

# Gardner Architects

## Addendum #2

December 29, 2009

Renovations to:  
7991 Columbus Pike  
Lewis Center, Ohio 43035

### **ADDENDUM #2:**

This Addendum, hereby modifies, supplements and amends the original Specifications and Drawings for all material, labor and equipment of every nature necessary for the execution of the entire work Renovations to: 7991 Columbus Pike, Lewis Center, Ohio 43035, as prepared by Gardner Architects, dated in the Title Block: 12.1.2009. Wherein this Addendum varies or is in conflict with the Specifications or Drawings, the requirements of this Addendum shall govern, in all other particulars the requirements of the original Specifications and Drawings, dated December 1, 2009, shall govern.

### **Bidding and Contract Requirements Items**

#### **Item #1: INVITATION TO BID AND CONTRACT DOCUMENTS**

The last sentence in Section 3.2 of the Invitation to Bid and Contract Documents is hereby modified to read as follows:

Bond will be returned to all unsuccessful vendors within 30 days of contract award.

#### **Item #2: INVITATION TO BID AND CONTRACT DOCUMENTS**

Section 13.1 of the Invitation to Bid and Contract Documents is hereby modified to read as follows:

13.1 This bid will be awarded to the lowest and best bidder whose bid meets the requirements and criteria set forth in the Invitation to Bid on an "ALL or None" basis. Bids will remain subject to acceptance for 60 days after the bid opening.

#### **Item #3: INVITATION TO BID AND CONTRACT DOCUMENTS**

The Non-Discrimination And Equal Employment Opportunity Affidavit included with the Invitation to Bid and Contract Documents should be discarded and replaced with the Non-Discrimination and Equal Employment Opportunity Affidavit that is attached hereto as Exhibit A. Please submit Exhibit A the Non-Discrimination and Equal Employment Opportunity Affidavit that is attached to this addendum with your bid.

#### **Item #4: BID FORM**

Section 13.1 of the Bid Form, the reference to Specification Section 00100 is hereby modified to be Specification Section 001000.

#### **Item #5: GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION**

All of Section 8.4, Final Administration Decision, of the General Conditions of the Contract for Construction is deleted in its entirety.



**Item #6: GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION**

In Section 21.28 Emergency Contract Modification of the General Condition of the Contract, reference to “Director of Public Facilities Management” is modified to “Project Representative”.

**Item #7: GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION**

In Section 10.2.1.1 of the General Conditions of the Contract, the first sentence of Section 10.2.1.1 is hereby modified to read as follows:

Upon acceptance of the Contractor’s request, the Architect or Engineer, Contractor and Project Representative Shall conduct the Final Inspection to determine whether the Work is in conformity with the Contract Documents.

**Item #8: CONTRACT**

Section 3.5 Liquidated Damages in the Contract is modified to read as follows:

LIQUIDATED DAMAGES	
<u>Contract Amount</u>	<u>Dollars Per Day</u>
\$1 to and including \$50,000	\$ 150
More than \$50,000 to and including \$150,000	\$ 250
More than \$150,000 to and including \$500,000	\$ 500
More than \$500,000 to and including \$2,000,000	\$1,000
More than \$2,000,000 to and including \$5,000,000	\$2,000
More than \$5,000,000 to and including \$10,000,000	\$2,500
More than \$10,000,000	\$3,000

**Item #9: BID FORM**

**Please clarify on General Trades Package “A” and “B”. Are we to include in our Base Bid “B” package the work that is performed in the Base Bid “A” package or is it just the additional work that is performed in the Base Bid “B” Package.**

Bidders are to include the Base Bid “A” work in their Base Bid “B” bid. Base Bid “B” is provided in lieu of Base Bid “A”. Base Bid “B” is not to be treated as an alternate. Some work outlined in Base Bid “B” will be performed instead of certain work in Base Bid “A”, but the remaining work in Base Bid “A” is common to both packages.

## Specification Items

### **Item #10: SECTION 075419**

**Requesting a material substitution for the membrane roofing. Can Carlisle or Versico TPO be added to the specified manufactures list for the membrane? These (2) products can be locally purchased and are a equal if not better product that could give additional savings for this project.**

No TPO membrane substitutions are permitted for the PVC specified membrane.

### **Item #11: SECTION 075419**

**Requesting a material substitution for the membrane roofing. FiberTite 15 year type membrane.**

We will not allow the substitution of FiberTite's 35-mil membrane for the specified 50-mil membrane.

### **Item #12: SECTION 084113**

**Section 084113, Part 2.1.G.5. appears to imply hardware is provided by Section 084113, including manufacturer's standard hinges and pulls. Please clarify if hardware for the new aluminum doors shall be provided by Section 084113 or by Section 087100. By what spec section shall the hardware for existing aluminum doors be provided?**

Specification Section 084113 PART 2.1,6,5: Delete the sentence that reads, "Include manufacturer's standard hinges and pulls." For clarification, use specification Section 087100 for all hardware requirements, including those for existing aluminum doors.

### **Item #13: SECTION 088300**

**Are the 24"x36" mirrors shown over the bathroom lavatories by Section 088300 mirrors or by 102800?**

Delete Specification Section 088300. All new restroom mirrors are covered by specification Section102800.

### **Item #14: SECTION 122113**

North, South, and West wings currently have 103 blinds suitable to be salvaged, 5 blinds suitable to be salvaged with the addition of missing rod, 1 blind needs to be removed due to damage. In the Cafeteria wing 31 blinds are suitable to be salvaged, 11 blinds need to be removed. The North, South, and West wings will require 16 new blinds and the repair of 5 blinds (missing rods as noted above). In the Cafeteria wing, salvage adequate numbers of blinds in sizes required for re-installation in the existing storefront windows to remain in rooms 163 and 165. Provide new blinds for the sidelights and the door at opening 165B.

**Item #15: SECTIONS 221323 AND 22300**

The following items are listed in the specs but not shown on any of the plumbing drawings:

**Grease & plaster interceptors (221323-1)**

**Circulating pumps (22300-4)**

**Water softener on this job (223000-4)**

**Hot water storage tanks installed by plumber (223000-4)**

Delete section 221323 completely.

Delete paragraphs 223000 3.01 C, F,K-1 and L.

**Item #16: SECTION 235233.13**

**2.03 PERFORMANCE CRITERIA it states that the efficiency shall be not less than 92%. However on the plans for the Hot Water Boiler under Min. Eff. it show 85%.**

Change specification to read 85%

**Item #17: SECTION 223000**

**Do you want an expansion tank at each water heater or one for the entire system?**

One will be required for each tank type water heater.

**Item #18:**

**Who is to replace the concrete floors that are cut up in the basement?**

Responsibility for cutting and patching is by the trade requiring the access.

**Item #19: SECTION 223000**

**What kind of ball valve is on the ejector pumps?**

The ball valve shall be line sized full port, rated for the service of the system.

**Item #20: SECTION 223000**

**What kind of check valve is on the ejector pumps?**

Check valves are to be full flow type valves.

**Item #21: SECTION 283105**

Specification Section 283105: At Paragraph 1.04, J., 1., sentence to read- "transmission shall be hard-wired signal transmission, dedicated to fire alarm service only."

## Drawing Items

### **Item #22: SHEET 6 OF 13**

**Please clarify on sheet 6 of 13 (Site Composite Utility Plan) on what portion of the storm work is to be included in our bid proposal. Is the early sitework contractor responsible for all of the site storm, sanitary and water/new fire hydrant up to the building and including the turn-up on the storm lines along with the specified Zurn Z191 Downspout Boots.**

The heavy dashed line represents the limits of work. All of the major storm lines that fall outside of these work limits, and their structures, are being installed by others, outside of this contract. Stubs are being installed as part of this "others" work into the limits of our work to facilitate hook-ups. As part of the general trades contract the bottom 10'+/- of downspouts at each downspout are to be replaced, new downspout boots provided and storm lines run to the stubs provided by others. All work associated with providing the fire department connection as well as all work associated w/ providing the new 6" fire service is part of the general trades contract. The new fire hydrant along the north drive off the NW corner of the building, the new fire hydrant along the south drive off the SW corner of the building, and the extension of the 6" water (fire service) line along the north edge of the south drive are all part of the General Trades Contract. The two fire hydrants off the NE and SE corners of the building are existing hydrants. The hydrant shown off the NE corner is actually relocated to the position shown by others outside of this contract work. All spoils from the earthwork now being performed, will be incorporated into mounding along Orange Road and Columbus Pike by others.

### **Item #23: SHEET 6 OF 13**

**Please Clarify as to what locations asphalt paving will be the responsibility under the General Trades Contractor.**

All Asphalt paving work shown within the dashed line limits of work are part of the General Trades Contract. This includes entrances from both the north and south drives. The north and south drives are being provided by others outside of this contract work.

### **Item #24: SHEET D1.0**

**Can we get a square footage of the existing concrete pads that are to be removed in the mechanical rooms? No dimensions are provided on the drawings.**

If bidders did not take advantage of the pre-bid conference, or the subsequent open house, to determine these areas, they will have to assume sizes based on the size of the equipment shown.

### **Item #25: SHEET A1.0 THROUGH A1.2**

**Please clarify as to the existing thickness of the concrete floors at the new elevator location.**

We believe the thickness of the existing floors to be 4" including the thickness of both concrete and metal deck. This has not been visually verified, but was determined from original construction drawings.

**Item #26: SHEET A1.3**

**Can an allowance be added or a square footage to qualify the replacement of the damaged or missing insulation that is located in the attic?**

General Trades Contractors shall include provisions for replacement of damaged or missing batt insulation in the roofs of the north, west & south wings at 20% of the total gross ceiling area of the second floor.

**Item #27: SHEET A3.0 THROUGH A3.3**

**If they accept the General Trades Alternate #2 to replace the windows throughout the building will there be any GWB and finishing work involved on the sash sill or header at the Interior of the building where the windows are replaced?**

The window replacement Alternate #2 shall include either white composite trim to the interior jambs and head section, to match the ten window openings previously replaced, or reconstruction and finishing of the gypsum board returns. The existing sills shall remain. To the exterior provide composite capping from window frame to the existing brick opening, to match the ten existing replacements.

**Item #28: SHEET HD1.0**

**On the HVAC drawing HD1.0 it shows a gas meter to be removed. Is that under the Plumbing contractor to remove all gas piping and the gas meter?**

Delete note 15 from Sheet HD1.0 completely

On sheet PD1.0 Change note 5 to read as follows:

DISCONNECT GAS LINE TO EXISTING HEATING BOILER AND WATER HEATER. REMOVE LINE BACK TO BRANCH CONNECTION FOR BOILER AND PREPARE FOR NEW 2" CONNECTION TO NEW UNITS SERVING FIRST FLOOR EAST AREA UNDER BASE BID "A". IF BASE BID "B" IS ACCEPTED REMOVE GAS LINE BACK TO METER REMOVE METER AND CAP SERVICE LINE AT BUILDING EXTERIOR.

**Item #29: SHEET HD1.1.1**

**Coded note 18 on the right side of the drawing is not on the schedule, what should the note read?**

Delete piping and note #18 at south wing completely.

**Item #30: SHEET HD1.1.1**

**Is the area inside dashed area Alternate H-1A and H1-B?**

The area in the South wing inside the dashed line is included in Alternates H-1A and H-1B per plan Note 6.

**Item #31: SHEET H0.0**

**In the base bid "B" proposal, on drawing H0.0 there are 2 tanks shown as note #3. I assume that under this scope of work the tank in the area of the piping coming into the building is the tank referenced under this scope, is this correct? If so, are we as the geothermal field installation contractor or mechanical contractor responsible for the demolition and removal of this tank or do the general trades or site contractor have this? Also, are we responsible for finish grading and seeding of grass area near the building above our piping installed in this scope?**

The HVAC contractor is responsible for the work associated with the existing underground oil tanks per note 3 sheet H0.0.  
See specification section 235733 for excavation and backfill requirements.

**Item #32: SHEET H0.0**

**Coded note 3, what are the sizes of the underground fuel oil tanks?**

The size of the underground tanks is unknown.

**Item #33: SHEET H0.0**

**Who has the stripping, enlarging and replacement of the asphalt parking lot affected in the Base Bid "B" work?**

The finish of the parking lot is by the general contractor.

**Item #34: SHEET H0.0**

Sheet H0.0 shows the geo piping schematically only. See sheet H1.0B for exact location of pipes entering the building.  
For information concerning the test well see attached well log report Appendix "A" at the end of this addendum.

**Item #35: SHEET H1.0B**

**VFD number on drawing H1.0B is VFD4B, and on H3.0B is VFD3B. Which is correct?**

Drawing Sheet H3.0B North Wing Mechanical Room change variable frequency drive for return fan to VFD4B. Drawing Sheet H1.0B is reissued in its entirety as part of Addendum #2.

**Item #36: SHEET H1.1.1**

**What is the coded note at top of dashed area on right side of drawing? Drawing from printer and on website has this cut off.**

Sheet HD1.1.1 the area in the South wing inside the dashed line is included in Alternates H-1A and H-1B per plan Note 6.

**Item #37: SHEET H1.2**

**What should symbol cut off on top of dashed area on right side of drawing read?**

Sheet H1.2 note at top right side is equipment tag RP-1 radiant panel.

**Item #38: SHEET H1.2**  
**Is there a RP-1 in room 219?**

Yes. Drawing Sheet H1.2 add equipment note RP-1 at room 219.

**Item #39: SHEET H5.0**  
**On the equipment schedule it shows three chillers being installed but only one chiller is listed on the drawing H1.0A. Please advise.**

See reissued sheet H1.0A in addendum #1.

**Item #40: SHEET H5.0**  
**General note F, refers to Alternate 9. What should this read?**

Sheet H5.0 Change General Note F. to read as follows.  
CONDENSATE DRAIN PIPING FROM HEAT PUMPS IN MECHANICAL ROOM SHALL BE COPPER TYPE K. BASE BID "B" ONLY.

**Item #41: SHEET H5.0/H5.1**  
**Drawing H5.0, VFD tag numbers for pumps do not agree with pump schedule on drawing H5.1. Please advise.**

Sheet H5.1 Change pumps designated as P-1A and P-2A to read P-1B and P-2B.

**Item #42:**  
**On the Drawings it said that the G.C is to provide all housekeeping pads.**

Yes, the housekeeping pads are by the General Trades Contractor.

**Item #43:**  
**Is the cutting and patching of the roof by the G.C.?**

Responsibility for cutting and patching is by the trade requiring the access.

**Item #44: SHEET E1.0**

Provide a wall-mounted occupancy sensor in small tech room adjacent to Rms 045 and 044.

**Item #45: SHEET E2.0B AND E2.01B**

In Room 029, change variable frequency drive "VFD3B" for return fan to "VFD4B."

**Item #46: SHEET E3.0**

At Light Fixture Schedule Base Bid 'A', add the following fixture part number to Fixture Type 'K'- Williams 78-4-232-277-EBLT2.

**END OF ADDENDUM #2**

**EXHIBIT A**  
**NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY AFFIDAVIT**

In the performance of all contracts with the Delaware County Board of Developmental Disabilities, the Contractor will be bound by the following non-discrimination and equal opportunity employment clauses:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, religion, sex, age, or national origin disability or military status as defined in Section 4112.01 of the Ohio Revised Code. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, creed, color, religion, sex, age, national origin or disability or military status as defined in Section 4112.01 of the Ohio Revised Code. Such actions shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection or training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this non-discrimination clause.
  
2. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, sex, age, national origin, or disability or military status as defined in Section 4112.01 of the Ohio Revised Code.
  
3. The Contractor further agrees that he/she will incorporate or cause to be incorporated into any subcontract, the regulations on Equal Employment Opportunity during the performance of this contract.

Date: \_\_\_\_\_

Contractor

By: \_\_\_\_\_

Title: \_\_\_\_\_

Sworn to and subscribed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My commission expires:

## APPENDIX A

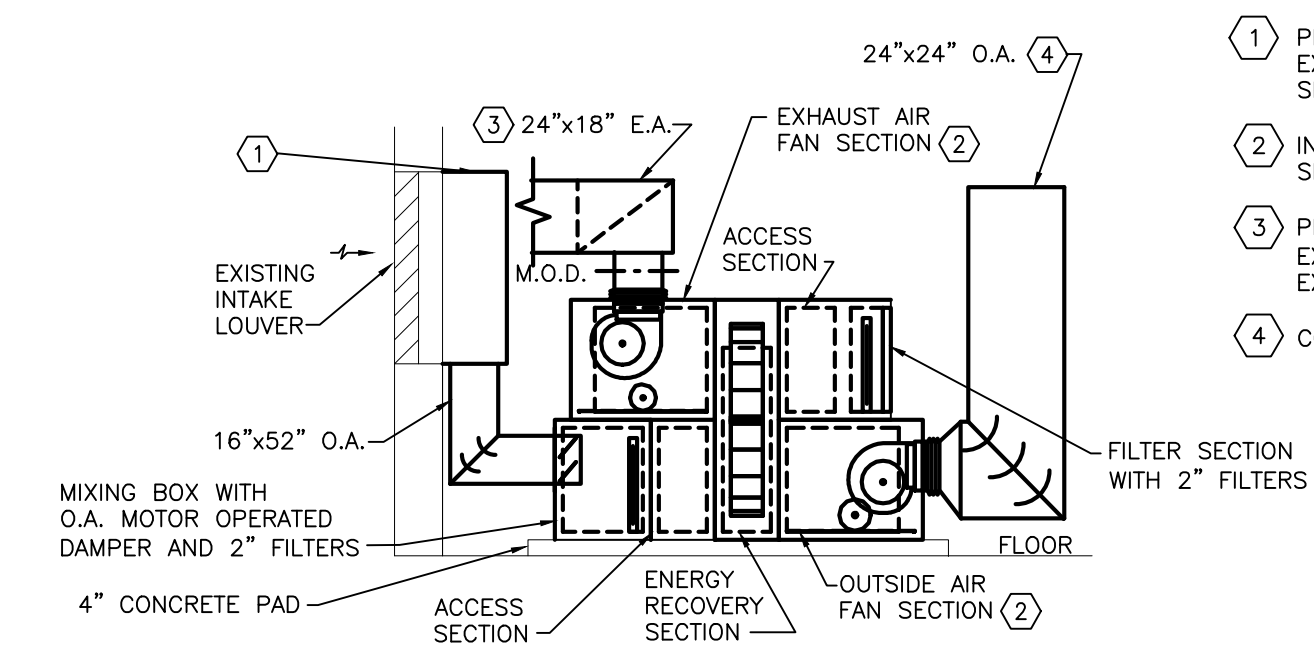
<b>CLIENT: W.E. Monks</b>					
<b>LOCATION: 6991 Columbus Pike, Columbus, Ohio</b>					
<b>DATE PERFORMED: 8-31-09</b>					
<b>BORE HOLE DEPTH: 305 feet</b>					
<b>BORE HOLE DIAMETER: 4.75 inches</b>					
<b>LOOP DESCRIPTION: 1 pair 1inch sdr 9 uncoil</b>					
<b>TYPE OF GROUT: Standard Bentonite</b>					
<b>CEMENT SEAL DESC: n/a</b>					
<b>SWL: 165 Feet</b>					
<b>TEST OPERATOR: Mark Southward</b>					
<b>WITNESS: n/a</b>					
<b>Driller's Log:</b>					
<b>Depth'</b>	<b>Description</b>	<b>Clay</b>	<b>Gravel</b>	<b>Shale</b>	<b>Limestone</b>
0 – 38	Brown Clay	38			
38 – 40	Gravel		2		
40 – 160	Black Shale			120	
160 – 210	Gray Shale			50	
210 – 305	Limestone				95
		305	38	2	170
SWL- 165 feet	$\alpha$	0.53	1.035	0.825	1.2
<b>Grouted with standard Bentonite.</b>					
<b>TEST DURATION: 48.75 HOURS</b>					
<b>HEAT OF REJECTION DURATION: 48.32 HOURS</b>					
<b>DEEP EARTH TEMPERATURE: 56.00 °F AVERAGED</b>					
<b>POWER INPUT: 13.08 WATTS/FT. OF BOREHOLE</b>					
<b>EARTH THERMAL CONDUCTIVITY: 1.43 BTU / (HR-FT-°F)</b>					
<b>TRENDLINE ANALYSIS; LINE SOURCE</b>					
<b>ESTIMATED THERMAL DIFFUSIVITY: 0.906 FT<sup>2</sup> / DAY WEIGHTED AVERAGE</b>					
<b>FROM DRILLER'S LOG</b>					
<b>ESTIMATED BOREHOLE RESISTANCE: 0.327 (FT-°F) / (BTU/HR)</b>					
<b>TEMPERATURE AT 1 HOUR: 69.86 °F</b>					
<b>LATE TIME SLOPE: 2.429 REGRESSION ANALYSIS (°F/Ln(time))</b>					

PLAN NOTES

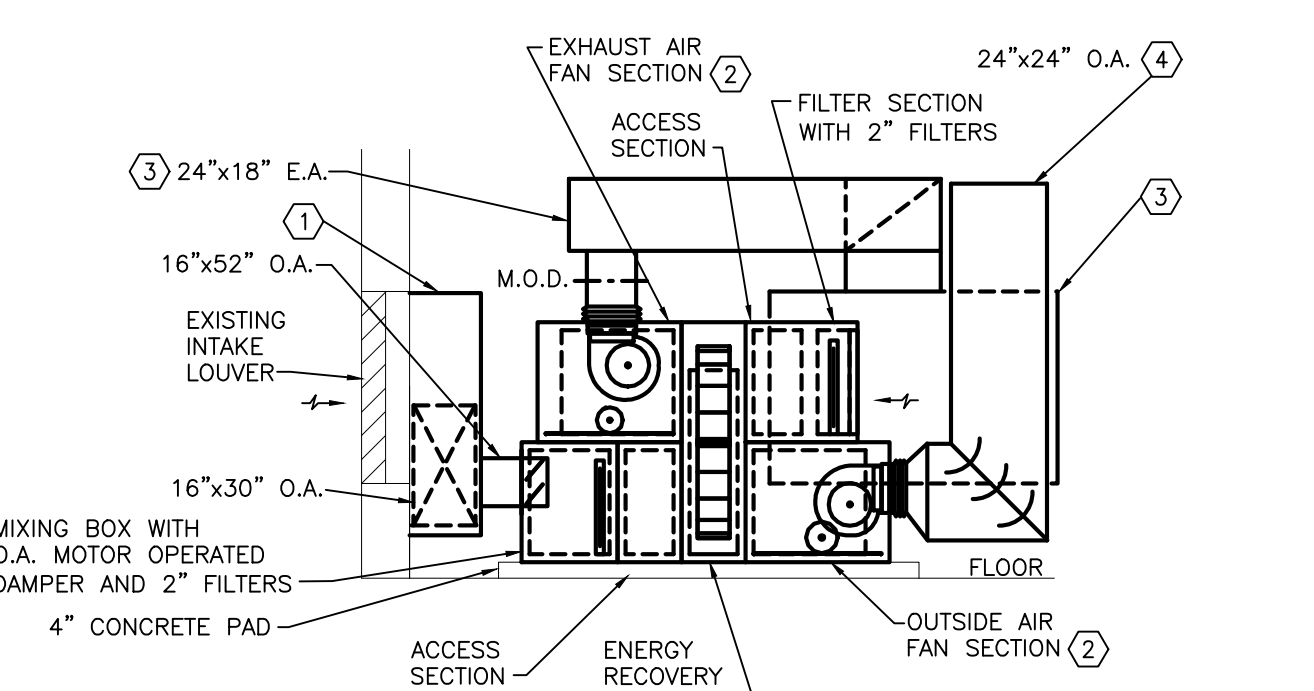
- 1 WORK IN THIS AREA IS INCLUDED IN BASE BID "A" AND BASE BID "B". SEE SHEET H1.0A FOR REQUIREMENTS UNDER BASE BID "B".
- 2 WORK IN THIS AREA IS INCLUDED IN ALTERNATE H-1A AND H-1B. SEE SHEET H1.0A FOR REQUIREMENTS UNDER BASE BID "B".
- 3 IF BASE BID "B" IS ACCEPTED SEE SHEET H3.0B FOR DETAILS THIS AREA.
- 4 IF BASE BID "B" IS ACCEPTED RUN NEW HEAT PUMP SUPPLY AND RETURN LINES IN BASEMENT CEILING AS SHOWN.
- 5 DROP PIPING TO BELOW STAIR LANDING AND RUN INTO NEW MECHANICAL SPACE.
- 6 IF BASE BID "B" IS ACCEPTED RUN NEW 2-1/2" HPS AND HPR LINES THROUGH WALL AND UP IN CHASE SEE SHEET H1.1.2B FOR CONTINUATION.
- 7 EXISTING RETURN AIR FAN. FAN TO BE THOROUGHLY CLEANED INSIDE AND OUT. PROVIDE NEW HIGH EFFICIENCY MOTOR, BELTS AND BEARINGS TO MATCH EXISTING FAN. PROVIDE NEW TRANSITION AND RETURN AIR PLENUM. RETURN AIR PLENUM SHALL BE 72"x18" AND 72" HIGH WITH TOP OPENING. COVER OPENING WITH 1/2"x1/2" WIRE MASH.
- 8 IF BASE BID "B" IS ACCEPTED EXTEND 10"x10" S.A. DUCT UP TO FIRST FLOOR.
- 9 EXISTING RETURN AIR FAN. FAN TO BE THOROUGHLY CLEANED INSIDE AND OUT. PROVIDE NEW HIGH EFFICIENCY MOTOR, BELTS AND BEARINGS TO MATCH EXISTING FAN. ASSOCIATED RETURN AIR DUCT AND PLENUM. COVER TOP OPENING WITH 1/2"x1/2" WIRE MESH.
- 10 COVER SUPPLY AIR DUCT WITH 1/2"x1/2" WIRE MESH.
- 11 EXTEND 2-1/2" HPS & HPR UP TO SECOND FLOOR FOR FUTURE CONNECTIONS TO HEAT PUMPS. HOLD TIGHT TO COLUMN.

SECTION NOTES

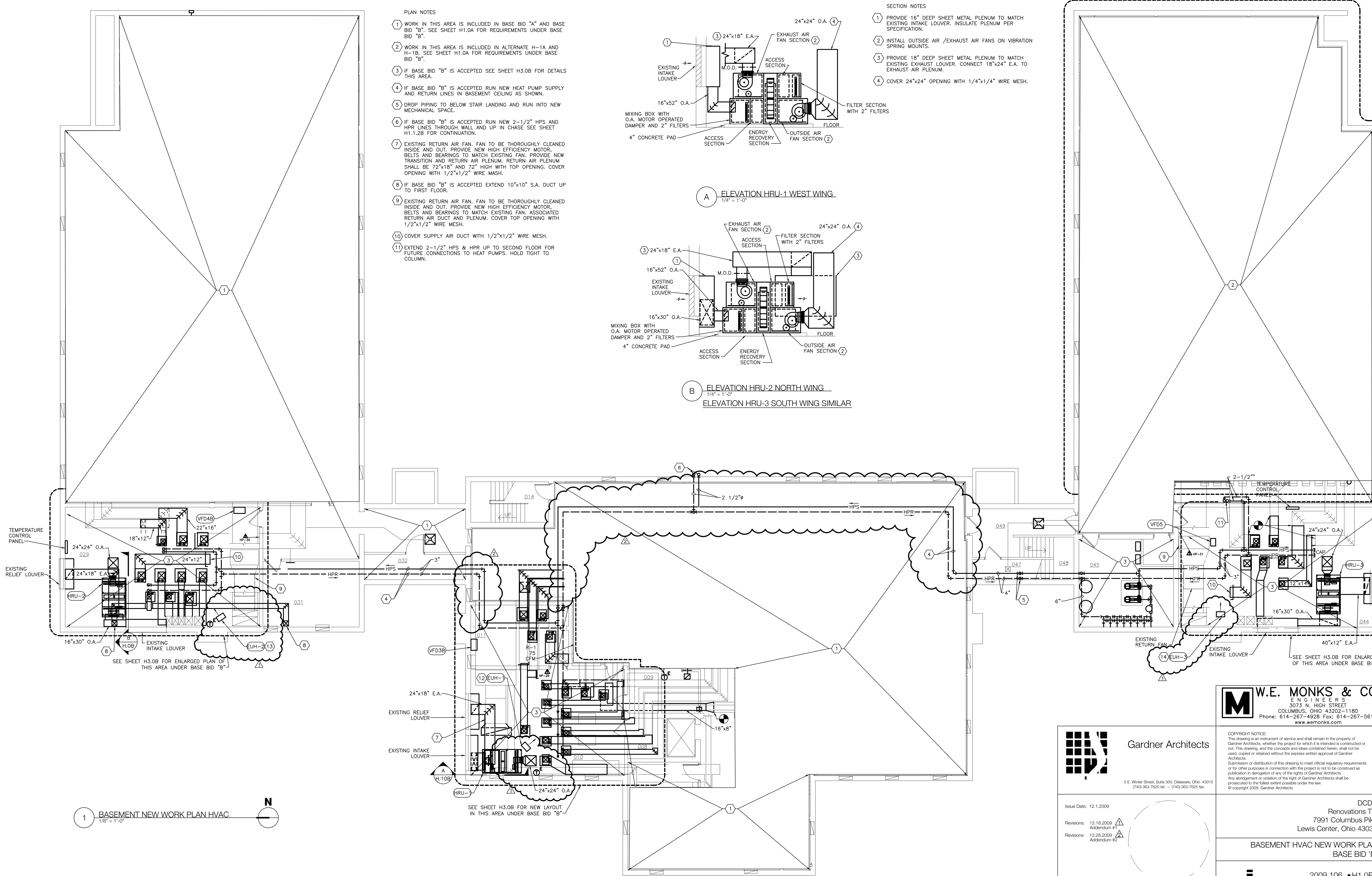
- 1 PROVIDE 16" DEEP SHEET METAL PLENUM TO MATCH EXISTING INTAKE LOUVER. INSULATE PLENUM PER SPECIFICATION.
- 2 INSTALL OUTSIDE AIR /EXHAUST AIR FANS ON VIBRATION SPRING MOUNTS.
- 3 PROVIDE 18" DEEP SHEET METAL PLENUM TO MATCH EXISTING EXHAUST LOUVER. CONNECT 18"x24" E.A. TO EXHAUST AIR PLENUM.
- 4 COVER 24"x24" OPENING WITH 1/4"x1/4" WIRE MESH.



A ELEVATION HRU-1 WEST WING  
1/4" = 1'-0"



B ELEVATION HRU-2 NORTH WING  
ELEVATION HRU-3 SOUTH WING SIMILAR  
1/4" = 1'-0"



1 BASEMENT NEW WORK PLAN HVAC  
1/8" = 1'-0"

SEE SHEET H3.0B FOR NEW LAYOUT IN THIS AREA UNDER BASE BID "B"

SEE SHEET H3.0B FOR ENLARGED 1 OF THIS AREA UNDER BASE BID "B"

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Issue Date: 12.1.2009  
Revisions: 12.18.2009 Addendum #1  
Revisions: 12.28.2009 Addendum #2

DCDD  
Renovations To:  
7991 Columbus Pike  
Lewis Center, Ohio 43035

BASEMENT HVAC NEW WORK PLAN  
BASE BID "B"