



ARCHITECTURE. INSPIRED.

October 21, 2025

SCA 24410.00

ADDENDUM NO. 2

To the Contract Documents for:

DNR-250004 GREAT COUNCIL OBSERVATION TOWER

1587 US-68,
Xenia, OH 45385

TO ALL BIDDERS:

This Addendum supplements and amends the original Bidding Documents, shall be taken into account in preparing bids, and shall become a part of the Contract Documents.

QUESTIONS

ITEM 1 BASED ON ITEM 35 IN ADDENDUM 01. WE ARE TO INCLUDE EXCAVATING AROUND THE BUILDING TO INSTALL THE DAMPPROOFING AND CONCRETE FACED PANELS. DOES THIS INCLUDE THE FRONT SIDE WHERE THE TWO OVERHEAD DOORS ARE AND SHOULD WE INCLUDE REMOVING SOME OF THE EXISTING CONCRETE DRIVE AND POURING THIS BACK?

A: The concrete drive in front of the garage is to be new per C200/L200/L300. Below grade should be standard XPS rigid insulation per spec 07 21 00. At the overhead doors, this can simply extend from the footing up to the underside of the new concrete slab apron. Detail can be similar at M100A as well.

ITEM 2 Q: IN ADDENDUM 02, REGARDING THE REMOVAL OF FILL AND REPLACEMENT OF CONTROLLED FILL OF 865CY. PLEASE CONFIRM 865CY OF REMOVAL AND IMPORT IS TO BE INCLUDED IN OUR BASE BID? THE WAY THE DESCRIPTION IS WORDED ON BID EXPRESS, FEELS LIKE WE SHOULD INCLUDE IT "PROVIDE UNIT PRICE FOR REMOVAL OF EXISTING FILL AND REPLACEMENT WITH CONTROLLED FILL BEYOND THE BASE 865 CUBIC YARDS SPECIFIED BY CODED NOTE 7 ON SHEET L200". IF WE SHOULD INCLUDE IT, SHOULDN'T THE UNIT OF THE QUANTITY BE 1 AND NOT 865 IN BID EXPRESS?

A: Base bid should include removal of 865 CY of existing foundation and fill, and replacement of 865 CY with controlled fill. The unit price is the breakdown of that dollar amount into cubic yards. This cost per cubic yard of base bid work may be used at a future date should a change order become necessary.

ITEM 3 Q: PLEASE CONFIRM THE FABRICATED FINISH OF THE STAIRS. ARE THEY HOT DIPPED GALVANIZED OR SPRAY APPLIED GALVANIZED ALSO?

A: Stair treads are hot dipped galvanized as they receive no other finish. Rails, posts, handrails, stair panels, and stringers to be spray galvanized per specifications 05 51 13, 05 52 13, and 09 96 00.

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ADDENDUM 1

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ITEM 4 Q: THERE WAS A VAST ARRAY OF PRICING APPROACHES FROM THE 10 LANDSCAPE BIDS I HAD IN REGARDS TO WATERING REQUIREMENTS, MAINTENANCE REQUIREMENTS, AND SOIL AMENDMENTS. ANYWAY TO PROVIDE CLEAR REQUIREMENTS OF WHAT WE ARE TO INCLUDE?

A: For soil amendments, assume topsoil, sand and compost shall be combined in an approximate mix ratio of 1 part by volume of sand to one part by volume of on-site topsoil to one part by volume of compost per specification Section 329113.

For turf and meadow maintenance, including watering, mowing, weeding etc., assume 90 days from Substantial Completion per specification Section 329200.

For plant maintenance, including watering, pruning, etc., assume a 12-month period from Substantial Completion per specification Section 329300.

ITEM 5 Q: UNIT PRICE #1 FOR FOUNDATION REMOVALS, UNDERCUTS, AND REPLACEMENTS (865 CY) – ARE WE TO INCLUDE THE ENTIRE SCOPE OF WORK INCLUDING FOUNDATION REMOVALS, UNDERCUTTING OF 865 CY, AND REPLACEMENT (865 CY) ALL IN THE UP #1 LINE ITEM? OR DOES THE FOUNDATION REMOVAL COST RESIDE IN THE BASE BID PRICE WITH ONLY THE UNDERCUT AND REPLACEMENT IN THE UNIT PRICE PRICING? I ALSO RECEIVED 3 DIFFERENT APPROACHES TO THE REAPLCEMENT: A. HAUL OFF UNDERCUTS AND PROVIDE LSM BACKFILL - B. RECONDITION THE UNDERCUT MATERIAL AND REPLACE - C. HAUL OFF UNDERCUTS AND PROVIDE IMPORTED CONTROLLED FILL MATERIALS --WOULD YOU BE ABLE TO PROVIDE CLEAR DIRECTIVE OF WHAT EVERYONE SHOULD INCLUDE WITH THIS, AS THE RECONDITIONING APPROACH WOULD BE MOST COST EFFECTIVE, BUT NOT KNOWING IF THE MATERIAL WILL BE USABLE AFTER RECONDITIONING IS A RISK. IF THAT APPROACH IS CARRIED AND THE MATERIAL CANNOT BE USED, THEN THE HAUL AWAY AND IMPORT WOULD NOT BE COVERED IN THE UNIT PRICE. WANT TO MAKE SURE EVERYONE IS ON THE SAME PAGE WITH THIS.

A: Base bid should include removal of 865 CY of existing foundation and fill, and replacement of 865 CY with controlled fill. The unit price is the breakdown of that dollar amount into cubic yards. This cost per cubic yard of base bid work may be used at a future date should a change order become necessary.

ITEM 6 Q: PROVIDE 118 (CONFIRM WITH ARCHITECT PRIOR TO PURCHASE ORDER) LINEAR FEET OF FIXTURE TYPE "F" IN UNDERSIDE OF GUARD RAIL AT THE EXTERIOR OF THE STAIRS. PROVIDE ALL POWER SUPPLIES, CONNECTORS, ENDCAPS, ETC AS REQUIRED FOR A COMPLETE OPERATIONAL SYSTEM. LIGHTING TO BE CONTROLLED VIA LIGHTING CONTROL PANEL IN PLUMBING CHASE OF RESTROOM BUILDING. REFER TO ARCHITECTURAL DETAIL FOR MOUNTING FOR MOUNTING ON SHEET T-A5. THERE DOESN'T SEEM TO BE ADDITIONAL DETAILS ON T-A5 THAT EXPLAIN HOW THE LIGHTING IS CONNECTED TO THE RAILS. IS IT CONTINUOUS THROUGH THE POSTS OR DOES IT GO AROUND THEM?

A: Liner lighting fixture to use manufacturer's mounting hardware to attach to lower rail. Provide opening in post to allow light to be continuous.

END OF DOCUMENT