

ADDENDUM

DATE OF ISSUANCE October 28, 2024

PROJECT NAME Huber Heights Tenant Fit Out (Phase 2)

LWC COMMISSION NUMBER 24618.00

ADDENDUM NUMBER A-002

BID DATE November 4, 2024

This addendum is a modification of the Contract Documents for the above referenced project and is hereby incorporated into and becomes a part of said Contract Documents. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. It is to be considered in the Proposals and covers additions to or changes in the Contract Documents as indicated below.

This addendum consists of EIGHT (8) pages.

PROJECT CLARIFICATIONS:

- 1. The finish material schedule has been updated due to discontinued product.
- 2. Electrical drawing revised to show correct power drawing notes.
- 3. Updated panel schedule

DRAWINGS:

1. ID001 2. E121 3. E401

INCLUDED:

- 1. Cover Page
- 2. Updated RFI Log
- 3. Updated Sheets

ISSUED BY: Brennen Waldron

Construction Administrator

cc: City of Huber Heights

LWC Incorporated

File

A-002 Page 1 of 1



Project: Huber Heights Tenant Fit Out – Phase 2

Document: Pre-Bid RFI Log

Date: 10/28/2024

RFI#	Sheet	Detail	Question	Response			
1	please confirm this is just a flat 5% and does not include profit, Ohio Construction Activity Tax, general liability insurance, or other		owner or by the GC? If this is carried by the GC please confirm this is just a flat 5% and does not include profit, Ohio Construction Activity Tax, general liability insurance, or other percentage-based calculations which might go				
2			Please provide the phase 1 drawings.	Please reach out to Bwaldron@lwcinspires.com			
3			With this being an existing building are there any construction rules or regulations we need to be aware of?	The building will not be occupied by the end user at the time of construction. Construction will be occurring in Phase 1.			
4			Are there any required or recommended subcontractors? (ie. Roofing or other trades that may be under warranty).	No required sub-contractors			
5			Please provide details and section cuts of the exterior soffits. Please also provide a section cut showing what the interior soffit looks like and where the metal ceiling soffits are located.	Please refer to Phase 1 docs.			
6	E111		Please confirm there is no electrical work on the other half of the building which appears to be not in scope for the other drawings.	A new panel board, RP3, will be added in the existing electrical room to serve the Tenant Fit Out Phase 2 project. All other work shown on the drawings is existing.			

RFI-002

7	E112	Please confirm the roof work for this phase is limited to flashing in the new RTUs and exhaust fan. Are details showing this flashing available?	Yes, the intended extent of Phase 2 roof work would be limited to flashing in the new RTUs, the exhaust fan and any vent pipe penetrations that may be required. Refer to Phase 1 docs for related details.
8	033000	Please confirm the concrete specification applies to the concrete pour back where trenching occurs. If the slab is being left out of the base building, please indicate that the new slab is part of this work on the drawings.	Slab will exist
9	E401	Please confirm RP3 is new, and the other panels are existing. It appears the RP3 panel is darkened on the drawings, but no panels are labeled as existing.	RP3 is new and the rest are existing.
10		Please confirm all security and access control is by owner's vendor and is not part of the general contractor's scope.	Correct.
11		Please confirm all low voltage and communication (including WAP) is by owner and is not part of the general contractor's scope.	Correct.
12	A001	It looks like some of the glass elevations have window film? Is this film part of the GC scope? If so please provide specifications. The plans just say 3M privacy film has a selection been made? Who is responsible for the graphic. If this is by GC please provide more details.	Yes, the window film is part of the GC's scope. Vector or other electric files for the city logo and surrounding field applied graphics film will be provided as part of the submittal process. The film will be a 3M Fasara series Frost/Matte finish or equal.
13	A001	Is all glass to be figured as G-1? There are a couple elevations with the glazing not labeled.	Yes, all glass should be figured as G-1.
14		Please confirm that the Geneeral Contractor is to include costs for the building permit.	Yes, GC to incur permit costs

RFI-002 2 of 5

15		It appears the pages are mixed together for the	Refer to reprinted specifications.
		MEP specs in the project manual. They all fall	
		into the electrical section.	
16		Is there an existing BAS that we are tying into	The main BAS system will be installed under Phase I.
		for the HVAC controls? The direct digital	Because of this, the BAS work included in this Phase shall
		control system spec 230923 seems to be	match the manufacturer in Phase I. The scope of BAS for
		incomplete, however section 230934 seems to	Phase II only includes terminal boxes with reheat and shall
		indicate a building automation system. Is the	be integrated into the Phase I system.
		BACNet only required for the hot water reheats	
		or are the RTUs to tie into a system as well?	
17	E121	The HVAC drawings show a couple fire	The fire dampers do not require power.
		dampers. The power and electrical system	
		plans do not show power or fire alarm	
		connections to these dampers. Should this be	
		shown on the electrical drawings?	
18		Please let us know the manufacturer of the	The approved Fire Alarm shop drawing for Phase 1 is
		existing fire alarm panel.	Edwards. New devices to match existing.
19	E121	None of the coded sheet notes appear on sheet	Drawings will be revised to show correct power drawing
		E121. Do these apply if so, please show their	notes.
		location on the drawings.	
20		Will the GC be responsible for connections to	GC to provide power to junction. Furniture whips to be
		the owner provided systems furniture? If so, is	install in different Phase 3.
		a detail available? Who is providing the	
		furniture whips?	
21	A002	This sheet shows lintels at exterior windows.	Please refer to Phase 1 docs.
		Are these already in place by the shell	
		contractor or should these lintels be part of this	
		project? Is the intention that the shell	
		contractor will hang and finish the perimeter	
		walls or are these framed by the shell	
		contractor and hung by the Phase 2 GC? Like	
		the trenching we discussed this could give the	
		shell contractor an unfair advantage as the	
		proper sequence is to install in wall MEPs and	

RFI-002 3 of 5

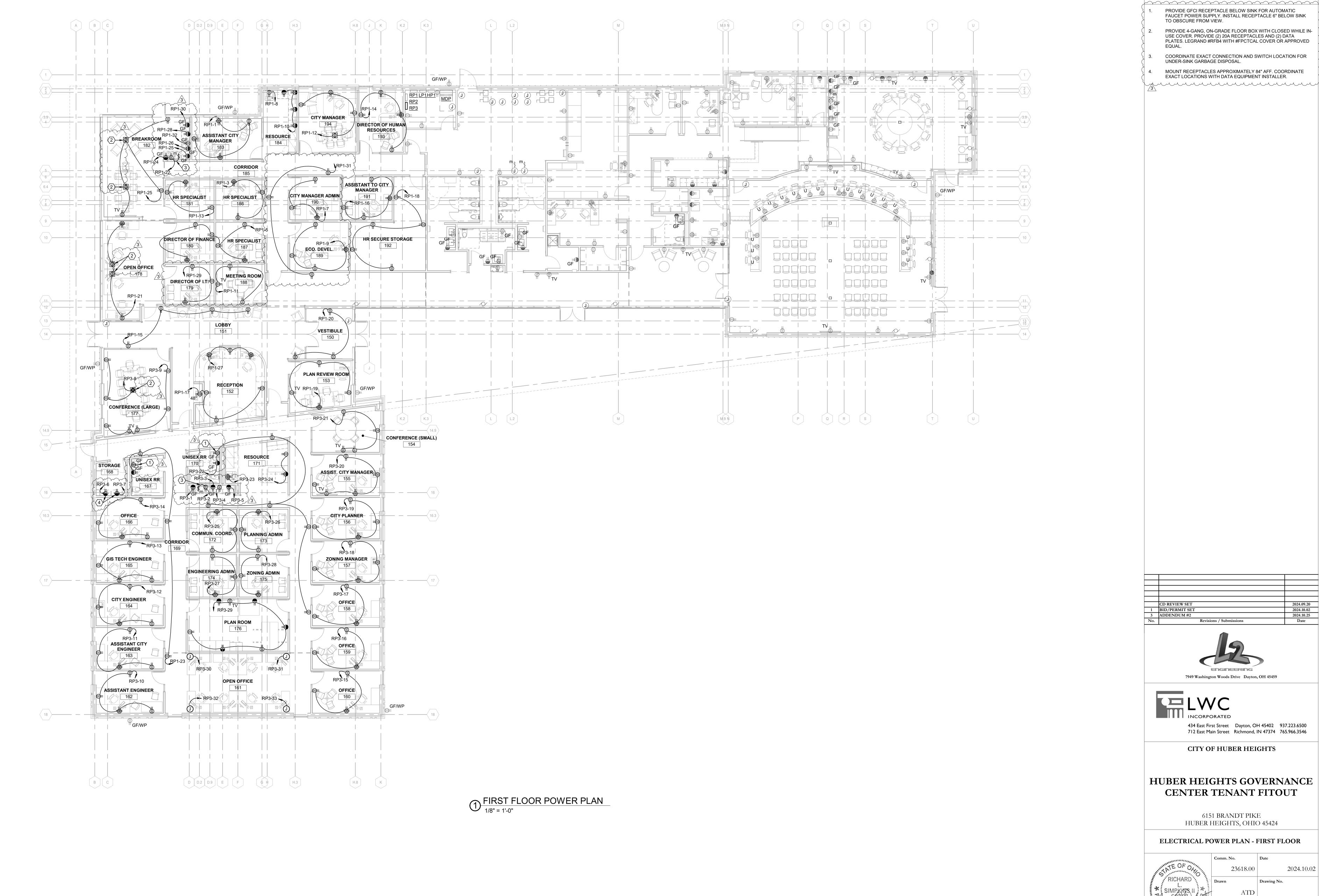
22	then hang and finish. If the shell contractor hangs the walls a different GC would have to include for cut and patch money that the shell contractor would not have. The drawings appear to show walls at the perimeter of the building. Are these walls already in place by the shell contractor or should they be included in the GC scope for this phase?	Please refer to Phase 1 docs.
23	Please confirm the exterior windows (by shell contractor) do not have new windowsills. If they do need sills, please provide details.	Please refer to Phase 1 docs.
24	Please provide a mounting detail for the roller shades.	The Mecho Shades should be installed between the curtainwall system jambs similar to below with snaploc L fascia matching the curtainwall finish.

RFI-002 4 of 5

25	Spec 393	Section	There is a call out for "Illuminated, fabricated	There are no illuminated channel dimensional characters			
		A-1	channel dimensional characters mounted to	for signage in Phase 2. This is signage related work that			
			the building." The spec goes on to describe	falls under Phase 1 scope.			
			the fabrication materials and certain details				
			that apply to outdoor channel characters, but				
			when it says typeface it says, "As shown on				
			Drawings." The dimensional characters are not				
			in the drawings provided. Will need a font type				
			and size clarification.				
26	Spec 393 Section There is a call out for a monume		There is a call out for a monument sign. No	gn. No There is no monument sign work in Phase 2. This is signage			
		A-1	other specs are given, there is not a monument	related work that falls under Phase 1 scope.			
			sign shown in the drawings. Please clarify.				
27	ID001	WC Spec	The wallcovering called out is a discontinued	The sheet has been updated with new wall covering, same			
			product. Please advise a new selection.	manufacturer. Quartz 8290-151, Thatch by Designtex			
28			Regarding fire suppression, can you provide the	Phase 1 contractor to install sprinkler protection			
			start and stop points of Phase 1 contractor's	throughout entire tenant space with heads space at			
			fire suppression route?	maximum coverage for an open space. Phase 2 would			
				have to be re-designed using the piping installed in phase			
				1.			
29	G002		Drawing shows the walls at HR secure storage	The line type indicated for the HR secure storage walls			
			are 2 hr. rated but A101D has them as type P	shows them as a 1 hr. fire barrier wall which is correct.			
			non-rated walls. Can you confirm which is	The details for this rated wall construction is properly			
			correct?	indicated on detail 7, sheet G001.			
30			Can you provide a list of contractors working on	Please reach out to Arcon Builders for information			
			Phase 1?	regarding construction of Phase 1.			
				Alec Shellabarger - alecshellabarger@arconbuilders.com			
31			Are you able to confirm that the contract terms	Contract terms will follow standard A201-2017			
			will follow the A201? If not, please let us know				
			what the contract terms would be				

RFI-002 5 of 5

16:56 AM	1 2	3 4	5 6	7 8 9	10	11	12	13 14	15 16	17 18 19	O SHEET NOTES:
024 9:1 B					CODE	MATERIAL	MANUFACTURER	FINISH MATERIA DESCRIPTION / PATTERN	L SCHEDULE COLOR / MATERIAL	REMARKS	
10/28/2					ACT-1 ACT-2 B-1	ACOUSTICAL CEILING TILE	ARMSTRONG ARMSTRONG TARKETT	24 X 24 X 3.4" ULTIMA/ 1/15/16" BEVELED TEGULAR 1911 24 X 24 OPTIMA 3354 TEGULAR MILLWORK -MANDALAY MW-XX-H	MHITE MHITE 135 CHINESE JADE	MILLWORK WALL BASE - 4.5"	
, H					B-2 B-4 CG-1 CG-3 CPT-1	BASE	SCHLUTER SYSTEMS TARKETT -	MOOD BASE - MATCH WITH MILLWORK PROFILE 4.21 SCHLUTER-DILEX-AHK CORNER GUARD - VBG-XX-A WOOD CORNER GUARD- MATCH WITH TARKETT PROFILE	MATCH W/ PL-1 BRUSHED CHROME ANODIZED ALUMINI 135 CHINESE JADE MATCH W/ PL-1	4.5" JM	
Q					CPT-2 G-1	CARPET GROUT	INTERFACE INTERFACE MAPEL	UP AT DAWN- 139350AKOG UP AT DAWN- 139350AKOG -	107166 PHOSPHORUS 107172 BERYLLIUM 5103 COBBLESTONE	GREY GREY/GREEN	
					LVT-1 P-1 P-2 P-3	PAINT	INTERFACE SHERWIN WILLIAMS SHERWIN WILLIAMS	NORTHERN GRAIN PROMAR 200 ZERO VOC LATEX FLAT PROMAR 200 ZERO VOC LATEX FLAT PROMAR 200 ZERO VOC LATEX FLAT	A02611 OAK SATIN SMT057 - SILVER STRAND SMT005 - PURE WHITE	OPEN CEILING CEILING	
					P-4 P-5 P-6	PAINT PAINT PAINT	SHERWIN MILLIAMS SHERWIN MILLIAMS SHERWIN MILLIAMS SHERWIN MILLIAMS	PROMAR 200 ZERO VOC LATEX FLAT PROMAR 200 ZERO VOC LATEX EG-SHEL PROMAR 200 ZERO VOC LATEX EG-SHEL PROMAR 200 ZERO VOC LATEX EG-SHEL	SW0066 - CASCADE GREEN SW6186 - DRIED THYME SW6229 - TEMPE STAR	FIELD ACCENT ACCENT	
					P-7 P-8 P-9	PAINT PAINT	SHERMIN MILLIAMS SHERMIN MILLIAMS SHERMIN MILLIAMS	PROMAR 200 ZERO VOC LATEX EG-SHEL PROMAR 200 ZERO VOC LATEX EG-SHEL SPROMAR 200 ZERO VOC LATEX SEMI-GLOSS	SM9135 - WHIRLPOOL - SM0066 - CASCADE GREEN	DOOR FRAMES	
					PL-1 QZ-1 SD-1 SS-1	QUARTZ MINDOM SHADE	FORMICA MILSONART MECHO SHADE CORIAN	- - 50 HO 1900 SERIES (5%0PEN) -	DANISH MAPLE - 8906-58 TRAIL RIDGE - Q4042 1901 WHITE ARCTICICE	MATTE FINISH	
					55-1 55-2 5TN-1	STAIN	MILSONART -	-	MASONED CONCRETE - 925255	CUSTOM STAIN TO MATCH PL-1; SUBMIT SAMPLES FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO FINALIZING	GENERAL NOTES:
					T-2 T-3 WC		DALTILE NOT USED TILEBAR DESIGNTEX	DIPLOMACY NOT USED THATCH 10659 - NAVIGATE IT	LIGHT GREY DP01 NOT USED RIBBED OAK QUARTZ 8290-151.	12 X 24 TILE NOT USED ACCENT TILE - 24 X 48	A. REFER TO INTERIOR FINISH SCHEDULE FOR FINISH INFORMATION. B. REFER TO INTERIOR ELEVATIONS FOR FURTHER FINISH PLACEMENT AND
N					MOC-1 MOC-2 MV-1	MALK-OFF CARPET MALK-OFF CARPET	PATCRAFT PATCRAFT -	10659 - NAVIGATE IT 10660 - STEP INSIDE -	00500- HAILSTORM 00500- HAILSTORM MATCH W/ PL-1	SUBMIT SAMPLE OF CUSTOM FINISH FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO	INFORMATION. C. COORDINATE ALL FINISH CONCERNS IN FIELD WITH ARCHITECT PRIOR TO INSTALLATION. D. CONTRACTOR SHALL SUPPLY MATERIAL SAMPLES FOR ALL SPECIFIED
							1		3	FINALIZING	FINISHES PRIOR TO CONSTRUCTION. E. CONTRACTOR SHALL ORDER MATERIALS IN A TIMELY MANNER TO AVOID DELAY IN CONSTRUCTION SCHEDULE. F. ALL ACOUSTICAL CEILING TO BE FINISH CODE ACT-1 UNLESS OTHERWISE
											NOTED; SEE RCP FOR FURTHER INFORMATION. G. ALL GMB SOFFITS SHALL BE FINISHED TO A LEVEL 5 FINISH. H. FLOORING CONTRACTOR SHALL SUBMIT TO ARCHITECT, SHOP DRAWINGS AND/OR MATERIAL SAMPLES INDICATING LAYOUT, PATTERN, COLOR AND
M											SEAM LOCATIONS FOR ALL SPECIFIED FLOOR FINISHES PRIOR TO ORDERING MATERIALS, AND PRIOR TO INSTALLATION. I. REFER TO FLOOR FINISH PLAN FOR FINISH CODES, PATTERN LAYOUT AND DIMENSIONS.
											J. PERFORM FLOORING MOISTURE TESTS RECOMMENDED BY EACH MFG AND PROCEED WITH INSTALLATION OF FLOORING ONLY AFTER SUBSRATES PASS TESTING. K. PREPARE ALL SUBSTRATES ACCORDINGLY TO ITS FINISH MFG'S
											RECOMMENDATIONS. L. CONTRACTOR TO INSTALL APPROPRIATE TRANSITION STRIP TYPES BETWEEN MATERIALS AS REQUIRED. M. FLOAT/FEATHER MATERIALS AS NEEDED TO CREATE A LEVEL AND EVEN
											SURFACE AT ALL TRANSITIONS. N. CARPET SHALL BE INSTALLED PER MFG'S RECOMMENDATIONS AND/OR CURRENT CRI GUIDELINES. O. CARPET SHALL BE LAID IN THE INSTALLATION PATTERN (I.E.: MONOLITHIC,
											BRICK PATTERN, RANDOM, ETC.) AS SPECIFIED ON THE INTERIOR FINISH SCHEDULE. P. LVT SHALL BE INSTALLED PER MFG'S RECOMMENDATIONS. Q. LVT SHALL BE LAID IN THE INSTALLATION PATTERN (I.E.: MONOLITHIC,
H											BRICK PATTERN, RANDOM, ETC.) AS SPECIFIED ON THE INTERIOR FINISH SCHEDULE. R. BASE TO BE INSTALLED PER MFG'S INSTRUCTION. MITER ALL CORNERS IN FIELD PER MFG'S INSTALLATION GUIDE USING APPROPRIATE TOOLS.
K											 S. PROVIDE CORNER GUARDS ON ALL OUTSIDE CORNERS AS INDICATED; SEE INTERIOR FINISH SCHEDULE FOR INFORMATION. T. CONTRACTOR TO SUBMIT WALL COVERING SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
											 U. WALLCOVERING/WALL PROTECTION TO BE INSTALLED PER MFG'S RECOMMENDED INSTALLATION PROCEDURES AND ADHESIVES. V. CONTRACTOR TO WRAP OUTSIDE CORNERS OF WALLCOVERING AND NOW ALLOW AN EXPOSED RAW OUTSIDE EDGE.
											M. ALL EXCESSIVE ADHESIVE SHALL PROMPTLY BE REMOVED FROM THE MALLCOVERING. X. ALL WALL COVERING WITH REPEATS SHALL BE MATCHED FOR SEAMLESS PATTERN FINISH.
											Y. ALL WALLS TO BE PAINTED FINISH CODE P-4 UNLESS OTHERWISE NOTED. Z. ALL DOOR FRAMES TO BE PAINTED FINISH CODE P-9 UNLESS OTHERWISE NOTED.
J											AA. ALL EXPOSED COLUMNS AND CROSS BRACING TO BE TO BE FINISH CODE P-6 UNLESS OTHERWISE NOTED. BB. CONTRACTOR TO SUBMIT PAINT DRAWDOWNS TO ARCHITECT FOR APPROVAL PRIOR TO APPLICATION.
											CC. APPLY TWO COATS OF FINAL FINISH PRODUCT. DD. FURNISH CERTIFICATION BY THE PAINT MFG THAT PRODUCTS SUPPLIED COMPLY WITH LOCAL REGULATIONS CONTROLLING THE USE OF VOLATILE ORGANIC COMPOUNDS (VOCS).
											EE. EXPOSED STRUCTURE TO BE PAINTED WITH DRYFALL, FLAT PAINT IN ENTIRETY (STRUCTURE, ROOF DECK, DUCTWORK, CONDUIT, PIPING, AND OTHER SIMILAR ITEMS) IN FINISH CODE P-1. FF. WOODGRAIN DIRECTION OF PLASTIC LAMINATE TO BE VERTICAL ON FACE
н											OF CABINETS, HORIZONTAL ON COUNTERTOPS AND SHELF EDGE BAND; UNLESS OTHERWISE NOTED. GG. ALL SOLID SURFACE SEEMS TO BE HARD SEAM (NO SEAMS SHOWING). HH. USE MFG'S RECOMMENDED MAXIMUM WIDTHS/LENGTHS TO MINIMIZE THE
											NUMBER OF SEAMS IN SOLID SURFACE. II. SOLID SURFACE SIDE/BACKSPLASHES TO BE INTEGRAL COVED WITH HARD SEAMS (NO SET ON SIDES, BACKSPLASHES, ETC.). JJ. SOLID SURFACE TO HAVE A STRAIGHT, EASED EDGE DETAIL; UNLESS
											OTHERWISE NOTED. KK. CONTRACTOR TO SUBMIT ALL TILE SAMPLES TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING. LL. TILE TO BE INSTALLED PER MFG'S RECOMMENDATIONS AND CURRENT TCA
G											GUIDELINES. MM. PROVIDE CLEAR SEALANT BETWEEN BASE AND HARD SURFACE FLOOR FINISH. NN. REFER TO ARCHITECTURAL PLANS AND WALL FINISH PLANS FOR
											PLACEMENT OF WALL PROTECTION. OO. REFER TO FINISH PLANS AND ELEVATIONS FOR FINISH CODES, PATTERN LAYOUT AND DIMENSIONS.
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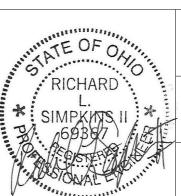
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○ SHEET NOTES:

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2024.10.25



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