

**ADDENDUM NO. 3
JUICE BUILDING PHASE 1
2% MBE PARTICIPATION**

August 24, 2026

TO ALL BIDDERS:

This addendum is issued to modify the specifications and contract documents for the titled project. This addendum, including all articles and corrections listed below, shall be taken into account in preparing the “Proposals” and shall become part of the Contract.

All bidders are requested to attach this Addendum to the Bid Form and return to the City. This Addendum No. 3 includes:

Bid Opening Delayed

The date of the Bid Opening is changed from 12:00 o’clock on Thursday, August 27, 2026 to 12:00 o’clock on Thursday, September 3, 2026.

Clarifications to Contractor Questions

Clarifications to questions are included in the attachment.



**'JUICE' BUILDING
3975 DAYTON PARK DR.
DAYTON, OH 45414**

**PHASE 1 ALTERATIONS AND OCCUPANCY
ADDENDUM 03**

August 24, 2026

City of Dayton
Department of Water
320 W. Monument Ave.
Dayton, OH 45402

This Addendum modifies and shall become a part of the original Contract Documents and is hereby made part of the Bidding Documents for the referenced project.

All bidders shall indicate in their bid/proposal that this Addendum has been received and considered in their bid proposal.

The Addendum items are intended to supplement, clarify or correct parts of the bid proposal package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified. Any further questions must be requested per the original bid documents.

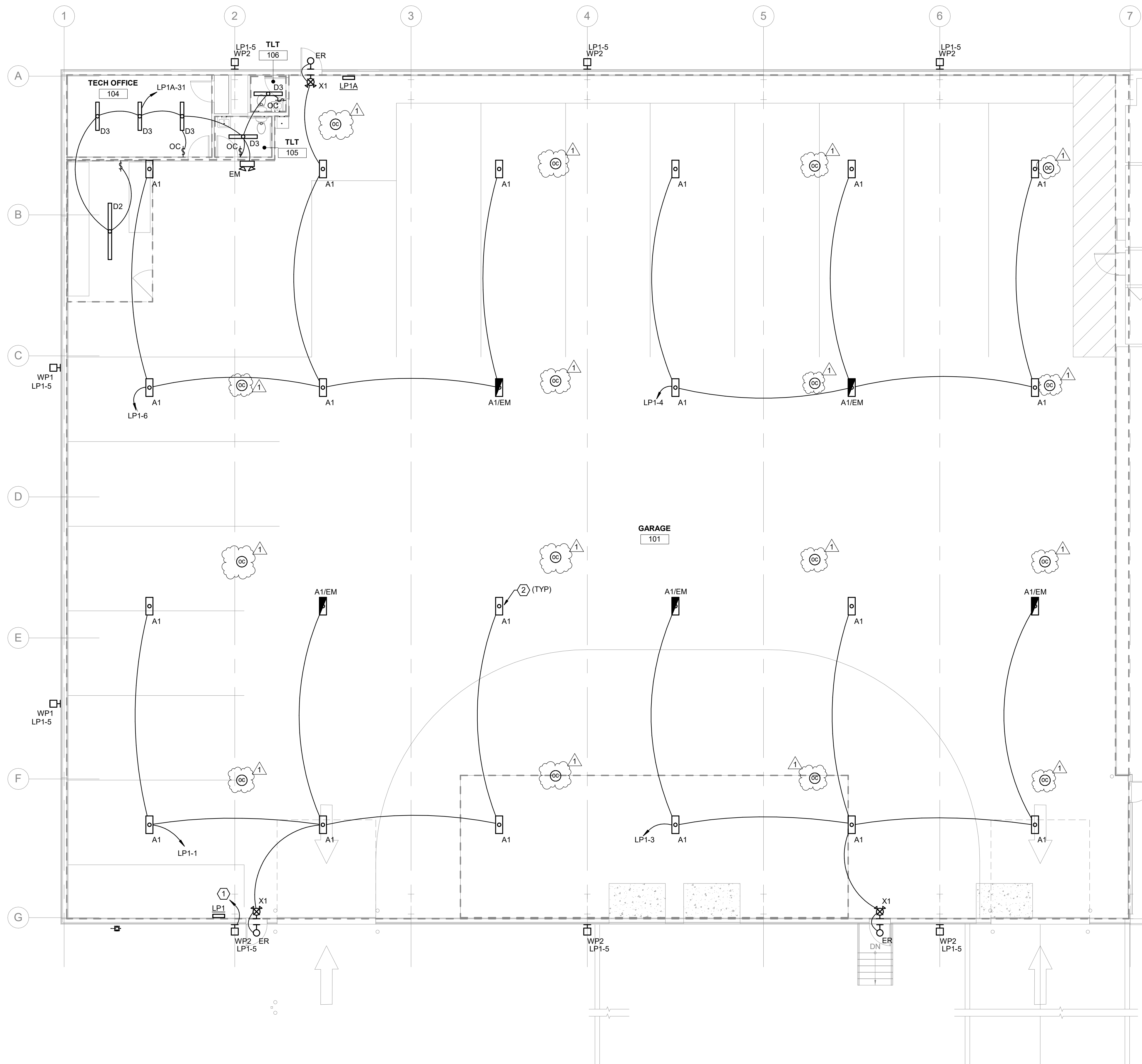
ADDENDUM ITEMS

1. Sheet C1.1: CLARIFICATION: Jet clean existing trench drains and storm piping to confirm free flow of water. Any deficiencies will be addressed as part of a field change.
2. Sheet C1.1: CLARIFICATION: The GC will not be responsible for damage to the existing asphalt paving on site. Site / Asphalt improvements are planned for a future phase.
3. Sheet D1.1: CLARIFICATION: The GC is responsible for the proper removal and disposal of any and all existing debris, trash, crates, etc. in the areas of work. Field verify all conditions.
4. Sheet A1.1: CLARIFICATION: Per note 6: 5/8" gyp board will be installed at all walls EXCEPT where the electrical equipment will be located. That location shall have the FRT plywood. Refer to Electrical Drawings for locations of electrical equipment.
5. Sheet A1.3: CLARIFICATION: The allowance for 1,000 sq ft of roof insulation replacement includes just the insulation replacement attached to the purlins. It is not intended to remove and reinstall any of the existing exposed fastener roof panels to facilitate this work.
6. Sheet H1.1: CLARIFICATION: Existing gas unit heaters appear to be Trane, Model GPND010AA10D00 - 100,000 BTU, 115 V, 60 Hz, 1 Ph.
7. CLARIFICATION: Electrical Scope: All data and communications wiring originate in the Tech Office.
8. CLARIFICATION: Electrical Scope: The EC will be responsible for all required cabling / power requirements to the access control locations. The Owner's vendor will provide the final connections to Owner supplied card readers. An allowance of \$10,000 has been added to the bid form for Owner's vendor cost.



9. Sheet E1.2: CLARIFICATION: Note 3. Note applies to the GFCI receptacles for circuits LP1A-5 and LP1A-17.
10. Sheet E1.2: CLARIFICATION: MC Cable in stud walls is acceptable for use at the receptacles in Tech Office and Restrooms.
11. Sheet E1.2: CLARIFICATION: notes 3 and 4. The shoreline power housing will be used to connect the PD vehicles to power while parked. Plug configurations vary by vehicle. Example photos of the vehicle connections have been attached to this addendum. Refer to Marinco or Hubbell websites for additional information.
12. Sheet E2.2: REPLACE this sheet with the version attached to this addendum. Issued to clarify NL locations. A1/EM fixtures are considered night lights. Occupancy sensors have been added.
13. Sheet E2.3: REPLACE this sheet with the version attached to this addendum. Issued to clarify NL locations. A1/EM fixtures are considered night lights.
14. Sheet E4.1: REPLACE this sheet with the version attached to this addendum. Revised single line diagram.
15. Sheet E4.1: CLARIFICATION: Equipment noted as 'Future' is not included in Phase 1 work. Future equipment has not been designed or specified.
16. CLARIFICATION: Bid Alternate #2 Unit Heaters. The new circuit indicated in the base bid on Sheet E1.3 is sufficient if the Unit Heaters are replaced with new units.
17. Sheet FP1.1: CLARIFICATION: The condition of the existing sprinkler piping is unknown. An allowance of \$50,000 has been added to the bid form for repairs that may be needed to the existing piping/distribution that can't be assessed until the system is reactivated [which is part of the base bid].
18. Bid Form: REPLACE with the version attached to this addendum. Added allowances for Access Control and Sprinkler systems per this addendum.
19. Section 01 50 00: CLARIFICATION: There is no existing power in the building. Per specifications, the EC is responsible for any temporary power required during construction. In addition, any costs / fees associated with the temporary power / lighting shall be covered by the EC.
20. Section 26 05 19: CLARIFICATION: Specification 2.03(C) – Size 10 AWG stranded wire is acceptable for pulling in conduit. Size 10 Solid wire shall be used for device connections.

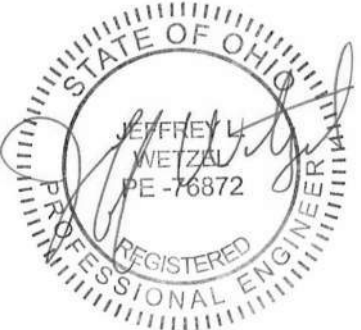
End.



① ELECTRICAL LIGHTING PHASE 1 PLAN WEST - NEW WORK
1/8" = 1'-0"

DRAWING NOTES

1. PROVIDE PHOTOCELL CONTROL FOR EXTERIOR LIGHTING CIRCUIT.
2. MOUNT LIGHTING FIXTURES DIRECTLY TO CEILING STRUCTURAL MEMBERS.



RDA GROUP ARCHITECTS
7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

R

L2
ENGINEERING
7945 Washington Woods Dr.
Dayton, OH 45459

Phase 1 Improvements For:
Juice Building
Project #2A-17774
3975 Dayton Park Dr.
Dayton, OH 45414

Project Number	
2026033	
Date	
August 21, 2026	
Date	Issue
08.21.26	ADDENDUM #3
Sheet Title	
ELECTRICAL LIGHTING PHASE 1 PLAN WEST - NEW WORK	
Sheet Number	



- DRAWING NOTES**
1. PROVIDE PHOTOCELL CONTROL FOR EXTERIOR LIGHTING CIRCUIT.
 2. MOUNT LIGHTING FIXTURES DIRECTLY TO CEILING STRUCTURAL MEMBERS.

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L2 ENGINEERING
7945 Washington Woods Dr.
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Phase 1 Improvements For:
Juice Building
Project #2A-17774
3975 Dayton Park Dr.
Dayton, OH 45414

Project Number

2026033

Date

August 21, 2026

Date Issue

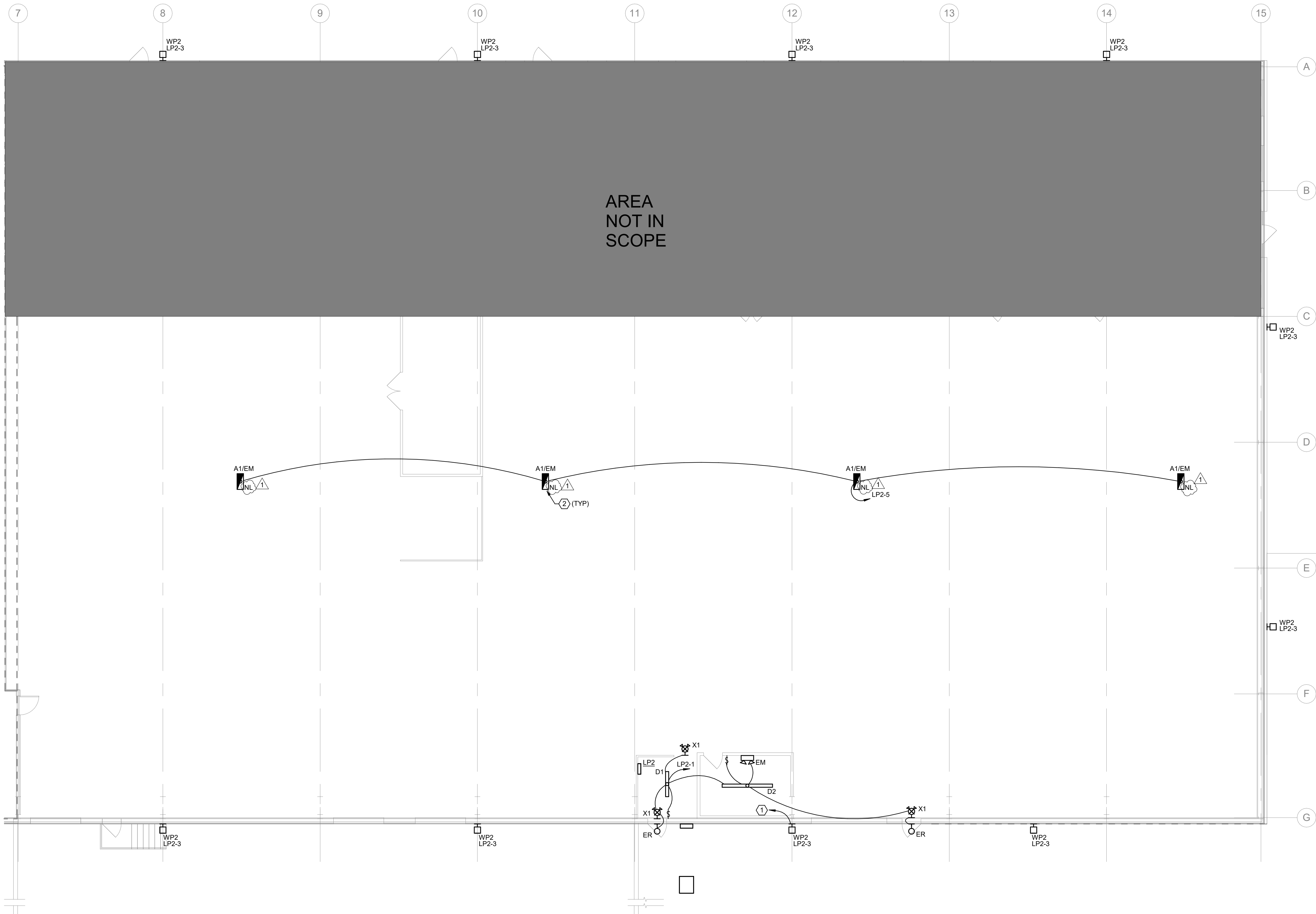
08.21.26 ADDENDUM #3

Sheet Title

ELECTRICAL LIGHTING
PHASE 1 PLAN EAST -
NEW WORK

Sheet Number

E2.3



1 ELECTRICAL LIGHTING PHASE 1 PLAN EAST - NEW WORK
1/8" = 1'-0"

Branch Panel: LP1

Location: GARAGE 101

Supply From:

Mounting: Surface

Enclosure: Type 1

Volts: 120/208 Wye

Phases: 3

Wires: 4

A.I.C. Rating:

Mains Type: MB

Mains Rating: 200 A

MCB Rating: 200 A

Notes: FEED-THRU LUGS

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	LTG - OPEN PARKING	20 A	1	1440	960					1	20 A	GARAGE DOOR OPENERS	2
3	LTG - OPEN PARKING	20 A	1			1440	1440			1	20 A	LTG - OPEN PARKING	4
5	LTG - EXTERIOR	20 A	1					338	1440	1	20 A	LTG - OPEN PARKING	6
7	RCPT - EXTERIOR	20 A	1	180	180					1	20 A	RCPT - EXTERIOR	8
9	RCPT - EXTERIOR	20 A	1			180	180			1	20 A	RCPT - PANEL	10
11	DWH-1	20 A	1					1500	180	1	20 A	RCPT - OPEN PARKING 4	12
13	RCPT - OPEN PARKING 4	20 A	1	360	180					1	20 A	RCPT - OPEN PARKING 4	14
15	RCPT - OPEN PARKING 4	20 A	1			180	180			1	20 A	RCPT - OPEN PARKING 4	16
17	RCPT - OPEN PARKING 4	20 A	1					180	180	1	20 A	RCPT - BIKE MAINTENANCE	18
19	RCPT - OPEN PARKING 4	20 A	1	180	516					1	15 A	UH-4	20
21	RCPT - OPEN PARKING 4	20 A	1			720	516			1	15 A	UH-6	22
23	UH-3	15 A	1					516	180	1	20 A	RCPT - BIKE MAINTENANCE	24
25	UH-5	15 A	1	516	1140					3	20 A	EF-3	26
27	RCPT - BIKE MAINTENANCE	20 A	1			180	1140			--	--	--	28
29	SPARE	20 A	1					0	1140	--	--	--	30
31	SPARE	20 A	1	0	0					1	20 A	SPARE	32
33	SPARE	20 A	1			0	0			1	20 A	SPARE	34
35	SPARE	20 A	1					0	0	1	20 A	SPARE	36
37	SPARE	20 A	1	0	0					1	20 A	SPARE	38
39	SPARE	20 A	1			0	0			1	20 A	SPARE	40
41	SPARE	20 A	1					0	0	1	20 A	SPARE	42
Total Load:				23649 VA		23766 VA		17714 VA					
Total Amps:				205 A		206 A		148 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
HVAC	4740 VA	100.00%	4740 VA	
Heating	6696 VA	100.00%	6696 VA	Total Conn. Load: 65129 VA
Receptacle	46380 VA	60.78%	28190 VA	Total Est. Demand: 46939 VA
Lighting	6353 VA	100.00%	6353 VA	Total Conn.: 181 A
Non-Continuous	960 VA	100.00%	960 VA	Total Est. Demand: 130 A

Notes:

Branch Panel: LP2

Location:

Supply From:

Mounting: Surface

Enclosure: Type 1

Volts: 120/208 Wye

Phases: 3

Wires: 4

A.I.C. Rating:

Mains Type: MB

Mains Rating: 200 A

MCB Rating: 200 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	LTG - ELEC / FIRE RISER ROOMS	20 A	1	111	720					1	20 A	RCPT - ELEC / FIRE RISER ROOMS	2
3	LTG - EXTERIOR	20 A	1			430	1500			2	20 A	EUH-1	4
5	LTG - EM	20 A	1					960	1500	--	--	--	6
7	EXISTING UNIT HEATERS	20 A	1	408	816					1	20 A	EXISTING UNIT HEATERS	8
9	EXISTING UNIT HEATERS	20 A	1			408	0			1	20 A	FIRE ALARM PANEL	10
11	SPARE	20 A	1					0	0	1	20 A	SPARE	12
13	SPARE	20 A	1	0	0					1	20 A	SPARE	14
15	SPARE	20 A	1			0	0			1	20 A	SPARE	16
17	SPARE	20 A	1					0	0	1	20 A	SPARE	18
19	SPARE	20 A	1	0	0					1	20 A	SPARE	20
21	SPARE	20 A	1			0	0			1	20 A	SPARE	22
23	SPARE	20 A	1					0	0	1	20 A	SPARE	24
25	SPARE	20 A	1	0	0					1	20 A	SPARE	26
27	SPARE	20 A	1			0	0			1	20 A	SPARE	28
29	SPARE	20 A	1					0	0	1	20 A	SPARE	30
31	SPARE	20 A	1	0	0					1	20 A	SPARE	32
33	SPARE	20 A	1			0	0			1	20 A	SPARE	34
35	SPARE	20 A	1					0	0	1	20 A	SPARE	36
37	SPARE	20 A	1	0	0					1	20 A	SPARE	38
39	SPARE	20 A	1			0	0			1	20 A	SPARE	40
41	SPARE	20 A	1					0	0	1	20 A	SPARE	42
Total Load:				2055 VA		2338 VA		2460 VA					
Total Amps:				17 A		20 A		21 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Heating	4632 VA	100.00%	4632 VA		
Motor	0 VA	0.00%	0 VA		Total Conn. Load: 6853 VA
Other	0 VA	0.00%	0 VA		Total Est. Demand: 6853 VA
Receptacle	720 VA	100.00%	720 VA		Total Conn.: 19 A
Lighting	1501 VA	100.00%	1501 VA		Total Est. Demand: 19 A

Notes:

Branch Panel: LP1A

Location: GARAGE 101

Supply From: LP1

Mounting: Surface

Enclosure: Type 1

Volts: 120/208 Wye

Phases: 3

Wires: 4

A.I.C. Rating:

Mains Type: MB

Mains Rating: 200 A

MCB Rating: 200 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	UH-1	15 A	1	516	516					1	15 A	UH-2	2
3	RCPT - OPEN PARKING 4	30 A	1			2400	2400			1	30 A	RCPT - OPEN PARKING 4	4
5	RCPT - OPEN PARKING 4	20 A	1					1200	2400	1	30 A	RCPT - OPEN PARKING 4	6
7	RCPT - OPEN PARKING 4	20 A	1	1200	1200					1	20 A	RCPT - OPEN PARKING 4	8
9	RCPT - OPEN PARKING 4	20 A	1			1200	1200			1	20 A	RCPT - OPEN PARKING 4	10
11	RCPT - OPEN PARKING 4	30 A	1					2400	2400	1	30 A	RCPT - OPEN PARKING 4	12
13	RCPT - OPEN PARKING 4	30 A	1	2400	2400					1	30 A	RCPT - OPEN PARKING 4	14
15	RCPT - OPEN PARKING 4	20 A	1			1200	1200			1	20 A	RCPT - OPEN PARKING 4	16
17	RCPT - OPEN PARKING 4	20 A	1					1200	1200	1	20 A	RCPT - OPEN PARKING 4	18
19	HP-1 / AC-1	20 A	2	1590	720					1	20 A	RCPT - TECH OFFICE 104	20
21	--	--	--			1590	180			1	20 A	RCPT - TECH OFFICE 104	22
23	RCPT - TECH OFFICE 104	20 A	1					180	720	1	20 A	RCPT - RESTROOMS / EXTERIOR	24
25	RCPT - OPEN PARKING 4	50 A	2	3120	3120					2	50 A	RCPT - OPEN PARKING 4	26
27	--	--	--			3120	3120			--	--	--	28
29	RCPT - GAS CONTROL	20 A	1					180	180	1	20 A	J-BOX - DOOR ACCESS PANEL	30
31	LTG - TECH OFFICE / RESTROOMS	20 A	1	495	720					1	20 A	Receptacle	32
33	SPARE	20 A	1			0	0			1	20 A	SPARE	34
35	SPARE	20 A	1					0	0	1	20 A	SPARE	36
37	SPARE	20 A	1	0	0					1	20 A	SPARE	38
39	SPARE	20 A	1			0	0			1	20 A	SPARE	40
41	SPARE	20 A	1					0	0	1	20 A	SPARE	42
Total Load:				17997 VA		17610 VA		12060 VA					
Total Amps:				157 A		154 A		101 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	3240 VA	100.00%	3240 VA	Total Conn. Load: 47667 VA Total Est. Demand: 31187 VA Total Conn.: 132 A Total Est. Demand: 87 A	
Heating	1212 VA	100.00%	1212 VA		
Receptacle	42960 VA	61.64%	26480 VA		
Lighting	255 VA	100.00%	255 VA		

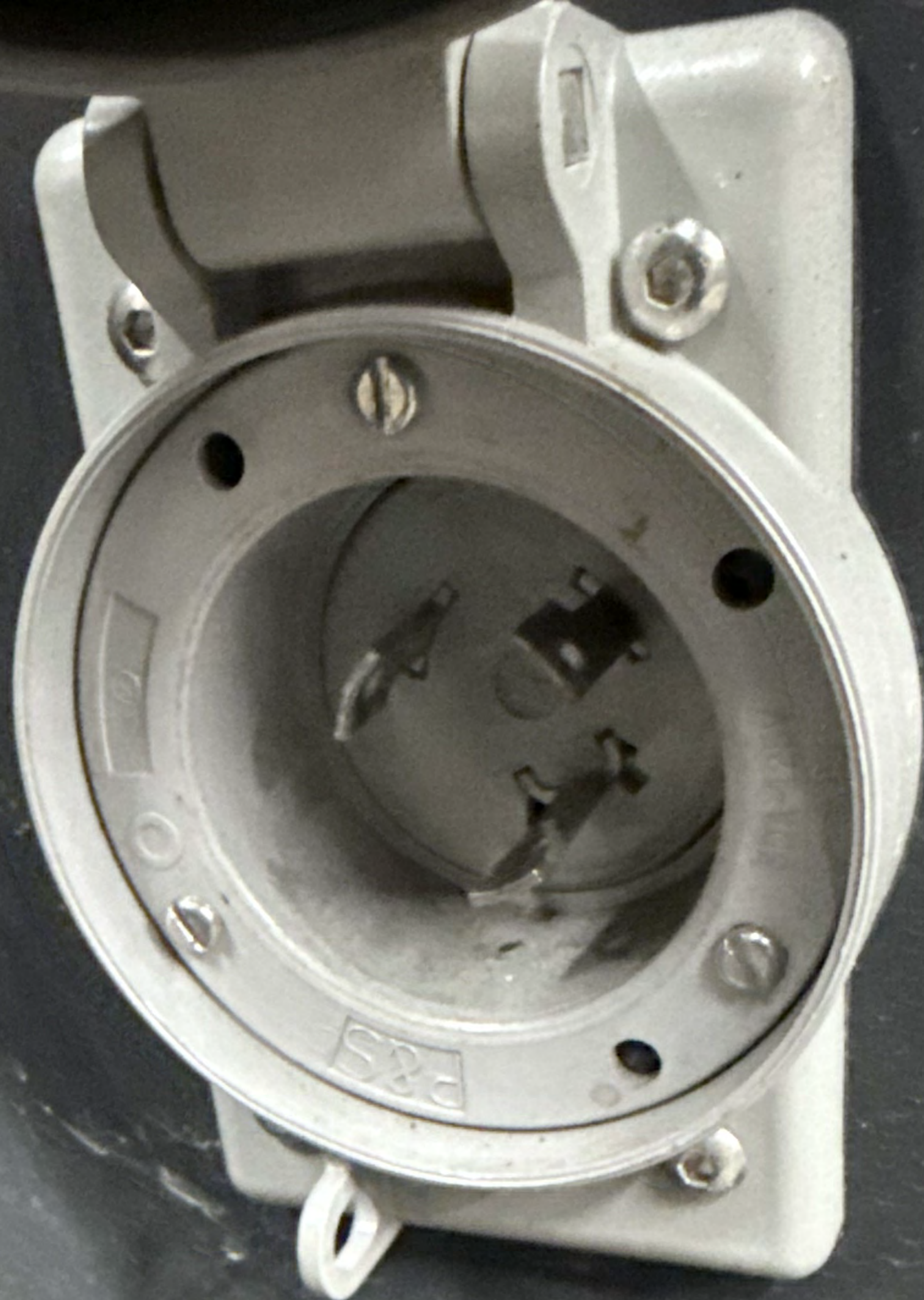
Notes:





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