

Addendum

DATE: September 15, 2025

615 Woodside Drive, Englewood, Ohio 45322

PROJECT: City of Oxford
Oxford Park Place Restroom Facility

T 937.836.8898 F 937.832.3696

www.app-arch.com

PROJECT ADDRESS: 2 West High Street
Oxford, OH 45056

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 City of Oxford project Information Sheet, are to be considered as part of the construction documents and to be included in the scope of work for the above referenced project.

ARCHITECTURAL SPECIFICATIONS:

ITEM A1 Specification Manual: 245 pages in 8-1/2" x 11" format

- See Table of Contents (attached) for included Sections, full specification manual issued.

END OF ADDENDUM NO. 1

ATTACHMENTS:

- | | |
|--|---------|
| ▪ Pre-Bid Minutes and Sign-in Sheet | 3 pages |
| ▪ City of Oxford Parking Information & landscape protection information. | 2 pages |
| ▪ Adult Changing table Submittal Cut and Installation Instructions. | 4 pages |
| ▪ Architectural Specification Table of Contents | 2 pages |
| ○ Specification Manual: 245 pages in 8-1/2" x 11" format | |

Pre-Bid Minutes

DATE: September 15, 2025

615 Woodside Drive, Englewood, Ohio

T 937.836.8898 F 937.836.8899

PROJECT: City of Oxford
Oxford Park Place Restroom Facility - REBID

[www.add-arc](http://www.add-arc.com)

SIGN-IN & INTRODUCTIONS: Owner – App Architecture – Contractors – Subcontractors

GENERAL SCOPE OF PROJECT:

- Single Prime Contract covering all branches of Work.
 - Contractor Staging area – See City of Oxford Project Information pages.
 - Water and Electric are across Park Place – open cut
 - Special Inspections – Owner’s cost/Contractor schedule/coordinate
 - Owner will provide the Adult Changing Table for Contractor’s installation.
 - Access Control – Salto System shall be installed by a licensed Salto installer.
 - Aegis Protective Services.
 - Acme Lock
- Park will stay open to the public during construction. – Fence Area of Work

BID REQUIREMENTS:

- Bid due date – **1:00 p.m. local time, Thursday, Sept 25, 2025.**
 - No email bids will be accepted.
- Bids due at –
Community Development Office
City of Oxford Municipal Building
15 South College Ave., Oxford, Ohio 45056.
- Prevailing Wage project
- Tax exempt project.
- Use bid forms provided in the Project Manual.
- AIA Documents
 - Bid Bond required.
 - Performance and Payment Bond required.
 - Bidder Qualifications
- City of Oxford Documents
 - Delinquent Personal Property Tax Affidavit
 - Non collusion Affidavit
 - Affidavit of Authority
 - Drug Free Workplace
 - Ohio Workers Comp Certificate

SUPPLEMENTARY CONDITIONS:

- Permits, Owner submitting and paying for Building permit review only. See Allowance
- Owner is sales tax exempt.
- Payment of “Prevailing Wages” is required.

Award:

Bids Due	Sept 25th
Owner & Architect Bid Review	Sept 26- Sept 29
Apparent low bidder interview	Sept 29
Letter of recommendation to City of Oxford	Oct 2 nd
Recommendation to City Council	Oct 2 nd
City Council Meeting	Oct 7 th

Approval at the City Council meeting will allow provide resolution to enter into a contract.
Notice of Commencement will be issued concurrently.

TEMPORARY FACILITIES:

- Utilities.
 - Water and 120V power are available in the park.
 - Connection and distribution are the responsibility of the contractor.
- Field office – Not required. Bi-weekly job meetings will be held at City Municipal Bldg.
- Storage trailer – Can be located within the construction area or parking space can be rented at cost.
- Temporary toilets – required.
- Use of site.
 - Park Place is to remain open to vehicular traffic.
 - Right of Way permits will be required for shut down of street for construction or long deliveries or crane or boom use.

OWNER COMMENTS:

- Contractor to coordinate with owner on best place to pull temporary water and electric.
- See Project Information Sheet.

CONTRACTOR PRE-BID QUESTIONS:

- a. **Q.** Who will file a building permit?
A. App Architecture.
- b. **Q.** Wind screen required on fencing?
A. No.
- c. **Q.** Cut Sheet for Adult Changing Station?
A. See attached.

CONTRACTOR QUESTIONS:

Direct architectural, and MEP bid questions to App Architecture. maria.schertler@app-arch.com
App will forward the questions on to the Civil, Structural and MEP consultants.

Existing conditions site walk thru/additional access to site at contractor's convenience.

All necessary clarifications will be made by Addendum.

- Addendum 1 will be issued this week with Specifications and bid forms.

Pre-Bid Sign-In Sheet

DATE: September 10, 2025

PROJECT: City of Oxford, Park Place Restroom Facility

Name	Company	Address	Communication Numbers
CHRIS ROBINSON	BRUMBAUGH CONST	3520 ST RT 49 ARCADUM	Phone: 937-692-5107 E-Mail: chr's@brumbaughconstruct-in.com
Greg Funston	ATCS		Phone: 937-901-9997 E-Mail: gfunston@atcs-inc.com
Mike Lyon	Becker		Phone: 937-869-8308 E-Mail: MIKE.L.BCI525@GMAIL.COM
Sam Perry	City of Oxford		Phone: E-Mail:
			Phone: E-Mail:
			Phone: E-Mail:
			Phone: E-Mail:
Josh Konicki Maria Schestler	App Architecture	615 Woodside Dr.	Phone: E-Mail:

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City of Oxford Project Information:

1. City of Oxford parking website:

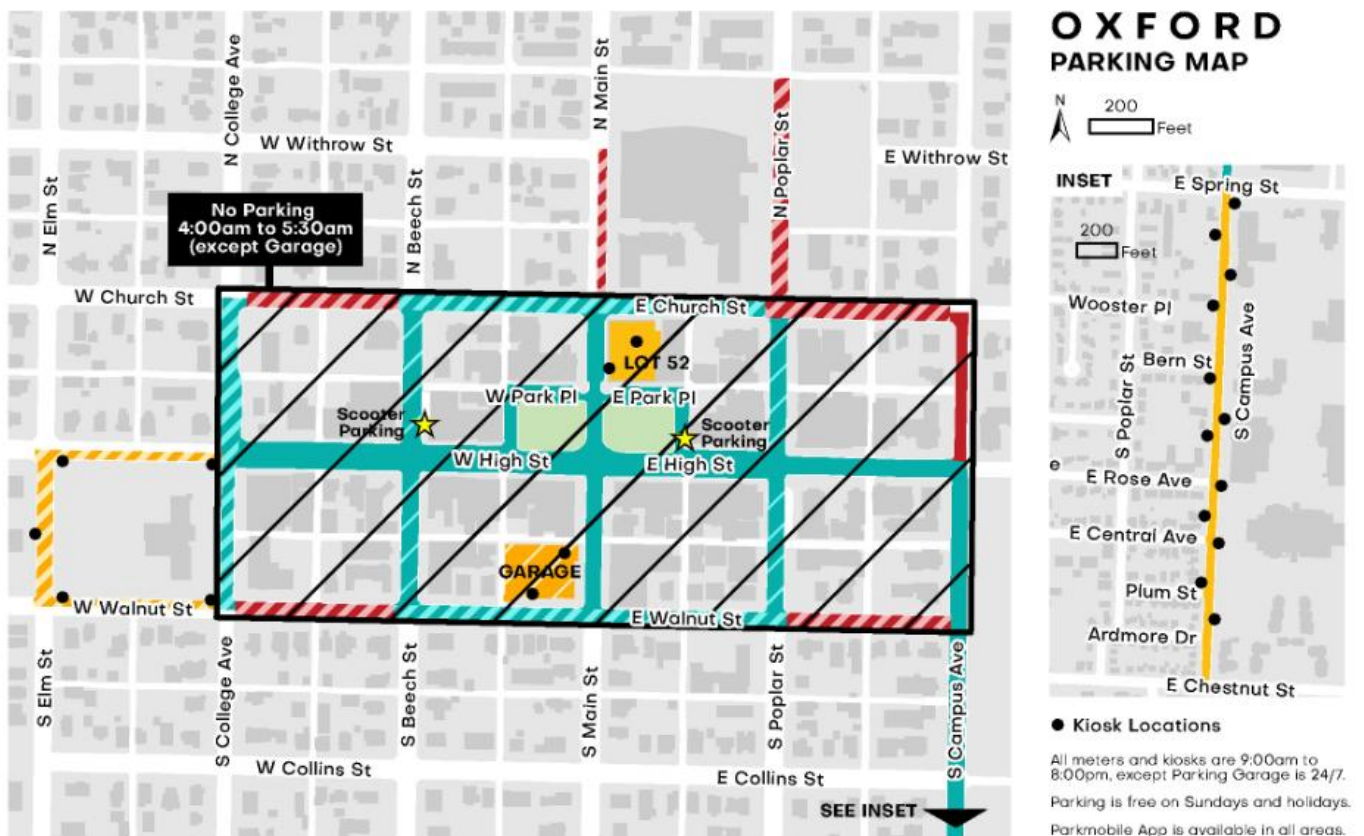
[Parking - City of Oxford, Ohio | Home of Miami University](#)

2. City of Oxford will provide and pay for (3) parking spaces for the contractors use for material storage, dumpster, parking and/or loading.

- a. Fencing of these spaces is recommended. Adjacent parking spaces and public sidewalk and roadway shall remain accessible.

3. Additional spaces can be rented. See website for available parking in the vicinity.
(Map below (and attached)):

Visiting Uptown Oxford



Smart Meters

	Credit Card & Coin Kiosks - \$1.00/hr		Credit Card & Coin - 2 hour max - \$1.00/hr
	Credit Card & Coin Kiosks - \$0.50/hr		Credit Card & Coin - 2 hour max - \$0.50/hr
	Credit Card & Coin Kiosks - \$0.25/hr		Credit Card & Coin - 11 hour max - \$0.25/hr

Not Smart Meters

	Coin Only - 2 hour max - \$0.25/hr
	Coin Only - 11 hour max - \$0.25/hr

4. Link to Right of Way request form:

https://www.cityofoxford.org/our_community/parks_streets_request_forms.php

a. Handles through City Manager's Office

b. Fee calculator: <https://www.cityofoxford.org/government/feeordinances.php>

5. All water and sewer tap and capacity fees will be waived during the permit process.

6. City of oxford will allow material storage and/or a storage unit to be set within the park construction area of work.

a. Contractor responsible to protect existing landscaping and structures.

b. Contractor to return area to existing condition at close of project.

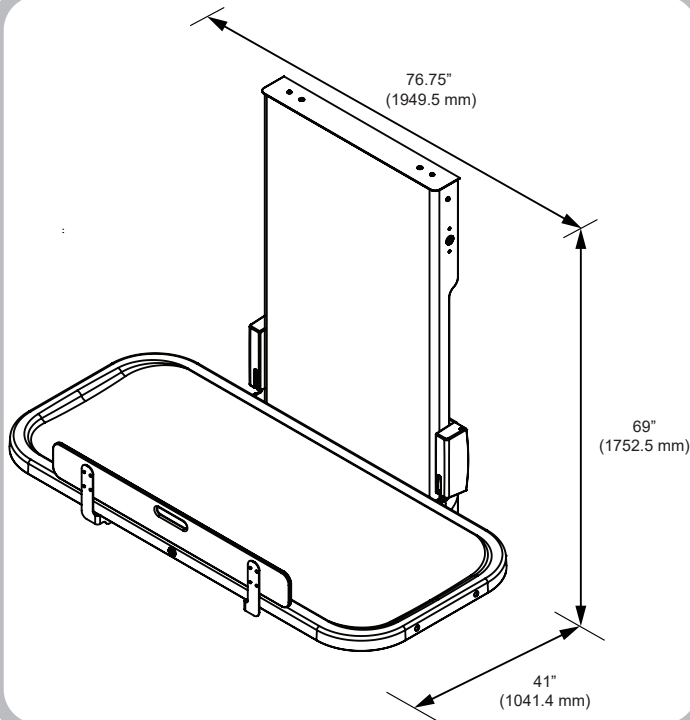
7. Existing trees, to remain, located within the Area of Work shall be protected at the trunk with 2x4 lumber secured with #9 wire



CHANGING STATIONS FOR A CHANGING WORLD.™

Submittal Sheet

Model 800SS-01 Ascent Universal Changing Table



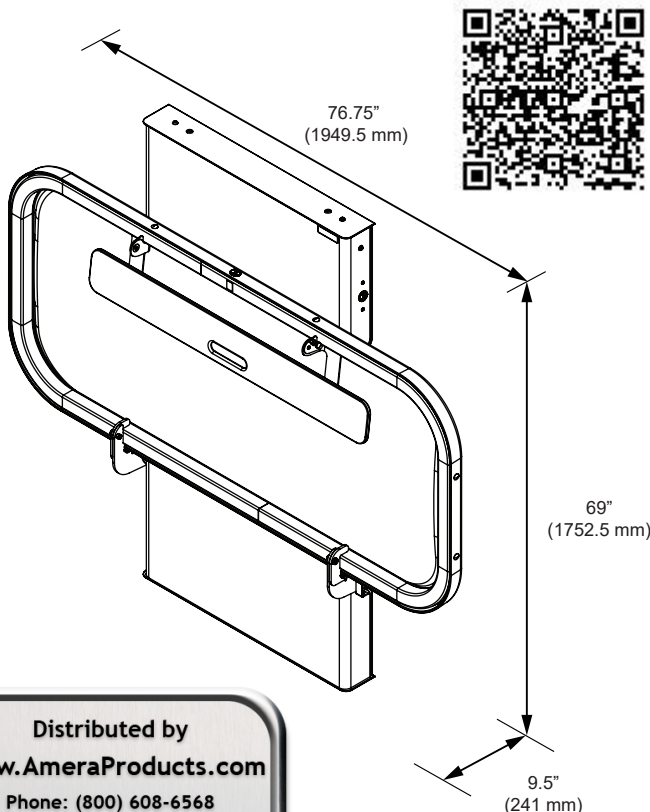
- Designed and engineered to meet the standards in the International Building Code (IBC)
- Automatic retracting feature stops operation and reverses direction when obstruction is detected.
- Unit needs to be plugged into a 120v 20A GFCI outlet. If a duplex outlet is being used the installer needs to ensure it is part of a GFCI protected circuit.
- Overall table surface size of 76.5" x 34.75", with a usable tray size of 70.5" x 31.125".
- Two control button locations (on tray and side of shroud) for tray height adjustability (16" – 39" range).
- Battery backup provides safe use in power outage.
- Limited Warranty: This product is warranted against manufacturing defects for a period of 5 years.

Short Specifications

1. Acceptable product: Foundations Worldwide, Inc.; Model 800SS-01 (Ascent Universal Changing Table)
2. Characteristics:
 - a. 304 Brushed stainless steel shroud
 - b. Vacuum formed ABS changing surface
 - c. Powder coated steel frame
 - d. Direct actuator
 - e. Hinged tray guard
3. Load rating of up to 500lbs (226 kg)
4. Class 1 Electrical system to protect against electrical shock
5. Complies with UL 962 certification & CSA22.2 No. 68
6. Unit is IPX6 rated
7. IK10 Impact Rating

Installation Information

- Reference Pre-Installation Guide and Assembly Instructions for more detailed information, including recommended blocking.
- Closed unit projects from wall 9.5 inches (241mm).
- Open changing surface projects 41" inches (1041.4 mm).
- Unit needs to be plugged into a 120v 20A GFCI outlet. To maintain a water ingress rating, ensure an appropriate While-in-use cover is installed.



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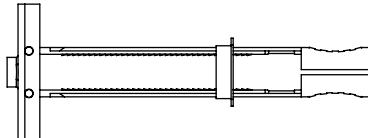
PRE-INSTALLATION GUIDE



CAUTION

- Only installations to drywall, wood, and steel studs is UL Evaluated. All other attachment methods and recommendations for blocking are considered as guidelines only, as each application is unique and should be reviewed by an architect, structural engineer or knowledgeable contractor.
- Foundations cannot be held responsible for reinforcements made in a faulty manner.
- The recommendations for concrete are based on manufacturer's experience and internal test results.
- Information is subject to change without further notice.

ANCHOR MAXIMUM LOAD CAPACITY

Anchor	Maximum Load
#14 x 3" (Part A) 	Wood Stud: 469 lbf
Alligator Anchor A10 with #14 SMS x 3" long (Part C) 	3.5 KSI Poured Concrete: 1168 lbf Concrete Block (Solid Section): 600 lbf
Snap Toggle Anchor (Part D) 	5/8" Drywall & 25 Gauge Steel Stud: 576 lbf 1/2" Drywall & 25 Gauge Steel Stud: 466 lbf 5/8" Drywall & 7/16" OSB Fiber Board: 800 lbf Concrete Block (Hollow Section): 1745 lbf

STANDARD ASSEMBLY

This unit has been designed for easy retro fitment for certain pre-existing wall applications. The requirement for this is 3 wood studs / metal studs (25 gauge) spaced 16 inches on center or block/concrete walls. For walls using stud construction, please contact an architect or structural engineer to ensure the wall is load bearing and can support the forces that this unit will exert on the wall.

BLOCKING WHEN REQUIRED

The options shown below are to install this unit when the layout of the restroom does not allow for the unit to be aligned with 3, 16" on center studs. The reinforcement of walls should always comply with all applicable building codes and be installed by a knowledgeable contractor.



WIRING OF UNIT



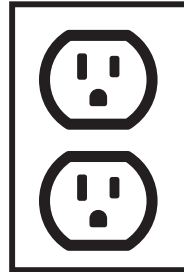
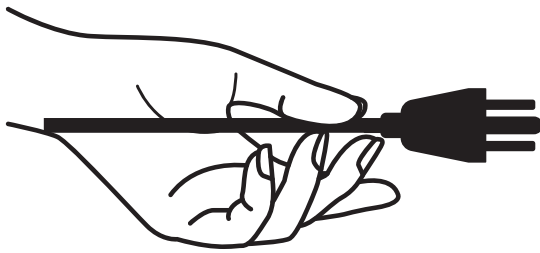
POWER REQUIREMENTS

Always ensure that the circuit is disconnected before altering existing construction to reduce the risk of electrical shock.

- Input ratings: 100-240V, 60Hz, 3.9 max
- 100-240 VAC, 50/60 Hz, -15% / +10%.
- Duty cycle: 10% - 2/18 min. on/off continuous use.



PLUGGING UNIT INTO MAIN POWER



Unit needs to be plugged into a 120v 20A GFCI outlet. If a duplex outlet is being used the installer needs to ensure it is part of a GFCI protected circuit. Always use a qualified electrician to verify the componentry meets requirements and installation is done per all applicable building codes. To maintain a water ingress rating, ensure an appropriate While-in-use cover is installed on the outlet box. See Fig. I (page 8) for outlet location

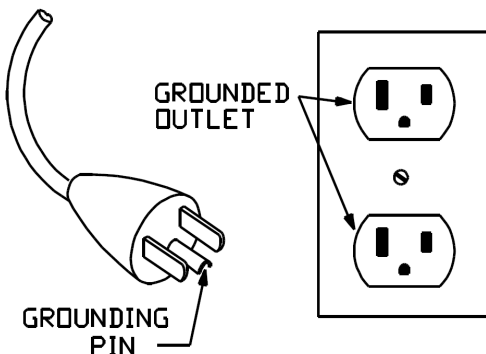


HARDWIRING UNIT

Any modification to the product including modification of the supply cord or connecting means will invalidate and void the UL Listing, and does not comply with the National Electrical Code.



GROUNDING REQUIREMENTS



This product is for use on a nominal 120-volt circuit and has a grounding plug that looks like the plug illustrated below. Make sure that the product is connected to an outlet having the same configuration as the plug. No adapter should be used with this product.



OUTLET AND HOLE LOCATIONS (FIG. 1)

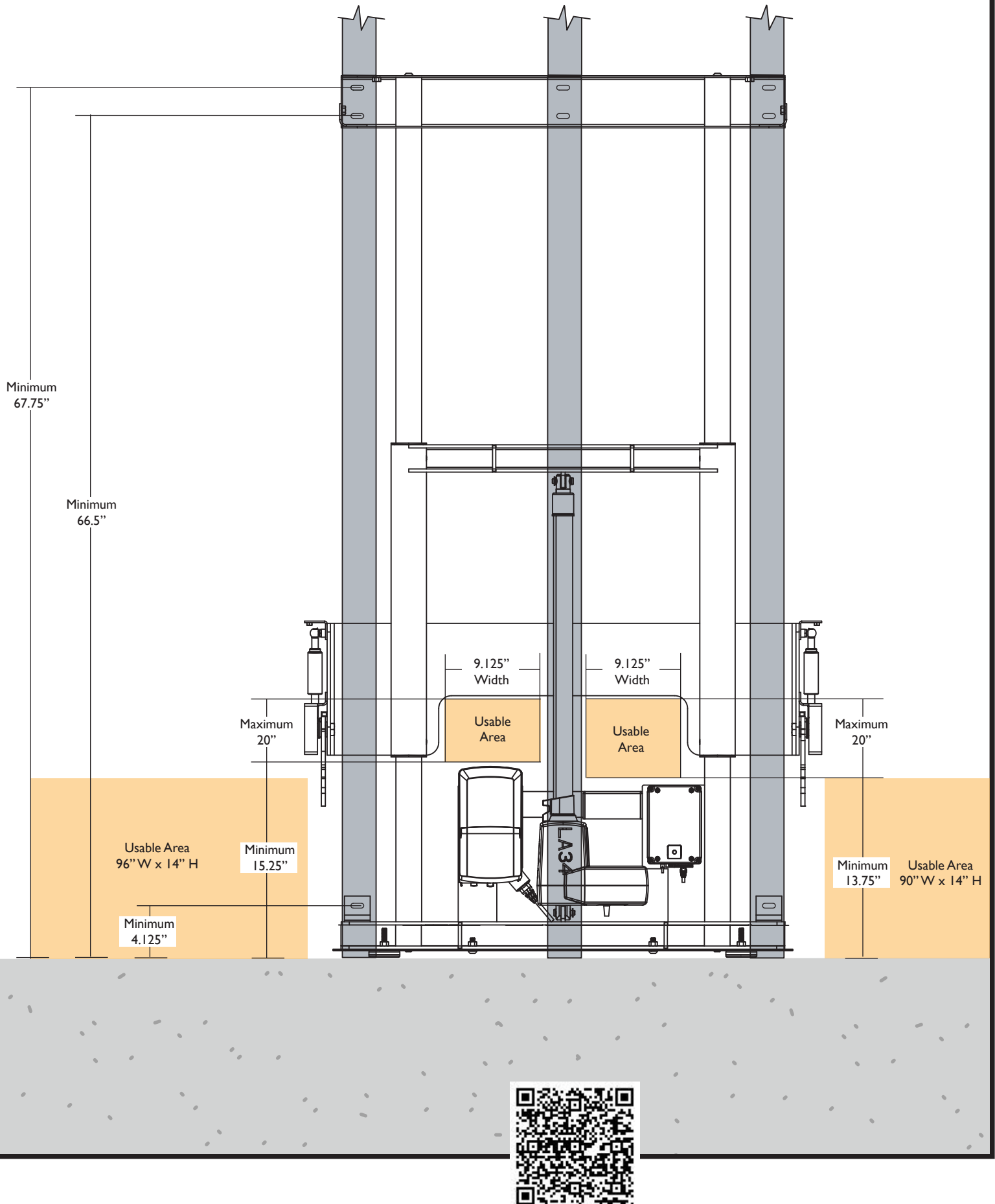


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See Specifications on Drawings

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END OF SECTION 00 0110