
ADDENDUM #1

August 31, 2023

To the drawings and specifications for:

ALL BID PACKAGES
for the
Leonard B. Stubbs Park Improvements Phase 1
for
City of Centerville

PROJECT: #c21008.01

TO ALL BIDDERS OF RECORD:

This Addendum supplements and amends the original Bid Set of Drawings and Project Manual, dated August 3, 2023, and shall be taken into account in preparing bids and shall become a part of the Contract Documents. Acknowledge receipt of this Addendum in the space provided on the Bid form. Failure to do so may subject Bidder to disqualification.

PRE-BID MEETING SUMMARY

- Pre-Bid meeting was held on August 18, 2023 at 10:00 a.m. via a virtual Teams meeting.
- Joey O'Brien, City of Centerville Economic Development Administrator, opened the meeting followed by introductions by all that attended. jobrien@centervilleohio.gov. (937) 428-4767.
- Access to the plans, specification and the addendums are available to the contractor at <https://www.bidexpress.com/businesses/45950/home>.
- Introductions and sign-ins.
- Goals of the project and primary components of the project were discussed.
- All questions need to be submitted electronically to receive an answer.
- Refer to Specification 011000 Summary of Work, paragraph 1.03 Work Covered by Contract Documents.
- Alternates: Add Alternates G1: Additional Site Furnishings, G2: Park Signage, G3: Peach Creek Roadway Connector, G4: Maintenance/Storage Facility and Site Work.
- Unit Pricing: It was discussed that a schedule of unit prices is included in Part 3 of the 012200 Unit Prices Specification. Specification sections referenced in the schedule contain requirements for materials described under each unit price. Contractor to fill out and complete the item list spreadsheet on Bid Express and submit along with their Bid.
- Bid Type: Lump Sum for Contract A and for Contract B. Project will be constructed under (2) single prime contracts.
- Bids will be accepted on Bid Express only. All questions related to the bid should be asked in the Questions section of Bid Express.
 - Register for your Bid Express Digital ID as soon as possible.
- Utilities: Contractor's responsibility to coordinate through OUPS.
- Maintenance of Traffic: Public roadways shall remain open except when absolutely necessary.

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Maintenance of private traffic interior to the Stubbs Park shall depend on construction timelines.

- Inspections/Materials Testing: Contractor to provide adequate and accurate scheduling for inspections and testing of work and materials.
- Any staging and storage of equipment shall be done in predetermined areas approved the City.
- Working hours: Note 1.06 Work Restrictions for holidays and special events. The permitted work hours are Monday through Sunday from 7:00 a.m. to 7:00 p.m.
- Work Windows and Completion Dates.
 - Completion Date: May 25, 2025.
- Bid items were projected and quantities estimated. The City reserves the right to non-perform and/or modify quantities of bid items with no change in price. Some items are contingencies. Some items may be changed.
- Bids due: Thursday, September 14, 2023 at 10:00 a.m. on Bid Express.
- **Last Date for Questions: Thursday, September 7, 2023 at 5:00 p.m.**
- Payments and prevailing wage reports will be done monthly.
- Any and all addendums must be noted in the Contractor's proposal.
- Reference bid request book and plans for more detailed information.
- All additional questions need to be submitted electronically to receive and answer.

PROJECT MANUAL AND/OR SPECIFICATION REVISIONS

- A. 01 22 00 Unit Pricing Form
 - a. Updated to include the unit price for the clay pond liner.
- B. 06 13 00 Heavy Timber Construction
 - a. Updated to outline delegated design requirements. Removed references for a stain or transparent finish. Clarified timber species to Southern Yellow Pine. Removed moisture content provision. Clarified any exposed connection hardware needs to be decorative in nature.
- C. 06 15 16 Wood Roof Decking
 - a. Updated to remove references for laminated wood decking. Clarified stain and transparent finishes are removed from the project.
- D. 09 91 13 Exterior Painting
 - a. Added various wood substrates to the painting schedule.
- E. 09 93 00 Staining and Transparent Finish
 - a. Remove from the project. A paint finish will be used for all exposed wood members indicated to receive a finish.

DRAWING REVISIONS

- A. C.202 Demolition Plan
 - a. Revisions to existing water main removal based on MCES comments.
- B. C.204 Demolition Plan
 - a. Show existing hydrant to be relocated.
 - b. Existing easement to remain rather than be vacated.
- C. C.301 Site Plan
 - a. Added hatch to provide clarity on asphalt pavement limits.

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- D. C.302 Site Plan
 - a. Added hatch to provide clarity on asphalt pavement limits.
- E. C.303 Site Plan
 - a. Added hatch to provide clarity on asphalt pavement limits.
 - b. Freeze existing easement linework for clarity.
- F. C.402 Utility Plan
 - a. Update water main layout based on MCES comments.
 - b. Change sanitary services to concession stand and band shell to 6" services.
 - c. Change 8" main from existing manhole to an 8" sanitary service.
 - d. Updated coded notes as needed.
- G. C.403 Utility Plan
 - a. Update water service to storage building per MCES comments.
 - b. Show location of relocated fire hydrant.
- H. C.404 Storm Profiles
 - a. Update profile to remove 4" water crossing.
- I. C.405 Storm and Sanitary Profiles
 - a. Update profiles to show change in sanitary service sizes.
 - b. Update crossings as needed.
- J. C.406 Water Service Profiles
 - a. Updates to profiles based on new water service alignment.
- K. C.503 Grading Plan
 - a. Provide pond overflow sections.
- L. C.505 Erosion Control Plan
 - a. Provide clarity on silt fence.
 - b. Adjust silt fence line types to be correct.
- M. C.506 Erosion Control Plan
 - a. Provide clarity on silt fence.
 - b. Adjust silt fence line types to be correct.
- N. C.507 Erosion Control Plan
 - a. Provide clarity on silt fence.
 - b. Adjust silt fence line types to be correct.
- O. C.508 Erosion Control Plan
 - a. Provide clarity on silt fence.
 - b. Adjust silt fence line types to be correct.
- P. C.600 Details

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- a. Adjust naming of asphalt pavement section to provide clarity on pavement section for roadway and parking lot.
- Q. L0.04 Materials Schedule
 - a. Crossed out wall type W3 in the materials schedule, as it is no longer in the set.
- R. L1.00 Materials Plan
 - a. Crossed out wall type W3 in the Materials Legend, as it is no longer in the project.
- S. L1.01 Materials Plan
 - a. Crossed out wall type W3 in the Materials Legend, as it is no longer in the project.
 - b. Revised the stair type S2 callouts to S1 callouts. There is no S2 stair type on the project.
 - c. Corrected the F7 callouts to F3 callouts.
 - d. Removed wall type W3 from the plans, as it is no longer in the project.
- T. L1.02 Materials Plan
 - a. Crossed out wall type W3 in the Materials Legend, as it is no longer in the project.
 - b. Revised the stair type S2 callouts to S1 callouts. There is no S2 stair type on the project.
 - c. Corrected the F7 callouts to F3 callouts.
 - d. Removed wall type W3 from the plans, as it is no longer in the project.
- U. L1.03 Materials Plan
 - a. Crossed out wall type W3 in the Materials Legend, as it is no longer in the project.
 - b. Corrected the F10 callout to the F6, Security Fence callout.
 - c. Corrected the F11 callout to the F7, Overlook Guardrail callout.
 - d. Added callout F3 showing the handrail on the stairs by the concession building.
- V. L1.04 Materials Plan
 - a. Crossed out wall type W3 in the Materials Legend, as it is no longer in the project.
 - b. Revised the stair type S2 callouts to S1 callouts. There is no S2 stair type on the project.
 - c. Corrected the F7 callouts to F3 callouts.
 - d. Added callout F3 showing the handrail on the stairs by the concession building.
- W. L1.05 Materials Plan
 - a. Crossed out wall type W3 in the Materials Legend, as it is no longer in the project.
- X. L1.06 Materials Plan
 - a. Crossed out wall type W3 in the Materials Legend, as it is no longer in the project.
 - b. Removed wall type W3 from the plans, as it is no longer in the project.
- Y. L1.07 Materials Plan
 - a. Crossed out wall type W3 in the Materials Legend, as it is no longer in the project.
- Z. L1.08 Materials Plan
 - a. Crossed out wall type W3 in the Materials Legend, as it is no longer in the project.
- AA. L1.09 Materials Plan
 - a. Crossed out wall type W3 in the Materials Legend, as it is no longer in the project.
- BB. L7.00 Details – Walls & Stairs
 - a. Revised detail 3 to show 3/8" radius on skate deterrent.

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CC. L7.06 Details

- a. Omitted details 1-3, as boardwalks are not part of the project.
- b. Added disc golf basket footing, detail 4.
- c. Removed reference to boardwalks in sheet title.

DD. A1.01 Concession Building – New Work

- a. Revised keynotes to reflect material change on wood members. Removed references for laminated decking, cedar material to align with structural.

EE. A1.01 Concession Building – New Work

- a. Revised keynotes to reflect material change on wood members. Removed references for laminated decking, cedar material to align with structural.

FF. A1.05 Utility Building

- a. Revised keynotes to reflect material change on wood members. Removed references for laminated decking, cedar material to align with structural.
- b. Revised keynote to clarify exposed fasteners are not permitted on the underside of the wood decking after shingle installation.
- c. Rotated wood decking orientation on the Utility Building RCP to align with structural.

GG. A1.06 Utility Bldg Wall Sections/Details

- a. Revised keynotes to reflect material change on wood members. Removed references for laminated decking, cedar material to align with structural.

HH. A1.10 Enlarged Plans, Elevations, Details

- a. Revised notes to reflect material change on wood members. Removed references for laminated decking, cedar material to align with structural.
- b. Added dimensions to the wood column.

II. A1.11 North & South Pod Details

- a. Revised keynotes to reflect material change on wood member finish.

JJ. A2.01 Roof Plan and Details

- a. Revised keynote to clarify exposed fasteners are not permitted on the underside of the wood decking after shingle installation.

KK. A4.01 Concessions Exterior Elevation

- a. Revised keynotes to reflect material change on wood members. Removed references for laminated decking, cedar material to align with structural.
- b. Revised keynote to clarify exposed fasteners are not permitted on the underside of the wood decking after shingle installation.

LL. A9.01 Roof Plan and Details

- a. Updated the Finish Material Schedule to remove references to a transparent and stained finish.
- b. Updated the Room Finish Schedule to align with client request for a painted finish on all exposed wood members.
- c. Updated the General Notes – Wood Finishes to align with client expectations for all exposed wood to have a paint finish. Clarified the mockup requirements for selecting final paint color(s).

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MM.S300 Concession Roof Framing Plan

- a. Beams and decking changed to southern yellow pine products to create a consistent finish for exposed wood.

NN. S301 Utility Roof Framing Plan

- a. Beams and decking changed to southern yellow pine products to create a consistent finish for exposed wood.

CONTRACTOR QUESTIONS RECEIVED

A. Q: *Details 2 & 3 on page L7.00 show a stainless-steel skate stop, which is also on page 32 33 00 – 3 of the spec book. I reached out to Skate Stoppers and they do not manufacture a skate stop with a 3/4" radius on the inside (shown on detail 3/L7.00). Their closest product is 1/2" inside radius (GMR05). Are we okay to use GMR05 or are we to request a custom product from Skate Stoppers?* **R: Contractor to provide a standard product – GM012SS designed for 0"–3/8" radius edge.**

B. Q: *Note 7.04 on page A1.01 shows new soffit. I reached out to a James Hardie Rep, and they only provide soffit in widths of 16" and 24". Are we to install this with baton strips over the gaps?* **R: Hardie's online information indicates they can get the soffit in 12", 16" and 24" widths.**

C. Q: *FC-1 on page A9.01 is calling for James Hardie Soffit – color night gray. They only provide the 16" or 24" in white color. Are we to custom order in Night Gray?* **R: Manufacturer information indicates the 12" panel is available. The factory finish as specified is desired. If this is no longer available, the architect will select a replacement factory finish from the "Dream Collection color palette."**

D. Q: *No transaction window or rolling shutter specifications in the spec book. Please provide additional details.* **R: Our records indicate that the spec sections were on BidExpress.**

E. Q: *L1.01, L1.02, and L1.04 all have a spot on the page that calls out "S2" but "S2" is not shown on the legend. Please provide clarification.* **R: An S2 stair type does not exist on the project, these callouts should all be S1 stair types. Handrails on S2 stairs should be called out as F3 instead of F7 is as currently shown. Drawings will be revised accordingly.**

F. Q: *Note F10 is pointing to a heavy-duty concrete paving area on L1.03 but note F10 is for a relocated disc golf pad. Please provide clarification.* **R: The F10 callout should be a P5 callout. Drawings will be revised accordingly.**

G. Q: *Note F11 is pointing to the pond retaining wall on L1.03 but note F11 is not shown on the legend. Please provide clarification.* **R: The F11 callout should be an F7 callout. Drawings will be revised accordingly.**

H. Q: *L1.06 is calling for the existing bridges to remain but is also calling for W3(new bridge footings). Are we to relocate the existing bridge, pour new footings, and re-install the existing bridges? The plans are unclear, as there is also a new boardwalk building detail on L7.06.* **R: There are no longer any new boardwalks on the project. All existing boardwalks are to remain and new abutment retaining walls are to be installed at both ends of each bridge. Details 1, 2 and 3 | L7.06 will be removed.**

I. Q: *They are showing a few relocated disc golf baskets on L1.01-L1.09. Please provide a footing detail for the relocated basket.* **R: A detail has been provided in Addendum #1.**

J. Q: *The finish schedule on A9.01 calls out both paint and clear poly stain for the Green Room. Please clarify whether we are to price paint or stain for the horizontal slats. I understand that the plywood backing behind the slats is painted black per 3/A1.11, but it does not call out the finish for the 3-1/2" horizontal slats.* **R: Paint on the substrate, as acknowledged. The horizontal slats will feature a contrasting color from the painted backer. The final color will be determined after review of the paint mockups.**

K. Q: *Regarding the laminated decking in the overhangs on the Utility Building shown on A1.05 – is the roof membrane/shingle roofing to be installed directly over the laminated decking as per S2/S301?* **R: Yes, with no exposed fasteners visible from below.**

L. Q: *On C505 – C508 there are two silt fence lines in the legend. I assume the dashed line is to be the limits of work and not the Silt fence, please clarify.* **R: This is clarified in the Addendum.**

M. Q: *Regarding the Asphalt parking lots and drives – Are we to use the "heavy Duty Pavement Spec" On Sheet C600? The Civil Site Plan pages don't have a coded note pertaining to asphalt. On the landscape pages*

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L0.04 the material schedule just says to see civil Drawings. **R: This is clarified in the Addendum.**

N. Q: *Will the stumps be cut flush with the ground, or will they be left a 2-3 feet tall?* **R: Stumps will be left 2-3 feet above the ground.**

O. Q: *Timber trusses and columns are called out to be cedar. Most timber trusses are sold green, not kiln dried. Can we supply green solid timber?* **R: Green wood is acceptable provided that the truss/column supplier has designed the members accordingly, however, we are changing the wood species to Southern Yellow Pine.**

P. Q: *Specs call for the cedar to be treated. This is very unusual. Cedar is resistant to decay so it is typically not treated. Specs are calling for 19% max moisture content, which cannot be achieved when it is provided green. What are the finishes on the micro-lam eave and ridge beams and the joists? They will not match the cedar timber truss, which also won't match the southern yellow pine decking. Note – it is our recommendation to change the elements to treated southern yellow pine gluelam and change the micro-lam eave and ridge beams to southern yellow pine gluelam and use 2x6 solid southern pine T&G decking in lieu of laminated decking. If this is okay, is this product to be left original or stained? There are conflicting notes on the plans regarding finishes.* **R: It is acceptable and preferred by the client to change the elements to treated southern yellow pine gluelam, to change the micro-lam eave and ridge beams to southern yellow pine gluelam, and to use 2x6 solid southern pine T&G decking in lieu of laminated decking. All exposed wood is to feature an opaque paint finish. Final color(s) shall be determined after a review of paint mockups on the various substrates. Refer to the revised notes on the drawings.**

Q. *The decking for the utility building is show going up the gables longways on S301, which makes sense with how it is framed. It is then shown running sideways on A1.05, which could possibly be done if you add enough blocking. Which way shall we bid to run the decking?* **R: Decking should run in orientation as shown on structural drawings. The architectural drawings have been updated to reflect the correct orientation.**

R. *S400 is showing removal of CMU blocks all the way across the side of the building to install a new CMU lintel. This is not possible without removing all the CMU blocks above the lintel, it will crack in the process of removal and even with shoring it seems unlikely that it will not fall. Please confirm that the CMU wall is not load bearing for the roof and that all the CMU above the lintel can be removed and replaced in order to perform the work per the plans.* **R: The roof is bearing on the CMU wall in question. There are shoring methods that would support the existing block above the openings and allow for the removal of the block below. Shoring is the responsibility of the contractor.**

ATTACHMENTS

Specifications

- A. 01 22 00 Unit Pricing Form
- B. 06 13 00 Heavy Timber Construction
- C. 06 15 16 Wood Roof Decking
- D. 09 91 13 Exterior Painting

Drawings

- A. C.202 Demolition Plan
- B. C.204 Demolition Plan
- C. C.301 Site Plan
- D. C.302 Site Plan
- E. C.303 Site Plan
- F. C.402 Utility Plan
- G. C.403 Utility Plan
- H. C.404 Storm Profiles

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- I. C.405 Storm and Sanitary Profiles
- J. C.406 Water Service Profiles
- K. C.503 Grading Plan
- L. C.505 Erosion Control Plan
- M. C.506 Erosion Control Plan
- N. C.507 Erosion Control Plan
- O. C.508 Erosion Control Plan
- P. C.600 Details
- Q. L0.04 Materials Schedule
- R. L1.00 Materials Plan
- S. L1.01 Materials Plan
- T. L1.02 Materials Plan
- U. L1.03 Materials Plan
- V. L1.04 Materials Plan
- W. L1.05 Materials Plan
- X. L1.06 Materials Plan
- Y. L1.07 Materials Plan
- Z. L1.08 Materials Plan
- AA. L1.09 Materials Plan
- BB. L7.00 Details – Walls & Stairs
- CC. L7.06 Details
- DD. A1.01 Concession Building – New Work
- EE. A1.02 Concession Building – New Work
- FF. A1.03 Band Shell – New Work
- GG. A1.05 Utility Building
- HH. A1.06 Utility Bldg Wall Sections/Details
- II. A1.10 Enlarged Plans, Elevations, Details
- JJ. A1.11 North & South Pod Details
- KK. A2.01 Roof Plan and Details
- LL. A4.01 Concessions Exterior Elev
- MM.A9.01 Finishes
- NN. S300 Concession Roof Framing Plan
- OO. S201 Utility Roof Framing Plan

END OF ADDENDUM #1