



## TriCo Regional Sewer Utility

www.TriCo.eco Phone (317) 844-9200 Fax (317) 844-9203

### **OFFICE IMPROVEMENTS COMMITTEE MEETING**

Thursday, November 21, 2019 at 12:00 P.M.  
10701 N. College Ave, Suite A, Indianapolis, IN 46280

#### **AGENDA**

1. Public Comment
2. Office Unification Project Status Update
3. Other Business

Next Scheduled Meeting: TBD



## MEMORANDUM

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**To:** Office Improvements Committee

**From:** Wes Merkle

**Date:** November 19, 2019

**Subject:** Office Unification Status Update

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Last week Blackline submitted the Plant Office construction documents phase (final) plans and specifications for staff review. Staff comments have already been returned; any Committee input will be forwarded as well so that plan revisions can be complete this week. Bid advertising starts this week.

Site design was completed separately by GRW and included as a bid alternate under the larger Plant Expansion project, due to substantial overlap in scope and trades, and to take advantage of anticipated savings as a result. Staff worked with both design firms to lay out work areas, coordination requirements, milestones, and maintaining TriCo operations during construction.

Blackline and GRW have forwarded bid information directly to reputable local contractors who were contacted earlier in the design process. Contractors are busy, however there continues to be strong interest in both projects.

Prebid meetings for both the plant expansion and office unification project contractors will be held December 3. Bids for both projects will be opened December 17.

Below is a budget breakdown for the office unification project, which includes construction contingencies:

\$1,300,000	Building construction
\$350,000	Site Improvements
\$200,000	Furnishings, fixtures and equipment
\$100,000	IT, telephone, security, AV equipment and relocation expenses
\$50,000	Landscaping
\$20,000	Outreach/educational displays
\$105,000	Architecture and engineering fees for design thru construction
\$125,000	Biosolids building addition
\$2,250,000	Total project budget

The biosolids building addition has not been previously discussed. This includes construction of two new bays – one to store the vector truck and the other to store workshop related equipment that won't fit in the reconfigured shop. The vector truck

should be stored in a heated building because it carries water onboard for sewer cleaning. Adding on to this structure will be much cheaper than adding on to the existing shop, which was originally proposed with the office design. Staff also considered other options including moving biosolids storage outdoors. The biosolids building addition proved to be the cheapest alternative.

Please review the following plan sheets included with the meeting packet:

<u>Sheet</u>	<u>What's Noteworthy</u>
1. Title page	Rendering of the front of the building
2. Demolition plan	Footprint of the existing building shown. The addition "squares off" the northeast corner of the existing structure. The north half of the shop will be converted to office.
3. Interior detail	CAD images of the reception desk in the new main entry.
4. Interior finish	Floor plan and furnishings in the proposed office.
5. Site plan	The proposed plan overlays aerial imagery of the existing site. There will be a parking lot in front for visitors, board members, and staff who will use the main entry to access the building. The security fence and motorized gates will allow authorized vehicles to enter the plant. A second parking lot behind the security fence will be for company vehicles.
6. Landscape plan	The first draft drawing detailing a mix of trees, shrubs, perennials and ornamental grasses around the building and parking areas.



# TRICO OFFICE ADDITION & RENOVATION

## TRICO REGIONAL SEWER UTILITY

7236 MAYFLOWER PARK DRIVE  
ZIONSVILLE, IN 46077

98% CD SET - 11/12/2019



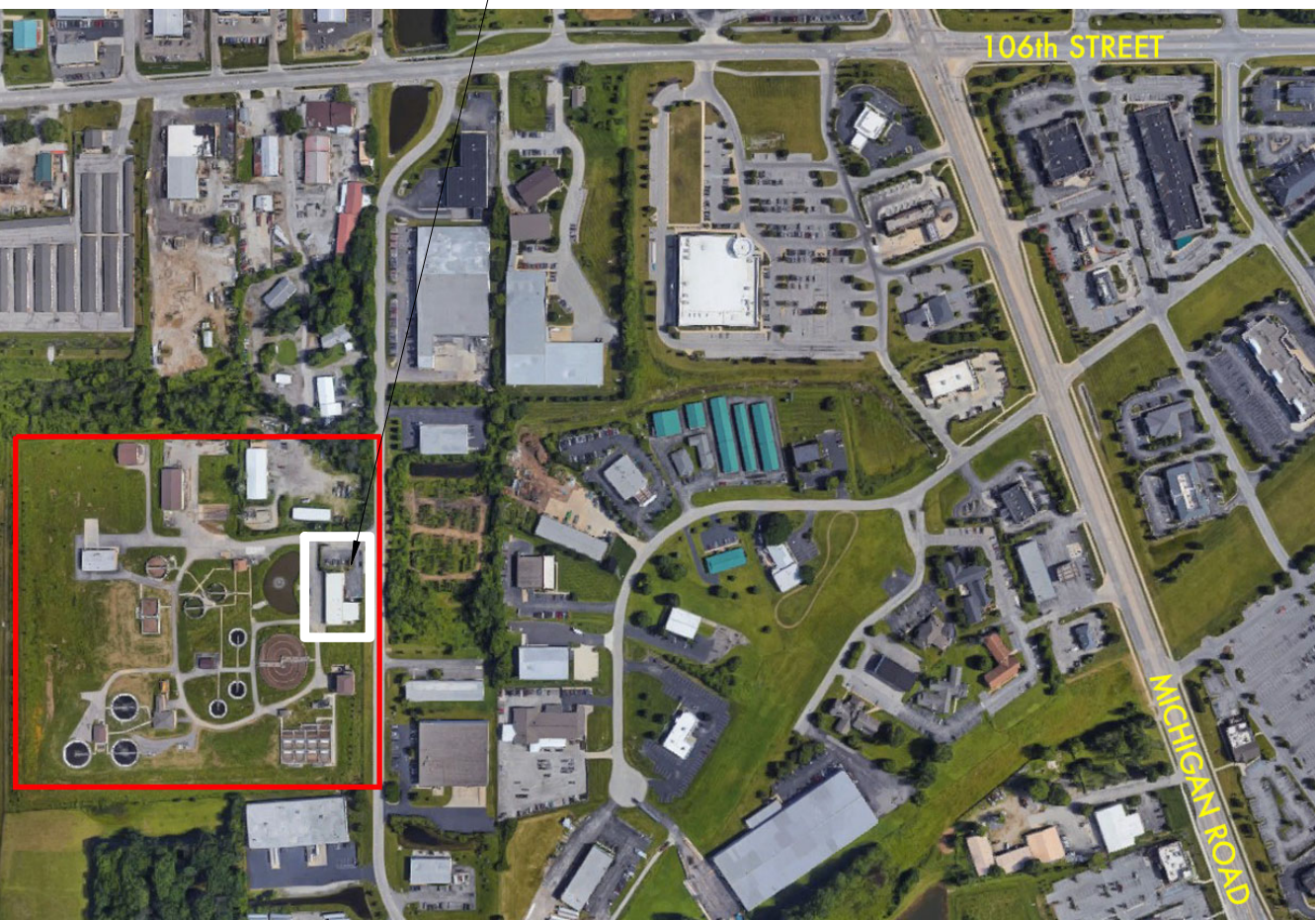
### DRAWING LIST

- G000 COVER
- G001 GENERAL NOTES & MATERIAL REFERENCE
- G002 WALL TYPES, TYPICAL MOUNTING LOCATIONS & CLEARANCES
- G101 ARCHITECTURAL SITE PLAN
- LS101 LIFE SAFETY PLANS & CODE REVIEW
- S1 GENERAL STRUCTURAL NOTES
- S1-1 SPECIAL INSPECTIONS NOTES
- S2-1 FOUNDATION/SLAB-ON-GRADE PLAN
- S2-2 ROOF FRAMING PLAN
- S3-1 TYPICAL FOUNDATION DETAILS
- S4-1 TYPICAL MASONRY DETAILS
- S5-1 BUILDING ELEVATIONS
- S5-2 FRAMING DETAILS
- D101 LEVEL 1 - DEMOLITION PLAN
- D111 REFLECTED CEILING - DEMOLITION PLAN
- A101 LEVEL 1 - FLOOR PLAN
- A111 LEVEL 1 - REFLECTED CEILING PLAN
- A112 LIGHTING CALCULATIONS
- A121 ROOF PLAN
- A201 ENLARGED PLAN DETAILS
- A301 EXTERIOR ELEVATIONS
- A302 EXTERIOR ELEVATIONS
- A401 BUILDING SECTIONS
- A402 WALL SECTIONS
- A403 WALL SECTIONS
- A601 DOOR TYPES AND SCHEDULES
- A701 INTERIOR SCHEDULES, KEYS & STANDARD DETAILS
- A702 INTERIOR FINISH PLANS
- A703 INTERIOR ELEVATIONS
- A704 INTERIOR ELEVATIONS
- M-001 MECHANICAL SYMBOLS AND ABBREVIATION
- MD-201 HVAC DEMOLITION PLAN
- M-201 LEVEL 1 PLAN - HVAC
- M-801 HVAC SCHEDULE
- M-901 HVAC DETAILS
- PD-201 LEVEL 1 PLAN - PLUMBING DEMOLITION
- P-200 UNDERSLAB PLAN - WASTE
- P-301 LEVEL 1 PLAN - PIPING
- P-401 LEVEL 1 PLAN - NATURAL GAS & COMPRESSED AIR PIPING
- P-701 WASTE AND VENT ISOMETRIC
- P-801 PLUMBING SCHEDULE
- E-001 ELECTRICAL SYMBOLS AND ABBREVIATIONS
- ED-201 LEVEL 1 PLAN - LIGHTING DEMOLITION
- ED-301 LEVEL 1 PLAN - POWER & SYSTEMS DEMOLITION
- E-101 ELECTRICAL SITE PLAN
- E-201 LEVEL 1 PLAN - LIGHTING
- E-301 LEVEL 1 PLAN POWER
- E-401 SYSTEMS FLOOR PLAN
- E-701 ONE-LINE DIAGRAM
- E-801 ELECTRICAL SCHEDULES
- E-802 ELECTRICAL SCHEDULES
- E-901 ELECTRICAL DETAILS
- E-902 ELECTRICAL DETAILS

### VICINITY MAP



### LOCATION MAP



#### ARCHITECT



#### BLACKLINE

1043 VIRGINIA AVE., SUITE 208  
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BLACKLINESTUDIO.NET  
317.803.7900

#### OWNER



#### TRICO REGIONAL SEWER UTILITY

7236 MAYFLOWER PARK DRIVE  
ZIONSVILLE, IN 46077  
TRICO.ECO  
317.844.9200

### PROJECT TEAM

#### CIVIL ENGINEER



#### GRW

9001 N. WESLEYAN ROAD, STE 200  
INDIANAPOLIS, IN 46032  
GRWINC.COM  
317.347.3650

#### STRUCTURAL ENGINEER



#### CE SOLUTIONS

10 SHOSHONE DRIVE  
CARMEL, IN 46032  
CESOLUTIONSINC.COM  
317.818.1912

#### M.E.P. ENGINEER



#### NEO ENGINEERS, LLC

9646 BAYVIEW COURT  
INDIANAPOLIS, IN 46256  
NEO-ENGINEERS.COM  
317.436.8546

### COVER

#### DRAWN:

ERB

#### CHECKED:

SBP

#### REVISION

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REVISION

Date

98% CD SET

11/12/2019

G000

CERTIFICATION:

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ARCHITECT

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CIVIL ENGINEER

GRW

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LEVEL 1 - FLOOR PLAN

1/4" = 1'-0" REFERENCE: 1/A301



INTERIOR FINISH PLANS

DRAWN: ERB

CHECKED: SBP

REVISION

Date

98% CD SET

11/12/2019

A702







GENERAL LANDSCAPE  
AND PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect and approve all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
3. Rootballs will meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES will REMAIN INTACT.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor determine final quantities using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. The Contractor will install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor will coordinate quantity and placement of topsoil. Contractor will verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
7. All tree locations will be marked with 2"x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, per the Landscape Plans, will be reinstalled at the Contractor's expense.
8. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
9. The Contractor will maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
10. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
11. Contractor will test all tree pits for drainage. Any tree pit that holds water for more than 24 hours will require pit drainage per detail provided.
12. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area will include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor will ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
13. Notify Landscape Architect in writing if field operations and unforeseen conditions warrant adjustment of plant locations, inhibit landscape installation or impact plan survival.
14. All landscape planting bed finish grades to slope and provide positive surface drainage. Contractor to coordinate with Grading Plan.

LANDSTORY

Landscape Architecture  
Planning  
Urban Design

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Project  
Trico Regional Sewer Utility  
7236 Mayflower Park Dr.  
Zionsville, Indiana 46077

Dates

November 13, 2019

Revisions



Project Manager

JG

Drawn

CM

Checked

JG

Project Number

Sheet Title

PLANTING PLAN

Sheet

L-101

