



FREYTAG & ASSOCIATES INC.
ARCHITECTS ENGINEERS

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Sidney, Ohio 45365
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ADDENDUM # 1

May 27, 2021

To Drawings and Specifications for:

Administration and Training Center
for
Tri-County Board of Recovery and Mental Health Services
1280 N County Rd. 25a
Troy, Ohio 45373
Project #1615.04

This Addendum must be acknowledged on the Form of Proposal.

TO ALL CONTRACTORS:

This Addendum modifies the original Drawings and Specifications and is to be taken into account in preparing proposals and will become part of the Contract Documents.

GENERAL INFORMATION/CLARIFICATION

ITEM 1 PREBID CONFERENCE

- A. A prebid conference was held on Tuesday May 20, 2021 at 2:00 PM.
- B. **Meeting Minutes and Sign in Sheet**, Included with this addendum.
- C. Refer to specifications **Section 000100 - INSTRUCTIONS TO BIDDERS** Article 1.7, paragraph E for deadline for questions.
- D. Refer to specifications **Section 000100 - INSTRUCTIONS TO BIDDERS** Article 1.8, paragraph D for deadline for substitutions.

ITEM 2 CLARIFICATION: Soils Report

- A. Soils Report was prepared prior to the early Site Improvement Project completed in October 2019. All engineered fill was placed and compacted as part of the 2019 Site Improvements. The current grades are shown on the site

and areas that were topped with 4 inches of compacted Item 204 stone are also shown on the site drawings.

- B. Soils report indicates that it is the contractors responsibility to remove existing foundations if encountered: There are no existing foundations on Site

SPECIFICATIONS

ITEM 1 SPECIFICATIONS 01 2100 Allowances

- A. Delete Section 01 2100 Allowances and insert **01 2100 Allowances** included in this addendum. **Please note contingency allowance for material cost escalation.**

ITEM 2 SPECIFICATIONS 07 2100 Thermal Insulation

- A. Article 2.2, Add the following Paragraph:
1. **Manufacturers:**
 - a) **Dupont de Nemours, Inc. (Thermax)**
 - b) **Atlas Roofing (EnergyShield Pro)**

ITEM 3 SPECIFICATIONS 08 7100 Door Hardware

- A. Article 3.5 Hardware Sets, Set #001-AL EXTERIOR KEYPAD and Set #009-WD KEYPAD should read:

“1 Keypad – Keypad by technology contractor”

ITEM 4 SPECIFICATIONS 22 0530 Equipment Bases and Supports

- A. Delete paragraph 1.3B.

ITEM 5 SPECIFICATIONS 23 0529 Pipe Hangers and Supports

- A. Delete paragraph 1.3B.

ITEM 6 SPECIFICATIONS 28 1300 Access Control System

- A. The following system manufacturer is added to Article 2.1, Paragraph C Manufacturer:
- a. **Avigilon**

ITEM 7 SPECIFICATIONS 28 2100 Video Surveillance System

A. The following system manufacturer is added to Article 2.2, Paragraph A
Manufacturer:

b. Avigilon

DRAWINGS

ITEM 1 DRAWINGS, Sheet A6.2 Wall Sections

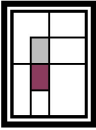
A. Replace Sheet A6.2 with attached Revised Sheet A6.2 including revision to
Detail 2/A6.2

ITEM 1 DRAWINGS, Sheet A 8.2 Casework Elevations & Details

A. Elev 1/A8.2 should read “**140 BREAK ROOM**”

B. Elev 2/A8.2 should read “**150 SERVING**”

C. Elev 5/A8.2 should read “**139 MOP SINK**”



**Administration and Training Center
For
Tri County Board of Recovery
And Mental Health
Pre-Bid Meeting Agenda
May 18, 2021 @ 2:00 PM**

1. Sign-In Sheet/Introductions

2. Project Overview/Scope of Work

Project Documents Access: ARC: www.e-arc.com/oh/dayton

Phone: 937-277-7930 Fax: 937-277-7937

3. RFI's & Substitution Requests

Send RFI's & Substitution Requests to Adam Freytag: afreytag@freytaginc.com

Deadline for Substitution Requests and RFI's will be Thursday, June 3 @ 12:00

5. Schedule

Expected Start Date: Summer 2021

6. Prevailing Wage Requirements

7. Taxes and Permits

The Contractor shall secure and pay for all building permits and governmental fees.

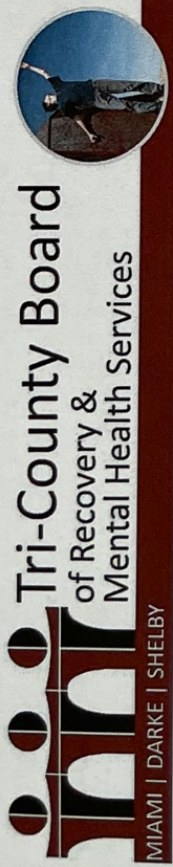
8. Working Hours and Security

9. Bid Date: Tuesday, June 8 until 4:00 PM, @ Tri County Board of Recovery And Mental Health Offices.

10. Questions/Discussion

A: QUESTION: Will seismic bracing be requiring per plumbing specifications?
Seismic bracing will removed from the plumbing specification for addendum 1.

B: DISCUSSION: Reviewed changes for rebid. Those items can be found in specifications



Tri-County Board
of Recovery &
Mental Health Services

Administration & Training Center Building Project

Administration & Training Center | PRE-BID CONFERENCE | Tuesday May 18 2PM

All Guests Please Sign In

NAME	REPRESENTING	EMAIL	PHONE
NATE GAPINSKI	ELFORD	ngapinski@elford.com	614 488 400
ALEC SHELL ABRAHAMER	AZCON	ALEXSHELLABRAHAMER@AZCONBUILDINGS.COM	937-692-6330
DAN FREYTAG	FREYTAG		
Tim Siegenthaler	Westerheide	tim@westerheide.com	937-844-3409
RON BLAIR	DOUBLE JAY CONSTRUCTION	ron@doublejayinc.com	937-832-3123
Adam Johnston	Security 101	ajohnston@security101.com	937-209-8889
Patrick Kohliesser	Vanco	Patrick@Vanco.com	937-896-8400

SECTION 012100 – ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and General Provisions of the contract, including general and supplementary conditions and Division 01 Specification sections, apply to this section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Contingency allowances.
- C. Related Requirements:

1.3 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities of material delivered to the site for use in fulfillment of each allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.4 COORDINATION

- A. Coordinate allowance items with other portions of the Work.

1.5 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit margins.

- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

1.6 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
 - 3. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
 - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

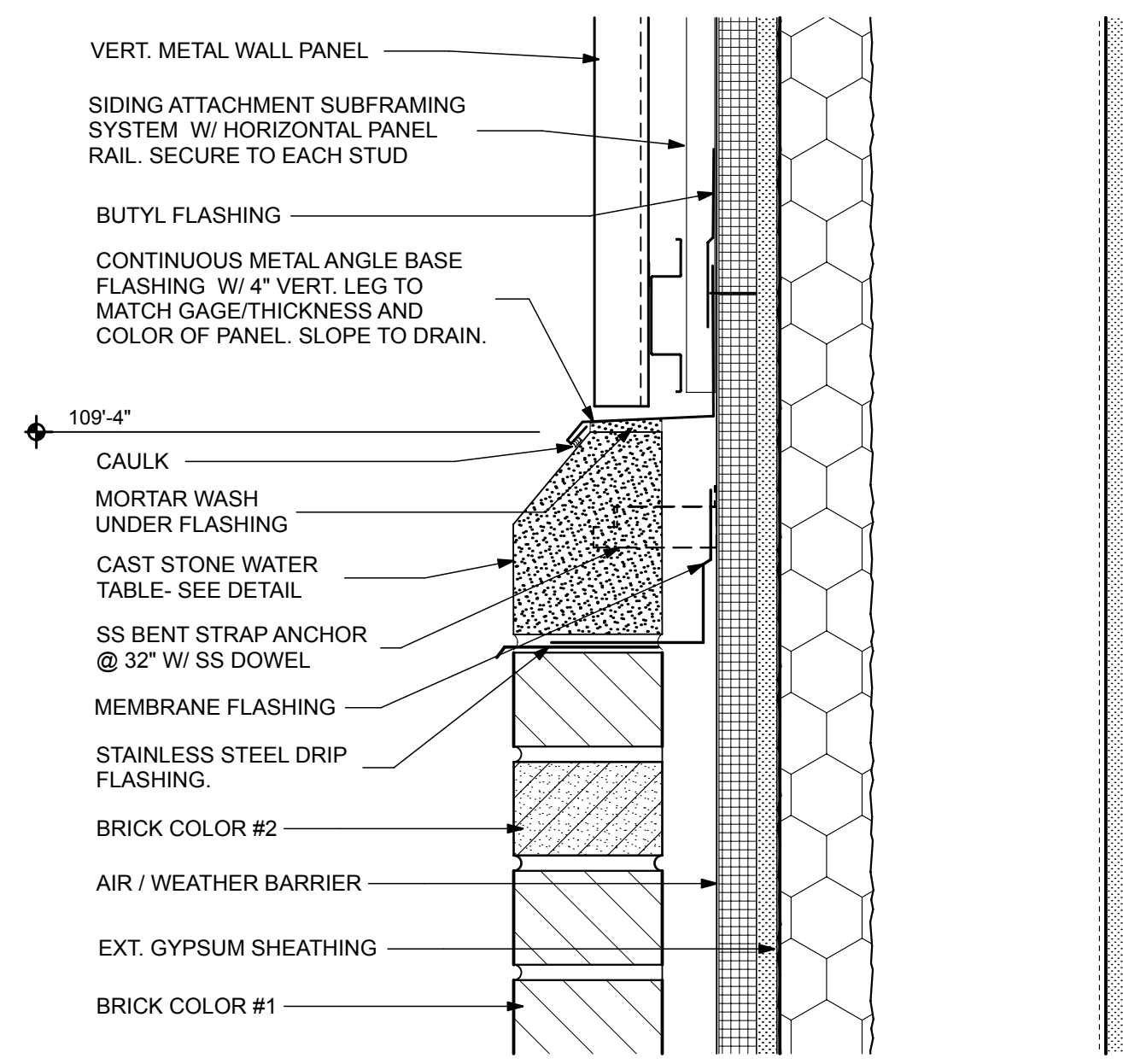
- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

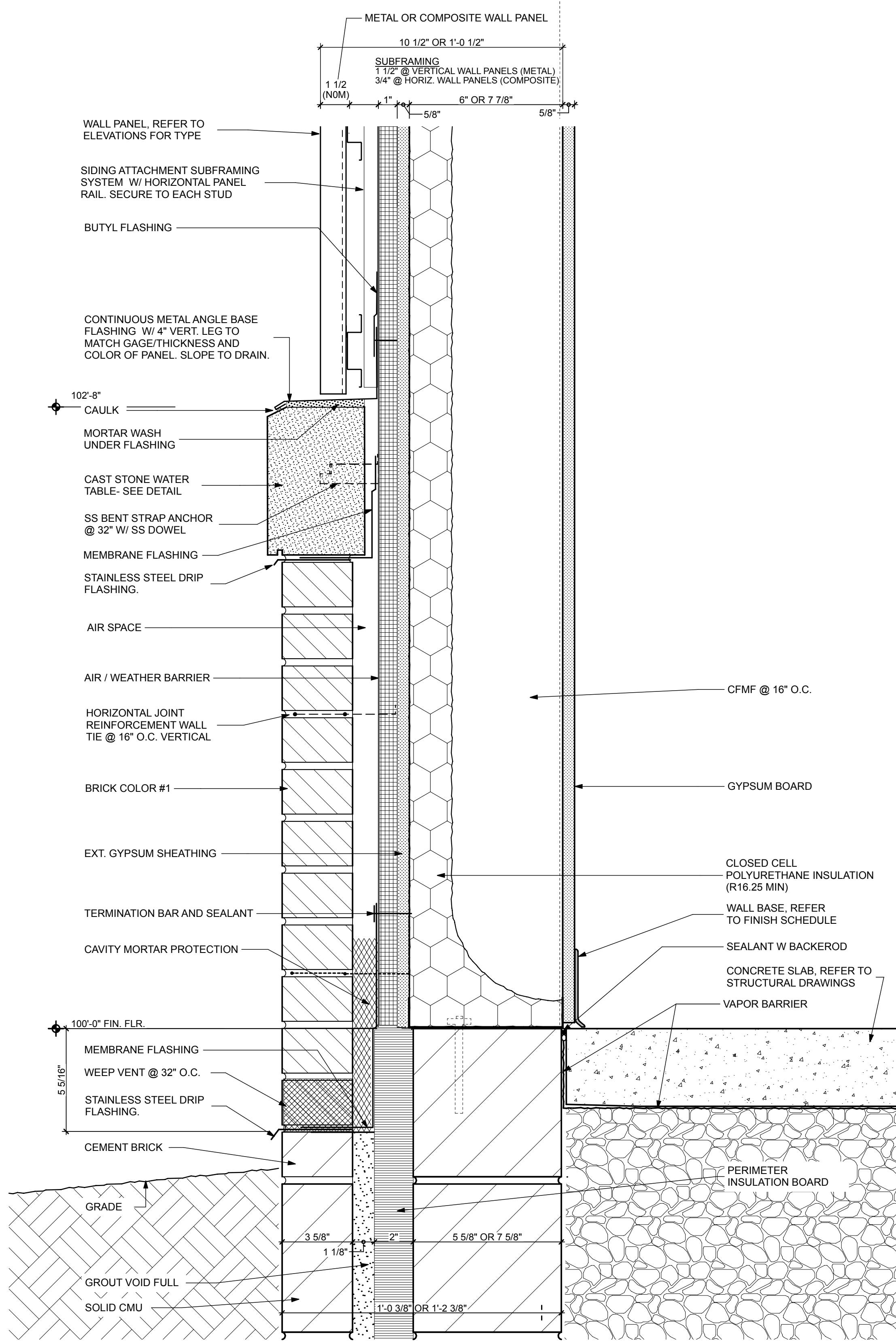
- A. **Contingency Allowance:** The Owner recognizes the volatile nature of material prices in the current market and instructs Bidders to include a contingency allowance in the Base Bid of

\$50,000 for escalation of material prices. This allowance is to be used solely at the discretion of the Owner. When submitting Bid, the Bidder shall provide a list of materials that may have a potential for substantial cost escalation. Prior to execution of the Contract, successful Bidder shall provide certified copy of original quote for the identified list of materials, provided at time of Bid, included in the Contract. If Contractor requests use of this contingency allowance, they shall submit revised quote with the increased material cost. This quote must be from the same material supplier/subcontractor and/or manufacturer as the original quote provided at time of execution of the Contract.

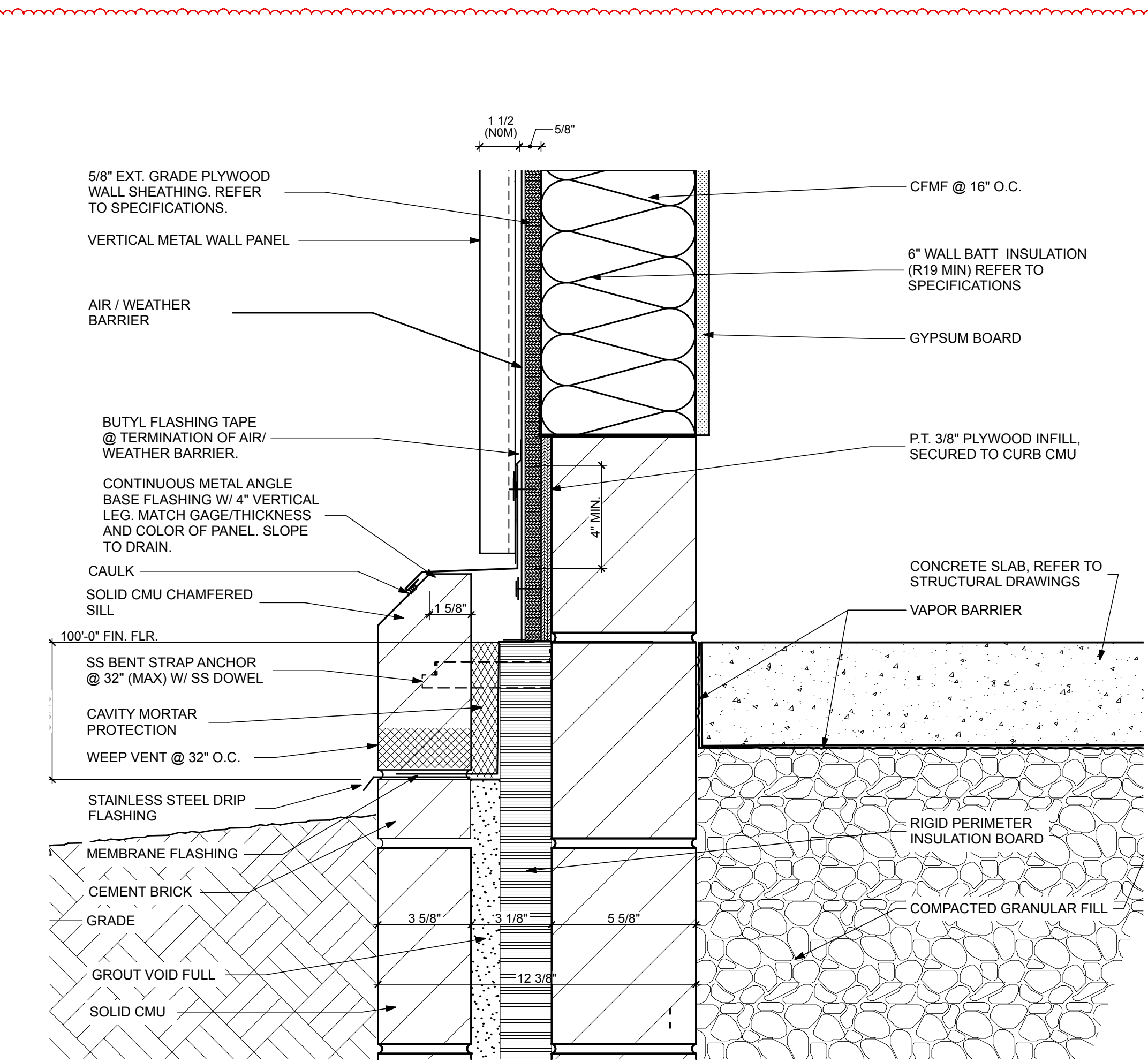
END OF SECTION 012100



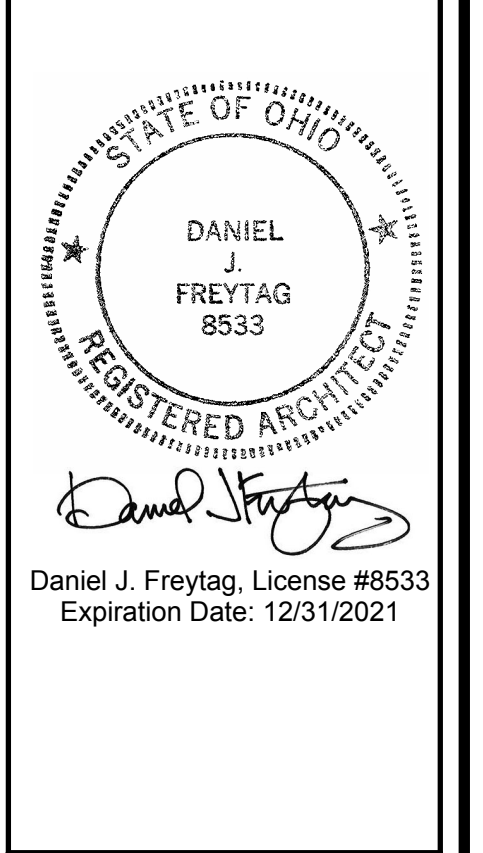
3 HIGH WALL CAP DETAIL
 SCALE: 3" = 1'-0"



1 TYPICAL WALL BASE DETAIL - MAIN BUILDING
 SCALE: 3" = 1'-0"



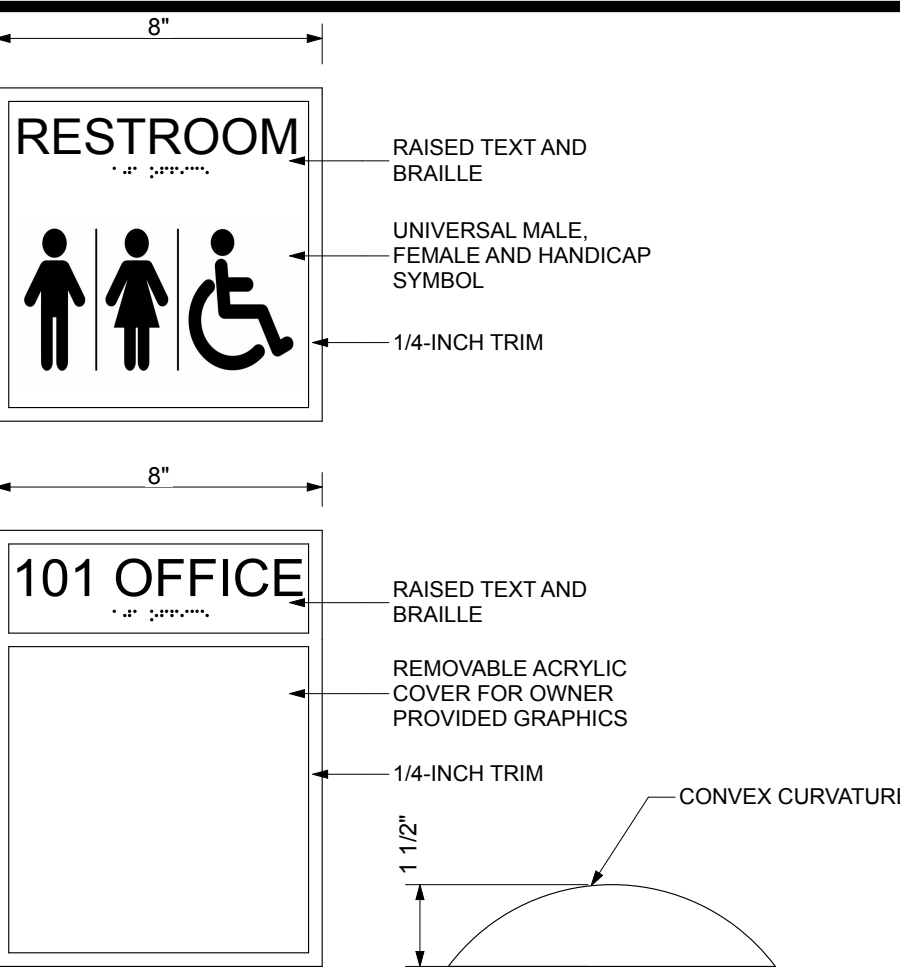
2 TYPICAL WALL BASE DETAIL - GARAGE
 SCALE: 3" = 1'-0"



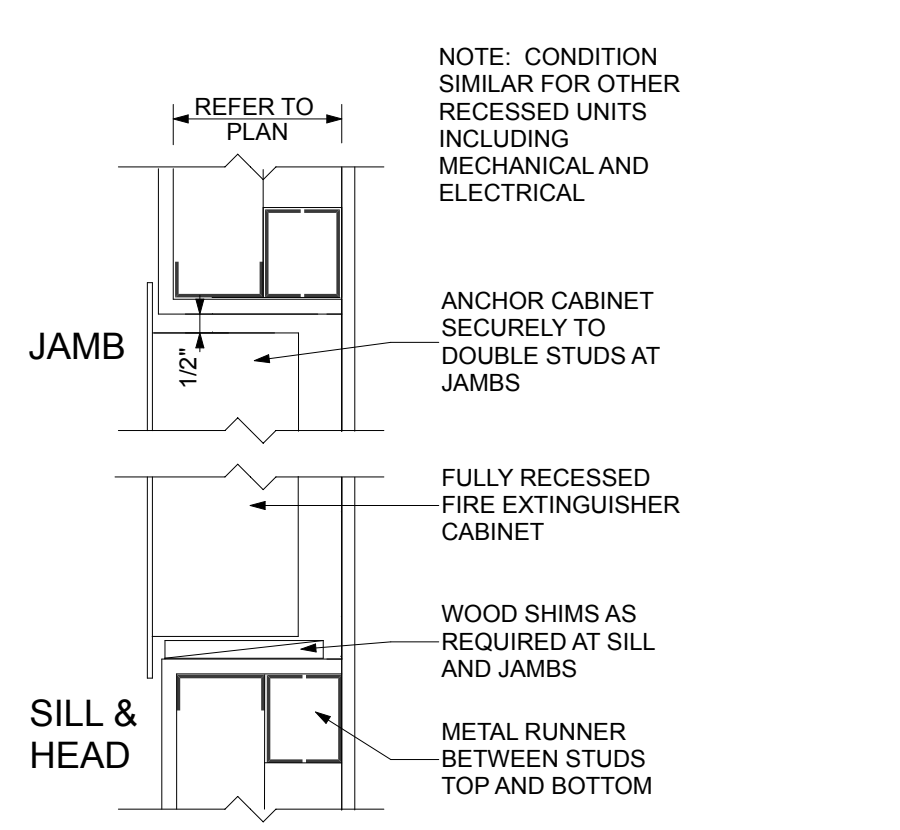
These designs and all items depicted herein, whether in writing or graphically, as instruments of professional service, may not be altered or changed, in any way, without the prior knowledge, and written consent of the Architect. Any change made without the Architect's written approval will void all such documents and instruments and the Architect will not be personally liable for any damage, harm or loss caused thereby.

REVISIONS FOR REBID	
ADDENDUM 1	5/27/2021
COMM. NUMBER	DATE
1615.04	05/12/21
DRAWN BY	CHECKED BY
AF	DF

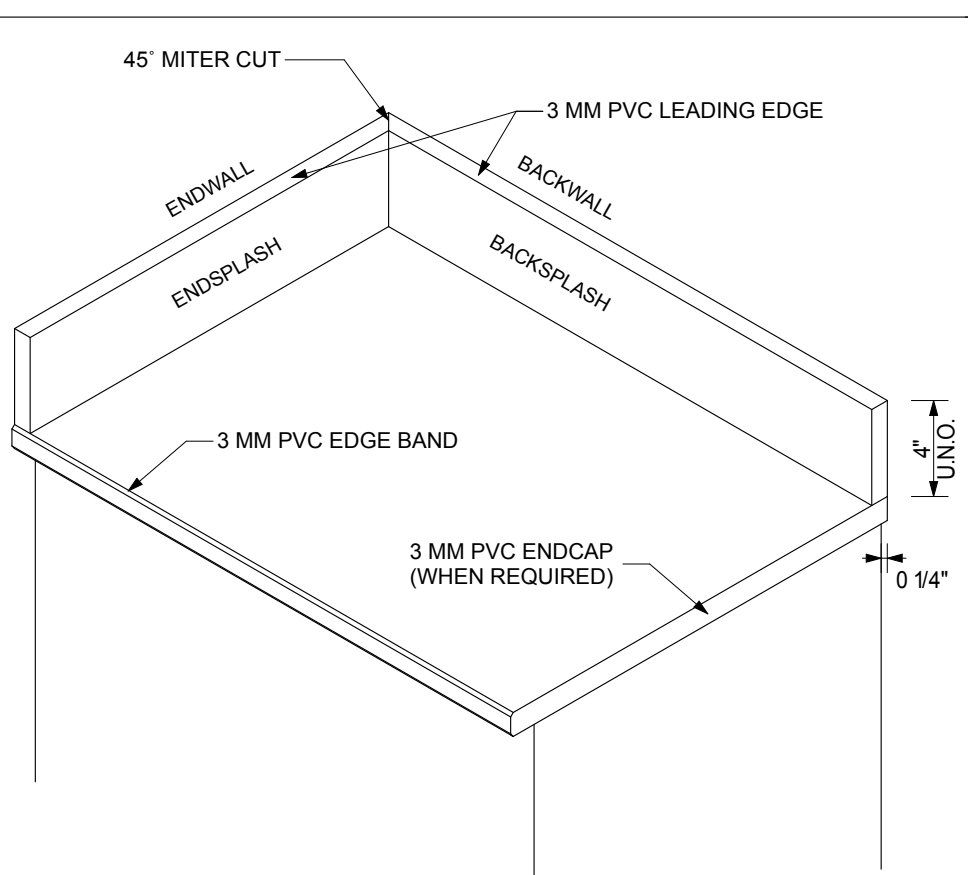
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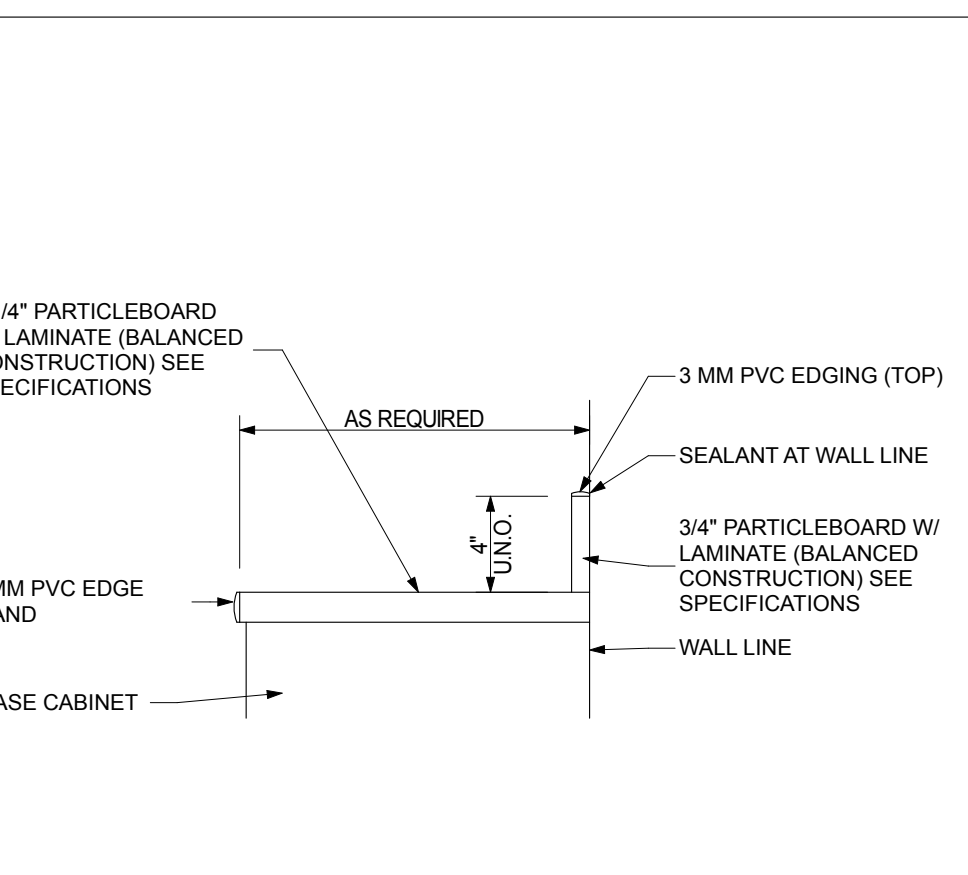
11
A8.2 SIGNAGE DETAILS
NOT TO SCALE



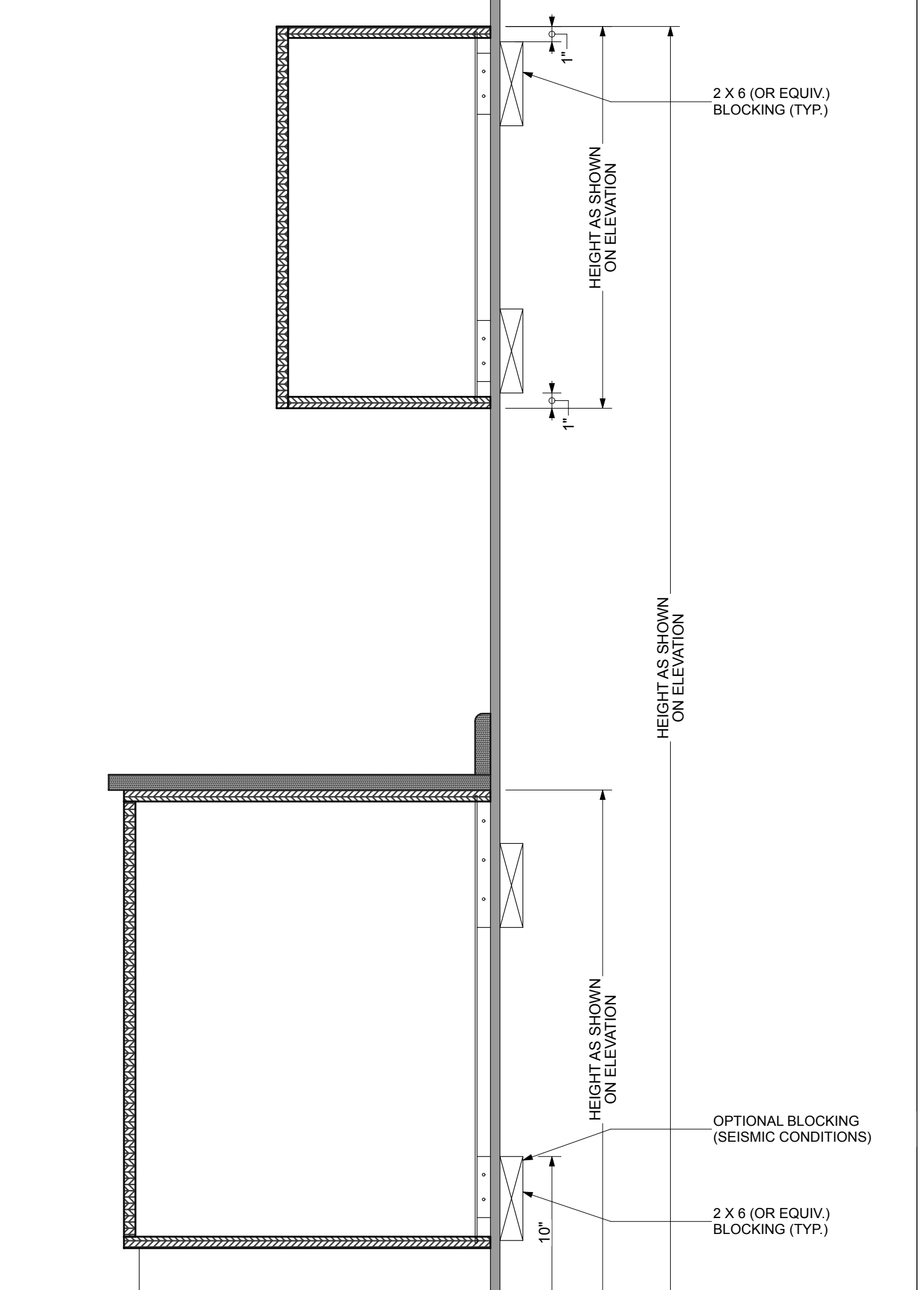
10
A8.2 RECESSED FEC
SCALE: 1 1/2" = 1'-0"



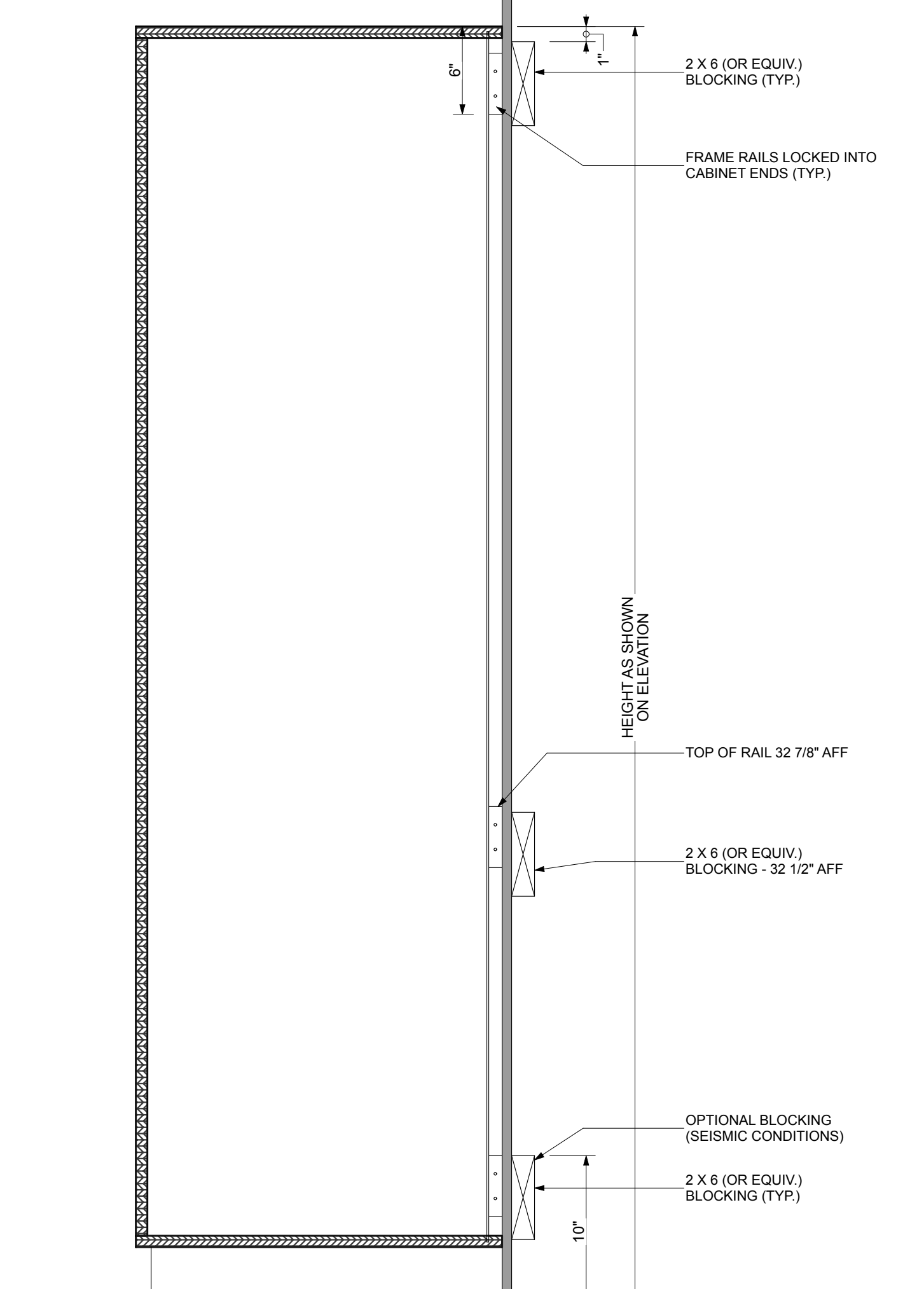
9
A8.2 COUNTERTOP REQUIREMENTS
SCALE: 1 1/2" = 1'-0"



8
A8.2 COUNTERTOP DETAIL
SCALE: 1 1/2" = 1'-0"

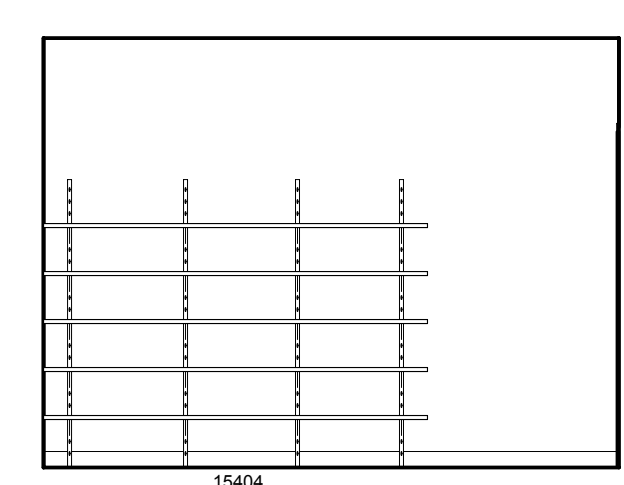


7
A8.2 CASEWORK BLOCKING LOCATIONS: BASE/WALL
SCALE: 1 1/2" = 1'-0"

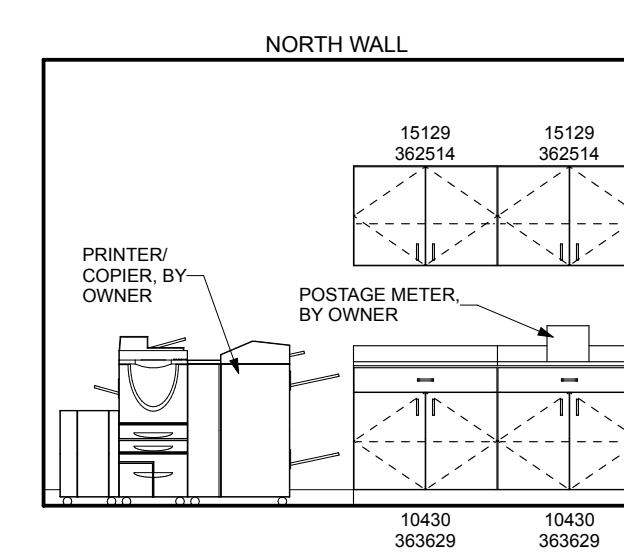


6
A8.2 CASEWORK BLOCKING LOCATIONS: TALL
SCALE: 1 1/2" = 1'-0"

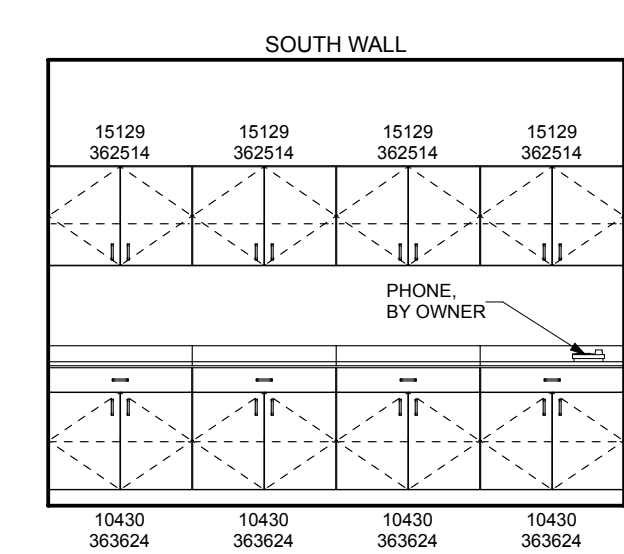
DRAWING ID	MANUFACTURER ID	CASEWORK MANUFACTURER (BASIS OF DESIGN)	DESCRIPTION	MODIFICATION/OPTIONS	PLUMBING/MECHANICAL CONNECTIONS	ELECTRICAL CONNECTIONS	NOTES
10196	101200	STEVENS	BASE BLIND CORNER - RIGHT HINGE DOOR, ADJUSTABLE SHELF				
10339	10339	STEVENS	DRAWER - TOP DRAWER: 6 1/25" FRONT, 2 EQUAL DRAWERS				
10430	10430	STEVENS	BASE COMBINATION STORAGE - DRAWER: 6 1/25" FRONT, 2 DOORS, 1 ADJUSTABLE SHELF				
10475	10475	STEVENS	SINK BASE - 2 DOORS, REMOVABLE BACK		SINK BY PLUMBING CONTRACTOR		
15103	15103	STEVENS	ABOVE REFRIGERATOR STORAGE - 2 DOORS				
15129	15129	STEVENS	WALL SHELF - 2 DOORS, ADJUSTABLE SHELVES				12" H-18" G ADJ. SHELVES 25" H-1 ADJ. SHELF 30" H-30" H 2 ADJ. SHELVES 42" H-47" H 3 ADJ. SHELVES
15211	15211	STEVENS	WALL CORNER - RIGHT HINGE DOOR, FIXED SHELVES				25" H-1 SHELF 30" H-30" H 2 SHELVES 42" H-47" H 3 SHELVES
15212	15212	STEVENS	WALL CORNER - LEFT HINGE DOOR, FIXED SHELVES				25" H-1 SHELF 30" H-30" H 2 SHELVES 42" H-47" H 3 SHELVES
15404	15404	STEVENS	WALL SHELVING - KV87 SERIES SUPER DUTY, STAINLESS STEEL, STAINLESS STEEL UPRIGHTS AND BRACKETS, 1" TFL SHELVING WITH EDGE BANDING				
25129	25129	STEVENS	TALL SHELF - 2 DOORS, 4 ADJUSTABLE SHELVES, 1 FIXED SHELF				



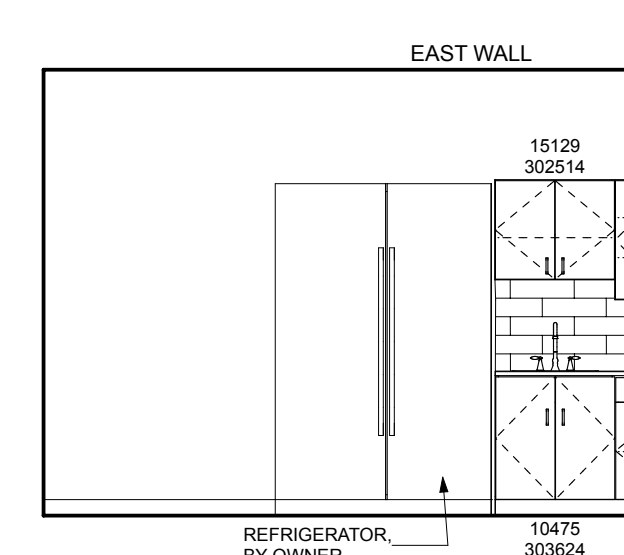
5
A8.2 139 MOP SINK
SCALE: 1/4" = 1'-0"
ADDENDUM 1 05/27/21



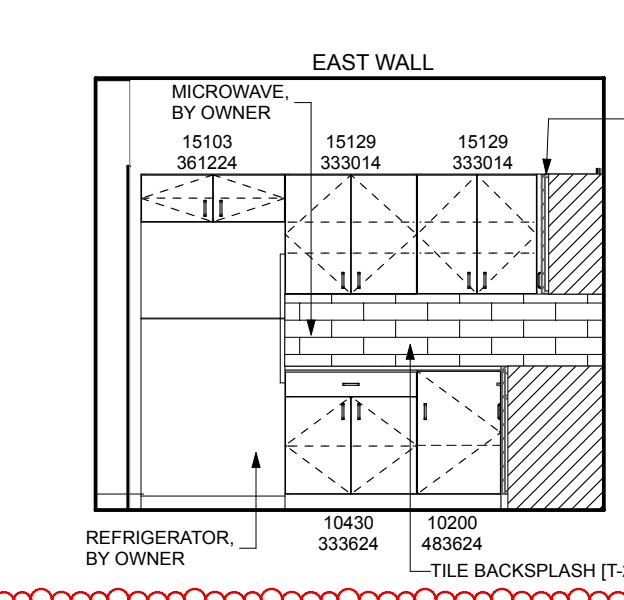
4
A8.2 104 WORKROOM
SCALE: 1/4" = 1'-0"



3
A8.2 105 WORKROOM
SCALE: 1/4" = 1'-0"



2
A8.2 150 SERVING
SCALE: 1/4" = 1'-0"
ADDENDUM 1 05/27/21



1
A8.2 140 BREAK ROOM
SCALE: 1/4" = 1'-0"
ADDENDUM 1 05/27/21

- ### EQUIPMENT/ELEVATIONS GENERAL NOTES
- ALL BASE CABINETS TO HAVE COUNTERTOPS WITH 4" H BACKSPLASH AND END-SPLASH AS REQUIRED, U.N.O.
 - PROVIDE FILLER STRIPS BETWEEN CASEWORK UNITS AND WALL OR BETWEEN ANY UNIT AS REQUIRED. EXTEND COUNTER TO FACE OF WALL OR ADJACENT TALL CABINET.
 - ALL EXPOSED ENDS AND BACKS OF CASEWORK SHALL BE FINISHED.
 - CASEWORK INSTALL SMALL CUT CASEWORK AS REQUIRED FOR PLUMBING/ELECTRICAL AND DATA LINES/CONDUITS/OUTLETS.
 - CASEWORK INSTALLER SHALL CAULK BETWEEN COUNTERS, END-SPLASH AND WALLS.
 - ALL WALL-MOUNTED CASEWORK SHALL BE MOUNTED WITH THE TOP AT 7'-0" AFF, U.N.O.
 - FIELD VERIFY LENGTH AFTER FIELD MEASUREMENTS, REDUCE CABINET FILLER AND INCREASE STANDARD CABINET SIZES WHERE POSSIBLE. MAINTAIN MANUFACTURERS RECOMMENDED DESIGN FILLER PLACEMENTS AND SIZES.
 - REFER TO REFLECTED CEILING PLANS FOR CEILING MOUNTED EQUIPMENT. REFER TO SPECIFICATIONS AND COORDINATE WITH ELECTRICAL DRAWINGS.
 - REFER TO DETAIL SHEETS FOR MOUNTING HEIGHTS.
 - PROVIDE WOOD BLOCKING FOR ALL EQUIPMENT ITEMS INDICATED AS REQUIRED BY MANUFACTURER.
 - FOLLOW MANUFACTURER'S RECOMMENDATIONS AND NOTIFY ARCHITECT IN WRITING PRIOR TO SHOP DRAWING SUBMITTAL OF ANY DETAILS IN CONFLICT WITH MANUFACTURER'S RECOMMENDATIONS.
 - ALL LONG SPAN COUNTERTOPS SHALL HAVE ADDITIONAL INTERMEDIATE SUPPORT AS REQUIRED BY CASEWORK MANUFACTURER.
 - REFER TO SHEET A7.1 FOR CASEWORK SCHEDULE.

- ### EQUIPMENT LEGEND
- # A2.# = FULL WALL ROOM ELEVATION
A8.# = PARTIAL WALL ELEVATION
- 10129 = CASEWORK ITEM, SEE SCHEDULE ON A8.0
363024 = CASEWORK NOMINAL WIDTH (SIDE TO SIDE)
363024 = CASEWORK NOMINAL DEPTH (BACK TO FRONT)
363024 = CASEWORK NOMINAL HEIGHT (INCLUDING COUNTER)
* INDICATES TALL CASEWORK, 54" AFF OR ABOVE

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ADMINISTRATION AND TRAINING CENTER
FOR
TRI COUNTY BOARD OF RECOVERY AND MENTAL HEALTH
1280 N COUNTY RD. 25A
TROY, OHIO 45373

STATE OF OHIO
DANIEL J. FREYTAG
8533
REGISTERED ARCHITECT
Daniel J. Freytag, License #8533
Expiration Date: 12/31/2021

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REVISIONS FOR REBID
ADDENDUM 1 5/27/2021

COMM. NUMBER	DATE
1615.04	05/12/21

DRAWN BY: AF
CHECKED BY: DF

CASEWORK ELEVATIONS & DETAILS
A8.2

PLOT DATE: 5/25/21 @ 4:03 PM LAYOUT: A8.A8.2 CASEWORK AND EQUIPMENT - CASEWORK ELEVATIONS & DETAILS FILENAME: 1615.04_A8.2 CASEWORK AND EQUIPMENT - BIMcloud as a Service/1615.04_A8.2_Rebid