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April 18, 2024

STRYKER LOCAL SCHOOLS
Ag Ed Addition and Courtyard Infill
Stryker, Ohio

C0-4681

ADDENDUM 1

This Addendum becomes a part of the Contract Documents and modifies them only to the extent herein set forth. Bidders shall acknowledge receipt of this Addendum on the Bid Form. Each bidder is responsible for distribution of information conveyed by this Addendum to its subbidders and suppliers.

Attachments: Pre-Bid Meeting Minutes
Sheets G-101, G-102, C-101, E-111, E-112, E-121, E-501, E-601,
E-602, E-603 (revised)
Bid Question Log #1

ITEM NO. 1: Pre-Bid Meeting

A pre-bid meeting was held on April 18, 2024. Minutes of this meeting are attached as supplemental information and clarification.

ITEM NO. 2: Section 01 2300 – Alternates

Paragraph 1.02.C.2.b: Alternate bid 3B is optional, and will not be considered in contract award. Bidders choosing not to bid this Alternate should enter “No Bid” on the Bid Form.

ITEM NO. 3: Section 01 4000 – Quality Requirements

Paragraph 1.03.B: Owner reserves the right to require background checks for any or all persons on site. The cost of background checks will be paid by the Owner.

ITEM NO. 4: Section 04 0500 – Common Work Results for Masonry

Add paragraph 2.01.I: Water Repellent Admixture: ASTM C1384; integral liquid polymeric admixture to provide resistance to water penetration.

1. Manufacturers: In accordance with Section 01 6000.
 - a. Acme-Hardesty Co.; Acme Shield.
 - b. Euclid Chemical Co.; Hydrapel.
 - c. GCP Applied Technologies; Dry-Block Mortar Admixture.
 - d. Krete Industries, Inc.; Krete Gard 390.
 - e. Master Builders Solutions; MasterPel 240MA.

- f. Sika Corp.; Sikamix W-10M.
- 2. At split face block locations, and optionally for other adjacent masonry, add water repellent to the mortar mix at a rate prescribed by the manufacturer.

ITEM NO. 5: Section 04 2000 – Unit Masonry

Add paragraph 2.01.F: Split face block units shall contain water repellent admixture mixed with concrete during production of block units to provide resistance to water penetration. Admixture shall be from the same manufacturer and compatible with the water repellent mortar admixture; refer to Section 04 0500 item above.

ITEM NO. 6: Section 26 2726 – Wiring Devices

Paragraph 2.04.A: Add Hubbell Wiring Device-Kellems. Change Gleason Reel model number to ACA12345-DR20.

Paragraph 2.04.B: Change minimum cord length from 25 foot to 45 foot.

ITEM NO. 7: Section 32 1200 – Asphalt Paving

Add paragraph 3.03.I: Patch and repair paved areas damaged during construction.

ITEM NO. 8: Sheet G-101 – First Floor Life Safety Plan

Replace the Drawing with the attached revised Drawing, replotted for legibility.

ITEM NO. 9: Sheet G-102 – Second Floor Life Safety Plan

Replace the Drawing with the attached revised Drawing, replotted for legibility. See details 3 and 4 for fire wall conditions between Building B and Building C.

ITEM NO. 10: Sheet C-101 – Site Development Plan and Details

Refer to the attached revised Drawing for preliminary construction fence locations.

ITEM NO. 11: Sheet AE301 – Building Envelope Details

Wall Type M3 applies where split face veneer is indicated within Wall Type M2. In both wall types, the air space dimension is typical, but varies where recessed or projected courses are indicated.

Wall Types S0a, S0b, S1a, S1b, S1c: Dimensions indicated in the STC Rating column are stud and furring sizes.

Wall Type S5: Delete “EPDM” from the roofing note.

ITEM NO. 12: Sheet AE602 – Window Elevations and Details

Window Elevation W1: The sill height dimension shall be 14’-8”.

ITEM NO. 13: Sheet AF601 – Room Finish and Material Schedules, Sign Details and Casework Details & Schedule

Refer to Sheet AE601 for sign details.

Color Schedule: Delete Electrical Devices and Electrical Cover Plates; refer to Section 262726 for materials and colors.

ITEM NO. 14: Sheet AQ112 – Ag Ed Equipment Plan and Schedule

Vo-Ag Lab Equipment Schedule:

1. Equipment items AQ21, AQ21A, AQ22, AQ23, AQ24, and AQ25 will be relocated by Owner, including final electrical connections.
2. Air compressor AQ37 will be furnished and set by Owner, including final electrical connections.
3. Equipment items AQ40, AQ41, and AQ42 will be set by Owner, including final electrical connections.

ITEM NO. 15: Sheets E-111 through E-603 – Electrical

Replace Drawings E-111, E-112, E-121, E-501, E-601, E-602, E-603 with the attached revised Drawings.

END OF ADDENDUM



MEETING NOTES

April 18, 2024

FROM: Beilharz Architects Inc
PROJECT: Stryker Local schools: Ag. Ed. & Courtyard Infill Addition
SUBJECT: Pre-Bid meeting

A. Introduction

1. Owner: Stryker Local Schools, Mr. Nate Johnson, Superintendent
2. Owner's Representative: Randy Partee
3. Architect: Beilharz Architects, Inc., Kraig Beilharz and Leon Ruch

B. Project Bid Overview

1. Bids due: 1:00 p.m. Tuesday, May 7, 2024. The bid form in the project manual shall be used.
2. Bids due at Stryker Local Schools., 400 South Defiance Street, Stryker, OH 43557. Entrance off Short Street one way east. Take S Depot street west and loop around. Parking west of the library.
3. Clarifications by addenda only. Addenda sent to plan holders of record
4. Questions shall be sent to: architects@beilharzarchitects.com and not later than 4 days prior to the bid opening.
5. Review 002113 Instructions to Bidders for filling out bid and associated documents including but not limited to bid guarantee and contract bond
6. Section 01 1000 Summary of Work has a contract time schedule. It shall be used when making the construction schedule.
7. Bidders are strongly encouraged to read Section 01 3100 Project Management and Coordination. Prime contractor shall conduct progress meetings, provide a project schedule for the contractors, work with the Owners' Representative and manage the construction for the District.

C. Summary of Work – Section 01 1000

1. Contracts will be written with a single prime contractor.
2. Notice to proceed: June 3, 2024
3. Review this section carefully for:
 - a. Schedule information,
 - b. Work by Owner,
 - c. Owner supplied equipment,
 - d. Project estimate etc.

D. Alternates – Section 01 2300

1. There are four alternates. If additional alternates are added revised bid forms will be issued.

E. Drawings and Specifications

1. Drawings and Project Manual available at Newfax Corp. Information was included in bid invitation.

F. Addendum

1. Bidders will be issued addendums through Newfax Corporation.
2. Bidders who have obtained documents from other sources should email the Architect at architects@beilharzarchitects.com to be added to the list of plan holders and receive addendums directly.

G. Additional Information

1. All utilities shall be located in the field prior to digging for the new addition. There shall be no directional boring; all work shall be open cut with no additional cost to the Owner for locating utilities or repair to utilities if they are damaged.
 - a. The Ag Ed addition is constructed over the underground primary electrical service to the school.
 - b. Randy can provide guidance in locating utilities.
2. Architect will obtain State of Ohio Plan Approval. All other permits, tap fees, etc. shall be the responsibility of the contractors performing the work.
3. Questions from today's meeting will be included and addressed in Addendum.
4. Any site visits after pre-bid meeting shall be coordinated through the Architect. Contact Kraig Beilharz.
5. Provide a site logistics plan for the Architect/Owner's review and approval prior to mobilization.
 - a. Owner's Representative will work out fencing and gate locations with Contractor.
 - b. Access to the courtyard shall be overhead from the west.
 - c. Project laydown area and trailers at the corner of Centre St and W Church St; stone lot.

Attendees: Brad Ream and Nick Bockrath, Alexander & Bebout; Mike Keller, Midwest Contracting; Jason Widmer, Bayes; Joe Christ, Bodie Mechanical Services; Jordan Cook, Rupp Rosebrock; Dan Follett, Mel Lanzer Co.; Josh Austin, Geotech Services; Alyssa Taylor, Miller Diversified; Tyler Woolace, Woolace Electric; Wes Hall, Fitzenrider.

Bidder's Questions

Q1. Can the addition be started prior to the notice to proceed date in the project manual?

The School District would be receptive to a start date of May 28, but no earlier.

Q2. Can cranes be located north or east of the building?

Yes, when school is not in session; coordinate with Owner. No loads may be swung over occupied building areas. Temporary relocation of students can be considered; coordinate scheduling through Randy.

Q3. Can foot traffic and ladders be used above occupied building areas?

Yes; coordinate with Owner and minimize disruptions to students.

Q4. Can the connector corridor be removed and reconstructed for courtyard access?

Due to the large quantity of cabling above the ceiling, complete removal is impractical. Contractors will have full access to this area if temporary partitions are constructed to isolate work areas from school-occupied areas. Enlarging existing openings can be considered. Existing finishes must be protected, or repaired to match preconstruction condition. Existing drawings of this area are available on request from Kraig Beilharz, kraigb@beilharzarchitects.com.

Q5. Are metal studs in the exterior wall delegated design?

No.

Q6. Can Alternate 3B be clarified?

Bidders need not bid this Alternate.

Q6. Can space for project meetings be provided in the existing building?

Progress meetings and other meetings can be held in Randy's office, which will be adjacent to the connector corridor; coordinate scheduling.

Q7. Can the quantity of helical piers be adjusted to utilize smaller equipment?

Yes, if the total loading criteria is met and locations do not impose additional loads on existing foundations.



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BID QUESTION LOG #1

The following questions and answers are distributed for supplemental information and clarification, and are not part of the Contract Documents. Questions answered by Addendum items are not necessarily repeated in this document.

- Q1. Are there any union labor requirements?
A. No.
- Q2. Is an estimated budget or cost range available?
A. Refer to Section 01 1000 – 1.03.
- Q3. Is there an anticipated start and completion date for when this work should begin and end?
A. Refer to Section 01 1000 – 1.04.A.

END OF BID QUESTION LOG #1