



701½ West First Street
Defiance, OH 43512
Phone 419-782-6211
architects@beilharzinc.com

July 3, 2024

DEFIANCE COUNTY COURTHOUSE
Addition and Alterations
Defiance, Ohio

C3-4890

ADDENDUM 2

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 Agenda
Bid Question Log #2

ITEM NO. 1: Advertisement for Bids

Bid Date Extension: Bids will be received until 11:30 a.m. EDT, Monday, July 29, 2024.

ITEM NO. 2: Pre-Bid Meeting

Pre-bid meetings were held on June 18 and 25, 2024. The meeting agenda is attached as supplemental information and clarification.

ITEM NO. 3: Section 23 7433 – Packaged 100 Percent Outdoor Air Rooftop Air Conditioning Units

Paragraph 2.01: Add Valent.

ITEM NO. 4: Sheet G-100 – Life Safety and Logistics Site Plan and Code Information

Site Plan 2: Add Keynote A to lawn area south of Courthouse; this area may be used for staging and job trailers. Maintain clear path from temporary egress stair to sidewalk. If area is enclosed by temporary fencing, provide gate (Keynote G similar).

END OF ADDENDUM

PRE-BID MEETING AGENDA

Defiance County Courthouse
Addition and Renovations
Defiance, OH 43512

Tuesday, June 18, 2024 at 10:00 a.m.



SIGN-IN AND INTRODUCTIONS

1. Sherry Carnahan, County Administrator
2. Ron Cereghin, Defiance County Maintenance Dept. Supervisor
3. Jerry Overmier, Principal/Architect with B|A

00 1113 ADVERTISEMENT FOR BIDS

1. Sealed Bids: c/o Liz Stuart, Clerk, office of Defiance County Commissioners.
2. Bids Due: Thursday, July 11, 2024 at 12:00 Noon.
3. Contract Documents:
 - a. Purchased from www.newfaxcorp.com; at the cost of reproduction and shipping. Addenda will be distributed to registered plan holders only.
 - b. Plan Rooms which have obtained documents.
 - c. May be viewed at the office of the Architect.
4. Prevailing Wage Rates: as published by the Ohio Department of Commerce in accordance with ORC 4115.03.

00 2113 INSTRUCTIONS TO BIDDERS

1. Site Visits.
 - a. Are required.
 - b. Must be arranged by contacting Ron Cereghin (419) 438-6133.
2. Questions: email to Jerry Overmier at jerryo@beilharzarchitects.com.
 - a. Email to: architects@beilharzarchitects.com
 - b. No later than 72 hours prior to bid opening.
3. Bidder's List: contact Newfax website.
4. Check website: www.beilharzarchitects.com.
5. Results: will not be made available to Bidders for at least 24 hours after opening.
6. Bid tabulation shall be posted on Architect's website.

00 3000 AVAILABLE INFORMATION

1. Geotechnical Data is included in the Project Manual

00 4114 BID FORM and ATTACHMENTS TO BID FORM

1. Submit in duplicate; including all attachments.
2. Base Bid, Alternates 1 and 2, and Unit Cost Bid U-1
3. Acknowledge receipt of all Addenda are included.
4. Include Bid Guaranty and Contract Bond, Non-Collusion Agreement, Nondiscrimination Agreement, Out-of-State Corporation Information (if applicable), and Hourly Rates and Markups.
5. Signatures!
6. Bids good for 60 days

01 1000 SUMMARY OF WORK

1. Award of Contracts: Single Prime Contractor.
2. Form of Contract: Document A101-2017 Standard Form of Agreement Between Owner and Contractor.
3. Project estimate: \$3,633,727.00; Base Bid only (no alternate bid estimate).
4. Contract Time Schedule:
 - a. Notice to Proceed: Upon award of contract.

- b. Substantial Completion: August 1, 2025.
- 5. Liquidated Damages: Section 01 1000 – Summary of Work
- 6. Work by Owner:
 - a. Special Inspections and Testing, pursuant to OBC 1704.1.1.
 - i. The owner will contract directly with Independent Testing Firm (ITF).
 - ii. Contractor shall coordinate and schedule all required testing with ITF.
- 7. Owner-Supplied Products: Refer to 01 1000 Paragraph 2.02
- 8. Work Restrictions:
 - a. The owner will occupy the premises during the entire period of construction for normal business.
- 9. Use of Site:
 - b. Contractor to prepare Project Use Site Plan aka Site Logistics Plan for owner approval.
 - c. Refer to Drawing Sheet G-100
 - i. Staging Area – 7 parking spaces
 - ii. Parking in City Lots for Contractor vehicles
 - iii. Court St. material staging area; maintain fencing
 - iv. Maintain exit pathway from adjacent Annex building
 - v. Court Street shall remain open for emergency vehicles, accessible parking spaces, prisoner transport and Judge’s parking

01 2200UNIT PRICES

- 1. Unit Cost Bid U-1: Synthetic Slate Shingle Replacement; see Sheet AE201, 50 shingles on north roof.

01 2300ALTERNATES

- 1. Alternate 1: Add Brick Pavers at West Entrance.
- 2. Alternate 2: Add Brick Pavers (Southwest corner).

01 3100PROJECT MANAGEMENT AND COORDINATION

- 1. Project Coordination: General Contractor is designated as the “Lead Contractor” and shall have primary responsibility for coordinating Prime Contractors.
 - a. The Lead Contractor is the custodian of the building and premises.
- 2. RFI: the Lead Contractor shall make all requests to the Architect in writing.
- 3. Progress Meetings: The Lead Contractor shall schedule, coordinate, and conduct all construction progress meetings.
- 4. Construction Schedule: Lead Contractor shall provide and maintain a construction schedule within 15 days after Notice of Award.

01 3300SUBMITTAL PROCEDURES

- 1. Electronic Submittals: Acceptable.
- 2. List of Subcontractors: Within 15 days after Notice to Proceed.
- 3. List of Products: Within 15 days after Notice to Proceed.
- 4. Shop Drawings:
 - 1. All submittals must be reviewed and stamped by the provider and contractor prior to submitting!
 - 2. Label all submittals in accordance with Project Manual table of contents.
- 5. Samples: Provide all samples, even if an exact match to products specified.

01 4100REGULATORY REQUIREMENTS

- 1. Perform work in accordance with Codes, Regulations and Standards.
- 2. Tax exempt; request and obtain tax exempt certificate from Owner.
- 3. Permits and fees: The Architect will apply for Building Plan Approval from the Ohio Department of Commerce, including General, Mechanical, Electrical, Plumbing, and Fire Alarm work. The contractor will not be responsible for initial filing fees.

4. Prior to beginning work, conduct a meeting with the building inspector, fire chief, and Owner to develop an approved egress plan for existing building exits affected by construction. Include costs for temporary construction necessary to implement the plan.
5. Except as noted above, each Contractor shall procure from the proper authorities and pay all fees for permits, taps, licenses, inspections, and other charges applicable to their Work, as required by state laws, city and county ordinances, and regulations pertaining to the work.

01 5000 TEMPORARY FACILITIES AND CONTROLS

1. Temporary Electricity: Connect to Owner's existing power service.
2. Temporary Lighting: Provide and maintain as necessary for construction and security.
3. Temporary Heat and Ventilation: Provide, as necessary.
4. Temporary Water: Connect to Owner's existing water source.
5. Temporary Sanitary: Provide and maintain, as necessary.
6. Temporary Barriers: Provide and maintain, as necessary.
7. Access Facilities: Provide as scheduled in the Project Manual! Ramps, platforms, steps, guards, etc.
 - a. Window removal for door opening; refer to plans.

01 6000 PRODUCT REQUIREMENTS

1. Substitution product requests must be made by Prime Bidders only.
2. Product Substitution Procedures; see Section 01 6000.
3. Substitution Request Form; see Form 01 6000 01.
4. No later than 5-days prior to bid opening .

02 4119 SELECTIVE DEMOLITION

1. Provide, erect and maintain temporary barriers and partitions where indicated and where required to prevent spread of dust, odors and noise to occupied areas, in accordance with Section 01 5000.
2. Erect and maintain weatherproof closures for exterior openings in roofs, windows, and walls in accordance with Section 01 5000.

QUESTIONS AND SITE TOUR



Defiance County Courthouse

Addition and Alterations

PreBid Meeting: 6/18/2024

10:00 a.m.

Sign-in Sheet

Name

Company

Jerry Overmier

Beilharz Architects, Inc.

Adam Young

Midwest Contracting, Inc.

RYAN SPANGLER

SITERWIN - WILLIAMS

Eric DeKana

AKI

WAVE DUNN

CLEVELAND QUARRIES

Alyssa Taylor

Miller Diversified Construction



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BID QUESTION LOG #2

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.

Q3. Please identify areas to receive fluid applied waterproofing. Per drawings - waterproofing is shown at elevator pit walls, but not shown at the other elevated walls with grade backfill.

A. Refer to Sections 4, 5, 8, and 12 on Sheet SF502.

END OF BID QUESTION LOG #2