SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS

1717 Ingersoll Ave, Suite 117
Des Moines, IA 50309
Ph. 515-440-5626
www.simonsonassoc.com

Addendum #3

Date	10/13/2026	**Bid Date& Time**	Thurs., Oct. 15, 2026 @ 2:00 PM
Project	Broadlawns Brain and Memory Center		
Project No.	14138B		
Attachments	**2 Specification Sections (9 pages):** Section 00 41 00 **4 Architectural Drawings:** A-121, A-302, A-401, A-701 **3 Civil Drawings:** C1.2, C4.1, C6.1		
Distribution	Bidders List		

Bid Addendum #3:

Please insert this Addendum & attachments into your copy of the contract documents for the above project.

This addendum has been issued to modify and/or interpret the project documents, including the drawings and specifications. Unless otherwise instructed, the information contained on this addendum shall take precedence over anything contrary to the original documents and shall have the same force and affect as though a part of the original issue.

Prior Addenda

Item #	Add #	Attachment	Description of Change
01	01	N/A	See Addendum 01
02	02	N/A	See Addendum 02

Administrative Changes/Clarifications to Project Specifications

1. Section 00 41 00 Bid Form Stipulated Sum
    a. **REVISE** line 3 to include sections to acknowledge all 3 addendums.

2. Section 00 80 02 Bid Package 02
    a. **REVISE** paragraph D, line 21 to read: Provide all temporary heating and sheltering as required to complete the scope of work of this bid package per typical weather conditions assuming baseline schedule. See paragraph J for an allowance to be carried for this scope.

Contractor shall perform in accordance with all requirements as outlined in paragraph G, lines 3, 3a, 3b, and 3c.

b. **REVISE** paragraph G, line 3c to read: Temporary equipment is to use existing power of the facility. Coordinate with BP 03 for connections as needed.

c. **ADD** paragraph J Allowances: Carry an allowance of $30,000 to be used as needed for temporary conditions of the space. Use of this allowance must be coordinated with and approved by the Owner and Construction Manager. Any unused amount of this allowance shall be credited back to the Owner. Contractor shall perform in accordance with the requirements as outlined in paragraph G, lines 3, 3a, 3b, and 3c.

3. Section 32 11 23 AGGREGATE BASE COURSE
    a. **DELETE** this section.

Changes/Clarifications to Bid Documents

Architectural

4. Sheet A-121 REFLECTED CEILING PLAN -
    a. **ADD** line to indicate a cubicle curtain on the west side of the dividing wall in Lab 128.
    b. **ADD** note to that line that says: CUBICLE CURTAIN & TRACK.

5. Sheet A-302 WALL SECTIONS & DETAILS – Detail 2 WEST WALL SECTION
    a. **CHANGE** note PERFORATED 4” DRAIN TILE … to read SLOTTED 6” DRAIN TILE – SLOT SIDE UP – SEE CIVIL.

6. Sheet A-401 BATHROOM PLANS & ADA CLEARANCES – RESTROOM FIXTURE & EQUIP. NOTES
    a. Under #2 **DELETE** the SANITARY NAPKIN DISPOSAL PER RESTROOM.
    b. Under #2 **ADD** to the COAT HOOK note: HEWI 805.90.011 STAINLESS STEEL SINGLE WALL HOOK.
    c. Under #3 **ADD** to the COAT HOOK note: HEWI 805.90.011 STAINLESS STEEL SINGLE WALL HOOK.
    d. Under #3 **DELETE** 1 LIQUID SOAP DISPENSER PER SINK
    e. Under #4 **DELETE** 1 LIQUID SOAP DISPENSER PER SINK
    f. Under #6 **DELETE** at the end of the sentence “& MIRRORS.”

7. Sheet A-701 INTERIOR FINISHES, INTERIOR FINISHES KEY
    a. **REVISE** after the symbol WS: WINDOW ROLLER SHADE: PHIFER 2500 OYSTER/PEARL GREY 1% OPENNESS

Civil

8. C1.2 Ex Conditions & Demo:
    a. **ADD**: Callout to remove & replace as necessary for subdrain installation

9. C4.1 Utility
    a. **DEDUCT**: 51 LF 6” Slotted N-12
    b. **ADD**: 51 LF 6” N-12
    c. **REVISE**: Callout for 6” x 4” adapter (only required on one pipe)
    d. **ADD**: Callout for flow line on cleanout
    e. **ADD**: Storm Cleanout
    f. **REVISE**: Western storm drain slope

g. **ADD**: Callouts for face up/face down slots on slotted drain
h. **ADD**: Callout for pipe through stoop

10. C6.1 DETAILS:
    a. **REVISE**: Detail 2 to show 4”x6” tee instead of wye connection

END OF ADDENDUM #3

SECTION 00 41 00
BID FORM - STIPULATED SUM
ADDENDUM NO.3

PROJECT: Broadlawns Medical Center – Brain and Memory Center

BID TO: Broadlawns Medical Center
1801 Hickman Road
Des Moines, IA 50314
Attention: Mr. Proctor Lureman

BID FROM:

_____	_____
Bidder's Company Name	Telephone Number
_____	_____
Date of Proposal	Fax Number
_____	_____
Contact Person	E-mail Address

*******ATTACH A COPY OF THE BID PACKAGE DESCRIPTION(S) TO THIS BID*******

BID FOR: Contract work for the Broadlawns Medical Brain and Memory Center project as shown in Bidding Documents Dated: September 29th, 2026.

BID PLACE: Bids are to be submitted to Graham Construction on behalf of Mr. Proctor Lureman, Broadlawns Medical Center.

Bids will be received between the hours of 01:00 PM and 2:00 PM CST.

BIDS SHALL BE DELIVERED TO: Broadlawns Medical Center
Jenner Conference Room, Building 1 Room MP107
1761 Hickman Road
Des Moines, IA 50314

Hand deliver bids to the address listed above.

BID DATE: Bids are due on Thursday, the 15th of October, 2026.

BID TIME: Bids are due no later than 2:00 PM CST.

1. The undersigned BIDDER agrees, if the Bid is accepted, to enter into an agreement with OWNER, in the form included in the Bidding Documents, to perform and furnish the Work as specified or indicated in the Bidding Documents for the Bid Price and within the Bid Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

2. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

    A. This Bid will remain subject to acceptance for 60 days after the day of Bid opening;

B. To the extent permitted by law, the Owner has the right to accept or reject this Bid, including alternate bids, and to waive minor informalities in the bidding;

C. BIDDER accepts the provisions of the Instructions and Supplementary Instructions to Bidders regarding disposition of Bid Security;

D. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within 10 days after the date of Owner's Notice of Award;

E. BIDDER has examined copies of all the Bidding Documents;

F. BIDDER has visited the site and become familiar with the general, local and site conditions;

G. BIDDER is familiar with federal, state, and local laws and regulations;

H. BIDDER has correlated the information known to BIDDER, information and observations obtained from visits to the site, reports and drawings identified in the Bidding Documents and additional examinations, investigations, explorations, tests, studies and data with the Bidding Documents;

I. This Bid is genuine and not made in the interest of or on behalf of an undisclosed person, firm or corporation and is not submitted in conformity with an agreement or rules of a group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited another Bidder to submit a false or sham Bid; BIDDER has not solicited or induced a person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself an advantage over another BIDDER or over OWNER.

J. Qualified Bids will not be accepted.

K. This project is sales tax exempt. The owner will issue an exemption certificate for the purchase or use of building materials, supplies, and equipment that will be used in the performance of the construction contract.

L. Combined bids will not be accepted. Bidders may bid more than one Package.

3. BIDDER has received the following Addenda. Receipt of which is hereby acknowledged;

Addendum No. 1 (10/9/2026) _____ Addendum No. 2 (10/12/2026) _____

Addendum No. 3 (10/13/2026) _____ Addendum No. _____ _____

4. BIDDER hereby acknowledges that sales tax has not been included in the bid values listed below.

5. BIDDER will complete the work for the Bid Package(s) listed below in accordance with the Contract Documents (all bids will be Prime Contract bids to include all labor, material, shop drawings, superintendence, project management, delivery, unloading, tools, equipment, rigging, cleaning, adjusting, etc. to complete the work):

Bid Pkg	Bid Package Title	Written Bid Amount	Numerical Bid Amount
00	General Requirements	INCLUDED BY REFERENCE TO BE PART OF ALL BID PACKAGES	INCLUDED
01	General Trades		$

02	HVAC & Plumbing		$
03	Electrical		$

6. ALTERNATES – refer to Specification Section 00 4200 for descriptions. If the items below are left blank it will be considered "No Change" and zero dollars if the alternate is accepted.

A. Alternate No. 1 – Port Cochere

BP #01: ADD / DEDUCT _____ Dollars $_____
(circle one)

BP #02: ADD / DEDUCT _____ Dollars $_____
(circle one)

BP #03: ADD / DEDUCT _____ Dollars $_____
(circle one)

B. Alternate No. 2 – Nurses Workstation

BP #01: ADD / DEDUCT _____ Dollars $_____
(circle one)

BP #02: ADD / DEDUCT _____ Dollars $_____
(circle one)

BP #03: ADD / DEDUCT _____ Dollars $_____

C. Note: If any Alternates are accepted by the owner, the owner reserves the right to reject and remove any other bid packages and their scopes entirely from the project scope.

7. BIDDER agrees that all Work will be substantially complete per the schedule as outlined in Specification Section 01 15 20 & 01 15 20.01.

8. BID FORM SIGNATURE(S):

SUBMITTED: _____, 20_____
(Date)

BY: _____
(Bidder - print the full name of your firm)

_____
(Signature and *printed* name of person authorized to sign) (Title)

END OF SECTION 00 41 00

SECTION 00 80 02

BID PACKAGE 02

Bid Package 02: HVAC and PLUMBING

Furnish complete all necessary labor, materials, office and field supervision, insurance, tools, equipment, layout, hoisting, rigging, shoring, shop drawings, submittals, permits, licenses and fees necessary to complete the work outlined below. Include all shift pay, overtime, weekend and holiday pay to complete the work in the scheduled durations shown in the project schedule in Specification Section 01 52 00.

This bid package includes, but is not limited to the following scope of work:

A. Bid Package #00 - General Requirements

B. Construction documents by Simonson Associates & Architects dated September 28th, 2026.

C. Specifications from the Project Manual by Simonson Associates & Architects dated September 25th, 2026, including, but not limited to the following sections: *ADDM 01*

1. All Division 00 and 01 specifications
2. 02 41 00 Demolition
3. 07 92 00 Joint Sealants
4. All Division 22 – Plumbing
5. All Division 23 – Heating, Ventilating, and Air Conditioning (HVAC)

The below items are further clarifications and/or additional requirements to the above specification sections

D. DIVISION 01 – GENERAL REQUIREMENTS

1. Furnish and install complete, plumbing, mechanical, and HVAC, systems per plans and specification sections listed above and as indicated in the Contract Documents. Contractor is responsible to review Architectural, Structural, Electrical, Medical Equipment, and Civil drawing sheets for coordination and any plumbing and mechanical items not identified on the MEP drawing sheets.
2. All work in this Bid Package shall be provided in accordance with OSHA regulations and applicable state and local codes. Provide proof of all training and certificates required and provide written safety and fall protection programs. All work to follow Graham safety standards as listed in Graham's safety manual.
3. Provide all layout as required to complete this scope of work.
4. Contractor is responsible for all required field measurements for items in this bid package. Field measurements must be taken in advance to prevent any material/schedule delays.
5. Obtain and pay for the plumbing/mechanical building permit for specification sections noted above. Construction Manager to obtain general building permit.
6. This project will utilize Last Planner Construction Schedule tools to plan the work, update the schedule, and monitor progress. It is a requirement to provide all paperwork and attend all meetings as requested by the Contractor/Construction Manager. Some of the items included are, but not limited to:
    a. A minimum of one scheduled coordination meeting per phase will be held with the Subcontractor/Prime project managers and foremen. These meetings may last a full day and

are mandatory. In this meeting, you will be required to list all activities, assign accurate durations, and work with other contractors to sequence the activities as a group.

b. Weekly foremen's meetings will be held where weekly work plans (WWP's) will be turned in to the Contractor/Construction Manager for review and the 6-week project schedule will be discussed. Weekly work plans are required to be turned in prior to the weekly meeting so all activities can be compiled into one WWP and distributed at the meeting.

c. Daily stand-up meetings are a daily progress check and planning session for the following day. These meetings will be held on the project site, foremen for all trades on site are required to be there, and they should take no longer than fifteen minutes per day.

7. Contractor to be adequately qualified to do work in a Healthcare Environment as outlined below:
   a. Contractor has completed similar healthcare projects in the past three years.
   b. Contractor will have an after-hours/ 24-hour emergency service under the entire contract and warranty period.
   c. Field and office management/supervisors must have a minimum of three years of healthcare experience.
8. Contractor will have sufficient manpower to staff the project to meet the project schedule outlined in Contract Documents
9. Submittal and closeout due dated must be uploaded to Procore prior to the due date. Contractor will be responsible for uploading all RFI's to Procore for review by the Construction Manager.
10. Include taking any deliveries related to this bid package, and moving materials and clean-up as required. Delivery routes for materials and trucking to be coordinated with Construction Manager.
11. The construction site is limited for materials and equipment. Coordinate material and equipment locations with the Construction Manager. Anything that needs to move out of the construction area will need to be kept in a staging area directed by the Construction Manager. The cost to move materials needs to be included. Each Prime Contractor is responsible for their own stored materials and equipment.
12. Protect all ductwork and piping from water, oil, dust and other contaminates after delivery to the jobsite. Store off the floor. Cover ends of pipe and ductwork delivered and stored at the jobsite. Installed ductwork ends shall remain covered until the adjacent piece is installed. Clean ductwork as it is being installed if necessary.
13. Coordinate all rough-ins and installation locations with electrical contractor. Coordinate with the other trade contractors on all plumbing and HVAC rough-ins and final connections.
14. Coordinate shop drawings and installation of the work in this bid package with other trade contractors to maximize the free space above the ceiling. All work shall be installed to provide the maximum benefit to the Owner and allow for full access to equipment, valves, dampers, etc. requiring maintenance or access.
15. Project foreman's meetings will be held weekly at the site and progress coordination meetings will take place bi-weekly with the construction manager. Contractors shall have a representative at each meeting while the contractor is on site or within 4 weeks of starting a task. This representative shall have knowledge of the project and be empowered to make decisions while at the meeting. Absences to be discussed with the construction manager prior to the meeting.
16. Concrete housekeeping pads for mechanical and plumbing equipment as noted on civil, arch, structural, and MEP drawings will be provided and installed by Bid Package 01. Coordinate with bid package for dimensions.
17. BP01 is to furnish and install all CFCI equipment. Bid Package 02 and Bid Package 03 to provide final connections and terminations for CFCI equipment.
18. BP01 is to receive and install all OFCI equipment. Bid Package 02 and Bid Package 03 to provide final connections and terminations for any Owner supplied equipment.

19. Per the schedule in the contract documents there will be a Construction Manager punch list as well as an Owner/Architect punch list. Contractor to include mobilizations as needed for punch list corrections. The Construction Manager punch list must be completed before the Owner/Architect punch list.
20. Include all extended warranties to be provided in this bid package.
21. Provide all temporary heating and sheltering as required to complete the scope of work of this bid package per typical weather conditions assuming baseline schedule. See paragraph J for an allowance to be carried for this scope. Contractor shall perform in accordance with all requirements as outlined in paragraph G, lines 3, 3a, 3b, and 3c. *ADDM 03*
22. Each Bid package is responsible for replacing anything they damage such as building components, etc. that are damaged or compromised by their work.
23. Each Prime Contractor is responsible to have at minimum on one English speaking supervisor on site during the duration of the Contractor's work.
24. Each Prime Contractor is responsible to supervise any and all subcontractors under that specific Bid package. Graham will give 24 hours' notice before starting to charge $150/hr. for supervision, preparation, and coordination of the contractor's subs.
25. Construction Manager to provide site fencing, dumpster, and temporary restrooms. Bid Package 01 shall be responsible to provide, maintain and remove a separate dumpster for demolition to be used for all bid package demo debris per regulations. This does not include concrete, soils, trees, plantings, and mechanical equipment. *ADDM 01*

E. DIVISION 02 – EXISTING CONDITIONS

1. Contractor and major subcontractors will sit in pre-demolition conferences to review what services will be affected during and after demolition process occurs. Contingency plans will be developed with the Construction Manager for potential issues that could occur during and after demolition and phasing.
2. Interior Demolition Areas:
    a. Provide demolition of existing plumbing and mechanical as shown on the Contract Documents. This shall include removal of plumbing and mechanical whether shown or not on the Contract Documents, that need to be removed for other demolition shown on the plans such as removing a wall, removing a piece of equipment, etc. This includes any and all shutdowns that will be required to take place off hours.
    b. Remove any disconnected/demolition items (piping, ductwork, control wiring, etc.) completely from the areas of the building scheduled to remain.
    c. Interior concrete removal and replacement, not shown on the contract documents but needed to install work for this bid package, shall be included by this bid package.
    d. Concrete demo and patching for the demolition of plumbing and mechanical work is by this bid package. Include all excavation and backfill for underground work.
3. This bid package shall be responsible for all interior concrete slab demo, including saw cutting and x-raying all areas where slabs are to be removed to locate possible objects in the slabs.
4. The owner shall have first salvage rights to all items removed. If owner refuses salvage, contractor is responsible for disposal.
5. Locate and protect all existing underground and overhead utilities to remain, both public and private. Pothole existing underground utilities to confirm locations and depths as required. Dig permit to be filled out and signed by Construction Manager prior to work starting.
6. Contractor and subcontractors shall be responsible to research any existing conditions. This includes any locating/potholing of any private or public utilities prior to starting work. Confirm all utilities have been located. Confirm all utilities requiring deactivation have been deactivated prior

to commencing work. This Subcontractor has visited the site, reviewed and understands the Geo-Technical Data and existing site conditions.

7. Provide labor and equipment for demolition of all interior and exterior building items noted, shown, or that could be reasonably inferred on drawings that would be associated with this project. Look through all demolition drawings associated with this project in order to get a complete overview.
8. Bid Package 01 is responsible for interior concrete slab pour back, coordinate with contractor.

F. DIVISION 07 – THERMAL AND MOISTURE PROTECTION

1. Furnish and install acoustic sealants at any new penetrations created by this bid package.
2. Any penetrations at the existing and new foundations made by this Bid Package need to be sealed watertight and/or fire stopped as required.

G. DIVISION 22 – PLUMBING

1. Furnish and install all plumbing work including but not limited to all hot and cold domestic water piping, recirculation piping, vent piping, storm water piping, sanitary piping, drains, roof drains, hangers, identification, insulation, access panels, valves, water heaters, drinking fountains, stainless steel sinks, mop basins, water closets, plumbing fixtures, fixture trim, caulking of plumbing fixtures, meters, gauges, etc. for a complete and functional plumbing system.
2. Contractor to include all excavation and backfill as required to complete their scope of work. Compaction shall meet testing specifications. Include all necessary dewatering as required for the complete installation of work included in this bid package including rerouting any existing drain tile as needed. This includes pumping, removal of mud, muck, etc. out of excavations and replacement of removed material for work of this package. This includes any pot holing necessary to locate and identify any obstructions or utilities.
3. Furnish, install, and maintain temporary heating and dehumidification equipment and connections as required to maintain the following requirements:
    a. Maintain a minimum temperature of 60 degrees. The temperature is not to exceed 75 degrees. This minimum temperature shall be maintained until permanent units are installed and have` completed start-up.
    b. Dehumidification to occur from May 1st until project completion. Minimum humidity shall be 30%. Maximum humidity shall not exceed 55%. Temporary cooling shall occur from May 1st to project completion.
    c. Temporary equipment is to use existing power of the facility. Coordinate with BP 03 for connections as needed. *ADDM 03*
4. All equipment & material must be properly barricaded per OSHA regulations
5. Support all ductwork, piping and equipment from building structure members. Hold piping tight to bottom of structural members or run through joist webs if possible. Do not support piping from other piping, ductwork and/ or electrical conduits.
6. This bid package is to include, but not limited to, all core drilling, concrete cutting, etc. through walls, floors, and roof as required to complete their scope of work. Contractor to remove material/debris from jobsite per applicable codes and regulations. Coordinate all penetrations with the construction manager and other affected bid packages. Areas that may require core drilling include but not limited to, exterior walls and interior concrete.
7. Contractor to provide cap where items are removed from roof to allow for roofing material to be installed over top.
8. Provide a minimum clearance as specified from the Mechanical Engineer for the outside air intake to any exhaust fan or plumbing vent.
9. Provide electronic coordination drawings, shop drawings and as-built drawings as required for this project. Drawings to be sent to the Construction Manager and electrical contractors for

coordination. Coordinate all above ceiling plumbing and mechanical systems with the electrical contractor's main conduit runs, cable tray, etc.

10. Provide miscellaneous sleeves required through concrete and walls. Coordinate with BP 01 for install.
11. Coordinate all plumbing fixtures, drinking fountains, and sink installations provided by this package with Bid Package 01.
12. Coordinate all floor drain and floor sink locations and elevations. Contractor shall be on site to ensure the floor drains, floor sinks, cleanouts, etc. remain true, plumb and at the proper elevation during the concrete pour.

H. DIVISION 23 - HVAC

1. Furnish and install all mechanical work including but not limited to all mechanical piping, gas piping, hydronic piping, steam piping, condensate piping, refrigerant piping, ductwork, variable frequency drives, power ventilators, air curtains, air terminal units, test and balancing, controls work, commissioning, insulation, hangers, identification, access panels, valves, pumps, registers, diffusers, filters, heat exchangers, energy recovery units, energy recovery ventilation units, air handling units, blower coils, vibration isolation, terminal heating units, humidifiers, cleaning, dampers, meters, gauges, thermostats, etc. for a complete and functional mechanical system.
2. Provide mechanical connections for any equipment noted on the equipment and furniture drawings in the Contract Documents. Include taking delivery or moving from existing rooms, assembly if necessary, and installing ice machines.
3. All return air grills shall be capped with sheet metal and sealed with tape while units are being used during construction. Only outside air shall be used to operate the units until the building has been final cleaned. Any associated controls work to temporarily use the unit shall be included and final commissioning to be complete prior to building turnover. The specified warranty for equipment will not start until substantial completion. Provide extended warranties as necessary to maintain the required warranty duration. Continue to maintain negative air within construction areas.
4. Furnish and install all roof curbs and support for pipe and duct penetrations and mechanical equipment as indicated in the contract documents. Coordinate installation with Roofing Contractor and Construction Manager.
5. Furnish and install all controls work including but not limited to pathways, raceways, wiring, thermostats, pressure sensors, system upgrades, software upgrades, etc. for a complete and functional controls system. The new controls system and full graphics will be required to be operational along with Owner training prior to substantial completion.
6. Provide all Test and Balancing for the work of this bid package. Test and Balance reports will be required to be submitted prior to substantial completion. Intermediate testing and balancing may be required to maintain proper operation of systems serving occupied areas of the facility throughout the duration of construction. Any retest and balance to be completed due to being out of spec to be completed by this contractor at no additional cost to the Owner.
7. This contractor to include cleaning of ductwork (internal and external) if required for equipment startup to meet project schedule requirements.
8. Perform all commissioning requirements per the contract documents.
9. Any potential ceiling height conflicts with ductwork, mechanical piping, plumbing piping and fire suppression piping is to be brought to the attention of the Construction Manager and architect immediately. No ceiling heights will be altered without approval from the construction manager and the design team.
10. Coordinate all ceiling device locations within the ceiling grid with the electrical contractor, construction manager and design team prior to installation.

11. Furnish and install one complete set of filters to be used during construction for each unit. Remove construction filters at substantial completion or as directed by the construction manager. Furnish and install one complete set of new filters for each air handling unit at substantial completion. Furnish and turn over to the owner, one set of filters for each unit as attic stock. In total three complete sets of filters for each unit is required to be supplied by this bid package.
12. Any material prefabricated off site must be field verified and altered as required for site conditions at no cost to the owner.
13. For any combustion equipment used for temporary heating, provide scrubbers on the equipment.

I. UNIT PRICES

1. The Contractor agrees to the following unit/alternate prices, which include all delivery, hoisting, supervision, fringes, equipment, travel time, insurance, taxes, bonds, overhead and profit for the Work if ordered in writing by the Contractor. Provide Unit Prices per Bid Breakdown including all mark-ups:
   a. Provide a list of hourly labor rates for change order work including subcontractors working under the prime contractor. Include overtime rates.

   b. Provide a list of billable tool/equipment rates for change order work including subcontractors.

   c. Project Manager: $_____/hr

   d. Superintendent: $_____/hr

   e. Journeyman: $_____/hr

   f. Laborer: $_____/hr

J. ALLOWANCES

1. Carry an allowance of $30,000 to be used as needed for temporary conditions of the space. Use of this allowance must be coordinated with and approved by the Owner and Construction Manager. Any unused amount of this allowance shall be credited back to the Owner. Contractor shall perform in accordance with the requirements as outlined in paragraph G, lines 3, 3a, 3b, and 3c. *ADDM 03*

K. ALTERNATES:

1. Provide pricing on Bid Form for all applicable alternates as defined in Specifications.

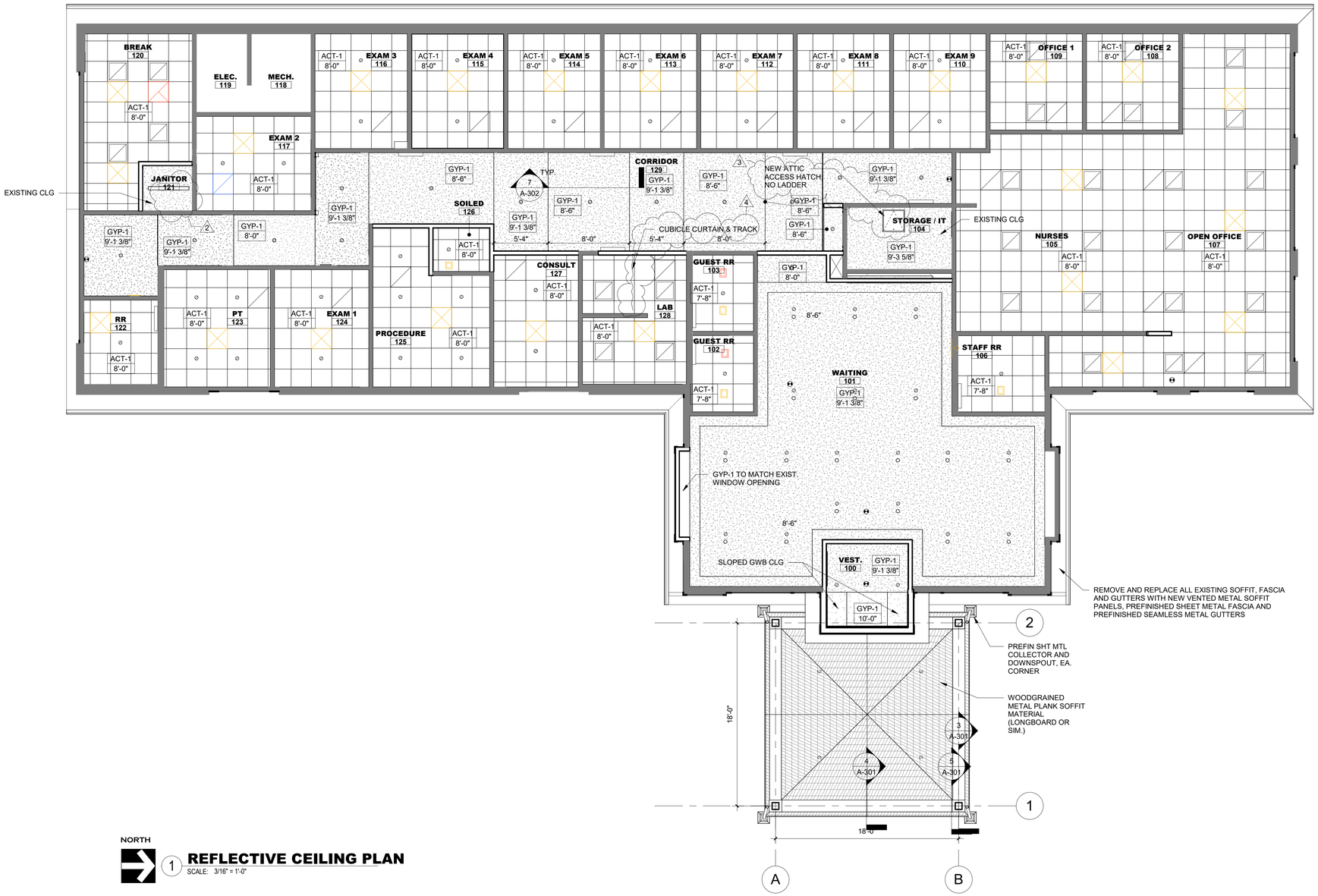
L. COMPANY INFORMATION:

_____ _____
Bidder's Company Name Telephone Number

_____ _____
Date of Proposal Fax Number

_____ _____
Signature Printed Name

END OF BID PACKAGE 02



NORTH

1 **REFLECTIVE CEILING PLAN**
SCALE: 3/16" = 1'-0"

GENERAL REFLECTIVE CEILING NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. MECHANICAL, PLUMBING, ELECTRICAL, LIGHTING, EMERGENCY LIGHTING, EXIT LIGHTING, COMMUNICATIONS, SAFETY & SECURITY INFO SHOWN HERE IS FOR REFERENCE ONLY, SEE OTHER CONSULTANT & CONTRACTOR DRAWINGS.
3. COORDINATE LOCATION OF ALL LIGHTS SWITCHES AND THERMOSTATS W/OWNER PRIOR TO CONSTRUCTION.
4. COORDINATE ALL CEILINGS' BULKHEADS PRIOR TO INSTALLATION WITH MILLWORK AND CONTACT ARCHITECT FOR DISCREPANCIES.
5. ALL EXPOSED GWB CEILINGS TO BE PAINTED.
6. MINIMUM CEILING HEIGHT THROUGHOUT @ 8' AFF OR AS HIGH AS POSSIBLE TO PROVIDE ADEQUATE CLEARANCE FOR MECHANICAL.

CEILING LEGEND

- **GYP-1** 5/8" TYPE GYPSUM WALL-BOARD OVER 3 5/8" METAL STUD OR 2X4 WOOD STUD @ 16" O.C.
- **ACT-1** 2x2 ACOUSTICAL CEILING TILE
- RETURN AIR GRILLE
- SUPPLY AIR DIFFUSER
- EXHAUST FAN
- EXHAUST FAN
- 2x2 LED TROFFER LIGHTING FIXTURE
- RECESSED LED CAN LIGHT
- 4' EXPOSED TUBE LED FIXTURE
- EXIT LIGHTS (LED)
- WALL SCONCE; ABOVE VANITY IN RR'S, ABOVE ART IN CORRIDORS. SEE ELEVATIONS ON SHEET A-711 & A-712

  RADILUM, GOYA BRASS WALL SCONCE, L 39.4" x W 6.5" x H 3.5", ANTIQUE BRONZE FINISH, INTEGRATED LED, 3000K

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave. Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

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BROADLAWNS BRAIN & MEMORY CENTER

3714 INGERSOLL AVENUE
DES MOINES, IA 50309

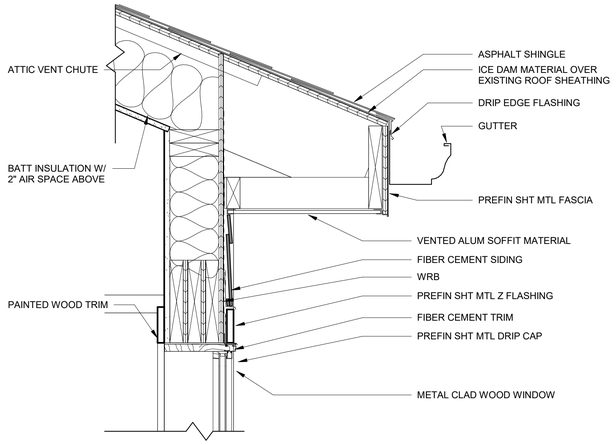
Rev. #	Issue / Revision	Date
2	BID SET	09-26-2026
3	ADDENDUM #1	10-09-2026
4	ADDENDUM #3	10-13-2026

Proj. No. 14138B | SAA | Proj. Mgr.

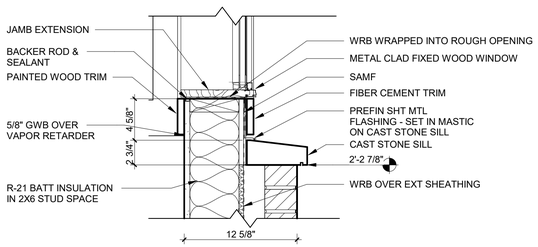
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REFLECTED CEILING PLAN

Sheet No.
A-121

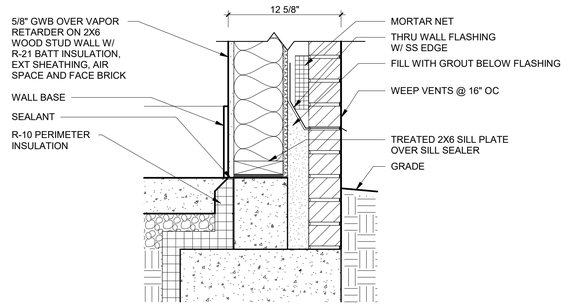
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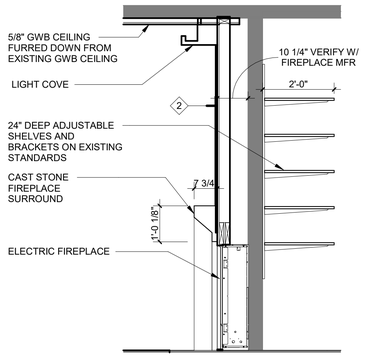
6 **VESTIBULE WINDOW HEAD**
SCALE: 1 1/2" = 1'-0"



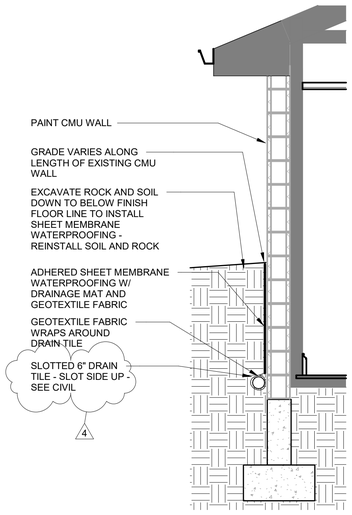
5 **VESTIBULE WINDOW SILL**
SCALE: 1 1/2" = 1'-0"



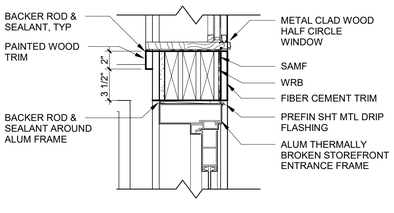
4 **VESTIBULE WALL BASE**
SCALE: 1 1/2" = 1'-0"



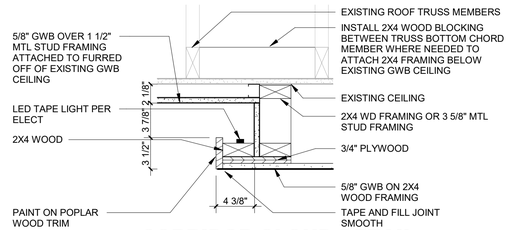
3 **SECTION @ FIREPLACE**
SCALE: 1/2" = 1'-0"



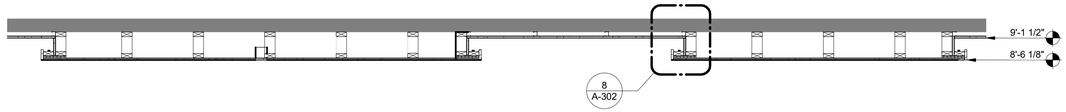
2 **WEST WALL SECTION**
SCALE: 1/2" = 1'-0"



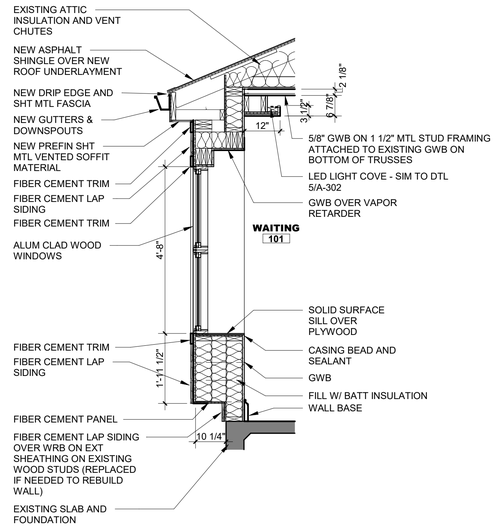
9 **STOREFRONT ENTRANCE HEAD**
SCALE: 1 1/2" = 1'-0"



8 **CORRIDOR CLOUD DETAIL**
SCALE: 1 1/2" = 1'-0"



7 **CORRIDOR CLOUDS**
SCALE: 1/2" = 1'-0"



1 **LOBBY SOUTH WINDOW SECTION**
SCALE: 1/2" = 1'-0"

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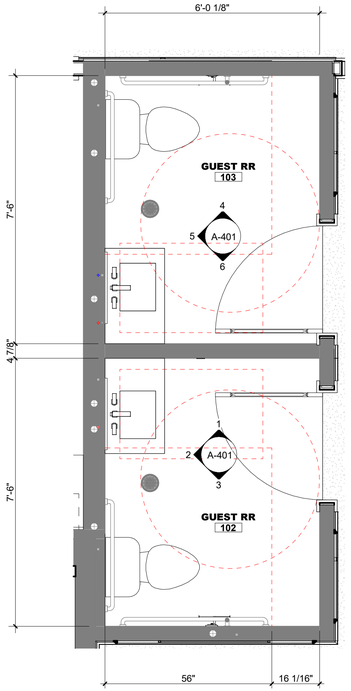
Rev. #	Issue / Revision	Date
2	BID SET	09-29-2026
4	ADDENDUM #3	10-13-2026

Proj. No. 14138B | SAA | Proj. Mgr.

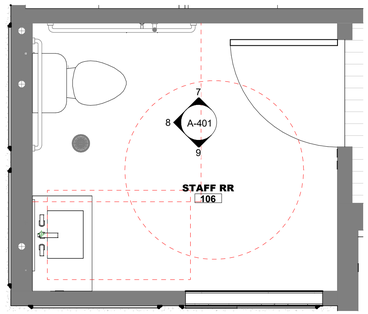
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WALL SECTIONS & DETAILS

Sheet No.
A-302

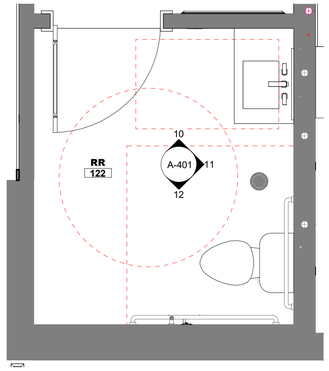
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15 **RESTROOMS 102 & 103**
SCALE: 1/2" = 1'-0"



14 **RESTROOM 106**
SCALE: 1/2" = 1'-0"



13 **RESTROOM 122**
SCALE: 1/2" = 1'-0"

GENERAL RESTROOM NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL PLUMBING FIXTURES SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO PLUMBING DOCUMENTS FOR SPECIFIC DESIGN INFO.

3. ALL RESTROOMS, FIXTURES & ACCESSORIES SHALL BE COMMERCIAL GRADE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

4. PROVIDE ADEQUATE BLOCKING FOR ALL REST ROOM FIXTURES AND EQUIPMENT.

5. ADD GFI POWER UNDER SINKS OR AROUND WATER CLOSETS IF AUTO-CONTROLS.

6. FIXTURE & ACCESSORY MOUNTING HEIGHTS ARE AS FOLLOWS:
- DRINKING FOUNTAIN & WATER COOLER:
  SPOUT HEIGHT: NO HIGHER THAN 36" AFF,
  CONTROLS HEIGHT: SEE BELOW.
- WATER CLOSET HEIGHT: 17"-19" TO TOP OF TOILET SEAT.
- GRAB BAR TOP MOUNTING HEIGHT: 33"-36" AFF.
  GRAB BARS TO BE 1-1/4"-1-1/2" DIA. W/ GRIPPABLE SURFACE.
- TOILET PAPER DISPENSER CENTER MOUNTING HEIGHT: 28" AFF.
- LAVATORY RIM OR COUNTER HEIGHT: NO HIGHER THAN 34" AFF
- MIRROR HEIGHT: BOTTOM EDGE OF REFLECTIVE SURFACE NO HIGHER THAN 40" AFF.
- CONTROLS HEIGHT AND REACH RANGES ARE AS FOLLOWS:
  FORWARD APPROACH: 15"-48" AFF; OVER OBJECT 44" AFF MAX,
  SIDE APPROACH: 9"-54" AFF; OVER OBJECT 46" AFF MAX.

4

RESTROOM FIXTURE & EQUIP. NOTES

RESTROOM FIXTURE & EQUIP. NOTES

1. PROVIDE THE FOLLOWING RESTROOM FIXTURES IN WHITE VITREOUS CHINA FINISH UNLESS OTHERWISE INDICATED OR APPROVED, AS REPRESENTED IN DOCUMENTS.
- FLOOR MOUNT TANK TYPE WATER CLOSETS.

2. PROVIDE THE FOLLOWING REST ROOM ACCESSORIES IN BRUSHED CHROME FINISH UNLESS OTHERWISE STATED OR APPROVED. BRUSHED STAINLESS STEEL IS AN ACCEPTABLE ALTERNATIVE FINISH.
WATER CLOSET AREA:
- 1 SURFACE MOUNT DOUBLE TOILET PAPER DISPENSER PER RESTROOM.
- ~~1 SANITARY NAPKIN DISPOSAL PER RESTROOM~~. (DELETE)
- 1 COAT HOOK ON BACK OF DOOR PER RESTROOM - HEWI 805.90.011 STAINLESS STEEL SINGLE WALL HOOK
- 1 FLOOR DRAIN TRIM FLUSH WITH FINISHED FLOOR.
LAVATORY AREA:
- 1 24"W x 36"H MIN. MIRROR WITH DECORATIVE FRAME, ALLOWANCE $250 PER MIRROR

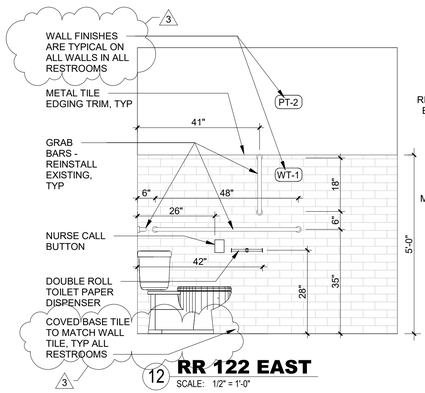
NOTE: PAPER TOWEL BASKET, SOAP DISPENSER, AND TRASH RECEPTACLE ARE FREESTANDING AND PROVIDED BY OWNER

3. ALL EXAMS, PROCEDURES, LAB TO HAVE THE FOLLOWING PROVIDED:
-1 COAT HOOK - HEWI 805.90.011 STAINLESS STEEL SINGLE WALL HOOK
-1 PAPER TOWEL DISPENSER, BOBRICK B-2621 OR EQUAL PER LAVATORY
-~~1 LIQUID SOAP DISPENSER PER SINK~~ (DELETE)

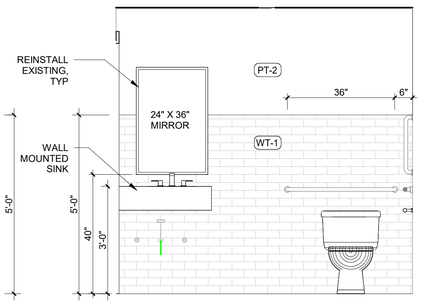
4. THE BREAK ROOM SHALL HAVE THE FOLLOWING PROVIDED:
-1 AUTOMATIC TOUCHLESS PAPER TOWEL DISPENSER, GEORGIA PACIFIC 59462 OR EQUAL
-~~1 LIQUID SOAP DISPENSER PER SINK~~ (DELETE)

5. ALL RACK/SHELVING EQUIPMENT IN I.T. AREAS TO BE COORDINATED BY GC.

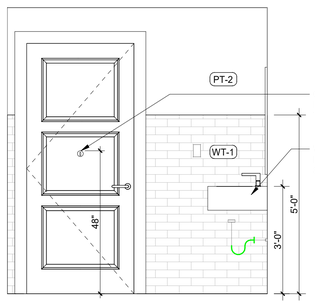
6. SALVAGE AND REINSTALL GRAB BARS.



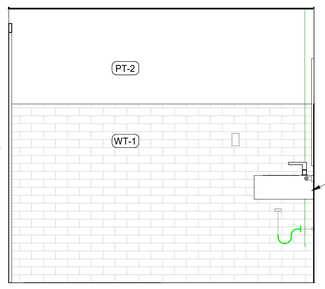
12 **RR 122 EAST**
SCALE: 1/2" = 1'-0"



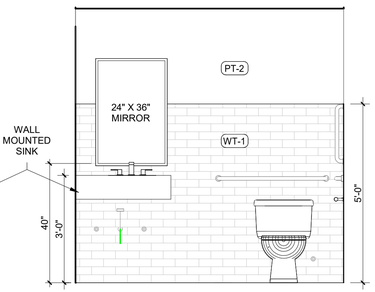
11 **RR 122 NORTH**
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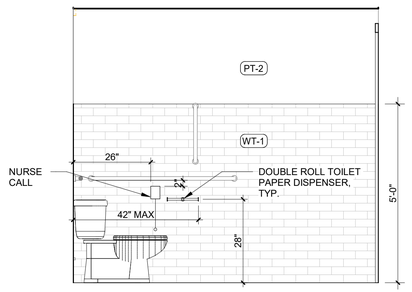
10 **RR 122 WEST**
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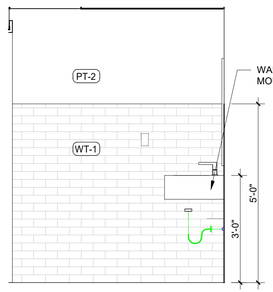
9 **RR 106 EAST**
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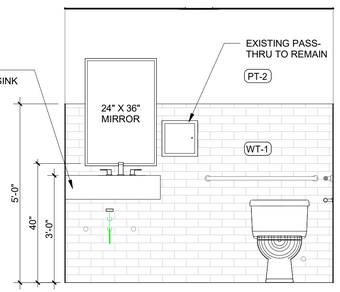
8 **RR 106 SOUTH**
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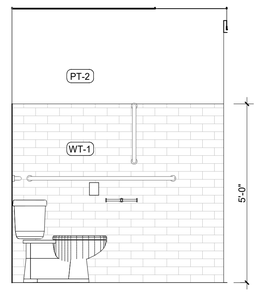
7 **RR 106 WEST**
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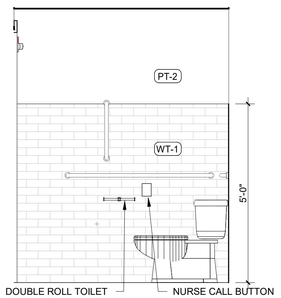
6 **RR 103 EAST**
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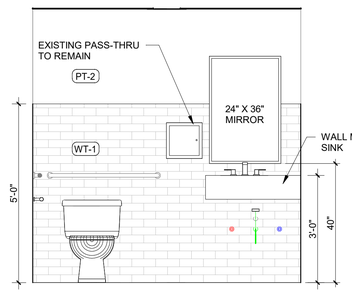
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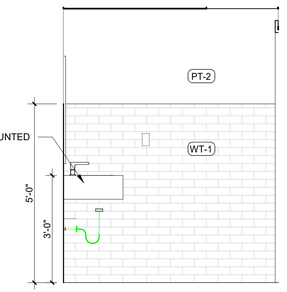
4 **RR 103 WEST**
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3 **RR 102 EAST**
SCALE: 1/2" = 1'-0"



2 **RR 102 SOUTH**
SCALE: 1/2" = 1'-0"



1 **RR 102 WEST**
SCALE: 1/2" = 1'-0"

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BROADLAWNS BRAIN & MEMORY CENTER

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Rev. #	Issue / Revision	Date
2	BID SET	09-29-2026
3	ADDENDUM #1	10-06-2026
4	ADDENDUM #3	10-13-2026

Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title
BATHROOM PLANS & ADA CLEARANCES

Sheet No.
A-401

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INTERIOR FINISHES

FLOOR

- CPT-1 CARPET TILE; MOHAWK GROUP, STYLE: GENTLE GROUND, COLOR: 829 COCOON
- FT-1 12X24 FLOOR TILE; DALTILE, STYLE: HADDONSTONE, COLOR: DAWN, SIZE: 12x24, INSTALL: GROUT: MAPEI, COLOR: SAHARA BEIGE
- LVT-1 LUXURY VINYL TILE; PATCRAFT, STYLE: TREELINE, COLOR: CAMEL
- SC SEALED CONCRETE
- WO-1 WALK OFF CARPET, MILLIKEN, OBEX TILE STYLE: CUT/FIBER, COLOR: FRC235- 27 GREY

WALLS

- FRP FIBER REINFORCED PANELS
- PT-1 FIELD PAINT; SHERWIN WILLIAMS: COLOR- EGRET WHITE SW 7570
- PT-2 ACCENT PAINT; SHERWIN WILLIAMS: COLOR- GRAYS HARBOR SW 6236
- PT-3 ACCENT PAINT; SHERWIN WILLIAMS: COLOR- TBD
- WT-1 WALL TILE; VITL, STYLE: SPOTLIGHT, COLOR: SNOW, 3X12 GLOSSY, INSTALL: HORIZONTAL BRICK BOND GROUT: MAPEI, COLOR: WARM GRAY
- WB-1 WALL BASE; WINDSORONE, PROFILE: WOBM001, PAINTED PT-1 OR PT-2 TO MATCH ADJ. WALL
- WB-2 VINYL WALL BASE, JOHNSONITE TRADITIONAL 4", COLOR: MOON ROCK

CEILING

- PT-4 SHERWIN WILLIAMS: COLOR - PURE WHITE SW 7005

MILLWORK

- PLV-1 PLASTIC LAMINATE VERTICAL; WILSONART, COLOR: WHITE OAK PB HONEY, TIMBERGRAIN FINISH
- SS-1 SOLID SURFACE; WILSONART, COLOR: GOLDEN SAIL
- TRIM WALL TRIM; WINDSORONE, PROFILE: WOSP001, PAINTED PT-1 OR PT-2 TO MATCH ADJ. WALL
- QTZ-1 QUARTZ; WILSONART, COLOR: DESERT WIND

MISC.

- WS WINDOW ROLLER SHADE: PHIFER 2500 OYSTER/PEARL GREY 1% OPENNESS
- WD WINDOW DRAPERY

ALTERNATE # 2: NURSES STATION

BASE BID RE-FACE MATERIAL- TAMBOUR TOUCH, SOLID WOOD 1/2" DOUBLE BEAD TAMBOUR, POPLAR (PAINT GRADE)



1 **FINISH PLAN**
SCALE: 1/4" = 1'-0"

NORTH

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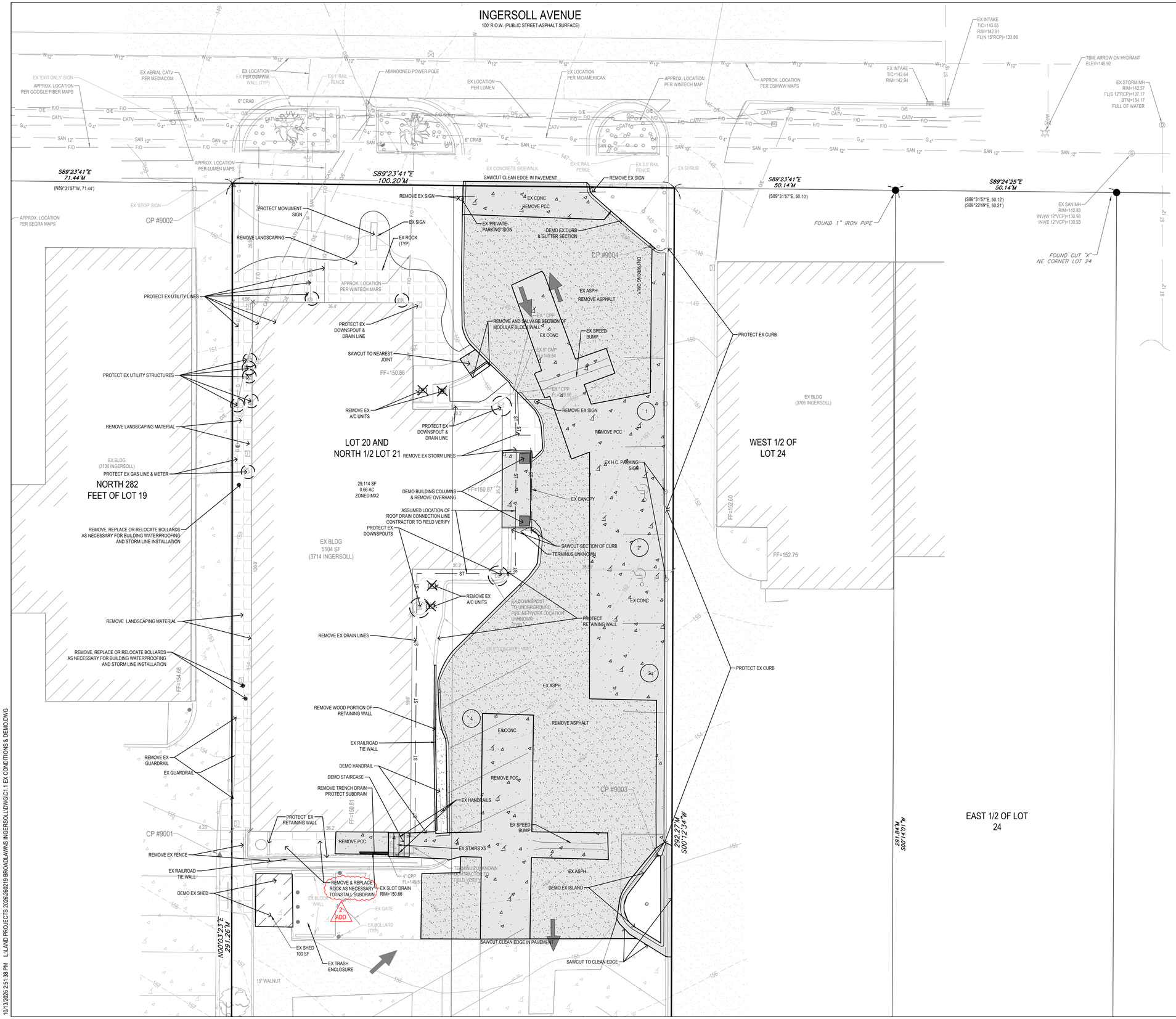
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INTERIOR FINISHES

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FOR CONSTRUCTION

PRELIMINARY- NOT FOR CONSTRUCTION



DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTH ON SITE PRIOR TO CONSTRUCTION AND CONTACT ENGINEER/OWNER IF DIFFERENT FROM PLANS OR IN CONFLICT IN CONSTRUCTION ACTIVITIES.
6. CONTRACTOR TO PROTECT ALL UTILITIES, PAVEMENTS AND STRUCTURES THAT ARE NOT SCHEDULED FOR REMOVAL. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITIES, PAVEMENTS, AND STRUCTURES NOT SCHEDULED FOR REMOVAL PER CITY/OWNER SPECIFICATIONS AT THE CONTRACTORS EXPENSE.
7. CONTRACTOR TO COORDINATE WITH OWNER FOR SALVAGING & STORING MATERIALS AT A LOCATION DESIGNATED BY THE OWNER.

DEMO LEGEND:

- PAVEMENT REMOVAL
- DENOTES PROTECTION
- DENOTES REMOVAL

GRAPHIC SCALE
10 0 5 10 20

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
BROADLAWNS INGERSOLL CLINIC
3714 INGERSOLL AVE
DES MOINES, IA 50312

REFERENCE NUMBER:

DRAWN BY: LCR

REVISION DATE:
1ST CITY SUB: 2026-09-15
100% BID SET: 2026-09-30
2ND CITY SUB: 2026-10-09
ADDENDUM 1: 2026-10-09
ADDENDUM 2: 2026-10-13

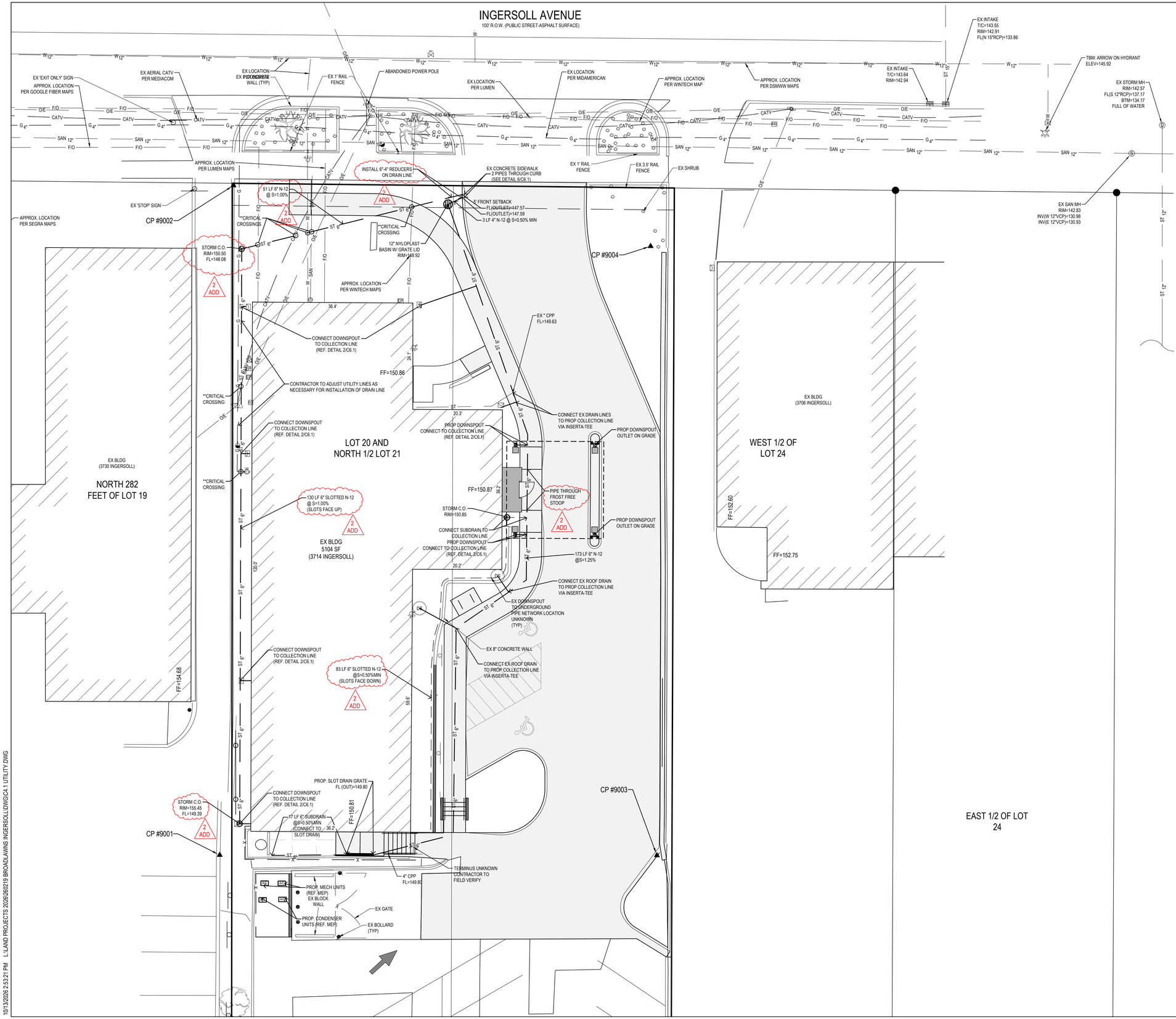
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SHEET NAME: DEMO PLAN

SHEET NUMBER: C1.2

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PRELIMINARY- NOT FOR CONSTRUCTION



UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
3. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
4. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
5. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
6. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
7. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING ROOF DRAIN COLLECTION LINE NEXT TO BUILDING PRIOR TO CONSTRUCTION.
8. IN THE EVENT THAT THE EXISTING ROOF DRAIN COLLECTION LINE IS DAMAGED AND NEEDS TO BE REPLACED, THE COST IS CONSIDERED INCIDENTAL.
9. CONTRACTOR TO ENSURE SUFFICIENT COVER OVER PROPOSED ROOF DRAIN COLLECTION LINE.
10. PROTECT, SUPPORT & SHORE THE WATER MAIN AT ALL UTILITY CROSSINGS.
11. ALL WATER SERVICES / STUBS FRONTING THE PROPERTY THAT ARE NOT BEING USED ARE TO BE CUT AT THE MAIN, COORDINATE TAP CUTS WITH DMWW.

GRAPHIC SCALE
10 0 5 10 20

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SITE PLAN

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DRAWN BY:
LCR

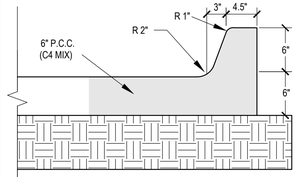
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1ST CITY SUB: 2026-09-15
100% BID SET: 2026-09-30
2ND CITY SUB: 2026-10-09
ADDENDUM 1: 2026-10-09
ADDENDUM 2: 2026-10-13

PROJECT NUMBER:
260219

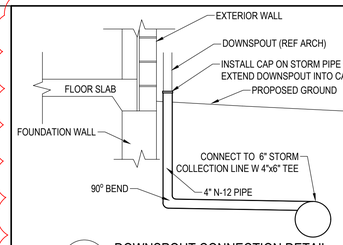
SHEET NAME:
UTILITY PLAN

SHEET NUMBER:
C4.1

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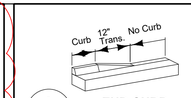


1 C6.1 **STD. P.C.C. PAVING & CURB DETAIL**
NOT TO SCALE



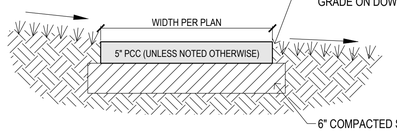
2 C6.1 **DOWNSPOUT CONNECTION DETAIL**
NOT TO SCALE

2 ADD

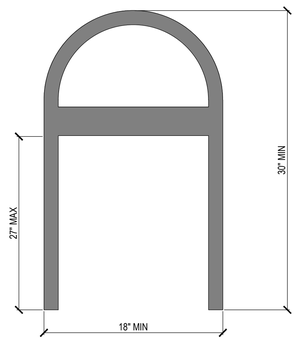


3 C6.1 **END CURB**

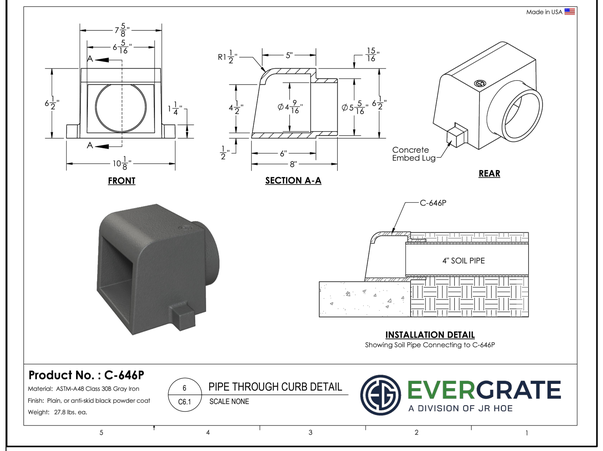
NOTE: SLOPE SIDEWALK IN ACCORDANCE WITH GRADING PLAN, 1.5% CROSS SLOPE



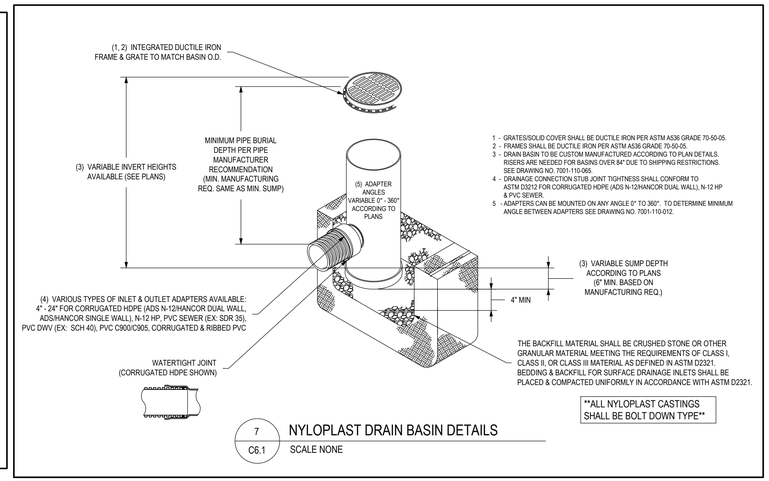
4 C6.1 **SIDEWALK DETAIL**
NOT TO SCALE



5 C6.1 **BICYCLE RACK**
NOT TO SCALE



6 C6.1 **PIPE THROUGH CURB DETAIL**
SCALE NONE



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

7 C6.1 **NYLOPLAST DRAIN BASIN DETAILS**
SCALE NONE

PRELIMINARY- NOT FOR CONSTRUCTION

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
BROADLAWNS INGERSOLL CLINIC
3714 INGERSOLL AVE
DES MOINES, IA 50312

REFERENCE NUMBER:

DRAWN BY:
LCR

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PROJECT NUMBER:
260219

SHEET NAME:
SITE DETAILS SHEET

SHEET NUMBER:
C6.1

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