

# Addendum

**DATE:** July 31, 2023

615 Woodside Drive, Englewood, Ohio 45322

T 937.836.8898 F 937.832.3696

**PROJECT:** Family Health Services of Darke County  
Facility Renovation

[www.app-arch.com](http://www.app-arch.com)

**PROJECT ADDRESS:** 5735 Meeker Road  
Greenville, OH 45331

## **ADDENDUM NO. 1**

*RECEIPT OF THIS ADDENDUM MUST BE NOTED ON THE FORM OF PROPOSAL*

### **TO ALL BIDDERS:**

This addendum supplements and amends the original Plans and Specifications and shall be taken into account in preparing proposals and shall become part of the Contract Documents.

### **GENERAL ITEMS:**

- ITEM G1 PREBID MINUTES AND SIGN-IN SHEET  
Prebid minutes are attached. Items noted in the minutes, inclusive of Pre-Bid Questions and Answers and Post Pre-Bid RFI Questions, are to be considered as part of the construction documents and to be included in the scope of work for the above referenced project.
- ITEM G2 PROPOSED PHASING SCHEDULE  
Attached Proposed Phasing Schedule is offered to help contractors understand the sequence of construction required for each phase and as a starting point for the awarded contractor to create the required construction schedule.

### **ARCHITECTURAL DRAWINGS:**

- ITEM A1 Drawing Sheet G0.3.1 SITE SOILS PLAN  
Sheet was omitted from the Construction Document Set at issuance. Sheet is issued here.

### **HVAC SPECIFICATIONS:**

- ITEM H1 SECTION 23 0923 – DIRECT DIGITAL CONTROL SYSTEM  
Clarifications and Additions noted in RED  
Full Section has been reissued and is to be included in the specifications for the project.

- ITEM H2 SECTION 23 2114 - HYDRONIC SPECIALTIES  
Clarifications and Additions noted in RED.  
Full Section has been reissued and is to be included in the specifications for the project.
- ITEM H3 SECTION 23 2117 – GLYCOL HEAT TRANSFER FLUID  
Clarifications and Additions noted in RED.  
Full Section has been reissued and is to be included in the specifications for the project.
- ITEM H4 SECTION 233300 - AIR DUCT ACCESSORIES  
Clarifications and Additions noted in RED.  
Full Section has been reissued and is to be included in the specifications for the project.
- ITEM H5 SECTION 23 5216 - CONDENSING BOILERS  
Clarifications and Additions noted in RED.  
Full Section has been reissued and is to be included in the specifications for the project.
- ITEM H6 SECTION 23 8146 - WATER-SOURCE UNITARY HEAT PUMPS  
Clarifications and Additions noted in RED.  
Full Section has been reissued and is to be included in the specifications for the project.
- ITEM H7 SECTION 23 8239 - UNIT HEATERS  
Clarifications and Additions noted in RED.  
Full Section has been reissued and is to be included in the specifications for the project.

**HVAC DRAWINGS:**

- ITEM H8 H0.2 - EQUIPMENT & DEVICE SCHEDULES  
Sheet has been reissued.
- ITEM H9 H0.3 - HEATING HOT WATER SCHEDULES & PIPING DIAGRAM  
Sheet has been reissued.
- ITEM H10 H0.7 - PIPING SCHEDULES  
Sheet has been reissued.
- ITEM H11 H2.8 - SECOND FLOOR NEW WORK PLAN - AREA L2  
Sheet has been reissued.
- ITEM H12 H4.2 - DUCTWORK DETAILS  
Sheet has been reissued.

## **END OF ADDENDUM NO. 1**

### **ATTACHMENTS:**

- Pre-Bid Minutes and Sign-in Sheet
- Proposed Phasing Schedule
- Architectural Drawing
  - G0.3.1 SITE SOILS PLAN
- HVAC Specification sections:
  - SECTION 23 0923 – DIRECT DIGITAL CONTROL SYSTEM
  - SECTION 23 2114 - HYDRONIC SPECIALTIES
  - SECTION 23 2117 – GLYCOL HEAT TRANSFER FLUID
  - SECTION 233300 - AIR DUCT ACCESSORIES
  - SECTION 23 5216 - CONDENSING BOILERS
  - SECTION 23 8146 - WATER-SOURCE UNITARY HEAT PUMPS
  - SECTION 23 8239 - UNIT HEATERS
- HVAC Drawings:
  - H0.2 - EQUIPMENT & DEVICE SCHEDULES
  - H0.3 - HEATING HOT WATER SCHEDULES & PIPING DIAGRAM
  - H0.7 - PIPING SCHEDULES
  - H2.8 - SECOND FLOOR NEW WORK PLAN - AREA L2
  - H4.2 - DUCTWORK DETAILS

# Pre-Bid Meeting Notes



**DATE:** July 31, 2023  
**PROJECT:** Family Health Services of Darke County  
Family Health – Facility Renovation

615 Woodside Drive, Englewood, Ohio 45322  
T 937.836.8898 F 937.832.3696

www.app-arch.com

**PARTICIPANTS:** See Sign-in Sheet Attached

**LOCATION:** Family Health Services  
Administration Board Room

**SUBJECT:** Pre-Bid Meeting.

## DISCUSSIONS:

### GENERAL:

1. The project contract will be a Single Prime Contract covering all branches of Work.
2. Refer to Specification Section Summary for Work under other contracts.
3. Project is phased. See Drawings for Phasing Plans G1.0, G1.1, G1.2 and G1.3.
  - a. Family Health will continue to provide full service operations to the community throughout the construction project.
  - b. Construction barriers required.
  - c. Contractors are required to 'mobilize' as needed for phasing.
  - d. Multiple Punch List
  - e. Multiple Temporary Certificates of Occupancy **REQUIRED**.
4. See Drawings for Contactor's Staging location, Sheet G0.3. Parking is very limited and construction vehicles and workers are required to park in the construction parking area.

### BIDDING:

5. Last day for submitting a substitution request is July 31, 2023 at 12:00 PM
6. Last day for submitting a bid question is August 2, 2023 at 12:00 PM.
7. Bidder's are encouraged to seek pricing and utilize local suppliers and subcontractor's when possible. Many who worked on the existing 2006 building:
  - a. Wayne Builders Supply  
5410 State Route 49  
(937) 548-1101  
Brick and Stone Supplier
  - b. Bolyard Heating & Cooling Inc.  
1480 Sweitzer St.  
(937) 548-6772  
2006 Mechanical Subcontractor  
Current Mech. Maintenance Contract
  - c. Dayton Fire Protection  
40 Ginghamburg Rd  
Tipp City, OH 45371  
(937) 506-8800  
Fire Suppression
  - d. Johnson Controls  
1 (800) 289-2647  
Fire Alarm

- |    |  |   |
|----|--|---|
| e. | Mike Lavy Electric<br>5039 Grubbs Rex Rd.<br>Arcanum, OH 45304<br>(937) 417-2891           | Electrical Maintenance                                      |
| f. | North Star Plumbing<br>37 S Main St,<br>North Star, OH 45350<br>(419) 336-5103             | Plumbing Maintenance  |
| g. | ProPoint<br>Franklin Hesson<br>8613 N. Dixie Dr.<br>Dayton OH 45414-2403<br>(937) 573-3423 | Owner's IT/AV Vendor (for Coordination)                     |
| h. | Technical Roofing<br>Mike Alt<br>742 Cooper Ave,<br>St Henry, OH 45883<br>(419) 678-1020   | Roofing Maintenance<br>Installed Current Duralast Flat Roof |
| i. | Weaver's Locksmith<br>701 Wayne St.<br>Greenville, OH 45331<br>(937) 548-1035              | Current Door Maintenance & Locksmith                        |
8. Alternates:
- a. Remove and reroof existing asphalt shingle roof. Note that on slopes less than 4:12 Ice & Water Shield is required on the entire roof surface.
  - b. Type A window – Provide new clad wood windows in lieu of reinstalling existing removed windows.
9. Unit Prices:
- a. Unsatisfactory Soils replacement with satisfactory fill.
  - b. Unsatisfactory Soils replacement with lean concrete.
  - c. Interior door sound seals.

**SUPPLEMENTARY CONDITIONS:**

10. Owner is sales tax exempt.
11. Payment of "Prevailing Wages" is not required.

**TEMPORARY FACILITIES:**

12. Refer to Specification Section Temporary Facilities and Controls for specific information.  
Utilities:
  - a. Water and Sewer: From Owner's existing service Contractor to provide connections and extensions of service.
  - b. Electrical: From Owner's existing service Contractor to provide connections and extensions of service. Temporary Power may be required at times when existing power is not sufficient for the work being performed and the new power has not been activated.

**CONTRACTOR PRE-BID QUESTIONS:**

- c. **Q.** Who is the current Temperature Control Contractor for the Facility?  
**A.** Bolyard Heating & Cooling Inc. provides maintenance for the existing HVAC system. Any work on the current Controls system is by Bolyard.

- d. **Q.** Is there a requirement for protection/filters on existing return air devices or replacement of existing filters at the completion of the project?  
**A.** To be answered in Addendum.
- e. **Q.** Is there a required Infection Control Risk Assessment (ICRA) level for the project?  
**A.** Family Health Services does not currently require documentation for ICRA's for construction work. However best practices shall be followed as this is a medical related facility. The Drawings do call for, in detail, Temporary protections to be in place to control and minimize to the greatest degree possible any transference of dust and construction debris to areas of the building still occupied and specifically seeing patients. It is the contractor's responsibility to measures to maintain the building and site clean and safe regarding construction debris.
- f. **Q.** Are HEPA filters required during construction?  
**A.** Yes. The West Building Areas of Construction shall be protected via HEPA filtration.
- g. **Q.** After reconnection of the gas service who is required to verify existing gas powered equipment is 'fired' up and running?  
**A.** This falls under the responsibility of the General Trades contract and shall be coordinated between the Plumbing Contractor and the Mechanical Contractor.
- h. **Q.** Clarify Medical Conduit and Conduit – MC is called out on the drawings?  
**A.** This question is under review and will be answered in a future Addendum.
- i. **Q.** Who is responsible for tap fees?  
**A.** The Owner will be responsible for any tap fees.
- j. **Q.** Is the invert for the sanitary line at the Dental Infill known?  
**A.** This question is under review and will be answered in a future Addendum.
- k. **Q.** Who will hire the Medical Gas Certifier for Dental Suite renovation?  
**A.** This question is under review and will be answered in a future Addendum.
- l. **Q.** What is required for the mechanical contractor for the coordination drawings?  
**A.** This question is under review and will be answered in a future Addendum.
- m. **Q.** Can soils be disposed of onsite? Balance of soils drawing?  
**A.** This question is under review and will be answered in a future Addendum.
- n. **Q.** What is the anticipated completion date? Are there completion dates for the individual phases?  
**A.** To be answered in Addendum.
- o. **Q.** What is the travel distance for items to be picked up or dropped off at Owner's Storage?  
**A.** To be answered in Addendum.
- p. **Q.** Have the permits been applied for?  
**A.** Yes, the Building permit has been submitted for. The Zoning documents have been submitted and Greenville Township Fire Department is reviewing the drawings.

## **CONTRACTOR RFI QUESTIONS (Received after Pre-Bid):**

This section addresses questions that can be clarified currently and should additional information be required it will be issued in a future Addendum. Questions received and not listed here are currently under review and will be addressed in a future Addendum.

- a. **Q.** Are the submittals and As-Builts for the existing wood truss system (available). If so, would you please forward for review?  
**A.** Yes, We will provide a sharefile link for this item.
- b. **Q.** Are you able to verify which roofs are covered under warranty and with whom the warranties are covered included subcontractor.  
**A.** The only known roof warranty is on the eastern flat roof at the 1986/1992 Building for the Durolast PVC roof. The warranty is held by Technical Roofing. Contact information provided previously.
- c. **Q.** The specification states to provide a desktop computer in the primary field office for use by the owner and Architect. Please verify we are to include cost for a dedicated computer for owner/Arch use.  
**A.** A desk top computer for use by the Owner and Architect is not required.
- d. **Q.** Sheet G0.3.1 was referenced in the walk through on 7/28/2023. We do not have this sheet, are you able to forward it please?  
**A.** See Addendum 01.
- e. **Q.** Does the facility have a preferred termite control vendor? Is there a service and maintenance agreement in place for the existing facility already. If so, please send the contract information.  
**A.** See List of suppliers and current maintenance contractors above.
- f. **Q.** Please forward a list of contractors and contact information that service the existing facility. For example, Fire Suppression, electrical, HVAC, plumbing, LV, fire alarm, HVAC controls, roofing.  
**A.** See List of suppliers and current maintenance contractors above.
- g. **Q.** Are there any existing sprinkler drawings for this building that could be uploaded/sent over?  
**A.** We are looking to see if the past shop drawings are available from the 2006 Building. We are not aware of any additional drawings.
- h. **Q.** Can a (1) week bid extension be provided?  
**A.** Currently we are not extending the bid date. We will continue to review this request through the course of bidding.
- i. **Q.** Please confirm the owner will pay for all 3rd party testing services.  
**A.** The Owner will pay for Special Inspections as identified on Sheet S0.1. General Contractor shall be responsible for coordination with the Special Inspector.
- j. **Q.** Drawing G1.3 shows temporary fencing to the north and south of the existing building. Is this fencing to continue around the large addition footprint or stop as shown on G1.3?  
**A.** Yes, fencing is to continue around the new building construction site.
- k. **Q.** Is temporary fencing to be included around the contractor staging area or the proposed parking areas?  
**A.** It is the responsibility of the General Contractor to determine how the Contractor's Staging area is dealt with. Materials stored on site and not incorporated into the construction and processed on a pay application remain the property of the General Contractor.
- l. **Q.** Can CAD files be provided for the civil drawings?  
**A.** We are conferring with Mote Engineering.
- m. **Q.** Are the downspouts for the infill additions on the north side of the building to

have surface drained downspouts? No storm connections are shown for these infills.  
**A.** The downspouts on the north side of the building are to tie into existing perimeter drains. We are coordinating this with Mote Engineering for documentation in a future Addendum.

- n. **Q.** Where shall the foundation drain tile tie-in to catch basins? Is foundation tile required at the infill additions as well?  
**A.** We are coordinating this with Mote Engineering for documentation in a future Addendum.
- o. **Q.** Note #11 on A9.1 - A9.8 references an alternate to install new carpet C-1 in the existing building in lieu of C-SAL salvaged carpet from the demolition phase. This alternate is not listed on the bid form. Are we to ignore this alternate for the time being?  
**A.** We are requesting an Alternate for installing new carpet C-1 in the existing building in lieu of C-SAL salvaged carpet. An updated Bid Form will be issued in a future Addendum that will include this Alternate.
- p. **Q.** Please clarify where motor operated roller shades are to be provided vs. manually operated.  
**A.** Motor operated roller shades locations are identified in Specification Section 12 2413 Roller window Shades, Section 2.3.B.
- q. **Q.** Is there a panel schedule for new panel PF that is fed from existing panel MS?  
**A.** This question is under review and will be answered in a future Addendum.
- r. **Q.** Is there a model/part number for floor boxes that customer wants installed?  
**A.** This question is under review and will be answered in a future Addendum.
- s. **Q.** Is there a manufacturer/catalog number for fixture P1 on fixture schedule?  
**A.** This question is under review and will be answered in a future Addendum.

**AUTHOR:** Maria Schertler, App Architecture

**ATTACHMENTS:** Pre-Bid Meeting Sign-in Sheet (2 pages)

**DISTRIBUTION:** All Attendees via Addendum No. 1

**PROJECT NUMBER:** 3853.03

These notes relate our understanding of the discussions and decisions reached during the meeting. Please notify App Architecture of any corrections, discrepancies, or misunderstandings.