



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

July 12, 2024

**DEFIANCE COUNTY COURTHOUSE**  
**Addition and Alterations**  
Defiance, Ohio

C3-4890

**ADDENDUM 3**

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: Bid Form (revised)  
Section 01 2100  
Addendum Drawing AE110a  
Bid Question Log #3

**ITEM NO. 1: 00 4114 – Bid Form**

Submit bids on the attached revised Bid Form.

**ITEM NO. 2: Section 01 1000 – Summary of Work**

Paragraph 1.03.A: The estimate of construction cost is \$3,700,000.

**ITEM NO. 3: Section 01 2100 – Allowances**

Add attached Section.

**ITEM NO. 4: Section 01 2300 – Alternates**

Add paragraph 1.02.C: Alternate 3: Dolomitic Limestone.

1. Base Bid Item: Stone masonry shall be oolitic limestone; refer to Section 00 4300.
2. Alternate Item: Stone masonry shall be dolomitic limestone.

**ITEM NO. 5: Section 04 4300 – Stone Masonry**

Paragraph 2.01.A: Add Cleveland Quarries.

**ITEM NO. 6: Section 08 4113 – Aluminum Entrances and Storefronts**

Replace paragraph 2.07.A with the following: Exposed Aluminum Surfaces: Color anodized; FGIA 611, Class I; champagne color; AA M12C22A44.

**ITEM NO. 7: Section 08 5113 – Aluminum Windows**

Replace paragraph 2.07.A with the following: Exposed Aluminum Surfaces: Color anodized; FGIA 611, Class I; champagne color; AA M12C22A44.

**ITEM NO. 8: Sheet SR121 – Roof Framing and Snow Drift Plan**

Roof Framing Plan 1: The bearing elevation of the W8x28 elevator hoist beam shall be 47'-0".

**ITEM NO. 9: Sheet AD110 – Basement and Annex Demolition Plans**

Partial Annex Demolition Plan 1B: Change D21 to D20 in both locations.

**ITEM NO. 10: Sheet AE110 – Basement and Annex Plans**

Refer to attached Addendum Drawing AE110a for elevator pit access ladder detail.

**ITEM NO. 11: Sheet AE301 – Envelope Details**

Wall Assembly C1: Change 1 $\frac{3}{4}$ " rigid insulation to 1 $\frac{3}{4}$ " air space.

**ITEM NO. 12: Sheet E-111 – Power Plans, Elevator Pit Electrical Plan and Details**

Power Symbol Legend, TV1: Delete reference to communications drawings.

Elevator Pit Electrical Plan 5: Keynote S applies to the heat detector (HD), not the smoke detector (SD). The smoke detector indicated inside the shaft shall be located at the top of the shaft, not in the pit.

END OF ADDENDUM

**BID FORM**

(Submit two copies of Bid Form and all attachments)

**BIDDER:** \_\_\_\_\_

**PROJECT:**

Defiance County Courthouse  
Addition and Alterations  
221 Clinton Street  
Defiance OH 43512

**BIDS DUE AT:**

Defiance County Commissioners  
500 Court Street, Suite A  
Defiance OH 43512

**BIDS DUE BY: Monday, July 29, 2024, 11:30 a.m. EDT**

Having read the bid documents and specifications and examined the drawings prepared by the Architect, Beilharz Architects, Inc., Defiance, Ohio, for the item of work described above, and having inspected the site and the conditions affecting and governing the construction of the said project, and acknowledging that the bid documents, specifications and drawings are adequate for the performance of the Work, the undersigned hereby proposes to furnish all materials and perform all labor, as described in the specifications and shown on the drawings, for the following sum. Bid shall be good for 60 days.

**BASE BID:**

Complete Work for the Stipulated Sum of ..... \$ \_\_\_\_\_

**ALTERNATE 1:**

Brick Pavers at West Entrance ..... ADD \$ \_\_\_\_\_

**ALTERNATE 2:**

Brick Pavers (Southwest) ..... ADD \$ \_\_\_\_\_

**ALTERNATE 3:**

Dolomitic Limestone ..... ADD \$ \_\_\_\_\_

**UNIT COST BID U-1:**

Synthetic Slate Shingle Replacement ..... ADD/DEDUCT \$ \_\_\_\_\_ Each

Addenda received and included in this Bid: No. \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

All Allowances identified in Section 012100 are included in the Base Bid and Alternate Bid amounts.

Attachments to Bid Form (submit 2 copies):

- Bid Guaranty and Contract Bond (or certified check)
- Non-Collusion Affidavit
- Nondiscrimination Agreement
- Out-of-State Corporation Information (if applicable)
- Hourly Rates and Markups

*Signatures on following page*

SIGNED:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Company or Corporation

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Business Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Date of Signature

\_\_\_\_\_  
Email

## **SECTION 01 2100 – ALLOWANCES**

### **PART 1 GENERAL**

#### **1.01 SUMMARY:**

- A. Section Includes:
  - 1. Allowance procedures.
  - 2. Product and material allowances.
- B. Related Requirements:
  - 1. Section 01 2000 – Price and Payment Procedures.

#### **1.02 ALLOWANCE PROCEDURES:**

- A. All overhead and profit, bonds, and insurance related to the Work performed under each Allowance shall be included in the Contract Sum. Only direct costs authorized in writing may be charged to the Allowance.
- B. Include each Allowance as a separate line item on the Schedule of Values.
- C. Progress Payments may be made against Allowance expenditures, based upon approved monthly invoices.
- D. Difference in cost between allowance and actual approved expenditures will be adjusted by Change Order. All money not spent will be returned to the Owner.

#### **1.03 PRODUCT AND MATERIAL ALLOWANCES:**

- A. Schedule of Allowances:
  - 1. Section 044300 – Stone Masonry: Include the following stipulated sums for purchase and delivery of stone materials.
    - a. Oolitic Limestone (Base Bid): \$465,000.
    - b. Dolomitic Limestone (Alternate Bid): \$600,000.
- B. Costs Included in Allowances: Cost of Product to Contractor or Subcontractor, less applicable trade discounts; delivery to site and applicable taxes.
- C. Costs Not Included in Allowances But Included in Contract Sum: Product handling at the site, including unloading, uncrating, and storage; protection of Products from elements and from damage; labor including installation and finishing; setting and anchoring materials; miscellaneous products, accessories, and services required to complete installation; overhead and profit, bonds, and insurance.
- D. Contractor Responsibilities:
  - 1. Assist Architect in selection of Products and suppliers.
  - 2. Obtain proposals from suppliers and offer recommendations.

3. On notification of selection, execute purchase agreement with designated supplier.
4. Arrange for and process shop drawings, product data, and samples. Arrange for delivery.
5. Promptly inspect Products upon delivery for completeness, damage, and defects. Submit claims for transportation damage.

E. Architect Responsibilities:

1. Consult with Contractor for consideration and selection of Products and suppliers.
2. Select Products in consultation with Owner and transmit decision to Contractor.
3. Prepare Change Order.

**PART 2 PRODUCTS**

Not Used

**PART 3 EXECUTION**

Not Used

END OF SECTION

L8x4x1/2" x4" LONG,  
WELD TO LADDER,  
FASTEN TO WALL  
WITH 1/2" DIA. BOLTS

3/8"x3" STEEL BAR

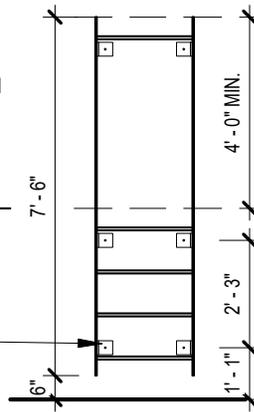
3/4" DEFORMED STEEL  
ROD AT 12" O.C. MAX.

CONFIRM DIMENSIONS WITH  
ELEVATOR MANUFACTURER

ELEV. 0'-0"  
FINISH FLOOR

L8x4x1/2" x4" LONG,  
WELD TO LADDER,  
FASTEN TO WALL  
WITH 1/2" DIA. BOLTS

ELEV. -4'-0"  
FINISH FLOOR



ELEVATOR PIT

6 **ELEVATOR PIT ACCESS LADDER**  
AE110a 1/4" = 1'-0"



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**BID QUESTION LOG #3**

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.

- Q4. I am working on the project above and double checking to make sure it is not a taxable job?
- A. Refer to Section 01 4100 – 1.04.
- Q5. I see in the Specs there is a steel Primed Access Ladder, but I can't find where it goes on the plans.
- A. Refer to Elevator Shaft Section 2A/AE304.
- Q6. Also, I can not find the size of Hoist Beam to supply.
- A. Refer to Roof Framing Plan 1/SR121.
- Q7. Is there an elevator pit ladder or supplied by elevator manufacturer.
- A. The elevator pit ladder is included in the project scope.
- Q8. Does the county have current vendors or maintenance companies (landscaping, irrigation, etc.) or vendors they have worked with in the past / local vendors they would like us to try to include?
- A. While local participation is encouraged, there is no list of preferred vendors.
- Q9. Question from glass sub: "We have spoken with all of the specified window manufacturers, and Graham is the only one who can produce the curved windows. The architect will need to speak with Graham before we can get any pricing." Details shown as aluminum storefront but Graham windows are in spec, which are a little different. May be able to do the curves in storefront but need further clarification.
- A. This does not appear to be a question.
- Q10. Is elevator decommissioning by Owner or GC? My walk through notes say by Owner but AD101 seems to indicate by GC.
- A. No revision to the bid documents relating to this has been issued.

- Q11. Civil plans call for South courthouse stairwell railings / walls to be protected and remain; architecturals call for remove and replace.
- A. Protection is required only until removal begins.
- Q12. Civil doesn't call anything for demo at North & East side annex exterior railings; architecturals call for railings to be removed and replaced in these locations.
- A. The railing replacement work is required.
- Q13. Note D20 is duplicated on AD110. Verify which note is for which work scopes.
- A. The first note applies where railings are not in a wall; the second note applies where railings are embedded in a wall.
- Q14. Confirm waterproof membrane on foundations below grade is referring to fluid applied type. Verify intent of membrane as shown near grade in detail 8 and 12 on SF502. The membrane appears to stop at the concrete but there is also block below grade so how to waterproof at the joint?
- A. Extend the fluid applied waterproofing to grade, including masonry substrate. Apply in accordance with manufacturer's instructions and shop drawings.
- Q15. Is radon a concern?
- A. Radon has not been noted as a concern in the existing building, and the location is mapped in the lowest category of geometric mean indoor radon concentration by the Ohio Department of Health.
- Q16. Is a backup storm and footing tile sump needed?
- A. If not indicated in the bid documents, it does not need to be included in the bid.
- Q17. Who is the county's monitoring company? Simplex?
- A. This information may be available from the Owner's Representative; refer to paragraph 1.D of the Instructions to Bidders for contact information.
- Q18. Electrical drawings reference low volt/data drawings but those are not included in the bid package. Are there data drawings we need to review? We understand from the front end docs GC to provide power supply, conduits/chases, and boxes only for security / data systems.
- A. There are no low volt/data drawings separate from the bid documents.
- Q19. Will GC need to pull a demo permit or is that work covered under the building permit?
- A. Refer to Section 01 4100 – 1.05.C.
- Q20. Has asbestos testing been performed (specifically the existing vinyl wallcoverings)?
- A. No; refer to Section 02 4119 – 1.02.E.

END OF BID QUESTION LOG #3