 report from previous use. A Soil Management Plan has been provided for reference, as well as design documentation of a passive vapor mitigation system. Phase 2 & Soil Management Plan were included in the project manual, as well as the vapor mitigation system drawings included in the BP1 set.

Bid Information



Document Access:

- Plans, Specifications, Addendums, etc. will be distributed via Building Connected by Wilhelm. If you need access to the Building Connected link please contact Shari Bernhardt, ShariBernhardt@fawilhelm.com.

Bid Schedule:

- | | |
|---------------------------|-------------------------|
| • Documents Issued to Bid | 10/06/2025 |
| • Pre-Bid Meeting | 10/14/2025 |
| • Questions Due | 10/16/2025 |
| • Bids Due | 10/28/2025 @ 2:00 PM ET |

Requests for Information (RFI)/Clarifications:

- All requests for information must be submitted in writing by 10/16/2025 to Shari Bernhardt, ShariBernhardt@fawilhelm.com.

Submission of Bids:

- Bids will be received until 2:00 PM ET on Tuesday, 10/28/2025



Bid Information



Bid package Index

- BE1-03A – Concrete Foundations & Structure
- BE1-31A – Earthwork & Site Utilities
- BE1-31B – Aggregate Piers
- BE1-32A – Asphalt Paving
- BE1-32B – Site Concrete
- BE1-32C – Landscape





Bid Information

Bid Checklist (due at bid submission):

- Bid Form (executed, including attachments)
 - Bid Package Standard Bid Form
 - Combined Bid Form (if applicable)
 - Supplemental Information
 - Form 96
 - Subcontractor Qualification Form
 - Contractor Asbestos Certification and Protocol for Contractors
 - Bid Bond of five percent (5%) on bids over \$150,000





Bid Information

Bid Submission:

- Bids must be submitted electronically through the IU Plan Room website by 2:00 PM on bid day.
www.iuplanroom.com
- Bidders must be registered on the IU Plan Room, and signed into the plan room, in order to submit a bid
 - Click on the *Sign In/Register tab* (create a User ID and Password if you are not yet registered)
 - Click on the project listing
 - Click on *Submit Bid* next to the job name on the information tab. Attach bid forms.
 - After bid is uploaded, click *Submit Bid* at the bottom of the screen.
 - You will receive a confirmation screen, stating that, “Your Bid Submission has been saved successfully,” as well as an email confirmation, indicating that your submission was received.
- Save your completed Bid form in PDF format. Title your bid as follows:

[your company name] – Bid for IU Project_20250072 – IU Launch Accelerator for Biosciences – [Bid Package Number and Name]

Bid Information



Bid Submission:

- Bids received electronically through the IU Plan Room will be virtually opened and read out loud at 2:00 PM EST on October 28th, 2025. To attend the virtual Bid Opening, click the Zoom link:

<https://iu.zoom.us/j/82623978895>

Meeting ID: 826 2397 8895

Join By Telephone: 312-626-6799

- To view bid results after opening, click on the VPCPF Construction Procurement Bid Tabs & Awards on the home page of the plan room website





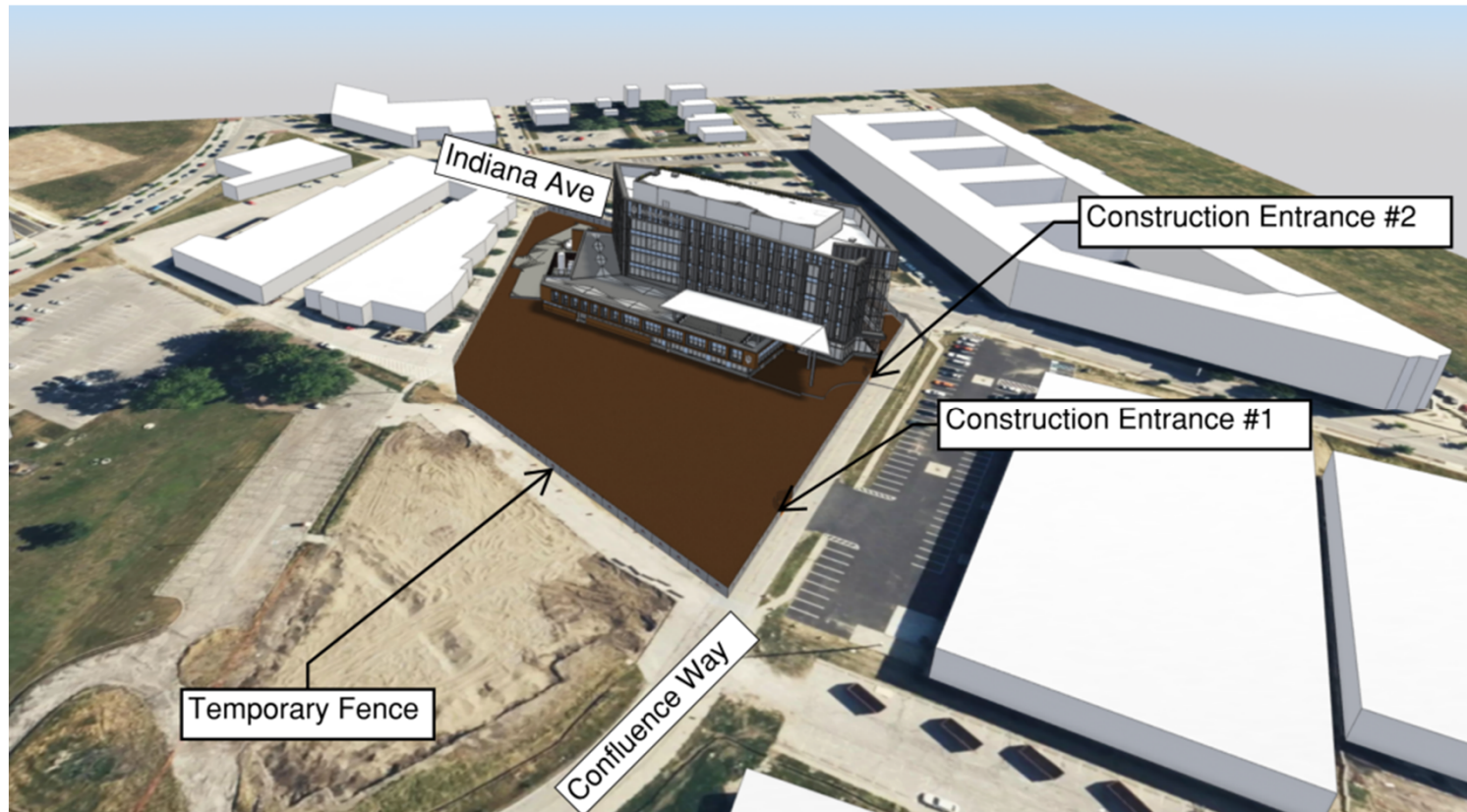
Site Logistics

Site Address: 1302 Indiana Ave. Indianapolis, IN 46202



Site Logistics

Site Address: 1302 Indiana Ave. Indianapolis, IN 46202



Schedule



A formal schedule containing specific activities and their associated start dates and durations is to follow. Please use the windows shown for your scope below for bidding purposes.



Site Visit

Wednesday, October 22nd at 11:00 AM



F.A.WILHELM
CONSTRUCTION



A black and white photograph of a construction site. In the foreground, a worker in a hard hat and work clothes is kneeling on the ground, working with a tool. In the background, several other workers are visible, some standing and some working. A large building under construction is visible in the background, with scaffolding and structural elements. The overall scene is one of active construction work.

THANK YOU.



F.A.WILHELM
CONSTRUCTION

PreBid Meeting Sign In Sheet - October 14, 2025

Id	Start time	Completion time	Email	Name	First & Last Name	Company Name	Bid Package (s) Interested In
1	10/14/2025 13:59	10/14/2025 14:01	SallyJones@fawilhelm.cc	Sally Jones	Sally Jones	F.A. Wilhelm Construction	Earthwork and Site Utilities
2	10/14/2025 14:03	10/14/2025 14:03	scottlisinski@fawilhelm.c	Scott Lisinski	Scott Lisinski	FAW	Concrete
3	10/14/2025 14:24	10/14/2025 14:24	ShariBernhardt@fawilhe	Shari Bernhardt	Shari Bernhardt	FAW	
4	10/14/2025 14:25	10/14/2025 14:25	MattWelch@fawilhelm.c	Matt Welch	Matt Welch	FA Wilhelm	All
5	10/15/2025 13:17	10/15/2025 13:53	anonymous		David Slusser	Earth Images, Inc.	BE1-32C - Landscape
6	10/15/2025 14:00	10/15/2025 14:01	anonymous		Brett Richards	Jungclaus-Campbell	Bldg. Foundations and Site concrete
7	10/15/2025 14:01	10/15/2025 14:02	anonymous		Adam Young	Harmon Construction Incorporated	BE1-32B - Site Concrete
8	10/15/2025 14:03	10/15/2025 14:04	anonymous		Stephanie Lausas	Hittle Landscape	Landscape
9	10/15/2025 14:03	10/15/2025 14:04	anonymous		Peter Springsteen	Millennium Contractors	31A Earthwork & Site Utilities
10	10/15/2025 14:05	10/15/2025 14:06	anonymous		Avery Beheler	Fox Contractors Corp	Earthwork and Site Utilities
11	10/15/2025 14:09	10/15/2025 14:09	anonymous		Christian Hein	Crider & Crider, Inc.	Earthwork and Utilities
12	10/15/2025 14:13	10/15/2025 14:16	anonymous		Joe Cummings	Crider & Crider, Inc.	Earthwork & Site Utilities
13	10/15/2025 15:02	10/15/2025 15:06	anonymous		Michael Ripberger	J.C. Ripberger	Site Concrete
14	10/15/2025 15:29	10/15/2025 15:30	anonymous		Shawn Lyons	CNC Foundations	Aggregate piers BE1-31B
15	10/15/2025 19:02	10/15/2025 19:03	anonymous		Mark Johnston	Sovereign Landscape	Landscape Hardscape
16	10/16/2025 8:41	10/16/2025 8:42	anonymous		Bill Lang	Crider and Crider, Inc.	31A (Earthwork & Utilities)