

Addendum

DATE: 9/21/2026

615 Woodside Drive, Englewood, Ohio 45322

PROJECT: ATF Dayton Field Office Renovation
Phase 2

T 937.836.8898 F 937.832.3696

www.app-arch.com

PROJECT ADDRESS: 4770 Hempstead Station Drive
Dayton, Ohio 45429

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 considered in preparing proposals and shall become part of the Contract Documents.

GENERAL ITEMS:

1. The Pre-Bid Meeting Minutes and sign-in sheet are included in this Addendum 1.

ARCHITECTURAL SPECIFICATIONS:

ITEM AS1: 01 2100 ALLOWANCES-

1. All General Contractors shall include a \$10,000 allowance to cover the cost of the general building permit from the City of Kettering.

ITEM AS2 08 7100 DOOR HARDWARE

1. Update Hardware Sets 2.0, 3.0, 4.0, and 5.0 to revise Armor Plate size and location, and to add Kick Plate.
2. Add Hardware Sets 8.0 and 9.0.

GENERAL DRAWINGS:

ITEM G1 SHEET G0.1 – COVER SHEET

1. Update building address and title block address.

ITEM G2 SHEET G0.2 – ARCHITECTURAL SITE PLAN

1. Update F1, F3 and F5 Column Details.

2. Revise column type to AmeriClad AC-10P Aluminum Column Cover.
3. Update title block address.

ARCHITECTURAL DRAWINGS:

- ITEM A1 SHEETS A0.1, A0.2, A0.3, A1.1, A1.2, A1.3, A2.1, A2.2, A5.1
1. Update title block address.
- ITEM A2 SHEET A0.2 FINISH SCHEDULES, WALL TYPES AND DETAILS
1. Update Material Legend tile type and color for PTWB-1, PT-1, PWT-1.

PLUMBING DRAWINGS:

- ITEM P1 SHEETS P0.1, P1.0, P1.1, P2.0, P2.1, P3.1, P4.1
1. Update title block address.

MECHANICAL DRAWINGS:

- ITEM H1 SHEETS H0.1, H0.2, H0.3, H1.1, H2.1, H3.1, H3.2, H3.3
1. Update title block address.

ELECTRICAL DRAWINGS:

- ITEM E1 SHEETS E0.1, E0.2, E1.1, E3.1
1. Update title block address.

TECHNOLOGY DRAWINGS:

- ITEM T1 SHEETS T0.1, T0.2, T0.3, T1.1, T1.2, T2.1, T4.1, T5.1, T5.2
1. Update title block address.

CONTRACTOR QUESTIONS:

Question: Regarding column covers. I do not see an elevated view which will give me overall height and the location of the intermediate reveal (s).

Answer: Overall column height is +/- 12'-11", field verify. Be aware that a portion of the column will have to be cut to fit around the concrete step. Contractor's option to field or factory cut. Intermediate reveals are not required due to column height.

Question: What is the finish and color of the columns?

Answer: Kynar finish, color to be selected from manufacturers' standard colors.

Question: I would like to recommend changing the material/system to our AC-20P.

Answer: Column Wraps to be changed to AC-10P, Aluminum Column Cover.

Question: Need more info on the PTWB-1, PT-1 Floor & PT-1 Wall... style and color.

Answer: Refer to updated Material Legend for tile type and color.

Question: Are the following items provided by contractor or owner? Contractor provides

conduit/box/cable rough in but not sure about the following equipment:
Answer: 12U Rack wall cabinet – provided under previous Phase 1
48U Radio rack – provided under previous Phase 1
Access Control System components (such as card readers) – contractor supply in phase 2
Sound Masking System components – contractor supply in phase 2
Camera System components – contractor supply in phase 2

Question: Please provide existing species of wood doors to match.

Answer: Existing wood doors are plain sliced white birch, clear finish.

Question: Can you tell me the size of the ATF seals? Are they the same size in both locations?

Answer: ATF seals are 21” diameter. Coordinate with vendor as noted on sheet DID-103

END OF ADDENDUM NO. 1

ATTACHMENTS: Pre-Bid Meeting Notes and Sign-In Sheets
Specifications: 08 7100 Door Hardware – Hardware Sets, pages 11-13
Drawing sheets: All Sheets

Pre-Bid Meeting Minutes



615 Woodside Drive, Englewood, Ohio 45322

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www.app-arch.com

DATE: September 15, 2025

PROJECT: ATF Dayton Field Office Renovation
Phase 2

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

Michael Hosford – Building Owner, WBKM Enterprises

Michael Sedgebeer - ATF

Timur J. (TJ) Housum - ATF

Tim Bement – App Architecture, Principal in Charge

Brenda Lynn – App Architecture, Construction Administration

Jeff Zelinski – Nauman and Zelinski, Mechanical and Plumbing Engineer (not in attendance)

See attached sign-in sheet for all attendees

GENERAL SCOPE OF PROJECT:

- Existing 10,315 SF building. Phase 2 renovation of approx. 3,600 SF
- Single Prime Contract covering all branches of Work
- \$75,000 Owner Contingency Allowance for Owner's use for unforeseen conditions
- GC to include cost of building permit in their bid. Refer to addendum 1 for amount or an allowance to include.

BID REQUIREMENTS:

- Bid due date – Tuesday, September 29, 2026; 2:00 pm.
- Bids are to be submitted via email to Michael Hosford and copy Tim Bement
 - Email michael.hosford2@gmail.com
 - Email tim.bement@app-arch.com
- Use bid form provided in the Project Manual
 - Tenant Improvements Cost Summary (TICS) is due prior to award of contract. Spreadsheet was included with the bidding documents.
- Required forms are in the Instructions to Bidders
- No Bid Bond required – requirement to be removed from documents
- No Performance and Payment Bond – requirement to be removed from documents
- Davis Bacon wage rate requirements
- Last day for substitution requests – 2:00 pm on September 21
- Last day for project related questions – 2:00 pm on September 24
- Submission dates for substitutions and questions are firm

- Email all questions to tim.bement@app-arch.com and brenda.lynn@app-arch.com
- All necessary clarifications will be made by Addendum

OWNER COMMENTS:

- Permit fees shall be paid for by the contractors
- Owner is **NOT** tax exempt
- Expected Start Date – within 60 days of award of bid
- Project Duration – to be determined by the General Contractor and indicated on the Bid Form
- Background checks will be required for all contractors and subcontractors planning to be working on site

TEMPORARY FACILITIES:

- Temporary toilets by the GC
- Organization and use of site to be determined by the ATF / GC
- 7 AM - 5 PM typical working hours M-F. Any after hours work to be coordinated with ATF for access into the building.

REVIEW DRAWINGS AND SPECS:

- Conducted site walk-through.
- Refer to technology drawings for extent of removal of unused cabling outside of Phase 2 area. Include removal of unused cabling in all of the Phase 2 work plus the area noted in the Training Room.

CONTRACTOR QUESTIONS:

(HARDWARE SETS – REVISED Addendum 1)**SET 1.0**

ea	Hinge	FBB179	652	Stanley (or equal)
1 ea	Door Lever (Privacy Function)	ND series (ND-10), Athens	626	Schlage
1 ea	Wall Stop Silencers	WS406/407-CCV or CVX		US26D Ives (or equal)

SET 2.0

ea	Hinge	FBB179	652	Stanley (or equal)
1 ea	Electric Strike	1006	630	HES
1 ea	Door Lever (Storeroom Function)	ND series (ND-80JD), Athens	626	Schlage
1 ea	Core	6 Pin FSIC Primus, D145 Keyway	626	Schlage
1 ea	Surface Closer	1460-72	689	LCN (or equal)
1 ea	Wall Stop	WS406/407-CCV or CVX		US26D Ives (or equal)
1 ea	Armor Plate	18 x 2 LDW, Install at 36" AFF	630	Ives (or equal)
1 ea	Kick Plate	8 x 2 LDW	630	Ives (or equal)
1 ea	Door Position Switch	By Security Contractor		
1 ea	Power Supply	By Security Contractor		
1 ea	Credential Reader Silencers	By Security Contractor		

Operation: Door normally closed and locked. Valid credential releases electric strike for entry. Free egress at all times. Upon loss of power door remains locked (fail-secure).

Note: Delete Armor Plate at Door 122.

SET 3.0

ea	Hinge	FBB179	652	Stanley (or equal)
1 ea	Electric Strike	1006	630	HES
1 ea	Door Lever (Store Lock Function)	ND series (ND-66JD), Athens	626	Schlage
2 ea	Cores	6 Pin FSIC Primus, D145 Keyway	626	Schlage
1 ea	Surface Closer	1460-72	689	LCN (or equal)
1 ea	Wall Stop	WS406/407-CCV or CVX		US26D Ives (or equal)
1 ea	Armor Plate	18 x 2 LDW, Install at 36" AFF	630	Ives (or equal)
1 ea	Kick Plate	8 x 2 LDW	630	Ives (or equal)
1 ea	Door Position Switch	By Security Contractor		
1 ea	Power Supply	By Security Contractor		
2 ea	Credential Reader Silencers	By Security Contractor		

Note: Locks securing both sides of a door can be hazardous and are governed by applicable Building and Life Safety codes for the project. It is the intent of Building Operations that whenever Interview Rooms and Corridor 123 are occupied, that interviewer is always physically accompanied by building personnel and visually monitored through the security camera system.

Operation: Door normally closed and locked from both directions. Valid credential releases electric strike for entry or egress. Upon loss of power door remains locked (fail-secure).

SET 4.0

ea	Hinge	FBB179	652	Stanley (or equal)
1 ea	Electric Strike	1006	630	HES
1 ea	Door Lever (Storeroom Function)	ND series (ND-80JD), Athens	626	Schlage
1 ea	Cores	6 Pin FSIC Primus, D145 Keyway	626	Schlage
1 ea	Surface Closer	1460—3077CNS	689	LCN (or equal)
1 ea	Armor Plate	18 x 2 LDW, Install at 36" AFF	630	Ives (or equal)

1 ea	Kick Plate	8 x 2 LDW	630	Ives (or equal)
1 ea	Perimeter Gasketing	303CS	628	Pemko (or equal)
1 ea	Door Position Switch	By Security Contractor		
1 ea	Power Supply	By Security Contractor		
1 ea	Credential Reader	By Security Contractor		

Operation: Door normally closed and locked. Valid credential releases electric strike for entry. Free egress at all times. Upon loss of power door remains locked (fail-secure).

SET 5.0

ea	Hinge	FBB179	652	Stanley (or equal)
1 ea	Electric Strike	1006	630	HES
1 ea	Door Lever (Store Lock Function)	ND series (ND-66JD), Athens	626	Schlage
2 ea	Cores	6 Pin FSIC Primus, D145 Keyway	626	Schlage
1 ea	Surface Closer	1460—3077CNS 689	LCN (or equal)	
1 ea	Armor Plate	18 x 2 LDW, Install at 36" AFF	630	Ives (or equal)
1 ea	Kick Plate	8 x 2 LDW	630	Ives (or equal)
1 ea	Perimeter Gasketing	303CS	628	Pemko (or equal)
1 ea	Door Position Switch	By Security Contractor		
1 ea	Power Supply	By Security Contractor		
2 ea	Credential Reader	By Security Contractor		

Note: Locks securing both sides of a door can be hazardous and are governed by applicable Building and Life Safety codes for the project. It is the intent of Building Operations that whenever Interview Rooms and Corridor 123 are occupied, that interviewer is always physically accompanied by building personnel and visually monitored through the security camera system.

Operation: Door normally closed and locked from both directions. Valid credential releases electric strike for entry or egress. Upon loss of power door remains locked (fail-secure).

SET 6.0

2 ea	Continuous Hinge	HD Series, Full Surface	710	Ives (or equal)
2 ea	Electric Magnetic Lock	GF-3000	Black	Schlage
1 ea	Door Deadlock Lever	4550 MS	313	Adams Rite
1 ea	Deadlock	MS1850		
1 ea	Cores	6 Pin FSIC Primus, D145 Keyway	626	Schlage
2 ea	Surface Closers	1450-72	695	LCN (or equal)
1 ea	Motion Sensor	Scan II Motion Sensor	Black	Schlage
1 ea	Request to Exit Push Button	By Security Contractor		
2 ea	Door Position Switch	By Security Contractor		
1 ea	Power Supply	By Security Contractor		
2 ea	Credential Reader	By Security Contractor		
	Silencers			

Note: Field verify requirements necessary to modify the existing doors as required to accommodate new hardware. Include all modifications necessary. Replace any damaged weatherstripping.

Operation: Door normally closed and locked. Entry via valid credentials that release electric magnetic lock and key unlocks deadlock lever or if lever is unlocked then valid credentials release electric magnetic lock for entry. Egress via motion sensor release of electric magnetic lock then turn lever to release deadlock or if lever is unlocked then motion sensor releases magnetic lock for egress. During occupied hours deadlock lever can be left manually unlocked by downward force and relocked with an upward motion; door will remain secured via magnetic lock. Upon loss of power door remains locked (fail-secure), egress via Request to Exit Push Button.

SET 7.0

ea	Hinge	FBB179	652	Stanley (or equal)
1 ea	Door Lever (Office Function)	ND series (ND-50JD), Athens	626	Schlage
1 ea	Core	6 Pin FSIC Primus, D145 Keyway	626	Schlage
1 ea	Wall Stop Silencers	WS406/407-CCV or CVX		US26D Ives (or equal)

SET 8.0

1 ea	Armor Plate	18 x 2 LDW, Install at 36" AFF	630	Ives (or equal)
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Provide 5 each Hardware Set 8.0 installed on existing hollow doors in Phase 1. Exact doors as directed by Architect.

SET 9.0

1 ea	Kick Plate	8 x 2 LDW	630	Ives (or equal)
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Provide 2 each Hardware Set 9.0 to be installed on existing hollow doors in Phase 1. Exact doors as directed by Architect.

END OF SECTION 08 7100 DOOR HARDWARE SETS