

BOARD OF COUNTY COMMISSIONERS CLARK COUNTY
Springfield, Ohio

October 8, 2026

Addendum No. 1

TRANSMISSION VIA EMAIL
RETURN RECEIPT REQUESTED

TO THE DRAWINGS AND SPECIFICATIONS FOR:

CLARK COUNTY FAMILY SERVICES VISITATION BUILDING RENOVATION PROJECT

Prepared by:
The Oregon Group Architects
300 S. Patterson Blvd.
Dayton, Ohio 45402
937-228-1511
Kyle Zepernick
kzepernick@oregongroup.com

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 a part of the contract documents.

ADDITIONAL INFORMATION

Item No. 1: Find attached the Pre-Bid Conference Meeting Minutes and Sign-in Sheets.

TO THE DRAWINGS

Item No. 2: Revision: Drawing 1/A3.2, change roof slope of new portico roof from 6:12 to 4 ½:12 to match Section Drawing A/A3.2.

TO THE SPECS

Item No. 3: Clarification: Specification Section 01 10 00 Summary, Part 1.01, F. Change "The Training Building is located at..." to the "Visitation Building".

Item No. 4: Revision: Specification Section 07 31 00 Asphalt Shingle Roofing, Part 1.11 Warranty, 4. Delete line #4 stating "Roof system is not installed over an existing roof, all existing roof materials must be removed to the deck."

QUESTIONS & ANSWERS

Item No. 5: Question: Are all Alternates to be Deduct Alternates?

Answer: Yes, all seven Alternates are to be Deduct Alternates.

Item No. 6: Question: Will Owner remove all furnishings and wall hung items before construction will start?

Answer: Yes, all furnishings and wall hung items will be removed by Owner.

Item No. 7: Question: New roof shingles are proposed to be installed as a second layer over existing shingles. Will shingle manufacturer provide a warranty for new shingle installation?

Answer: Existing roof shingle is a dimensional asphalt shingle. Bid documents call for an overlay of a second layer of new shingles by Certainteed to match adjacent Training Building roof. Shingle product is called out in specifications. Required warranty is also called out in specifications. If contractor or manufacturer cannot provide specified warranty due to new shingles being an overlay, this should be brought to the attention of the architect prior to deadline for questions at 5pm on October 14th.

Item No. 8: Question: Drawings A1.2, A2.1, and A2.2 show the replacement of the door to Mechanical Room 119 (new door #103) as part of Deduct Alternate #2. Drawing HM1.1 calls for the door to the Mechanical Room 119 to be removed and disposed of due to assumed ACM, with no reference to Deduct Alternate #2. Will the existing door remain if the Deduct Alternate is accepted?

Answer: Replace Door #103 and provide new hardware as part of Base Bid. Remove work as part of Alternate #2.

Item No. 9: Question: Drawings A5.1 Finish Schedule. What type of material is going to be used for the Mechanical room floors? Is it resinous flooring or epoxy paint?

Answer: Mechanical Room #105 and #119 are to have existing concrete floors prepped and painted with an epoxy paint product. Sherwin Williams Armorseal Tread-Plex, or equal.

Item No. 10: Question: Drawings Architectural sheets A1.2 and A6.2 call for sawcut, removal, and replacement of the existing sidewalks for installation of the underground conduit. E1.1 says to provide directional bore under the existing sidewalks. Is the Contractor going to be required to use one of these two methods to install the conduit, or are means and methods up to the discretion of Contractor?

Answer: Either method is acceptable. If saw cutting concrete sidewalks, be sure to follow existing control joints in sidewalk, see Drawings.

END OF ADDENDUM NO. 1



OREGON GROUP ARCHITECTS

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Clark County Family Services Visitation Bldg. Renovation **PRE-BID MEETING MINUTES**

DATE, TIME: September 30, 2026, 2:00 PM

PROJECT NO.: 251429

Meeting Location: Family Services Gymnasium Building

<u>Attendee</u>	<u>Company</u>	<u>Phone</u>	<u>Email</u>
Kyle Zepernick	Oregon Group Architects	937-228-1511	kzepernick@oregongroup.com
Tom McGrath	Clark County Job & Family	937-327-3625	Thomas.McGrath2@jfs.ohio.gov
John Smith	Clark County Job & Family	937-605-5852	john.smith@jfs.ohio.gov

*See attached sign-in sheets for complete list of attendees.

1. This is a publicly bid project. Project includes AIA General Conditions of the Contract, AIA A201-2007. Contractors to ensure they are familiar with these documents. The Sample Contract, General Conditions, Bid Guaranty & Contract Bond Form, and Bid Form are included in front end specifications.
2. Channel of Communications shall be through Oregon Group Architects and will be forwarded to the appropriate party for response. Contact information is in the specifications.
3. All questions should be submitted in writing to Oregon Group Architects, preferably via email. Deadline for bidding questions is by 5pm October 14, 2026.
4. A walk-thru tour will be conducted after this meeting. No additional visits are scheduled at this time.
5. Bid Due Date – Thursday, October 22, 2026, 11:00 am at Clark County Commissioners Office of the Clerk, Springview Building, 3130 East Main Street, 3rd Floor, Springfield, OH 45503.
 - a. Bids will be opened and read aloud at that time. If Contractors are mailing in Bids, please mark clearly on exterior of envelope “Sealed Bid Enclosed for Clark County Family Services Visitation Building Renovations – Deliver Immediately to Angela Clos”. If bidders are not going to hand deliver the bid, we recommend the use a courier service - Fed Ex, UPS, Airborne or DHL and designate that the service deliver to the Clerk’s office. It is strongly recommended that bids be hand delivered.
 - b. Any Bid received after 11:00 AM, even if mailed prior to that time, will not be considered responsive.
 - c. No faxed or emailed bids will be accepted.
 - d. Bid envelope MUST contain the completed Bid Form, the Bid Guaranty Form, Power of Attorney supplied by the Surety, Compliance with the County’s Equal Opportunity Policy, Non-Collusion Affidavit, Personal Property Tax Statement, Non-Discrimination Provision, Affidavit in Compliance with ORC 3515.13, and Contractor’s Qualification Statement. One original and six copies of bids required.
 - e. Bid Guaranty Form must be for the full amount of the bid, including all ADD alternates (do not include deduct alternates), or the line left blank. If the line is left blank, the penal sum will be the full amount of the bid, including add alternates. A percentage is NOT acceptable and the bid will be rejected. If Bidder wishes, a certified cashier’s check in the amount of 10% of the bid plus all ADD alternates would be acceptable.

6. Insurance Requirements: Please make sure that you can obtain the Insurance Requirements, see General Conditions.
7. This project requires Prevailing Wages to be paid. Prevailing Wage rate information must be up to date before any pay applications will be paid.
8. Clark County is tax exempt.
9. Project Summary
 - a. Kyle Zepernick, Project Architect provided a summary of the project.
 1. Clark County Family Services Visitation Bldg. Renovation.
 - a. Estimated construction cost for the project \$1,100,000.
 - b. Work is anticipated to be completed between November 2026 and June 2027.
 - c. Contract Completion Time: Project to be Substantially Complete by June 9, 2027.
 - d. Bi-weekly coordination and progress meetings will be required. All contractors conducting work on site will be required to attend meetings.
 - e. Bid Documents are available thru Arc Reprographics Dayton, approximate cost \$230.
 - f. Seven Deduct Alternates are included: See Drawings and Specifications.
 - g. Building Permit has been applied for through Clark County Building Department. No Building Permit fees will be due. Only trade permit fees due will be for Plumbing work which is through Clark County Health Department.
 - h. Substitution requests are required to be submitted by a bidding contractor 10 days prior to the Bid Opening date.
 - i. Critical Path Method schedule is required for this project.
 - j. Addendum will be released prior to 72 hours before bid opening.
 2. Work Restrictions: Work on the building and access to the site will be limited as indicated below.
 - a. Building will be vacant during construction. Contractor may work any hours on any day of the week. Surrounding buildings are occupied by Clark County staff including the 911 Call Center. All noisy and odorous work must be coordinated with owner and surrounding building staff.
 - b. A limited number of parking spaces will be available to contractors. The Drawings contain a site plan indicating the parking areas and laydown areas.
10. Any questions you have today that may affect your bid should be submitted in writing. All questions and answers will be included in the addenda.
11. Nothing presented in this Pre-bid Meeting is intended to conflict with the Contract Documents. Where conflicts may occur, Contract Documents take precedence. Verbal interpretations of the Contract documents, and any statements made at the Pre-Bid meeting by the A/E, the Owner, or its representatives will not be binding. Any and all changes to the Contract Documents will be made by written addendum.
12. No questions from contractors.
13. Site Inspection – tour of the areas of work followed the meeting.

The above information constitutes our understanding of the activities and events of this meeting. If in your opinion, additions or modifications are required please advise the author in writing immediately.

Kyle Zepernick
OREGON GROUP ARCHITECTS, INC.