

**TECHNICON DESIGN GROUP INC.**

1800 N. Perry Street - Suite 102
 Ottawa, Ohio 45875
 Phone: 419.523.5323
 email: info@technicondesigngroup.com

DATE: November 5, 2019

PROJECT NUMBER: 30-2487-19

PROJECT NAME: Bookcase Properties, Ltd. - Ottoville Medical Facility - Site Package

INTENT:

This Addendum provides modifications and clarifications to the Bid Documents dated **October 21, 2019**. Bidder shall ascertain prior to submitting its Bid Form that it has received all Addenda issued and shall acknowledge receipt of each Addendum on the Bid Form.

In the event of a conflict between the terms and provisions of this Addendum and the terms and provisions of the Bidding Documents, the terms and provisions of this Addendum shall control. In all other respects, the Bidding Documents shall remain unchanged and in full force and effect.

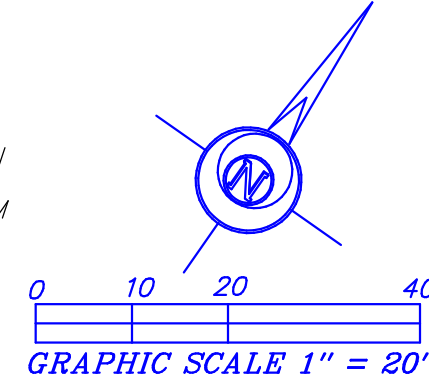
ITEM	ADD DOCUMENT	REFERENCE	DESCRIPTION
GENERAL:			
1	C101		Delete previous sheet C101 dated 10/16/19 and insert new sheet C101 dated 10/24/19. The new site layout attached has been revised regarding to site curbing on the front walk just south of canopy.
2			
SPECIFICATIONS:			
3			
4			
ARCHITECTURAL:			
5			
6			
ELECTRICAL:			
7			
8			
MECHANICAL / PLUMBING:			
9			
10			

END OF ADDENDUM 02

PROJECT KEYNOTES:

- EXISTING POLE BUILDING TO REMAIN DURING SITE AND BUILDING CONSTRUCTION. BUILDING WILL BE DEMOLISHED BY OTHERS IN 2020. SITE CONTRACTOR TO RETURN TO SITE AFTER BUILDING IS REMOVED TO CONSTRUCT REMAINING SITE TO PLAN GRADES.
- EXISTING ELECTRIC SERVICE TO POLE BUILDING TO REMAIN UNTIL POLE BUILDING IS DEMOLISHED.
- EXISTING STONE DRIVE TO REMAIN DURING CONSTRUCTION TO BE USED AS A CONSTRUCTION ENTRANCE AND REMOVED AFTER ALL CONSTRUCTION AND ADJUSTED TO PLAN GRADES.
- EXISTING SANITARY SEWER & WATER SERVICE TO POLE BUILDING TO REMAIN UNTIL POLE BUILDING IS DEMOLISHED. SITE CONTRACTOR TO RETURN TO SITE AFTER BUILDING IS REMOVED TO DISCONNECT, CAP & ABANDON BOTH TO THE POLE BUILDING.
- PROPOSED 2" HDPE WATER SERVICE VIA NEW TAP TO MAIN-VILLAGE TO INSPECT & OBSERVE CONNECTION
- PROPOSED 6-INCH PVC SANITARY SEWER SERVICE AT 1.0% MINIMUM SLOPE
- PROPOSED 6-INCH CLEAN OUT
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- PROPOSED 6" PVC SDR 35 STORM SEWER CONNECTED TO DOWNSPOUTS
- PROPOSED TYPE 6 CURB (SEE DETAIL SHEET C300)
- PROPOSED TYPE 6 CURB/SIDEWALK COMBO - 5' WIDE UNLESS NOTED OTHERWISE (SEE DETAIL SHEET C300)
- PROPOSED SIDEWALK CURB COMBO - TAPER FROM 0" TO 6" CURB FACE IN 20'
- PROPOSED 4" SIDEWALK - 5' WIDE UNLESS NOTED OTHERWISE (SEE DETAIL SHEET C300)
- PROPOSED 6" CONCRETE PAVEMENT (ASPHALT ALTERNATE)(SEE DETAIL SHEET C300)
- PROPOSED BOLLARD SIGN(SEE DETAIL SHEET C300)
- PROPOSED 8" CONCRETE PAVEMENT (SEE DETAIL SHEET C300)
- AREAS OF TOPSOIL FILL AND SEEDING
- AREAS OF TOPSOIL FILL (BY SITE CONTRACTOR) AND LANDSCAPING (BY OTHERS)
- ADA PARKING AREA (SEE DETAILS SHEET C300)
- PROVIDE ODOT #1 & #2's 12" THICK (5' WIDE)
- FLAGPOLE BY OTHERS
- EXISTING TYPE 2 CURB TO BE CUT FOR DRIVE DROP CURB
- ADJUST EXIST. CATCH BASIN TOP TO ELEVATION 742.6
- FUTURE IMPROVEMENTS BY OTHERS

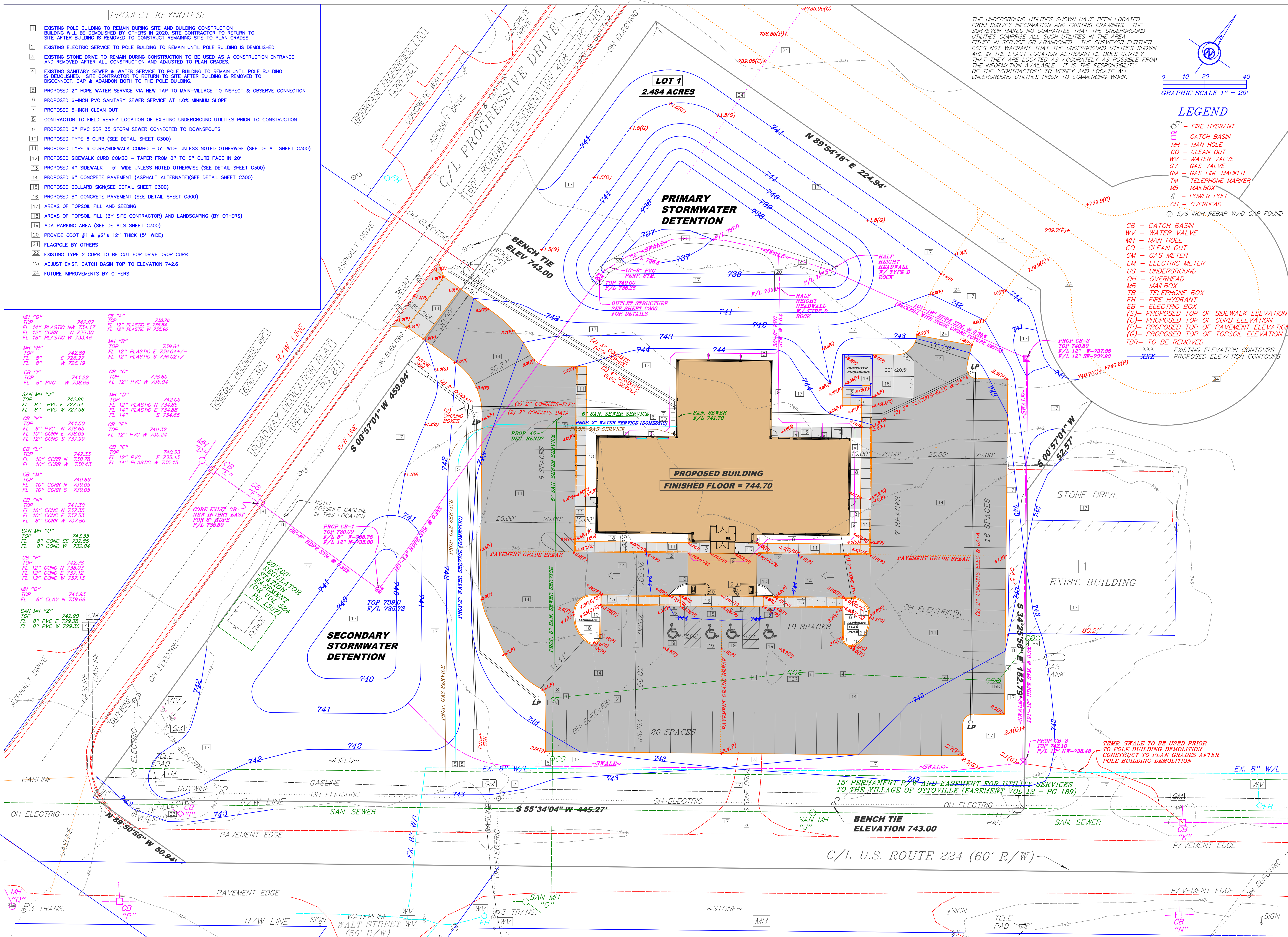
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE RESPONSIBILITY OF THE "CONTRACTOR" TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.



LEGEND

- CH - FIRE HYDRANT
- CB - CATCH BASIN
- MH - MAN HOLE
- CO - CLEAN OUT
- WV - WATER VALVE
- GV - GAS VALVE
- GM - GAS LINE MARKER
- TM - TELEPHONE MARKER
- MB - MAILBOX
- EP - POWER POLE
- OH - OVERHEAD
- 5/8" INCH REBAR W/ID CAP FOUND
- CB - CATCH BASIN
- WV - WATER VALVE
- MH - MAN HOLE
- CO - CLEAN OUT
- GM - GAS METER
- EM - ELECTRIC METER
- UG - UNDERGROUND
- OH - OVERHEAD
- MB - MAILBOX
- TB - TELEPHONE BOX
- FH - FIRE HYDRANT
- EB - ELECTRIC BOX
- (S) - PROPOSED TOP OF SIDEWALK ELEVATION
- (C) - PROPOSED TOP OF CURB ELEVATION
- (P) - PROPOSED TOP OF PAVEMENT ELEVATION
- (G) - PROPOSED TOP OF TOPSOIL ELEVATION
- TBR - TO BE REMOVED
- XXX - EXISTING ELEVATION CONTOURS
- XXX - PROPOSED ELEVATION CONTOURS

- MH "G" TOP 742.87
FL 14" PLASTIC NW 734.17
FL 12" CORR E 735.30
FL 18" PLASTIC W 733.46
- MH "H" TOP 742.89
FL 8" E 726.27
FL 8" W 726.19
- MH "I" TOP 741.22
FL 8" PVC W 738.68
- SAN MH "J" TOP 742.86
FL 8" PVC E 737.54
FL 8" PVC W 727.56
- CB "K" TOP 741.50
FL 8" PVC N 738.65
FL 10" CORR E 737.53
FL 12" CONC S 737.99
- CB "L" TOP 742.33
FL 10" CORR N 738.78
FL 10" CORR W 738.43
- CB "M" TOP 740.69
FL 10" CORR N 738.05
FL 10" CORR S 739.05
- CB "N" TOP 741.30
FL 16" CONC N 737.35
FL 10" CONC E 737.53
FL 8" CORR W 737.80
- SAN MH "O" TOP 743.35
FL 8" CONC SE 732.85
FL 8" CONC W 732.84
- CB "P" TOP 742.38
FL 12" CONC N 738.03
FL 12" CONC E 737.12
FL 12" CONC W 737.13
- MH "Q" TOP 741.93
FL 8" CLAY N 739.69
- SAN MH "R" TOP 742.80
FL 8" PVC E 729.39
FL 8" PVC W 729.36
- CB "A" TOP 738.76
FL 12" PLASTIC E 738.84
FL 12" PLASTIC W 735.96
- MH "B" TOP 739.84
FL 12" PLASTIC E 736.04+/-
FL 12" PLASTIC S 736.02+/-
- CB "C" TOP 738.65
FL 12" PVC W 735.94
- MH "D" TOP 742.05
FL 12" PLASTIC N 734.85
FL 14" PLASTIC E 734.88
FL 14" S 734.65
- CB "E" TOP 740.32
FL 12" PVC W 735.24
- CB "F" TOP 740.33
FL 12" PVC E 735.13
FL 14" PLASTIC W 735.15
- CB "G" TOP 740.33
FL 10" CORR N 738.78
FL 10" CORR W 738.43
- CB "H" TOP 740.69
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Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789

REVISED FRONT WALK - 10-25-19

Siteplan
OTTOVILLE MEDICAL FACILITY
130 PROGRESSIVE DRIVE
OTTOVILLE, OHIO 45876

JOB #19-220
SCALE 1" = 20'
REVISED
DESIGNED BY CB/TLF
10/24/19
C101

Bookcase Properties
Ottoville Medical Facility – Site Package
Pre-Bid Meeting

Location: 130 Progressive Drive

Date: Friday, October 25, 2019 – Time: 1:00 p.m.

Meeting Invitees: Jim & Tim Miller, Greg Bockrath, Bockrath & Associates, Kevin Niese, TDG, Josh Clay MCH

Pre-Construction Meeting Discussion Items

- 1) Meeting opened by Kevin Niese at 1:00 p.m. Sign in and Introductions.
- 2) Discuss two different contracts. Site contract for all work outside the building. Communications & Coordination with Building contractor will be required by site bid contractor
- 3) Private job, no prevailing wages, no public bid. Sales tax required.
- 4) Inspection and site sign off / documentation when building contractor moves in.
- 5) Utilities – Discussion regarding conflicts with existing Utilities. Contractor must contact the Ohio Utilities Protection Service. Coordinate service connections with Utility owners.
- 6) Target Completion Date for the entire project is August 2020 but will likely extend beyond that date
- 7) Plan review:
 - Pole Building to remain, maintain electric, sewer, water and drive access during construction. Drive access is at high point of parking lot. Temp swale needed during construction.
 - Construction drive off US Route 224 to be used through duration of project and removed at the conclusion of construction.
 - Electric Sub needed for Conduit installation which will be inspected by the State. Gas Service will be installed by the local gas company. Fees for the gas service to be paid for by owner. Site contractor to coordinate gas line installation with gas company.
 - Light Pole Concrete Bases will be installed by the building contractor.
 - Wire to/from the light pole bases will be pulled by the building contractor.

- Building Pad stone is 4" ODOT 411's.
- Dumpster Enclosure stone is 8" ODOT 411's.
- Front walk design has been revised. Revised plan sheet is provided via addendum.
- Pole building Demo by others
- Existing catch basin by Route 224 will be adjusted.
- Existing House and trees were demolished in September 2019.
- There is an old barn foundation West of the existing pole building that will lie in a portion of the new parking lot. Site contractor to provide unit pricing for the following items that will be used if unsuitable soils are encountered:

Additional Excavation – Cost per Cubic Yard

Placing and compacting earth – Cost per Cubic Yard

Placing and compacting ODOT 411's – Cost per Cubic Yard

- 8) Traffic Maintenance, Access to Site & Haul Roads - Contractor must maintain local traffic and access for US 224, businesses and residents at all times when not actively working in roadway. Coordinate with Village & ODOT to schedule road closings if needed.
- 9) Material storage - Materials can be stored on Owners property under the direction of the owner.
- 10) Equipment Staging – Contractors equipment can be staged / parked on Owner's property under the direction of the owner.
- 11) Excavation & Spoils – Contractor responsible for using approved dump site. Owner will want the clean earth spoils stockpiled north of future road.
- 12) EPA Permits –NOI for coverage under the Construction Stormwater Permit is required. Owner will obtain. Site contractor to provide SWPPP inspections & documentation.
- 13) Restoration – Fine Grading, Seed & Mulch all disturbed sodded Areas.
- 14) Testing – Compaction Testing as needed. Contractor responsible for testing fees.

Prepared by:
Greg Bockrath
Bockrath & Associates



PRE-BID MEETING MINUTES

PROJECT: Bookcase Properties, Ltd. – Ottoville Medical Facility – Site Package

DATE / Time: October 25, 2019 @ 1:00 p.m.

PLACE: 130 Progressive Drive – Ottoville, OH

INTRODUCTIONS:

- All in attendance shall sign Attendance Sheet
- Bid Documents consist of Drawings, Project Manual and Addendum 01

BID DATE: Thursday, November 7, 2019 at 1:00 p.m.

- Received at Technicon Design Group, Inc., 1800 N. Perry Street – Suite 102, Ottawa, OH 45875
- Bids will be privately opened

QUESTIONS (RFI):

- E-mail to kevin@technicondesigngroup.com Copy: info@technicondesigngroup.com
- All questions to Architect by 1:00 pm on November 4th

BID FORM:

- Submit as published
- Acknowledge Addendum(s)
- Submit at Minimum: Bid Form signed and completed.

REVIEW PROJECT SCOPE:

A. General Contract: The Owner will award a stipulated sum (single Prime) contract for construction operations as follows:

1. It is intended that one Single-Prime contract be awarded for the work required to complete the site package as follows:
 - a. Site Clearing
 - b. Building pad
 - c. Base for drives and parking areas.
 - d. Stormwater Detention Areas
 - e. Removal/abandonment of existing utilities.
 - f. Underground utilities (including electrical and data conduits, ground boxes, etc.)
 - g. Rough grading on site
 - h. Fine grading at site
 - i. Walks, curbs and pavements
 - j. Striping and ADA signage
 - k. Lawn Seeding

TIMELINE:

- Construction work shall start on date established in the Notice to Proceed. All work shall be substantially complete by March 1, 2020.
- Last addendum will be issued no later than 48 Hrs. (2 working days) prior to bid due date – Tuesday, November 5, 2019 by 1:00 p.m. **Any issued addendum will be distributed via email and posted at website planroom.** (General Contractor is responsible for distributing any issued addendum to their sub-contractors.)

TECHNICON DESIGN GROUP INC.

- Water line contractor to leave 20' coiled up above grade.
- Electrical line contractor to stub lines into building for future.
- Gas line by utility company.
- Dumpster pad – 8" concrete pad with 8" stone
- Building pad – 4" concrete pad with 4" minimal stone base.

Plans shall be submitted to Ohio Department of Commerce for plan review / approval.

Pre-Bid Meeting Minutes and Sign-In Sheets will be posted on TDG's website.

THE ABOVE REPRESENTS TECHNICON DESIGN GROUP, INC.'S INTERPRETATIONS OF THE DISCUSSIONS HELD AT THE ABOVE-MENTIONED MEETING. ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHOULD BE REPORTED TO THIS OFFICE IMMEDIATELY OR THESE NOTES WILL BE CONSIDERED AS AGREED TO BY ALL PARTIES.

Respectfully Submitted,

Kevin Niese

Project Manager



BOOKCASE PROPERTIES, LTD. -- OTTOVILLE MEDICAL FACILITY -- SITE PACKAGE

Pre-Bid Meeting

October 25, 2019 at 1:00 p.m.

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