



CLIENT	CITY OF RICHMOND
BUILDING	RICHMOND MUNICIPAL AIRPORT
PROJECT	NEW TERMINAL BUILDING
LWC PROJECT NO.	25106.00
ADDENDUM NO.	03

DATE: | **2026-04-13**

TO PROSPECTIVE BIDDERS

THIS ADDENDUM IS A MODIFICATION OF THE CONTRACT DOCUMENTS FOR THE ABOVE REFERENCED PROJECT AND IS HEREBY INCORPORATED INTO AND BECOMES A PART OF SAID CONTRACT DOCUMENTS. ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT THE BIDDER TO DISQUALIFICATION. IT IS TO BE CONSIDERED IN THE PROPOSALS AND COVERS ADDITIONS TO OR CHANGES IN THE CONTRACT DOCUMENTS AS INDICATED BELOW.

ATTACHMENTS

GENERAL ITEMS ALL	RFI Questions & Responses
SPECIFICATIONS	SECTION – 000400 – BID PROPOSAL FORM - UPDATED FORM TO INCLUDE ALTERNATES 5 & 6 SECTION – 012300 – ALTERNATES - UPDATE ADDING ALTERNATES 5 & 6
DRAWINGS	C400 SITE UTILITY PLAN - SANITARY LINE CHANGED FROM A 4” TO A 6” PIPE C510 SITE IMPROVEMENT DETAILS - UPDATED DETAIL 2/C510 TO REFLECT THE 6” CONCRETE PAVEMENT - DELETED DETAILS 10 & 11/C510

PRODUCT APPROVALS

SECTION - 075423 - THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

- JOHNS MANVILLE JM TPO 60

SECTION – 074213.23 - METAL COMPOSITE MATERIAL WALL PANELS

- TFC SERIES 2000

GENERAL NOTES

- THERE WILL BE NO MORE QUESTIONS FOLLOWING THE ISSUANCE OF THIS ADDENDUM
 - **THIS IS THE FINAL ADDENDUM BEFORE RECEIVING BIDS**
 - **BIDS WILL BE RECEIVED AT THE RICHMOND AIRPORT ON APRIL 16, AT 2:00 PM. THESE BIDS WILL NOT BE OPENED UNTIL THE BOARD MEETING LATER THAT SAME DAY AT 5:00 PM, AT THE RICHMOND CITY BUILDING, 50 N. 5TH STREET, RICHMOND, IN 47374.**
-

END OF ADDENDUM



Addendum 003 RFI Log

Commission Number: 25106.00

Project Name: Richmond Municipal Airport - New Terminal Building

Date IN	Date OUT	Due Date	Description/Response	Sheet/Spec Reference	PCO Number	CO Number
4/13/26	4/13/26		No spec section for lockers. Please advise. Response: Lockers, like other furniture items are not part of the bid, and are to be provided and installed by the owner.			
4/13/26	4/13/26		Please advise on where wallcovering is required. Nothing noted on ID101. Response: There is no wallcovering included in the bid.			
4/13/26	4/13/26		Please advise on concrete sidewalk depth. C500 lists 6" on note 8, but details 10 & 11/C510 shows 4", and detail 2/C510 shows 5". Response: Lockers, like other furniture items are not part of the bid, and are to be provided and installed by the owner.			
4/13/26	4/13/26		What concrete gets colored? The only note that I see is note 10/C500. Is there a spec for color selection? Response: There is no colored concrete in the bid.			
4/13/26	4/13/26		Do the concrete walls get a colored dye? If so, what is the color, or bag quantity. Response: There is no colored concrete in the bid.			
4/13/26	4/13/26		Spec section 32 13 00, section 3.11, refers to (3) different types (Fine seed, Medium seeded, and Coarse seeded) of exposed aggregate finish. Please advise me on where these finishes occur on this project. Response: Those are the sizes of aggregate options that are to be available for use in the airplane patterns indicated on the exterior rear patio concrete flatwork. One of these three aggregate size options will be approved based on the mockup.			
4/13/26	4/13/26		I do not see that the Storm/Downspout piping size is called out. What size and material is needed? On page 2 of the spec section it lists RCP and HDPE. Where would these types of pipe be required? I assume I can use SDR35 and DI pipe for the storm. Response: There are no exterior downspouts on this project but the interior pipe sizes connecting to roof drains are shown on the drawings. Inside the building the connection to the roof drains needs to be cast iron as listed in paragraph 2.2.B of 22 13 16.			
4/13/26	4/13/26		Richmond Indiana Sign Film at reception desk, please clarify what this is applied to and what it is installed to. Response: This gets installed on the 3/8" pane of clear glass in this interior window frame.			
4/13/26	4/13/26		Doors 101A,B,C have auto operators, Is the access control system by owner? Is Contractor to just provide hardware installed only? Response: The access control system is by owner, however the auto operators on these doors are to be provided, installed and fully operational in the bid.			
4/13/26	4/13/26		Water Well, what are we pricing a new well or reusing the existing, specs mention an allowance but no allowances are shown. Please clarify. Response: The existing water well will be reused for this project.			
4/13/26	4/13/26		Structural Steel specifications 051200.1.3 Part C Leed Submittals, are these required for this? Response: There are no LEED submittals required for this project.			

FORM OF PROPOSAL – ADDENDUM 03

For: **CITY OF RICHMOND**
RICHMOND MUNICIPAL AIRPORT – NEW TERMINAL BUILDING

LWC Incorporated 712 East Main Street Richmond, IN 47374 7650-966-3546	
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SUBMITTED BY:

Name: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____

TO: RICHMOND BOARD OF AVIATION COMMISSIONERS
50 North 5th Street, Richmond, IN 47374

Project Location: 5169 State Road 227, Richmond, IN 47374

- | | |
|--|---|
| <input type="checkbox"/> Indiana State Form 96 (Revised 2013) | <input type="checkbox"/> Financial Statement |
| <input type="checkbox"/> Bid Bond | <input type="checkbox"/> Non-Collusion |
| <input type="checkbox"/> Fed. Prov. – Build America, Buy America | <input type="checkbox"/> Indiana Public Law Certificate |

Bonding Co.: _____

Addenda Received: _____

The undersigned, having carefully examined all contract documents, including Instructions to Bidders, General Conditions, Modifications to General Conditions, Special Conditions, Drawings, and Specifications and Addenda entitled:

CITY OF RICHMOND
RICHMOND MUNICIPAL AIRPORT
TERMIINAL BUILDING

Dated **March 16, 2026** prepared by LWC Incorporated (Architects) and having examined the site, hereby proposed to furnish all materials, all services, all labor, and all equipment to complete all work as described in the contract documents for the following:

BASE BID:

TOTAL BASE BID – SINGLE PRIME CONTRACT:

\$ _____

SUM IN WORDS: _____

ALTERNATE BIDS:

1.1 Alternate Bid No 1 – Description: Deduct Amount for not providing and installing the Rear Concrete Patio Area with exposed concrete.

_____ Dollars

(\$ _____)

1.2 Alternate Bid No 2 – Description: Deduct Amount for not providing and installing the Rear Concrete Patio Barrier Wall.

_____ Dollars

(\$ _____)

1.3 Alternate Bid No 3 – Description: Deduct Amount for not providing and installing the Mechanical Yard Barrier Wall.

_____ Dollars

(\$ _____)

1.4 Alternate Bid No 4 – Description: Deduct Amount for not providing and installing the new Generator as indicated on the Drawings.

_____ Dollars
(\$_____)

1.5 **Alternate Bid No 5 (ADD 03)** – Description: Provide a Deduct Amount for not providing and installing the interior metal panels throughout the lobby and instead install Level 5 gypsum board and painted finish..

_____ Dollars
(\$_____)

1.6 **Alternate Bid No 6 (ADD 03)** – Description: Provide Deduct Amount for not installing the airplane pattern in the Lobby floor tile and the rear patio concrete flatwork.

_____ Dollars
(\$_____)

WATER WELL DRILLING – COST BREAKOUT INCLUDED IN BASE BID

State the amount included in the Base Bid above for the water well drilling, installation and equipment provided by L. M. Kettler Inc. as specified in Section 332100 – Water Supply Wells.

_____ Dollars
(\$_____)

SIGNATURE SHEET:

A CORPORATION: _____

STATE IN WHICH INCORPORATED: _____

A PARTNERSHIP: _____

AN INDIVIDUAL: _____

BY: _____
Signature Title

BY: _____
Signature Title

BUSINESS ADDRESS:

DATE: _____

NOTE: A CORPORATION must present a certified copy of a resolution by its Board of Directors authorizing the signing of this proposal by any person other than the President of the Corporation. AN INDIVIDUAL must be the Owner and state the name of his business, as well as his full legal name.

SECTION 012300 – ALTERNATES – ADDENDUM 03

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include, as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation, whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other Work of the Contract.
- C. Schedule: A Part 3 "Schedule of Alternates" Article is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

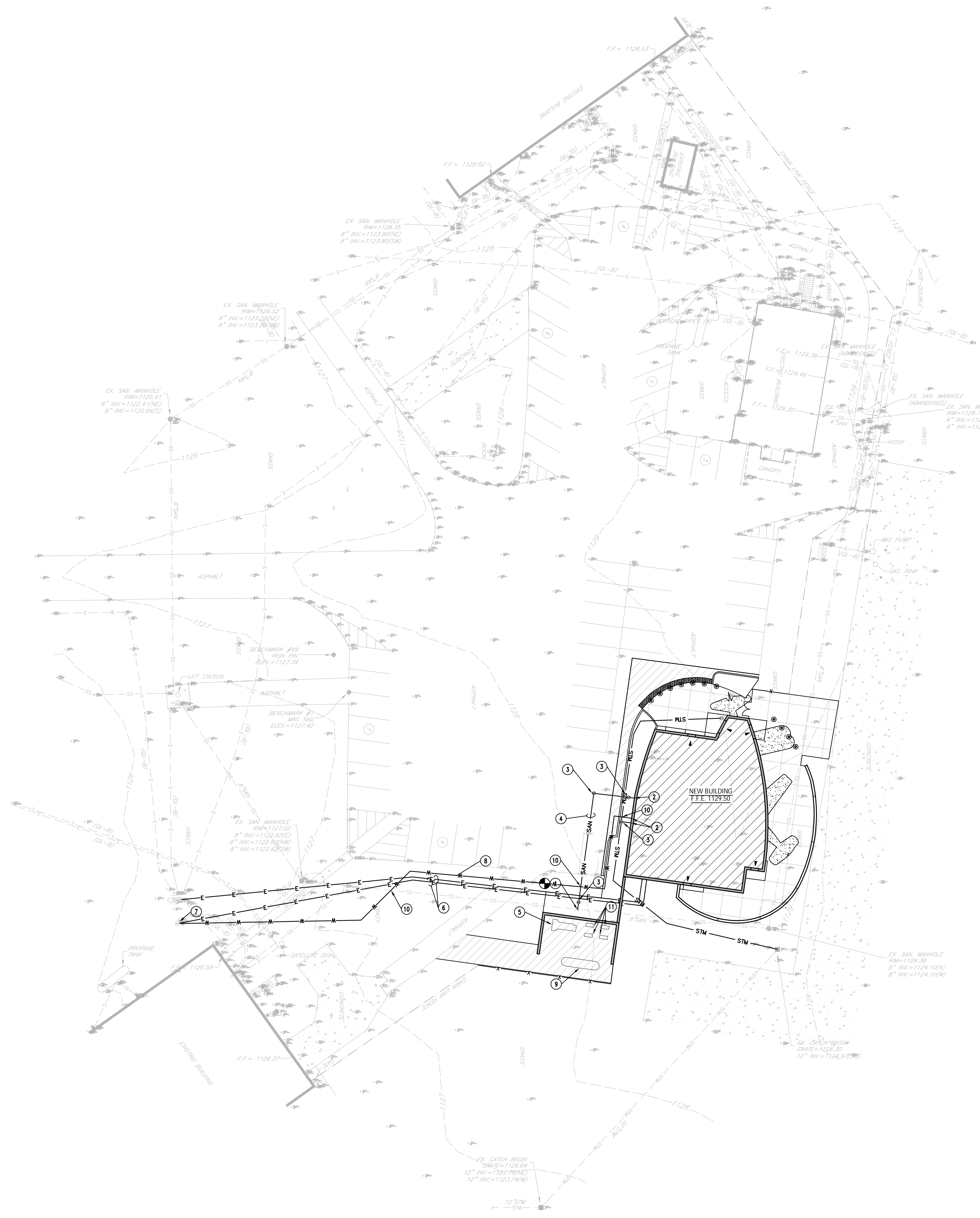
PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate Bid Work includes the following:
1. Alternate No. 1 – Provide a Deduct Amount for not providing and installing the Rear Concrete Patio Area with exposed concrete.
 - a. Base Bid: Provide and install Rear Concrete Patio area as indicated on the drawings.
 - b. Alternate Bid Work shall include providing standard concrete slab in lieu of exposed aggregate slab.
 2. Alternate No. 2 – Provide a Deduct Amount for not providing and installing the Rear Concrete Patio Barrier Wall.
 - a. Base Bid: Provide and install Rear Concrete Patio Barrier Wall as indicated on the drawings.
 - b. Alternate Bid Work shall include providing a turn down slab at perimeter of Rear Concrete Patio area in lieu of the Barrier Wall.
 3. Alternate No. 3 – Provide a Deduct Amount for not providing and installing the Mechanical Yard Barrier Wall.
 - a. Base Bid: Provide and install Mechanical Yard Barrier Wall as indicated on the drawings.
 - b. Alternate Bid Work shall include providing a 5'-0" chainlink fence in lieu of the concrete Barrier Wall.
 4. Alternate No. 4 – Provide a Deduct Amount for not providing and installing the new Generator as indicated on the Drawings.
 - a. Base Bid: Provide and install Generator complete with all gas and electrical connections as indicated on the drawings.
 - b. Alternate Bid Work shall include only providing the gas piping rough-ins and electrical stubs and conduit to allow for future connection to a generator.
 5. **Alternate No. 5 (ADD 03)** – Provide a Deduct Amount for not providing and installing the interior metal panels throughout the lobby and instead install Level 5 gypsum board and painted finish..
 - a. Base Bid: Provide and install interior metal panels throughout the lobby as indicated on the Drawings.
 - b. Alternate Bid Work shall include providing Level 5 gypsum board with painted finish, in lieu of metal panels.

6. **Alternate No. 6 (ADD 03)** – Provide Deduct Amount for not installing the airplane pattern in the Lobby floor tile and the rear patio concrete flatwork.
 - a. Base Bid: Provide and install airplane pattern floor tile in lobby and in the exterior rear patio concrete flatwork as indicated on the Drawings.
 - b. Alternate Bid Work shall include providing floor tile in lobby without airplane pattern and installing concrete flatwork at the rear patio area without airplane pattern.

END OF SECTION 012300



- 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.
 - C. CASTINGS TO BE NEMAH TYPE OR APPROVED EQUAL.
 - D. CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- PLAN NOTES**
1. CONTRACTOR TO FIELD VERIFY EXISTING STORM SEWER LOCATION, ELEVATION AND SIZE.
 2. COORDINATE SIZE, LOCATION AND ELEVATION OF PIPING WITH PLUMBING PLANS.
 3. NEW EXTERIOR CLEANOUT.
 4. 84LF OF 6" PVC SANITARY PIPE @ 1.04%.
 5. NEW PROPANE GENERATOR BY OWNER. SEE ALTERNATES.
 6. NEW ELECTRICAL LINE.
 7. REFER TO WELL DRILLERS PLANS FOR EXISTING WELL CONNECTION AND DETAILS.
 8. NEW WATER LINE.
 9. NEW PROPANE TANK BY OWNER. SEE ALTERNATES.
 10. WATER AND SEWER CROSSING. MINIMUM 18" CLEARANCE.
 11. NEW CONDENSERS. REFER TO PME DRAWINGS.

ADDENDUM 03	2026.04.13
ADDENDUM 02	2026.04.07
CONSTRUCTION DOCUMENTS	2026.03.16
No. Revisions / Submissions	Date

LWC INCORPORATED
 434 East First Street Dayton, OH 45402 937.223.6500
 712 East Main Street Richmond, IN 47374 765.966.3546

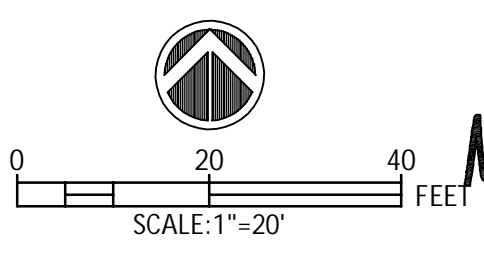
RICHMOND MUNICIPAL AIRPORT

TERMINAL BUILDING

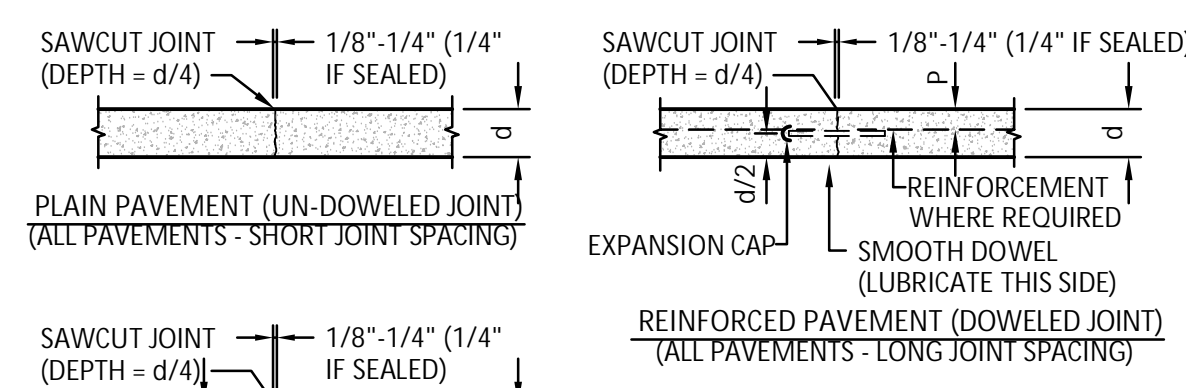
5169 IN-277
RICHMOND, IN 47374

SITE UTILITY PLAN

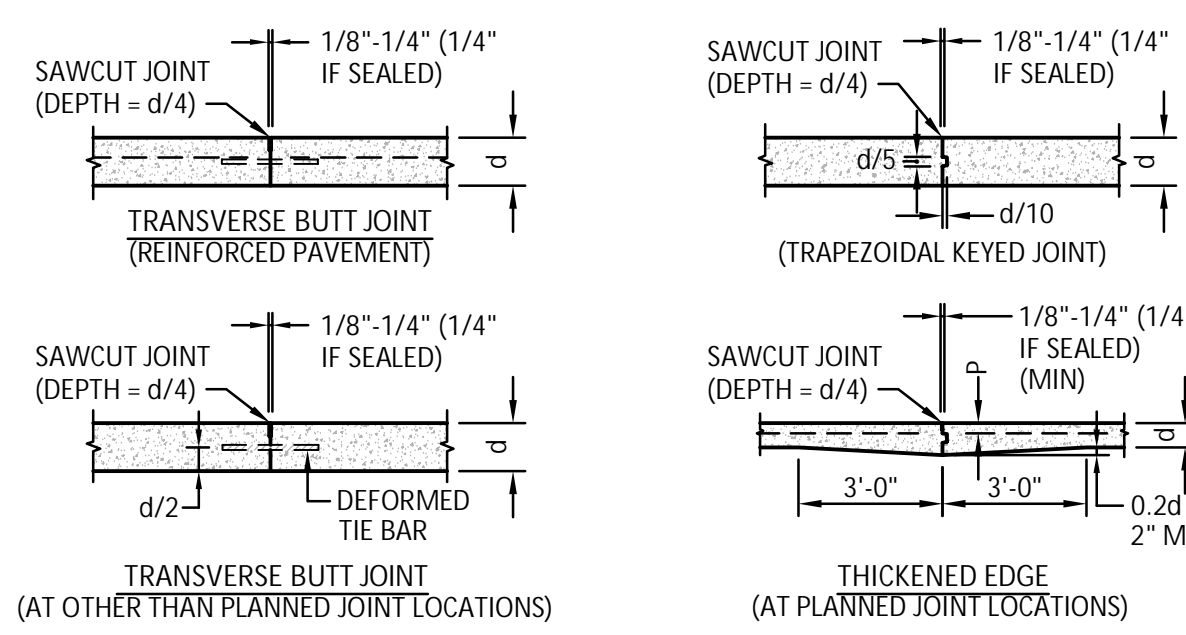
Comm. No.	25106.00	Date	2026.03.16
Drawn	NRS	Drawing No.	C400
Checked	ADS		



Nicholas Swanson

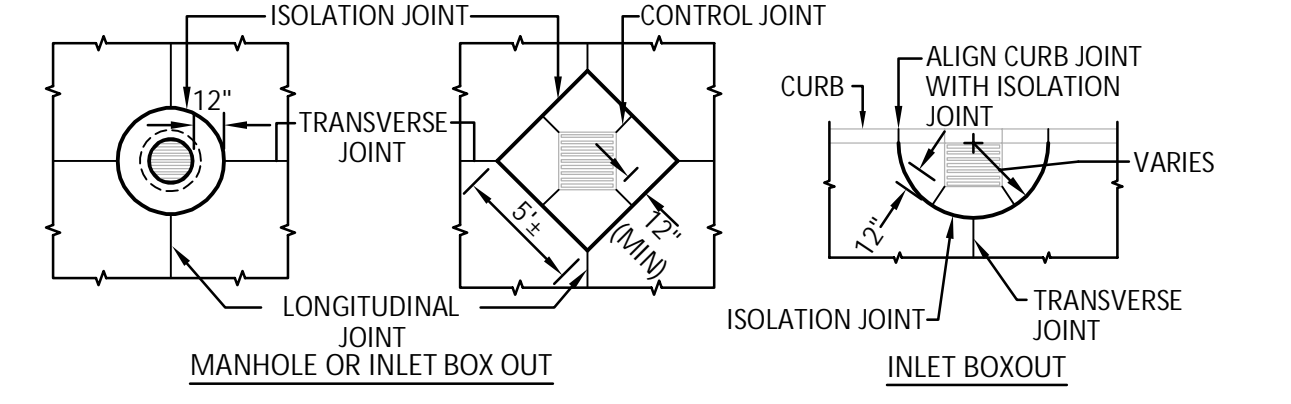


CONTROL JOINT DETAILS (LONGITUDINAL OR TRANSVERSE JOINTS)

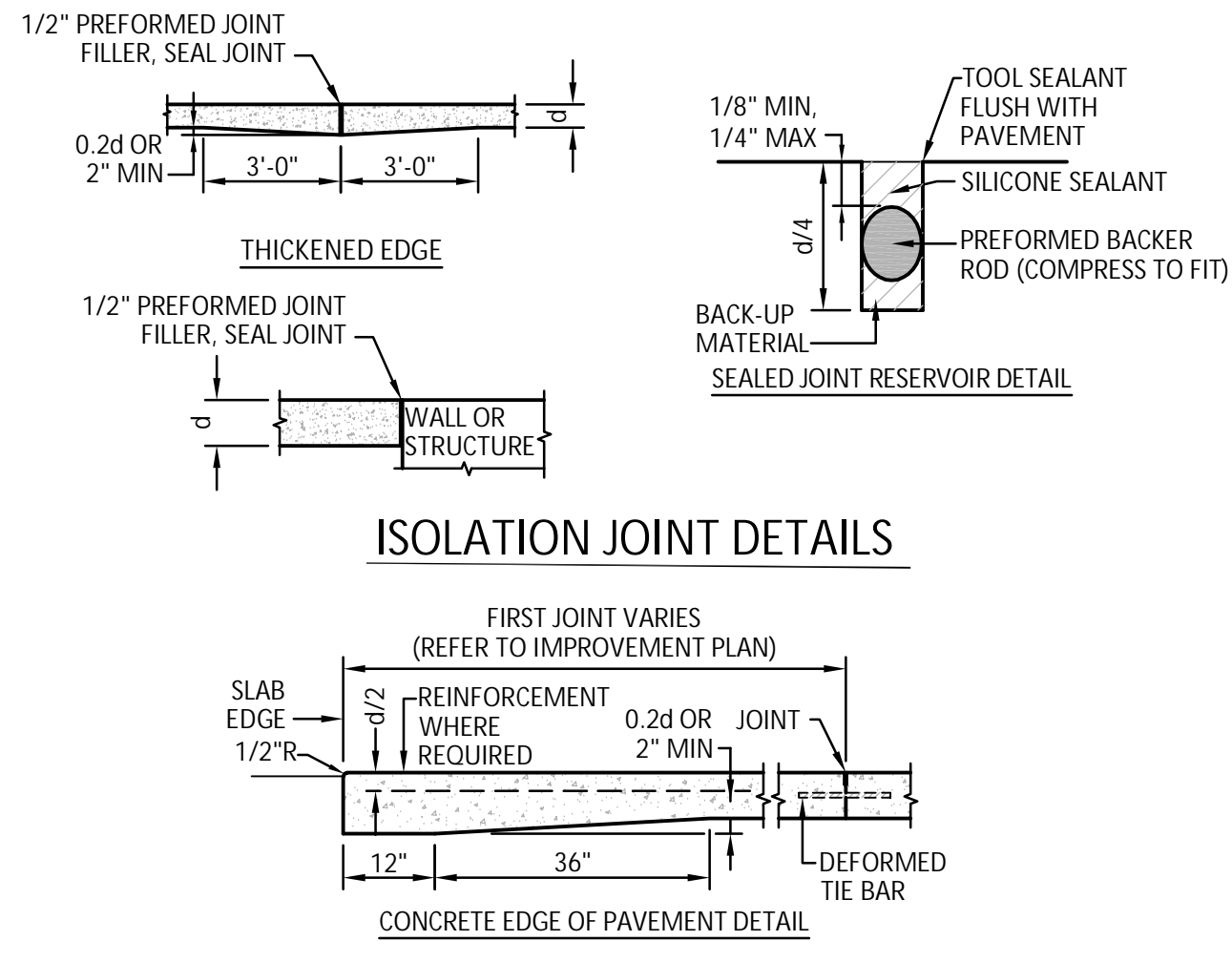


CONSTRUCTION JOINT DETAILS

- NOTES:
- REFER TO IMPROVEMENT PLAN FOR PAVEMENT THICKNESS (d).
 - REFER TO TABLE FOR DEFORMED STEEL TIE BAR SIZE.
 - DISCONTINUE DISTRIBUTED STEEL REINFORCEMENT AT JOINTS.
 - REFER TO SPECIFICATIONS FOR CONCRETE AND JOINT REQUIREMENTS.
 - ALL CONCRETE PAVEMENT SHALL BE PLACED ON A COMPACTED AGGREGATE FILL THAT IS A MINIMUM DEPTH EQUAL TO THE THICKNESS OF THE CONCRETE PAVEMENT.



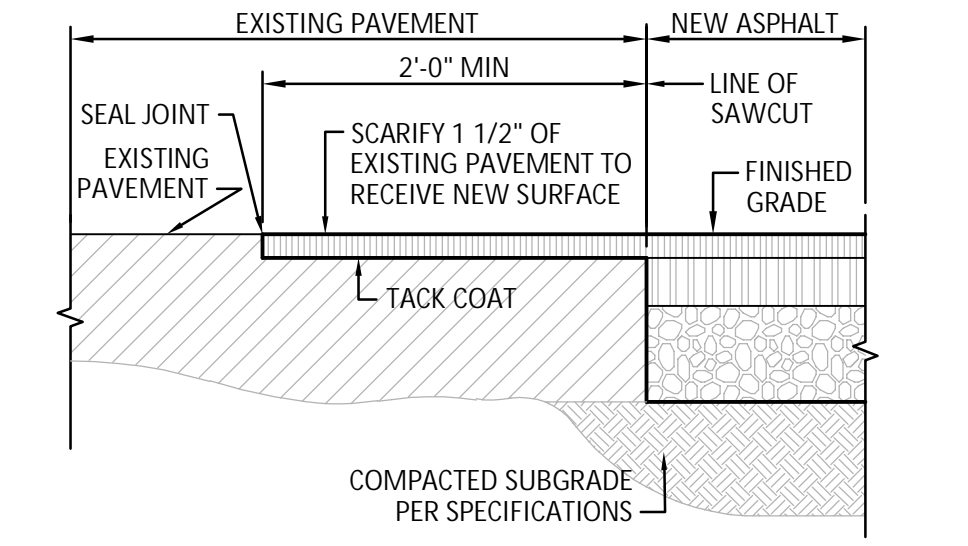
ISOLATION JOINT DETAILS



PAVEMENT THICKNESS (D)	MAXIMUM JOINT SPACING	REINFORCEMENT REQUIRED IF JOINT L TO W RATIO EXCEEDS	MINIMUM REINFORCING COVER (P)	* MINIMUM REINFORCING SIZE (IF REQUIRED)	DOWEL OR TIE BAR SIZE @ 12" O.C.
6"	14'	1.25	2.5"	#4 @ 18"	3/4" x 1'-0"
7"	15'	1.25	2.3/4"	#4 @ 15"	7/8" x 1'-2"
8"	16'	1.25	3"	#4 @ 13"	1" x 1'-2"
9"	16'	1.25	3 1/4"	#4 @ 12"	1" x 1'-4"
10"	16'	1.25	3 1/2"	#4 @ 11"	1" x 1'-6"

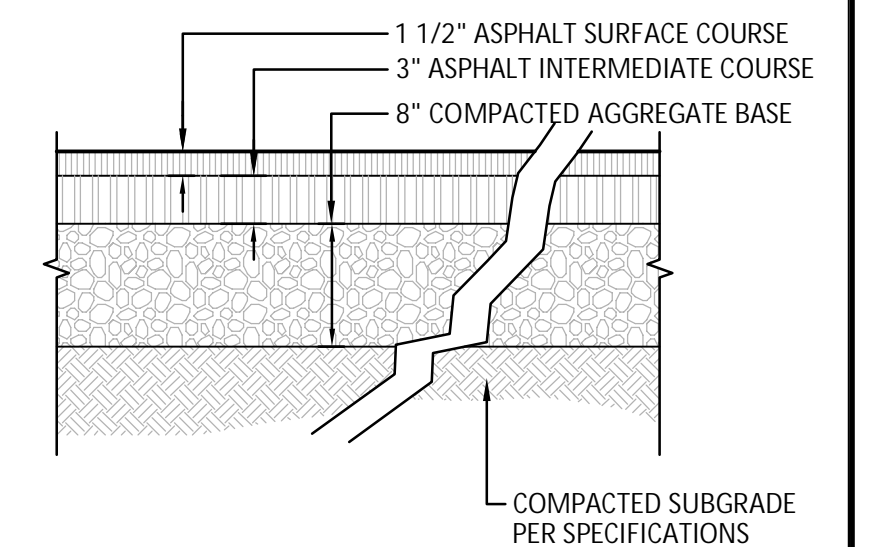
* ALL REINFORCEMENT DOWELS SHALL BE EPOXY COATED 60 KSI

7 CONCRETE PAVEMENT DETAIL



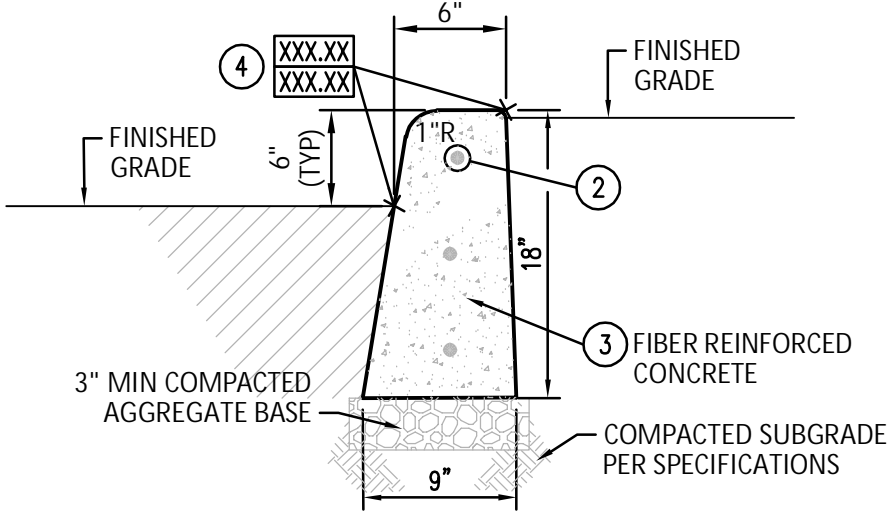
- NOTE:
- WHEN CONSTRUCTION OCCURS WITHIN PUBLIC RIGHT-OF-WAY, THE WORK SHALL COMPLY WITH THE GOVERNING AGENCY REQUIREMENTS.
 - REPAIR DAMAGED OR FAILING PAVEMENT PRIOR TO APPLICATION OF NEW SURFACE.
 - REFER TO SPECIFICATIONS FOR HOT ASPHALTIC MIX REQUIREMENTS.

4 NEW ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT DETAIL



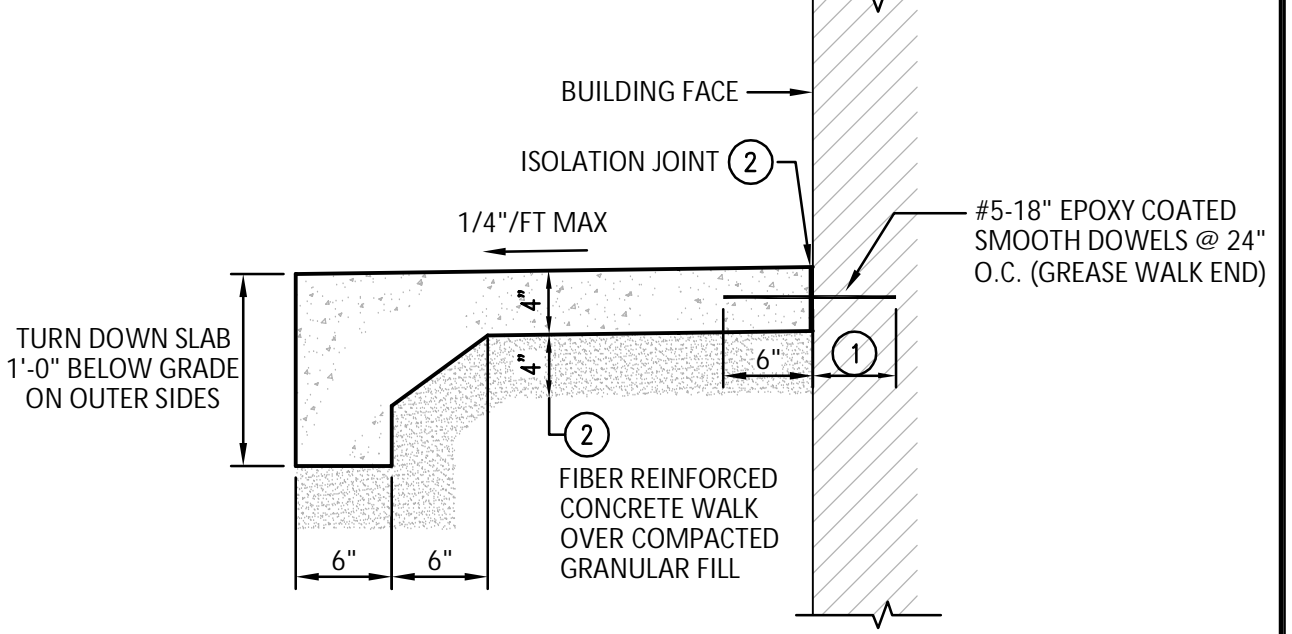
- NOTE:
- WHEN CONSTRUCTION OCCURS WITHIN PUBLIC RIGHT-OF-WAY, THE WORK SHALL COMPLY WITH THE GOVERNING AGENCY REQUIREMENTS.
 - REFER TO SPECIFICATIONS FOR AGGREGATE GRADATION AND HOT ASPHALTIC MIX REQUIREMENTS.

3 ASPHALT PAVEMENT DETAIL



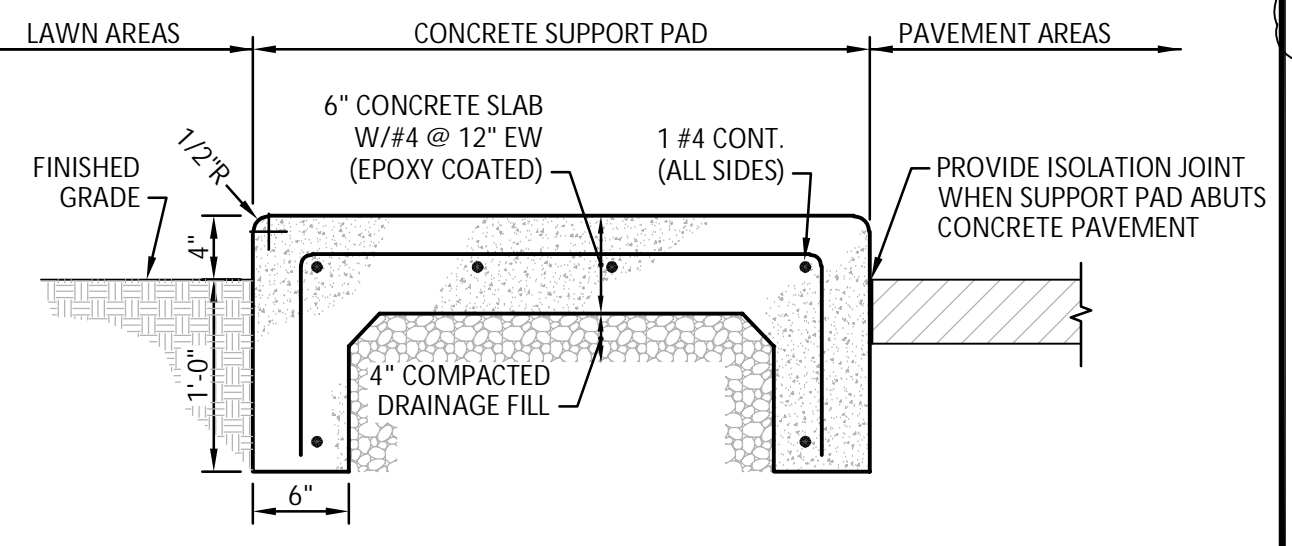
- NOTE:
- WHEN CONSTRUCTION OCCURS WITHIN PUBLIC RIGHT-OF-WAY, THE WORK SHALL COMPLY WITH THE GOVERNING AGENCY REQUIREMENTS.
 - (3) #5x18" SMOOTH DOWELS REQUIRED AT ALL ISOLATION JOINTS.
 - REFER TO SPECIFICATIONS FOR CONCRETE AND JOINT REQUIREMENTS.
 - LOCATION OF CURB AND GUTTER ELEVATIONS. REFER TO GRADING PLAN.

12 STRAIGHT CONCRETE CURB DETAIL



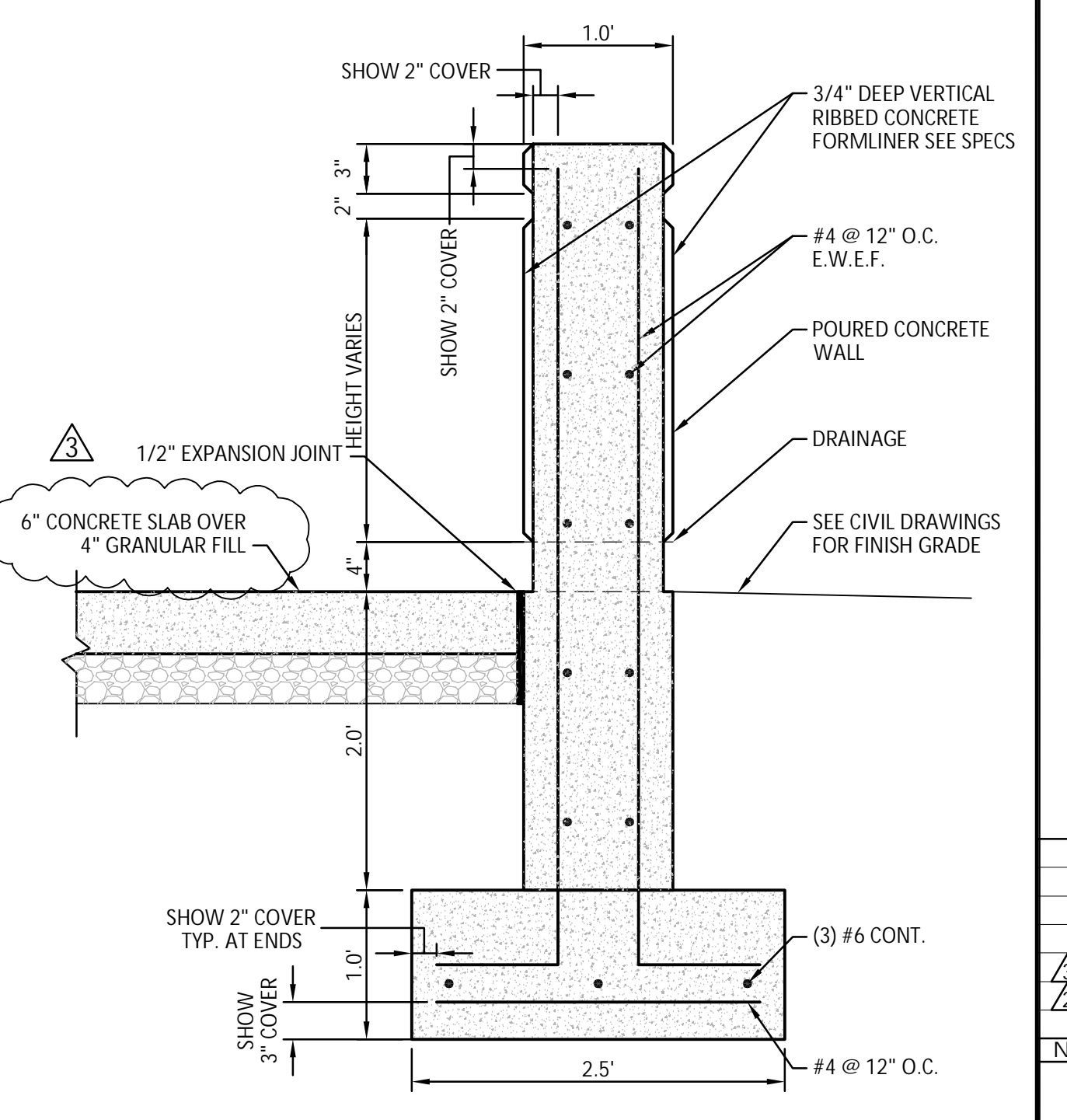
- NOTE:
- REFER TO STRUCTURAL PLANS FOR FOUNDATION WALL THICKNESS. SET EMBED DEPTH PER STRUCTURAL ENGINEER.
 - REFER TO SPECIFICATIONS FOR CONCRETE AND JOINT REQUIREMENTS.
 - REFER TO IMPROVEMENT PLAN FOR STOOP WIDTH AND JOINT PATTERN.
 - REFER TO GRADING PLAN FOR STOOP ELEVATION.

6 CONCRETE STOOP DETAIL

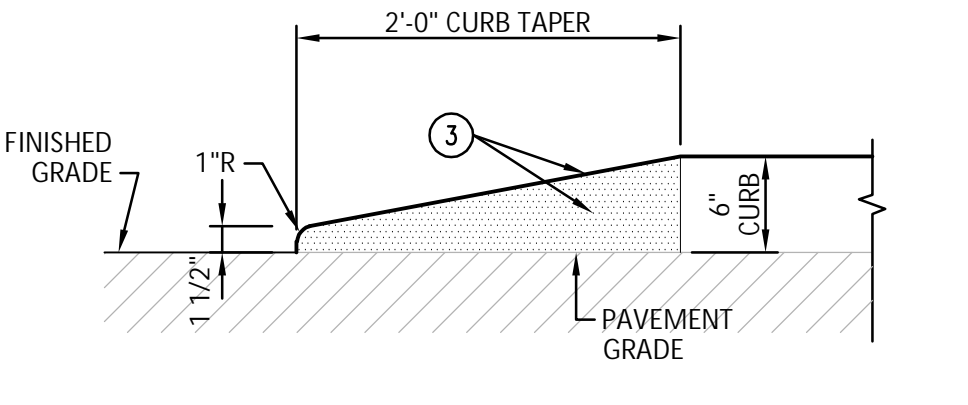


- NOTE:
- CONTRACTOR TO COORDINATE SIZE, LOCATION, FINISHED GRADE, AND POSITIVE DRAINAGE REQUIREMENTS WITH EQUIPMENT PROVIDER.
 - PROVIDE STEEL TROWEL FINISH ON EXPOSED SURFACES AND SLOPE TOP SURFACE TO PROVIDE POSITIVE DRAINAGE.

5 EQUIPMENT SUPPORT PAD DETAIL

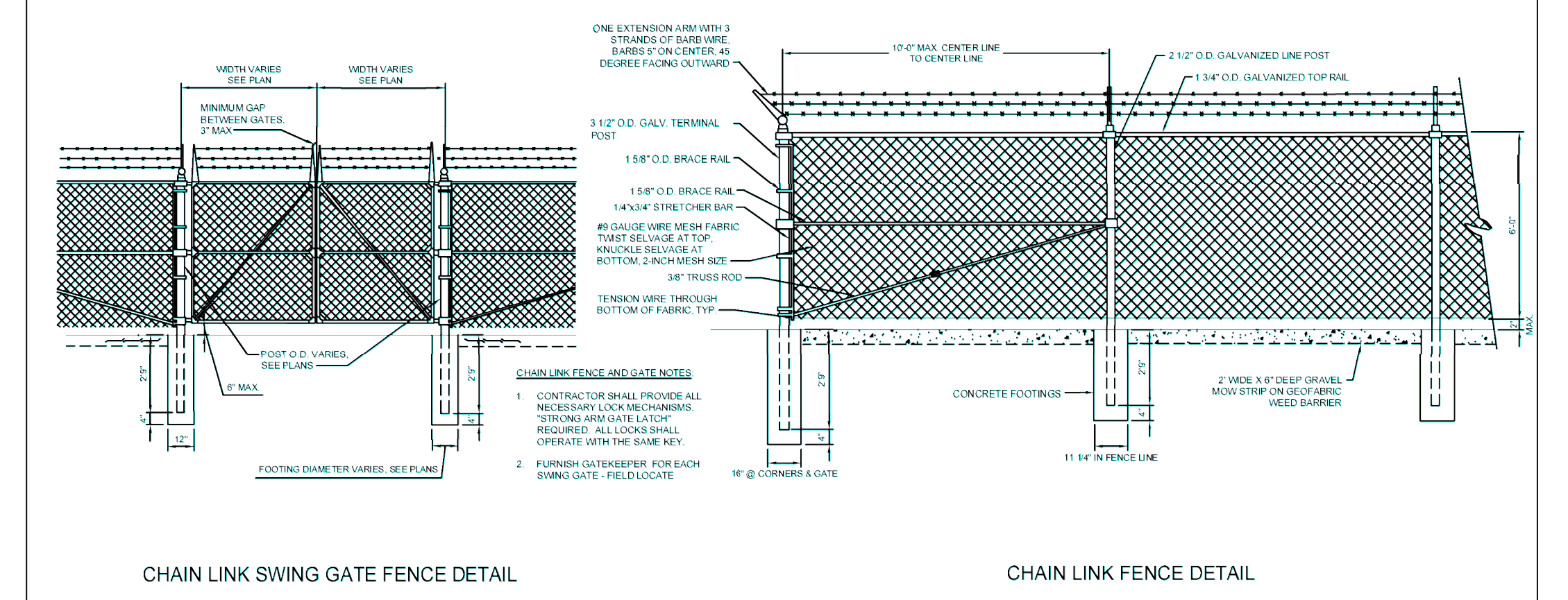


2 CONCRETE WALL DETAIL



- NOTE:
- WHEN CONSTRUCTION OCCURS WITHIN PUBLIC RIGHT-OF-WAY, THE WORK SHALL COMPLY WITH THE GOVERNING AGENCY REQUIREMENTS.
 - REFER TO GRADING PLAN FOR CURB AND PAVEMENT ELEVATION INFORMATION.
 - WHEN CURB IS ADJACENT TO PEDESTRIAN TRAFFIC, PAINT TOP AND SIDES OF CURB YELLOW IN LOCATIONS WHERE CURB HEIGHT IS BETWEEN 0" AND 6". APPLY SILICA SAND TO WET PAINT PER SPECIFICATIONS.

1 CURB TAPER DETAIL



8 CHAIN LINK FENCE DETAIL

ADDENDUM 03	2026.04.13
ADDENDUM 02	2026.04.07
CONSTRUCTION DOCUMENTS	2026.03.16

LWC INCORPORATED

434 East First Street Dayton, OH 45402 937.223.6500
712 East Main Street Richmond, IN 47374 765.966.3546

RICHMOND MUNICIPAL AIRPORT

TERMINAL BUILDING

5169 IN-277
RICHMOND, IN 47374

SITE IMPROVEMENT DETAILS

Comm. No.	25106.00	Date	2026.03.16
Drawn	NRS	Drawing No.	C510
Checked	ADS		

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