

ADDENDUM 1:

Event Center & Campus Improvements Benham's Grove – City of Centerville

250 N Main St,
Centerville, Ohio 45459

Prepared by:

LWC Incorporated
434 E. First Street
Dayton, Ohio 45402
(937) 223-6500



December 1, 2023

The contents of this Addendum shall become a part of the Contract Documents as if originally incorporated therein and as stated in Section 007100 – Contracting Definitions.

Pre-Bid Agenda and sign in sheet are attached.

Addenda Summary

- RFIs # 1-5
- Pre-Bid Agenda & Sign In Sheet
- City Specification Exhibit

Item No. 1: RFIs

1. The Alternate No. 3 (DEDUCT: Irrigation to Base Bid & Parking Alternate scope of work) is to include two bid sums; 1 deductive bid sum for Base Bid scope of work and 1 deductive bid sum for the Parking Alternate scope of work
2. The Alternate No. 6 (DEDUCT: Voluntary Alternate) will allow the bidder to submit a document on the Bid Express platform.
3. See attached exhibit of City specification for road restoration where ties to main utilities scope of work will occur.
4. Assume rock at 4' below grade everywhere. For bid purposes, rock removal will occur below 4' below grade. Unit Prices will provide required adjustments to bid thereafter.
5. Looking at the drawings for the fencing, how are they to attached the horizontal boards between the 4X4 post? It shows the stringers running the same way? The dumpster is shown the same way? Are all of the boards X6 to be T&G Cedar siding?
 - a. For the site privacy fence, provide vertical 1x6 cedar facing boards both sides of horizontal 2x4 stringers per 5:AS102. For the trash enclosure, a change to the drawings will provide vertical 1x6 tongue & groove cedar siding mounted to horizontal 2x4 stringers along the wall sections and vertical 1x6 tongue & groove cedar siding mounted to the 2x8 & tube frame per details on AS103..

Item No. 2: Substitutions

1. -

Item No. 3: Specifications:

1. -

End of Addendum 1



PRE-BID MEETING

MEETING DATE: November 28, 2023
PROJECT NAME: Benham's Grove Event Center and Campus Improvements
COMMISSION NUMBER: 22627.00

Sign In Sheet:

1. All participants are asked to please sign in with phone number and email address.

Project Description and Scope:

1. Event Center, 6,000 SF new construction, slab on grade, engineered timber frame, glass curtain wall, metal roof, and associated site improvements.
 - 1.1. Review Geotechnical Report

Delivery Method:

1. Single Prime
2. Prevailing Wage
3. Tax Exempt
4. Bid Bond
5. P&P Bond

Permit:

1. LWC Incorporated has provided permit review drawings to the Authorities Having Jurisdiction (AHJ).
2. The Contractor shall be responsible for the cost of required permits and associated fees. The Contractor shall contact the AHJ to determine that cost.
 - 2.1. Montgomery County
 - 2.1.1. Water and sanitary
 - 2.2. City of Centerville
 - 2.2.1. Building department - **By Owner**
 - 2.2.2. Zoning department - **By Owner**

Alternates, Allowances and Unit Prices:

1. Alternates
 - 1.1. ALT 1 - ADD Existing Parking Improvements
 - 1.2. ALT 2 - ADD Paver Driveway
 - 1.3. ALT 3 - DEDUCT Irrigation - Provide 2 bid numbers, 1 for each scope of work
 - 1.4. ALT 4 - DEDUCT Glass Film
 - 1.5. ALT 5 - DEDUCT Reinforced Lawn - Does not include gazebo
 - 1.6. ALT 6 - DEDUCT Voluntary Alternates - Submit document on Bid Express
2. Allowance
 - 2.1. Monument Signage - \$25,000
 - 2.2. Wallcovering - \$30,000
3. Unit Pricing
 - 3.1. Remove / Replace Unsatisfactory Soils
 - 3.2. Soil Stabilization
 - 3.3. Engineered Fill
 - 3.4. Flowable Fill
 - 3.5. Rock Removal

Work by Others:

1. Owner furnished equipment

Bid Opening:

1. Bid Date: December 13, 2023
2. Bid Time: 2:00 PM
3. Location: Bid Express

Completion Time and Project Schedule:

1. Post-Bid Meeting - December 14, 2023
2. Bid Findings - December 15, 2023
3. Board Review - December 18, 2023
4. Letter of Intent/Notice to Proceed - December 19, 2023
5. Event Center - January 2, 2024 — January 6, 2025

6. All Construction Complete - February 3, 2025

Questions During Bidding:

1. If the Bidder finds any perceived ambiguity, conflict, error, omission or discrepancy on or between any of the Contract Documents, the Bidder shall submit a written request to LWC Incorporated via Bid Express for an interpretation or clarification. The Bidder must submit all requests for interpretation or clarification a minimum of seventy-two (72) hours before the bid opening.
2. If there is a discrepancy between plans, specifications, or details, and no interpretation or correction is provided by the Architect, the bidders shall furnish the more expensive option.

Substitution Requests:

1. Will only be considered if extensive revisions to the Contract Documents are not required.
2. Proposed changes are in keeping with the general intent of the Contract Documents, including the level of quality of Work represented by the requirements therein.
3. The request is fully documented and properly submitted.
4. Requests for substitution of materials and equipment will be considered if received no later than five (5) days prior to date of bid opening.
5. Review City of Centerville 'General Provisions' section 1.7 for additional requirements.

Addenda:

1. Will be issued through Bid Express
2. First Addenda anticipated on December 1, 2023
3. Will include prebid meeting minutes

Questions:

1. Questions asked in the meeting are to be submitted in writing by each Contractor to Bid Express for official review
2. LWC Incorporated contact information
 - 2.1. Lucas Lantz – llantz@lwcinspires.com
 - 2.2. Sean Hensley – shensley@lwcinspires.com
 - 2.3. Office Phone: 937-223-6500

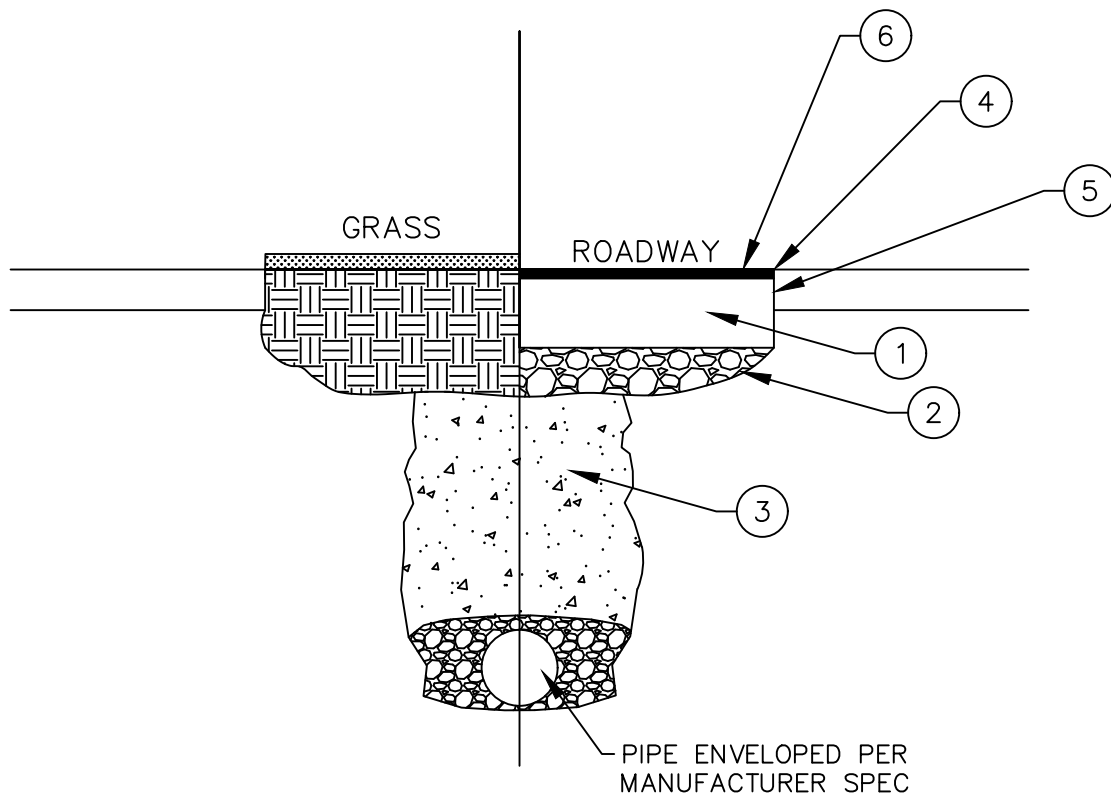


PRE-BID MEETING SIGN-IN

MEETING DATE: November 28, 2023

PROJECT NAME: Benham's Grove Event Center

NAME	COMPANY	PHONE	EMAIL
Sean Hensley	LWC Incorporated	937-344-1400	shensley@lwcinpires.com
<i>CHRIS ROBINSON</i>	<i>BRIDGEMOUTH CONST</i>	<i>937-692-5107</i>	<i>chris@bridgemouthconstruction.com</i>
<i>Lucas Lantz</i>	<i>LWC</i>	<i>937 223 6500</i>	<i>llantz@lwcinpires.com</i>
<i>MIKE YOUNG</i>	<i>STAFFCO CONST.</i>	<i>937-878-7915</i>	<i>mikeyoung@staffcoinc.com</i>
Heather Stores	Fillmore Construction LLC	937-780-1301	heather@fillmoreconstructionllc.com
Jacob Sowers	Double Jay Construction	937-576-2466	jacob@doublejayinc.com
<i>Jim Dennis</i>	<i>Construction Managers, PLLC</i>	<i>937 866 1974</i>	<i>Jim@cmcfabio.com</i>
<i>Austin Cristofani</i>	<i>"</i>	<i>"</i>	<i>Austin@cmcfabio.com</i>



NOTES:

1. RESTORATION ON RESIDENTIAL ROADWAYS SHALL INCLUDE 4" ODOT ITEM 301 AND 2" OF ODOT ITEM 448. RESTORATION ON MAIN ROADWAYS SHALL INCLUDE 10" OF ODOT ITEM 301 AND 2" OF ODOT ITEM 441 (448).
2. ITEM 304 AGGREGATE BASE, COMPACTED, AS DIRECTED BY ENGINEER. 4" DEPTH ON RESIDENTIAL ROADWAYS AND 6" DEPTH ON MAIN ROADWAYS.

3. 98% COMPACTED ODOT ITEM 310 OR FLOWABLE FILL (LSM 100)
4. AC SEAL EDGE TOP
5. REAT ALL EDGES WITH JOINT ADHESIVE (ODOT 401.14)
6. ITEM C407 TRACKLESS TACK COAT
7. FOR OPEN-CUTS IN THE ROADWAY, GRAVEL, ODOT ITEM 310, OR FLOWABLE FILL (LSM 100) BACKFILL IS REQUIRED.
8. IF BORING OR POTHOLING THE ROADWAY, BACKFILL WITH FLOWABLE FILL.



CITY OF
CENTERVILLE, OH
PUBLIC WORKS DEPARTMENT
7970 SOUTH SUBURBAN ROAD
CENTERVILLE, OHIO 45458
PHONE (937) 428-4782
FAX (937) 433-0286

ROADWAY /
RIGHT-OF-WAY
CUTS

Approval:

JAMES G. BRINEGAR
James Brinegar
City Engineer

Date: June 2021

Revision:

SHEET
24