

# Memo



Date 12/18/25

To: Johnson-Betts Meadows, LP

From: Rosemann & Associates

Re: Allowances for Bidding  
Johnson-Betts Meadows; Topeka, KS

ARCHITECTURE  
INTERIOR DESIGN  
ENGINEERING  
PLANNING

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The following is summary of items not included in the 95% Bid Set, and for which an allowance should be included for Bidding Purposes. These items will be added at a later date:

1. Door Hardware Specifications
2. Final Foundation Design (No Geotech Report available at this time)
3. Landscape Design
4. Concrete pad and bike rack for bicycle parking
5. Final sidewalk design for North and West side of Building C
6. Fire Sprinkler Design to be deferred submittal
7. Truss Shop Drawings to be deferred submittal