

## ADDENDUM



**Date:** 8/27/2024

**Project:** City of Dayton New Police Station West Patrol District

**Project Address:** 10 Abbey Avenue  
Dayton, Ohio 45417

**Addendum #:** 1

*Acknowledgement of this addendum must be noted on your proposal.*

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### Statement to Bidders:

This addendum is to clarify how to organize your proposal into the appropriate phase and sections. The phasing and sections are per request by the owner due to various funding sources. This addendum is to add Division 00 "Instructions to Bidders" to the construction documents.

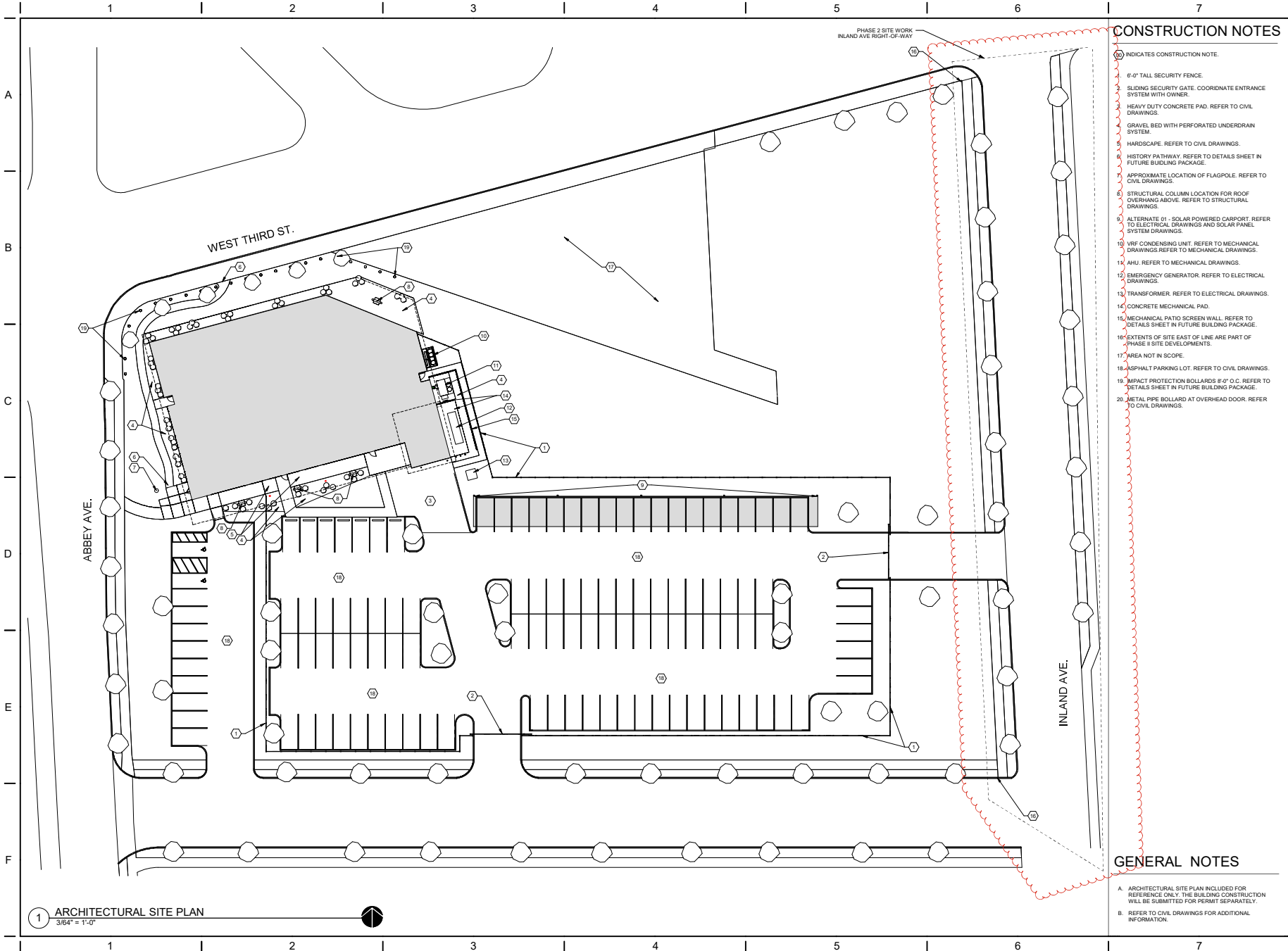
### Items:

1. For site work there is a phase 1 and a phase 2. At this time, phase 2 is an alternate addition. Please prepare your proposal with phase 2 as an alternate addition. If approved, the work will commence simultaneously with phase 1. Phase 2 is all work pertaining to the finish of Inland Ave. as noted via dotted lines on sheet G.02. All utility work per sheet C5.0 is to be priced within base bid for phase 1. If phase 2 is rejected, a change order will be issued to modify the base utility plan.

2. The access road off Abbey Ave is to be prepared as a separate price. All work will be performed and simultaneously with the completions of phase 1 site work. This work consist of all items within the RW lines as noted on sheet C4.0.

### Attachments:

1. sheet G.02 noting phase 2 pricing area
2. sheet C4.0 noting Abbey Ave. right-a-way pricing area
3. Division 00 Instructions to Bidders



**CONSTRUCTION NOTES**

- 1. INDICATES CONSTRUCTION NOTE.
- 2. 6'-0" TALL SECURITY FENCE.
- 3. SLIDING SECURITY GATE. COORDINATE ENTRANCE SYSTEM WITH OWNER.
- 4. HEAVY DUTY CONCRETE PAD. REFER TO CIVIL DRAWINGS.
- 5. GRAVEL BED WITH PERFORATED UNDERDRAIN SYSTEM.
- 6. HARDSCAPE. REFER TO CIVIL DRAWINGS.
- 7. HISTORY PATHWAY. REFER TO DETAILS SHEET IN FUTURE BUILDING PACKAGE.
- 8. APPROXIMATE LOCATION OF FLAGPOLE. REFER TO CIVIL DRAWINGS.
- 9. STRUCTURAL COLUMN LOCATION FOR ROOF OVERHANG ABOVE. REFER TO STRUCTURAL DRAWINGS.
- 10. ALTERNATE #1 - SOLAR POWERED CARSPORT. REFER TO ELECTRICAL DRAWINGS AND SOLAR PANEL SYSTEM DRAWINGS.
- 11. VRF CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS. REFER TO MECHANICAL DRAWINGS.
- 12. AHU. REFER TO MECHANICAL DRAWINGS.
- 13. EMERGENCY GENERATOR. REFER TO ELECTRICAL DRAWINGS.
- 14. TRANSFORMER. REFER TO ELECTRICAL DRAWINGS.
- 15. CONCRETE MECHANICAL PAD.
- 16. MECHANICAL PATIO SCREEN WALL. REFER TO DETAILS SHEET IN FUTURE BUILDING PACKAGE.
- 17. EXTENTS OF SITE EAST OF LINE ARE PART OF PHASE II SITE DEVELOPMENTS.
- 18. AREA NOT IN SCOPE.
- 19. ASPHALT PARKING LOT. REFER TO CIVIL DRAWINGS.
- 20. IMPACT PROTECTION BOLLARDS 8'-0" O.C. REFER TO DETAILS SHEET IN FUTURE BUILDING PACKAGE.
- 21. METAL PIPE BOLLARD AT OVERHEAD DOOR. REFER TO CIVIL DRAWINGS.

**GENERAL NOTES**

- A. ARCHITECTURAL SITE PLAN INCLUDED FOR REFERENCE ONLY. THE BUILDING CONSTRUCTION WILL BE SUBMITTED FOR PERMIT SEPARATELY.
- B. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

**1 ARCHITECTURAL SITE PLAN**  
3/64" = 1'-0"

**App Architecture**  
ARCHITECTURE  
615 Woodside Drive, Englewood, Ohio 43132  
T 937.236.4898 F 937.431.9496  
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CITY OF DAYTON  
**NEW POLICE STATION  
WEST PATROL DISTRICT**  
10 Abbey Ave., Dayton, Ohio 45417

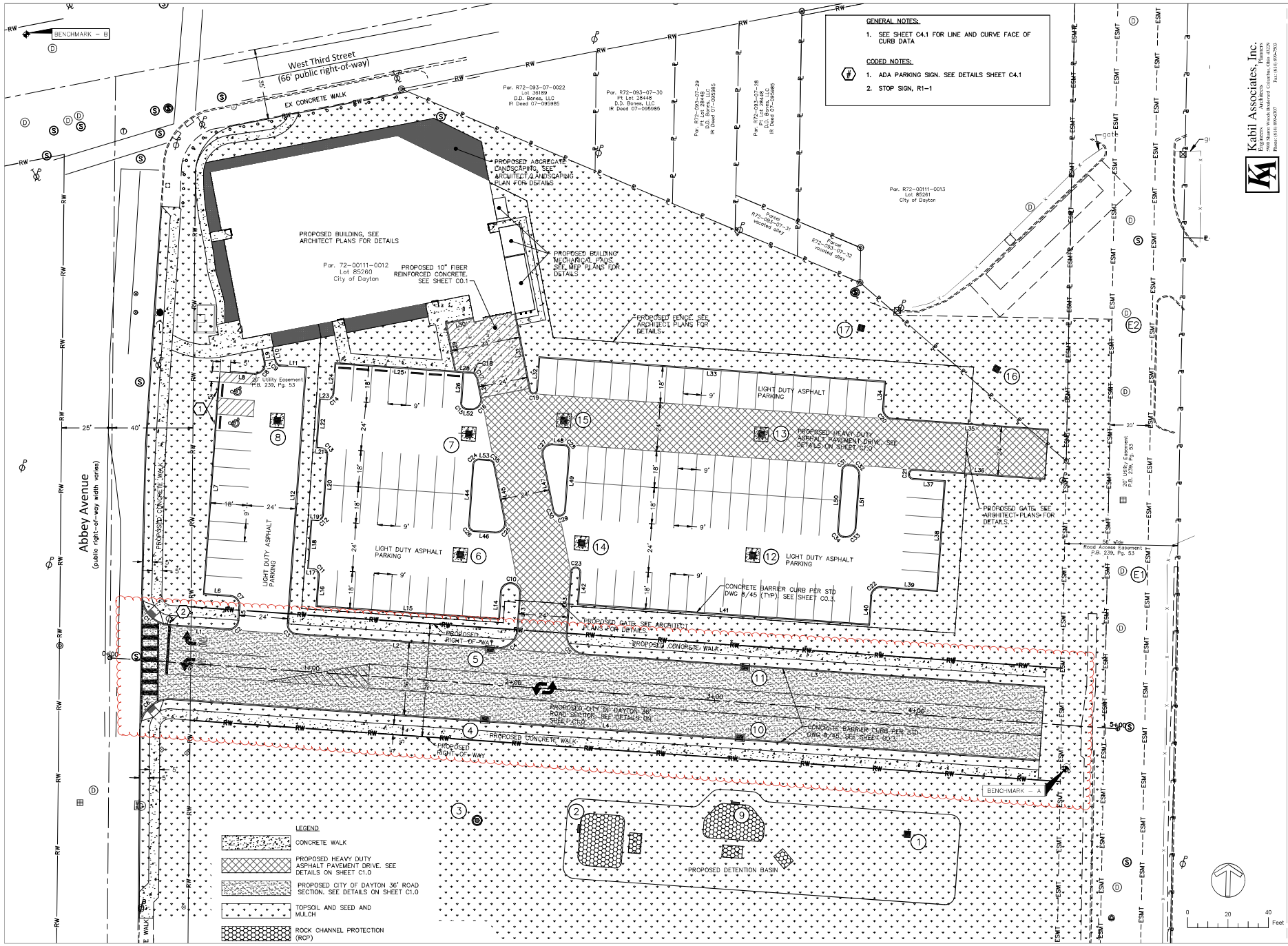
ISSUE		
NO.	DATE	DESCRIPTION

DATE	8/14/24
JOB NO.	4205.00
DRAWN	MLG
CHECKED	RFW

TITLE  
**ARCHITECTURAL SITE PLAN**

SHEET NO.  
**GO.2**

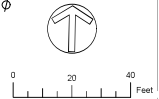
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**GENERAL NOTES:**  
 1. SEE SHEET C4.1 FOR LINE AND CURVE FACE OF CURB DATA

**CODED NOTES:**  
 1. ADA PARKING SIGN, SEE DETAILS SHEET C4.1  
 2. STOP SIGN, R1-1

- LEGEND:**
- CONCRETE WALK
  - PROPOSED HEAVY DUTY ASPHALT PAVEMENT DRIVE, SEE DETAILS ON SHEET C1.0
  - PROPOSED CITY OF DAYTON 36" ROAD SECTION, SEE DETAILS ON SHEET C1.0
  - TOPSOIL AND SEED AND MULCH
  - ROCK CHANNEL PROTECTION (RCP)



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CITY OF DAYTON  
**NEW POLICE STATION**  
 10 Abbey Ave. Dayton, Ohio 45417

NO.	DATE	DESCRIPTION

DATE	8/14/2024
JOB NO.	4205.00
DRAWN	KT
CHECKED	JFD
TITLE	SITE PLAN

SHEET NO.  
**C4.0**

**PREPARED FOR:**



**DAYTON**

**City of Dayton New Police Station**

**West Patrol District**

**10 Abbey Avenue**

**Dayton, Ohio 45417**

**Date: August 21, 2024**

**PREPARED BY:**



**SECTION 00 0102****PROJECT INFORMATION****1.01 PROJECT IDENTIFICATION**

- A. Project Name: City of Dayton New Police Station
- B. Architect: App Architecture, Inc.  
Architect Project Number: 4205.00
- C. Construction Manager: Brumbaugh Construction, Inc.  
Construction Manager Project Number: 2503
- D. The Owner, hereinafter referred to as Owner: City of Dayton

**1.02 PROJECT DESCRIPTION**

- A. Summary:

The new police station facility will be built at the southeast corner of West Third Street and Abbey Road. The facility will allow for the relocation of various Department of Police “DPD” resources to better serve the City’s west corridor and include a community engagement and education space. Covid-19 has created new health challenges for the City as well as compounding financial difficulties. Given the Covid-19 driven changes to the Commuter Income Tax model, the City has an emergent need to right-size and reduce future operating costs while also enhancing the safety of its staff. This project will construct the facility in a manner that is consistent with reducing the air-borne spread of Covid-19. This facility will provide a safer working environment for City employees, create safer public spaces, create office spaces that are space efficient, and utilize barriers and other design features that mitigate the spread of Covid-19, while also reducing the future operating costs when compared to older more inefficient buildings.

The total size of the facility is to be approximately 11,000 square feet. This does not include the overall site work which includes landscaping, utilities, parking, electric vehicle charging infrastructure, etc. A clean, healthy workplace environment, free of harmful contaminants and excessive noise, with access to quality air, light, and water, is paramount for everyone working in the facility.

The facility includes a single bay apparatus room, multipurpose room, conference room, offices, fitness room, and locker rooms. The facility shall have separate public and private entrances, allowing the ability to ensure secure areas and to separate staff from the public portions of the operations. The facility shall contain secured locker rooms, weapons storage areas, and shall include all applicable security measures, ballistic components, and best practices measures to ensure officer safety.

Additional areas include roll call room, report room, backup generator, systems furniture, storm shelter, secure parking area, gear storage, a break room, reception, and public lobby area.

The design of the site work and utility extensions will be required to serve the facility with the ability to install state-of-the-art technology capabilities including a fiber network and the ability

to install video camera systems with data networking connections throughout the facility to the City's network. An efficient work environment should accommodate ongoing technological innovation and allow for a technologically state-of-the-art workplace throughout the facility's useful life.

Environmental workplace services, systems, and components that allow occupants to adjust lighting, acoustic, and furnishing systems to meet personal and group comfort levels.

The electrical service and exterior landscaping design will incorporate an emergency backup generator to power the entire facility. This may be bid and let as a bid package separate of the overall construction.

A secured entry and parking area accommodating up to an estimated one hundred and ten (110) parking spaces is required. An additional parking area with an estimated twelve (12) parking spaces for public use shall be designated for public use. Separate utility service for electric vehicle charging infrastructure for both public and private areas of the parking lots are required. These areas shall be metered separately of the facility's service, however best practices and cost-effective solutions may dictate the proposed number of services for the facility's complex.

The building and construction must follow the City of Dayton Strategy for Sustainable Dayton, a document to minimize the environmental impact and optimize energy efficiency and usage. The design and construction features should include a Site Energy Use Intensity "EUI" of no more than thirty-five (35) with a stretch goal of twenty-five (25) or less. Additional environmental features could include the conservation of water (rainwater capture) and solar panels, are to be considered in the design and cost analysis.

#### 1.03 TAXES

- A. The project is tax exempt. Owner shall provide sales tax exemption number upon request.

#### 1.04 CONTRACTOR USE OF SITE AND PREMISES

- A. Do not obstruct roadways, sidewalks, or other public ways without permit.

#### 1.05 PROCUREMENT TIMETABLE

- A. Time is of the essence. Project is expected to begin fall 2024 and commence fall 2025. Total construction duration of 11 months. You must notify the CM of any items or detail that would not allow for the Owner to take occupancy by fall 2025.

#### 1.06 PERFORMANCE REQUIRED DURING BIDDING

- A. In a timely manner, notify the CM of any discrepancies or inconsistencies in the construction drawings and specifications which will impair or prevent achieving the final design requirements of the Project.
- B. Submit any product of equal to or greater performance for prior approval.
- C. Check the CM's free online portal for addendums to bidding documents prior to submitting the bid; [www.brumbaughconstruction.com/Bid-List-Planroom](http://www.brumbaughconstruction.com/Bid-List-Planroom)
- D. Submit your prequalification form before or with your bid documents. A prequalification form must be on file before review of your bid can occur.
- E. All communication in regards to bidding shall be directed to the CM:

Design Build Coordinator: Jessi Clark, [jessi@brumbaughconstruction.com](mailto:jessi@brumbaughconstruction.com)

Project Manager: Kip Myers, [kip@brumbaughconstruction.com](mailto:kip@brumbaughconstruction.com)

Brumbaugh Construction: General Office 937-692-5107

#### 1.07 PERFORMANCE DURING CONSTRUCTION

- A. Use of CM's Procore site is mandatory, the CM's web-based project management software. Use Procore to access current drawings, submit shop drawings, submit product data, request information, and access the current schedule.
- B. Review the drawings prior to submittal of shop drawings and initiating any related construction.
- C. Submit shop drawings, product data, and other information required to accurately portray the performance of the product in accordance with the Contract Documents.
- D. Manufacturer's Installation Requirements (Manuals) are referenced as part of project requirements in order to ensure the accurate installation and safe/efficient operation of their products.
- E. Notify the CM if any work prior to the installation of your work is not at a quality standard to receive your work.
- F. Follow the directions of the CM.
- G. Complete the work in a prescribed manner and time frame to achieve the desired results required by the Contract Documents.

#### 1.08 JOB SITE SAFETY

- A. The CM has extensive job site safety requirements. A copy is available upon request to CM.
- B. Notify the CM of any unsafe conditions immediately.
- C. Follow the manufacturer's operations manual for any operation of equipment and required rough-in services for installation of product. Rough-ins services which may not be shown by the drawings will be required to be provided as part of the Contract.
- D. CM has a strict 100% Drug Free Work Place Program.

#### 1.09 DOCUMENTATION REQUIRED PRIOR TO CONSTRUCTION START

- A. Must have a signed Master Trade Agreement on file with the CM.
- B. Must have a signed Project Work Order outlining the contractual obligation of work to be performed for this project.
- C. Must identify a representative that can read, comprehend, and speak the English language
- D. Must identify a representative that can attend weekly subcontractor job site coordination meetings and make decisions on behalf of the contractor

**SECTION 00 2000****INSTRUCTIONS TO BIDDERS****1.01 BIDDING DOCUMENTS**

- A. The bidding documents are comprised of the specifications, the drawings, and addenda issued prior to the receipt of bids.
- B. Documents are available through the CM's online plan room;  
[www.brumbaughconstruction.com/Bid-List-Planroom](http://www.brumbaughconstruction.com/Bid-List-Planroom)
- C. Bidding documents are prepared for the use of bidders which include the sub-contractors, material suppliers, and all other entities who furnish or manage any portion of the work required to complete the required scope for the project.

**1.02 ADDENDA DURING BIDDING**

- A. Any additional information required by the bidders, revisions in the work, changes or additions, discrepancies in the bidding documents, or clarifications will be in the form of addenda written and issued by the Architect or the CM as of the date of such addenda.
- B. All addenda issued prior to the time and date set for termination of bidding shall become a part of the bidding documents and bidders shall list by number and date on the form of proposal, all addenda which have been received by him prior to submittal of his bid. The lump sum proposal amount shall include all work described by all such addenda. It shall be the bidder's responsibility to determine that he has received all addenda, since no extra costs will be allowed by failure of the bidder to do so.
- C. Any bidder in doubt as to the true meaning of any part of the bidding documents may submit, no later than 10 working days prior to the date set for receipt of bids, a written request to the CM for an interpretation thereof. All interpretations of the bidding documents will be made by an addendum.
- D. No oral, telephonic, telegraphic, or fax instructions or information shall be binding on the CM unless confirmed by an addendum.

**1.03 SUBSTITUTIONS AND APPROVALS DURING BIDDING**

- A. Reference Project Manual Site Package 01 2500 for substitution procedures.

**1.04 ALTERNATES**

- A. Reference Project Manual Site Package 01 2300
- B. Each bidder is encouraged to submit voluntary alternates for materials, procedures, and equipment that benefit the project and produce a savings to the Owner.
- C. All bidders shall thoroughly review and indicate for each alternate the appropriate add or deduct, no change, or not applicable. No indication will be considered as a no change. The bidder shall be responsible for all cost associated with the Alternate as respects his contracted work regardless of the notation entered on the bid form.

**1.05 BIDDER'S REPRESENTATION**

- A. Each bidder, by making his bid, represents that he has read and understands the bidding documents.
- B. Each bidder shall make careful examination of the plans and specifications, visit the site of the proposed construction and acquaint himself with all the conditions before submitting his proposal. He will be held responsible for any and all errors in his proposal resulting from his



failure to make such examination. No "Request for Extras" will be entertained as a result of the bidder failing to examine the plans and specifications and inspecting the site. Any discrepancies between actual field conditions and work specified in contract documents shall be brought to the written attention of the CM during bidding or prior to bidding.

- C. Each bidder by preparing and submitting a bid represents that they have reviewed and understand all manufacturer's requirements for the complete installation of manufactured items. Manufacturer's instructions may include exact utility and service connections for specified systems, which systems may not be defined, detailed, or located by the project drawings or specifications.

#### 1.06 PREPARATION OF BIDS

- A. Bids shall be based upon the materials, construction, equipment, and methods named or described in the specifications and on the drawings, and any addenda issued prior to receipt of bids.
- B. The low bidder may be required to attend a pre-award scope review meeting with the CM, architect, and owner.
- C. Any error and/or omission in the proposal or any other irregularity as a result of negligent preparation shall not furnish cause for relief for any damages resulting therefrom.
- D. Identify time constraints on the proposal
  - 1. Expiration date of the proposal
  - 2. Estimated commencement date for scope of work to be performed
  - 3. Estimated completion date for scope of work to be performed
- E. Identify mobilizations on the proposal
  - 1. In the event the bidder charges for each mobilization, please note the number of mobilizations included within the proposal
  - 2. If there is an add or deduct to be considered with mobilizations, please note the cost savings or cost additive for unplanned mobilizations.

#### 1.07 CONTRACT

- A. Contract documents will be comprised of the Master Trade Agreement and Project Work Order
- B. Contracts will be lump sum

#### 1.08 DIRECT QUESTIONS

- A. Direct all questions to the CM via the designated design build coordinator and/or the project manager.
- B. Addenda may be issued during the bidding period to answer questions. All addenda become a part of the contract documents. Include resulting cost in the proposal.
- C. Verbal answers are not binding to any party.

#### 1.09 SITE EXAMINATION

- A. Examine the project site before submitting a proposal.

#### 1.10 PREQUALIFICATION

- A. All bidders must have a prequalification form on file with the CM
- B. The prequalification form must be completed and accompany the proposal if not already on file with the CM

#### 1.11 SALES TAX

- A. This project is tax exempt.

#### 1.12 PREVAILING WAGE

- A. This is a State of Ohio prevailing wage project.

1.13 BONDING

- A. List your payment and performance bond requirements separately on your proposal.

1.14 NONDISCRIMINATION: AFFIRMATIVE ACTION

- A. The bidder agrees that in the performance of this agreement it shall not discriminate against any applicant for employment nor any sub-contractor or material supplier because of race, religion, sex, color, national origin, handicap, or age. The bidder will take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to race, religion, color, sex, national origin, handicap, or age. The bidder shall require all contracts within its subcontractors to contain the same provision. The bidder and all subcontractors shall comply with all employment and equal opportunity requirements of local, state, and federal law and regulations.

**SECTION 00 3100**

**AVAILABLE PROJECT INFORMATION**

1.01 EXISTING CONDITIONS

- A. A Geotechnical Investigation Report dated July 16, 2024 is available to review
- B. Existing site and utility survey is included within the Site Package Drawings sheet C2.0

1.02 PERMITS

- A. The following permits are known to be required and shall be obtained by the Architect:
  - 1. Full / Blanket Building Permit including all trade and subcontractor permits

**SECTION 00 5200**  
**AGREEMENT FORM**

1.01 FORM OF AGREEMENT

- A. The bidder to whom an award of the contract is made shall execute a Master Trade Agreement and Project Scope of Work agreement with the CM.
- B. A copy of the Master Trade Agreement and Project Scope of Work may be obtained by contacting the CM's representatives listed in Section 00 0102 1.06 E.

**SECTION 00 7100****CONTRACTING DEFINITIONS****1.01 TIME PERIODS AND MILESTONE DATES**

- A. Design Development: The time period during which the form, arrangement, size, and materials of the work or a portion of the work are determined.
- B. Construction Documents: The time period during which process working drawings, specifications, and other documents describing the work or a portion of the work are prepared in sufficient detail to allow accurate and complete construction.
- C. Construction: The time period from the beginning of the work on the project site until final payment as defined in the contract.
- D. Substantial Completion: The date as defined in the conditions of the contract. Date of Substantial Completion is the due date for the following:
  - 1. CM or architect's complete punchlist of items to be completed.
  - 2. Owner's complete punchlist of items to be completed.
  - 3. Compliance with requirements of governing authorities, for submittals, inspections, and permits.
  - 4. Compliance with Owner's requirements for access to areas occupied by the Owner.
  - 5. Final cleaning
  - 6. Maintenance manuals
  - 7. Warranties
  - 8. Spare parts and extra materials
  - 9. Maintenance supplies and tools
  - 10. Project record documents
  - 11. Final site survey
- E. Closeout: The time period during which all details of both construction and commissioning are complete.
  - 1. The closeout period is the time from Date of Substantial Completion until final payment.
  - 2. Before and during the closeout period, the owner will ascertain whether the completed project complies with the contract documents.
  - 3. Contractor is responsible for operation and maintenance of the project until the end of the closeout period; except for those areas the owner has moved into. Once the owner has moved into an area the contractor's responsibilities for operation and maintenance of that area will decrease.
  - 4. Training of Owner's personnel in operation and maintenance occurs during the Closeout period, unless specifically indicated otherwise for certain items.
- F. Occupancy: The time period during which the project is occupied for its intended purpose.
  - 1. The occupancy period begins at Date of Substantial Completion.
  - 2. Move-in will occur before the end of the closeout period.
  - 3. CM is responsible for operation and maintenance of the project until the end of the closeout period.