

ADDENDUM 04

December 4, 2015

to the

BIDDING DOCUMENTS

For

College of Fine Arts Infrastructure Upgrade

Ohio University

Bid #: 16-015-CPF-SW

Prepared by:

Glaserworks

304 East 8th Street
Cincinnati, OH 45202

(513) 665-9555

(513) 665-9857 fax

To Prospective Bidders:

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents and previously issued Addenda, as noted below. All unmodified portions remain in full force and effect.

1.1 GENERAL

- A. Summary of Attachments:
 - 1. Summary of Project Manual Documents Attached: The following documents are attached to and are part of this Addendum:
 - a. 00 41 16 – Bid Form (Multiple-Prime Project)
 - b. 01 10 00 – SUMMARY
 - c. 04 01 10 – MASONRY CLEANING
 - 2. Summary of Drawings Attached: The following drawings are attached to and are part of this Addendum:
 - a. Revised Drawings:
 - 1) DRAWING A200 – BASEMENT PLAN
 - 2) DRAWING A205 – ROOF PLAN

1.2 CHANGES TO GENERAL REQUIREMENTS

- A. SECTION 00 41 16 – Bid Form (Multiple-Prime Project)
 - 1. Delete Alternate No. 2.
- B. SECTION 01 10 00 – SUMMARY
 - 1. General: Revisions made to this Section include the following:
 - a. Article 1.11 FIRE ALARM: Add requirement for Electrical Contractor to maintain fire alarm system during construction.
- C. SECTION 01 23 00 – ALTERNATES
 - 1. Delete Alternate No. 2.

1.3 CHANGES TO SPECIFICATIONS

- A. SECTION 04 01 10 – MASONRY CLEANING
 - a. Add this section related to Alternate No. 4.

1.4 CHANGES TO DRAWINGS

- A. Changes to Architectural Drawings:
 - 1. DRAWING A100 – SITE PLAN
 - a. Add note: “Remove temporary ramp after access to upper level no longer needed.”
 - b. Add note: “Patch railing by welding steel pipe into gap in railing. Paint the patched section of railing.”
 - c. Image of temporary ramp for reference:



2. DRAWING A200 – BASEMENT PLAN – Add existing fire extinguisher locations and remove Alternate 2.
3. DRAWING A205 – ROOF PLAN – Add requirement for R-20 rigid insulation and add keynote on low-slope roof.
4. DRAWING A451 – BUILDING ENVELOPE DETAILS – Rigid insulation shown shall have a minimum r-value of 20.

END OF ADDENDUM

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Document 00 41 16 - Bid Form (Multiple-Prime Project)
State of Ohio Standard Requirements for Public Facility Construction

Sealed bids will be received by **Ohio University** at West Union Street Office Center, Room 279, 160 West Union Street, Athens, Ohio 45701 for:

Project Bid #16-015-CPF-SW
College of Fine Arts Infrastructure Upgrade

at

Lin Hall, The Ridges
100 Ridges Circle
Athens, Ohio 45701

for the

Ohio University

The time for Contract Completion is **215** consecutive days from the Notice to Proceed. If Alternate 5 selected, extend Contract Completion to 275 consecutive days from the Notice to Proceed.

Having read and examined the proposed Contract Documents prepared by the Architect/Engineer for the above-referenced Project and the following Addenda:

Addendum Number	Date Received
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

The undersigned Bidder proposes to perform all Work for the applicable Contract in accordance with the proposed Contract Documents, for the following sum(s):

Bid Package 101 – GENERAL TRADES (LEAD) CONTRACT

ALLOWANCES (Include Allowance amounts in the General Trades Base Bid below. The Contractor’s Fee and costs for unloading and handling on the Site and other expenses contemplated for the Allowances are included in the Base Bid and not in the Allowance.)

<u>Item</u>	<u>Description</u>	<u>Amount</u>
Allowance A-1	Scheduling Consultant	\$16,000.00
Allowance A-2	Communications and Security	\$22,000.00
Allowance A-3	Copper Roof Repair	\$25,000.00
Allowance A-4	Canopy Railing Repair	\$8,000.00
Allowance A-6	Asbestos Abatement	\$40,000.00

UNIT PRICES (Include the subtotal of Unit Price extensions in the General Trades Base Bid below. Unit prices shall be used solely for the purpose of determining the adjustment to the Contract Sum for differences between the estimated quantities on the Bid Form and the actual quantities provided. The Contractor’s Fee on account of Unit Price Work is included in the Base Bid and not in the Unit Price.)

Item	Description	Estimated Quantity	Unit Price	/	Unit of Measure	Extension
Unit Price U-1	Tuck-Pointing	2500	\$ _____	/	Sq. Ft.	\$ _____
Unit Price U-2	Wood Deck Replacement	300	\$ _____	/	Sq. Ft.	\$ _____
SUBTOTAL OF UNIT PRICE EXTENSIONS:						\$ _____

GENERAL TRADES BASE BID (Including Allowances and Subtotal of Unit Price Extensions above):

ALL LABOR AND MATERIALS, for the sum of \$ _____

Sum in words: _____
_____ and _____ /100 dollars.

Alternate G-1, Canopy at Intake (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

~~Alternate G-2, Basement Storage (Circle appropriate choice below and insert amount)~~

~~If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____~~

~~Sum in words: _____ and _____ /100 dollars.~~

Alternate G-3, Canopy at Accessible Entrance (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate G-4, Clean Front Masonry and Paint Cornice (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate G-5, Demolition in Room 212 (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate G-6, Electrical Generator (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Bid Package 102 – HVAC CONTRACT

ALLOWANCES (Include Allowance amounts in the HVAC Base Bid below. The Contractor’s Fee and costs for unloading and handling on the Site and other expenses contemplated for the Allowances are included in the Base Bid and not in the Allowance.)

Item	Description	Amount
Allowance A-5	HVAC Repairs Based on Balancer’s Report	\$5,000.00

UNIT PRICES (Include the Subtotal of Unit Price Extensions in the HVAC Base Bid below. Unit prices shall be used solely for the purpose of determining the adjustment to the Contract Sum for differences between the estimated quantities on the Bid Form and the actual quantities provided. The Contractor’s Fee on account of Unit Price Work is included in the Base Bid and not in the Unit Price.)

Item	Description	Estimated Quantity	Unit Price	Unit of Measure	Extension
None					

HVAC BASE BID (Including Allowances and Subtotal of Unit Price Extensions above):

ALL LABOR AND MATERIALS, for the sum of \$ _____

Sum in words: _____
_____ and _____ /100 dollars.

Alternate H-1, Canopy at Intake (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate H-3, Canopy at Accessible Entrance (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate H-6, Electrical Generator (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Bid Package 105 – ELECTRICAL CONTRACT

ALLOWANCES (Include Allowance amounts in the Electrical Base Bid below. The Contractor’s Fee and costs for unloading and handling on the Site, labor, installation costs, and other expenses contemplated for the Allowances are included in the Base Bid and not in the Allowance.)

Item	Description	Amount
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None

UNIT PRICES (Include the Subtotal of Unit Price Extensions in the Electrical Base Bid below. Unit prices shall be used solely for the purpose of determining the adjustment to the Contract Sum for differences between the estimated quantities on the Bid Form and the actual quantities provided. The Contractor’s Fee on account of Unit Price Work is included in the Base Bid and not in the Unit Price.)

Item	Description	Estimated Quantity	Unit Price	Unit of Measure	Extension
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None

ELECTRICAL BASE BID (Including Allowances and Subtotal of Unit Price Extensions above):

ALL LABOR AND MATERIALS, for the sum of \$ _____

Sum in words: _____
_____ and _____ /100 dollars.

Alternate E-1, Canopy at Intake (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Alternate E-2, Basement Storage (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate E-3, Canopy at Accessible Entrance (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate E-5, Demolition in Room 212 (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate E-6, Electrical Generator (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

COMBINED BID

Any Bidder submitting a Combined Bid is encouraged, but not required, to also bid the Items separately. If the Bidder is submitting multiple Combined Bids, it must submit each combination of Items on a separate Bid Form as a separate Bid.

Bidder has CIRCLED THE ITEMS BELOW for which it is submitting a Combined Bid:

Bid Package 101 – GENERAL TRADES CONTRACT

Bid Package 102 – HVAC CONTRACT

Bid Package 103 – ELECTRICAL CONTRACT

ALLOWANCES (If this item is included in the Combined Bid, include the following Allowance amounts in the Combined Base Bid below. The Contractor’s Fee and costs for unloading and handling on the Site and other expenses contemplated for the Allowances are included in the Base Bid and not in the Allowance.)

Item	Description	Amount
Allowance A-1	Scheduling Consultant	\$16,000.00
Allowance A-2	Communications and Security	\$22,000.00
Allowance A-3	Copper Roof Repair	\$25,000.00
Allowance A-4	Canopy Railing Repair	\$8,000.00
Allowance A-5	HVAC Repairs Based on Balancer’s Report	\$5,000.00
Allowance A-6	Asbestos Abatement	\$40,000.00

UNIT PRICES (If this item is included in the Combined Bid, include the following Subtotal of Unit Price Extensions in the Combined Base Bid below. Unit prices shall be used solely for the purpose of determining the adjustment to the Contract Sum for differences between the estimated quantities on the Bid Form and the actual quantities provided. The Contractor’s Fee on account of Unit Price Work is included in the Base Bid and not in the Unit Price.)

Item	Description	Estimated Quantity	Unit Price	Unit of Measure	Extension
Unit Price U-1	Tuck-Pointing	2500	\$ _____	Sq. Ft.	\$ _____
Unit Price U-2	Wood Deck Replacement	300	\$ _____	Sq. Ft.	\$ _____

SUBTOTAL OF UNIT PRICE EXTENSIONS: \$ _____

COMBINED BASE BID (Including the applicable Allowances and Subtotal(s) of Unit Price Extensions above for each item included in the Combined Bid below):

ALL LABOR AND MATERIALS, for the sum of \$ _____

Sum in words: _____
_____ and _____ /100 dollars.

Alternate C-1, Canopy at Intake (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

~~Alternate C-2, Basement Storage (Circle appropriate choice below and insert amount)~~

~~If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____~~

~~Sum in words: _____ and _____ /100 dollars.~~

Alternate C-3, Canopy at Accessible Entrance (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate C-4, Clean Front Masonry and Paint Cornice (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate C-5, Demolition in Room 212 (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

Alternate C-6, Electrical Generator (Circle appropriate choice below and insert amount)

If Alternate is accepted, ADD TO / DEDUCT FROM Base Bid: \$ _____

Sum in words: _____ and _____ /100 dollars.

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BIDDER AFFIRMATION AND DISCLOSURE

Bidder acknowledges that by signing the Bid Form on the Bidder Signature and Information page, that it affirms, understands, and will abide by the requirements of Executive Order 2011-12K. If awarded a Contract, the Bidder will become the Contractor and affirms that both the Contractor and its Subcontractors shall perform no services requested under this Contract outside of the United States.

The Bidder shall provide the locations where services under this Contract will be performed in the spaces provided below or by attachment. Failure to provide this information as part of its Bid may cause the Bidder to be deemed non-responsive and no further consideration will be given to its Bid. If the Bidder will not be using Subcontractors, indicate “Not Applicable” in the appropriate spaces.

1. Principal business location of Contractor:

Address City, State, Zip

2. Location where services will be performed by Contractor:

Address City, State, Zip

Locations where services will be performed by Subcontractors, if known at time of Bid Opening:

Address City, State, Zip

Address City, State, Zip

Address City, State, Zip

3. Location where state data will be stored, accessed, tested, maintained, or backed-up, by Contractor:

Address City, State, Zip

Locations where state data will be stored, accessed, tested, maintained, or backed-up by Subcontractors, if known at time of Bid Opening:

Address City, State, Zip

Address City, State, Zip

Address City, State, Zip

**COMMITMENT TO PARTICIPATE
IN THE
EDGE BUSINESS ASSISTANCE PROGRAM**

Bidder: Mark only one option.

Use “✓” or “X” to mark option included in Bid

If marking Option B, also show percentage of proposed participation.

___ **Option A**

Bidder commits to *meet or exceed* the advertised EDGE Participation Goal of **the Contract award amount**, calculated as a portion of the Base Bid plus all accepted Alternates, by using certified EDGE Business Enterprise(s).

Bidder agrees that if selected for consideration of the Contract, it shall provide (if not provided with the Bidder’s Bid) to the Contracting Authority, at the location required and within 3 business days after receiving notice from the Contracting Authority, its fully-completed **Bidder’s Qualification Form**, including an **EDGE Affidavit** form for each certified EDGE Business Enterprise proposed for use by the Bidder if awarded the Contract for this Project.

___ **Option B (also indicate percentage -- see text)**

Bidder *does not meet* the advertised EDGE Participation Goal percentage, but, if awarded the Contract for this Project, *commits to provide* _____ **percent of the Contract award amount**, calculated as a portion of the Base Bid plus all accepted Alternates, by using certified EDGE Business Enterprise(s).

Bidder acknowledges it understands the requirement for it to provide and agrees to provide to the Contracting Authority, if selected for consideration of the Contract, within 3 business days after notice from the Contracting Authority, a detailed **Demonstration of Good Faith** form describing its efforts undertaken prior to submitting its Bid to meet the advertised EDGE Participation Goal percentage for the Contract for this Project.

Bidder commits to provide to the Contracting Authority at the location required, and within 3 days after receiving notice from the Contracting Authority, its fully-completed **Bidder’s Qualification Form**, including an **EDGE Affidavit** form for each certified EDGE Business Enterprise proposed for use by the Bidder if awarded the Contract for this Project.

___ **Option C**

Bidder declares that the Bidder is a certified EDGE Business Enterprise and that if awarded this Contract, the EDGE Participation percentage will be 100 percent of the Contract award amount.

BIDDER'S CERTIFICATIONS

The Bidder hereby acknowledges that the following representations in this Bid are material and not mere recitals:

1. The Bidder has read and understands the proposed Contract Documents and agrees to comply with all requirements of the proposed Contract Documents, regardless of whether the Bidder has actual knowledge of the requirements and regardless of any statement or omission made by the Bidder, which might indicate a contrary intention.
2. The Bidder represents that the Bid is based upon the Basis of Design and Acceptable Components specified by the proposed Contract Documents.
3. The Bidder has visited the Site, become familiar with local conditions, and has correlated personal observations about the requirements of the proposed Contract Documents. The Bidder has no outstanding questions regarding the interpretation or clarification of the proposed Contract Documents.
4. The Bidder understands that the execution of the Project will require sequential, coordinated, and interrelated operations, which may involve interference, disruption, hindrance, or delay in the progress of the Bidder's Work. The Bidder agrees that the Contract Sum, as amended from time to time, shall cover all amounts due from the State resulting from interference, disruption, hindrance, or delay that is not caused by the State or its agents and employees. The Bidder agrees that any such interference, disruption, hindrance, or delay is within the contemplation of the Bidder and the State and that the Contractor's sole remedy from the State for any such interference, disruption, hindrance, or delay shall be an extension of time in accordance with the proposed Contract Documents.
5. During the performance of the Contract, the Bidder agrees to comply with Ohio Administrative Code ("OAC") Chapters 123:2-3 through 123:2-9 and agrees to incorporate the monthly reporting provisions of OAC Section 123:2-9-01 into all subcontracts on the Project, regardless of tier. The Bidder understands the State's Equal Opportunity Coordinator or the Contracting Authority may conduct pre-award and post-award compliance reviews to determine if the Bidder maintains nondiscriminatory employment practices, maintains an affirmative action program, and is exerting good faith efforts to accomplish the goals of the affirmative action program. For a full statement of the rules regarding Equal Employment Opportunity in the Construction Industry, see OAC Chapters 123:2-1 through 123:2-9.
6. The Bidder and each Person signing on behalf of the Bidder certifies, and in the case of a Bid by a joint venture each member thereof certifies as to such member's entity, under penalty of perjury, that to the best of the undersigned's knowledge and belief: **(a)** the Base Bid, any Unit Prices, and any Alternate bid in the Bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition as to any matter relating to such Base Bid, Unit Prices or Alternate bid with any other Bidder; **(b)** unless otherwise required by law, the Base Bid, any Unit Prices and any Alternate bid in the Bid have not been knowingly disclosed by the Bidder and shall not knowingly be disclosed by the Bidder prior to the bid opening, directly or indirectly, to any other Bidder who would have any interest in the Base Bid, Unit Prices or Alternate bid; **(c)** no attempt has been made or shall be made by the Bidder to induce any other Person to submit or not to submit a Bid for the purpose of restricting competition.
7. The Bidder understands that the Contract is subject to all the provisions, duties, obligations, remedies and penalties of Ohio Revised Code Chapter 4115 and that the Bidder shall pay any wage increase in the locality during the term of the Contract.
8. The Bidder shall execute the Agreement with the Contracting Authority, if a Contract is awarded on the basis of this Bid, and if the Bidder does not execute the Agreement for any reason, other than as authorized by law, the Bidder and the Bidder's Surety are liable to the State as provided in **Article 5** of the **Instructions to Bidders**.
9. The Bidder certifies that upon the award of a Contract, as the Contractor it shall make a good faith effort to ensure that all of the Contractor's employees, while working on the Site, shall not purchase, transfer, use, or possess illegal drugs or alcohol or abuse prescription drugs in any way.

10. The Bidder acknowledges that it read all of the **Instructions to Bidders**, and in particular, **Section 2.10** - Submittals With Bid Form, and by submitting its Bid certifies that it has read the Instructions to Bidders and it understands and agrees to the terms and conditions stated in them.
11. The Bidder agrees to furnish any information requested by the Contracting Authority or Architect/Engineer, or Construction Manager if applicable, to evaluate the responsibility of the Bidder.
12. The Bidder agrees to furnish the submittals required by **Section 6.1** of the **Instructions to Bidders** for execution of the Agreement within 10 days of the date of the Notice of Intent to Award.
13. When the Bidder is a corporation, partnership or sole proprietorship, an officer, partner or principal of the Bidder, as applicable, shall print or type the legal name of the Bidder on the line provided, and **sign the Bid Form**.
14. When the Bidder is a joint venture, an officer, partner or principal, as applicable, of each member of the joint venture shall print or type the legal name of the applicable member on the line provided, and **sign the Bid Form**.
15. Bidder acknowledges that by signing the **Bid Form** on the following Bidder Signature and Information page that it is signing the actual Bid and when submitted as a part of its bid package, shall serve as the Bidder's authorization for the further consideration and activity in the bidding and contract process.
16. All signatures must be original.

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BIDDER SIGNATURE AND INFORMATION

Bidder’s Authorized Signature: _____

Please print or type the following:

Name of Bidder’s Authorized Signatory _____

Title: _____

Company Name: _____

Mailing Address: _____

Telephone Number: _____

Facsimile Number: _____

E-Mail Address: _____

Where Incorporated: _____

Federal Tax Identification Number: _____

Date enrolled in an OBWC-approved DFSP (month/date/year): _____ / _____ / _____

Contact person for Contract processing: _____

President’s or Chief Executive Officer’s Name / Title: _____

JOINT VENTURE ADDITIONAL BIDDER SIGNATURE & INFORMATION

Joint Venture Bidder’s Authorized Signature: _____

Please print or type the following:

Name of Joint Venture Bidder’s Authorized Signatory _____

Title: _____

Company Name: _____

Mailing Address: _____

Telephone Number: _____

Facsimile Number: _____

E-Mail Address: _____

Where Incorporated: _____

Federal Tax Identification Number: _____

Date enrolled in an OBWC-approved DFSP (month/date/year): _____ / _____ / _____

Contact person for Contract processing: _____

President’s or Chief Executive Officer’s Name / Title: _____

END OF DOCUMENT

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Work under separate contracts.
4. Purchase contracts.
5. Owner-furnished products.
6. Access to site.
7. Coordination with occupants.
8. Work restrictions.
9. Specification and drawing conventions.
10. Miscellaneous provisions.

B. Related Requirements:

1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.2 PROJECT INFORMATION

A. Project Identification: College of Fine Arts Infrastructure Upgrade (PL0000769).

1. Project Location: Lin Hall, 100 Ridges Circle, Athens, Ohio 45701.

B. Owner: Ohio University.

1. Owner's Representative: Rick Swart, Project Manager.

C. Architect: glaserworks, 304 East 8th Street, Cincinnati, Ohio 45202.

D. Architect's Consultants: The Architect has retained the following design professionals who have prepared designated portions of the Contract Documents:

1. MEP Engineer: Karpinski Engineering, 8800 Lyra Drive, Suite 530, Columbus, Ohio 43240.
2. Structural Engineer: THP Limited, 100 East 8th Street, Cincinnati, Ohio 45202.
3. Civil Engineer: Brandstetter Carroll, 308 East 8th Street, Cincinnati, Ohio 45202.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and consists of the following:

1. Selective renovation of a 5-story brick structure. The Kennedy Museum of Art occupies three of the floors. The upper two floors are unoccupied.
- B. Type of Contract:
 1. Project will be constructed under coordinated, concurrent multiple contracts. See Section 011200 "Multiple Contract Summary" for a description of work included under each of the multiple contracts and for the responsibilities of Project coordinator. Contracts for this Project include the following:
 - a. General Trades.
 - b. Mechanical.
 - c. Electrical.

1.4 WORK UNDER SEPARATE CONTRACTS

- A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.
- B. Subsequent Work: Owner will award separate contract(s) for the following additional work to be performed at site following Substantial Completion. Completion of that work will depend on successful completion of preparatory work under this Contract.
 1. Furnishings Contract: Museum storage systems will be provided under a separate contract.
 - a. The recessed rail system track will be provided by the furnishings contractor. General Trades contractor shall coordinate the installation at the appropriate time to be embedded in the concrete topping slab.
 - b. If Alternate No. 5 is selected, the furnishings work will need to be completed before the demolition work can proceed. See Article 1.9 SCHEDULE.

1.5 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
- C. Access to Museum: Access to floors 1, 2, 3 and 4 shall be when museum staff is present between 8:00 a.m. and 5:00 p.m. Monday through Friday or for Work in these areas when the museum staff is not present, the general trades contractor shall have a single responsible person who will manage access to these areas.
 1. Driveways, Walkways and Entrances: Keep driveways and entrances serving premises clear and available to Owner, Owner's employees, museum patrons and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
- D. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.6 COORDINATION WITH OCCUPANTS

- A. Full Owner Occupancy: Owner will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.
1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner.
 - a. If the accessible entrance needs to be closed temporarily, provide an alternate accessible route through the rear of the building to the elevator.
 2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.

1.7 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Work shall not disrupt normal museum operations.
1. Museum Hours: Monday, Tuesday, Wednesday and Friday 10 a.m. to 5 p.m.; Thursday 10 a.m. to 8 p.m.; Saturday and Sunday 1 p.m to 5 p.m. .
 2. Interior work on 1st floor: Work is intended to be performed in a concentrated time frame when the museum is closed.
 3. Air handlers AHU-1 and AHU-2: Work shall be performed when museum is closed. Units shall operate when museum is open.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
1. Notify Architect not less than seven days in advance of proposed utility interruptions.
 2. Obtain Owner's written permission before proceeding with utility interruptions.
 3. Emergency generator shall remain in operation when the building is occupied. Moving the generator needs to be scheduled when the museum is closed.
- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
1. Notify Architect not less than five days in advance of proposed disruptive operations.
 2. Obtain Owner's written permission before proceeding with disruptive operations.

1.8 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 2. Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings.

1.9 SCHEDULE

- A. Incorporate the following constraints into the construction schedule:
1. Work in Galleries (First Floor): Museum will be closed from May 31, 2016 through June 6, 2016.
 - a. All Work on the first floor shall be completed during this period.
 - b. Moving the existing electrical generator shall be performed during this period.
 2. Work related to chilled water piping: Complete by March 1, 2016.
 3. Work related to the air handlers and humidifiers: Start after March 1, 2016 and complete by May 31, 2016.
 4. Work related to new chiller: Complete by May 31, 2016.
 5. Work related to hot water system: Start after June 1, 2016.
 6. Renovation Work on the basement level and roofing work: Start after March 1, 2016.
 7. Alternate 5: Work on demolition in Room 212 shall not commence until the Work in Rooms 002 and 002A is fully complete, including furnishings, and the art collections stored in Room 212 have been moved to Rooms 002 and 002A.
 - a. Allow for 30 days to install furnishings and move collections into Rooms 002 and 002A.
 - b. Extend the date of Final Completion by 60 days if Alternate 5 selected.

1.10 PARKING

- A. Parking spaces for all vehicles shall be purchased from Ohio University Parking Services.
1. Deliveries, lifts and cranes that affect the use of roadways and parking lots shall be coordinated with Ohio University Parking Services.

1.11 FIRE ALARM

- A. **Electrical Contractor to maintain Fire alarm and suppression system in construction area and to respond to all fire alarm calls in building and communicate corrections beyond construction area to the project manager who can facilitate a work order.**
1. **An initial walk through of the existing system with project manager, Facilities Management, AE, Electrical Contractor and General Trades Contractor is required to determine the existing issues with the panels.**

2. At this point the fire alarm and suppression system will be turned over to the Electrical Contractor for the duration of the project.
3. The Electrical Contractor will need to respond to all building alarms during project hours. After hours calls will be answered by the Facilities Management crew. Any after hours calls will be documented at the panel location and a notice will be sent to the project manager.
4. After the project is complete, a meeting to turn the system back to Facilities management is required. This will include a walk through and review of all existing issues as well as review of new system.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

SECTION 040110 - MASONRY CLEANING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes cleaning the following:
 - 1. Unit masonry surfaces.
 - 2. Stone surfaces.
- B. Work in this Section is included in Alternate No. 4.

1.2 DEFINITIONS

- A. Very Low-Pressure Spray: Under 100 psi.
- B. Low-Pressure Spray: 100 to 400 psi; 4 to 6 gpm.
- C. Medium-Pressure Spray: 400 to 800 psi; 4 to 6 gpm.
- D. High-Pressure Spray: 800 to 1200 psi; 4 to 6 gpm.

1.3 SEQUENCING AND SCHEDULING

- A. Work Sequence: Perform masonry-cleaning work in the following sequence:
 - 1. Remove plant growth.
 - 2. Inspect for open mortar joints. Where repairs are required, delay further cleaning work until after repairs are completed, cured, and dried to prevent the intrusion of water and other cleaning materials into the wall.
 - 3. Clean masonry surfaces.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include material descriptions and application instructions.
 - 2. Include test data substantiating that products comply with requirements.

1.5 INFORMATIONAL SUBMITTALS

- A. Cleaning program.

1.6 QUALITY ASSURANCE

- A. Cleaning Program: Prepare a written cleaning program that describes cleaning process in detail, including materials, methods, and equipment to be used; protection of surrounding materials; and control of runoff during operations. Include provisions for supervising worker performance and preventing damage.
 - 1. If materials and methods other than those indicated are proposed for any phase of cleaning work, add a written description of such materials and methods, including evidence of successful use on comparable projects and demonstrations to show their effectiveness for this Project.

- B. Mockups: Prepare mockups of cleaning on existing surfaces to demonstrate aesthetic effects and to set quality standards for materials and execution.
 - 1. Cleaning: Clean an area approximately 25 sq. ft. for each type of masonry and surface condition.
 - a. Test cleaners and methods on samples of adjacent materials for possible adverse reactions. Do not test cleaners and methods known to have deleterious effect.
 - b. Allow a waiting period of not less than seven days after completion of sample cleaning to permit a study of sample panels for negative reactions.
 - 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.

1.7 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit masonry-cleaning work to be performed according to product manufacturers' written instructions and specified requirements.
- B. Clean masonry surfaces only when air temperature is 40 deg F and above and is predicted to remain so for at least seven days after completion of cleaning.

PART 2 - PRODUCTS

2.1 CLEANING MATERIALS

- A. Water: Potable.
- B. Acidic Cleaner: Manufacturer's standard acidic masonry cleaner composed of hydrofluoric acid or ammonium bifluoride blended with other acids, detergents, wetting agents, and inhibitors.
 - 1. Products: Subject to compliance with requirements, provide the following:
 - a. PROSOCO, Inc.; Enviro Klean SafRestorer.
 - b. Or an equivalent product by one of the following manufacturers:
 - 1) EaCo Chem, Inc.
 - 2) Hydrochemical Techniques, Inc.

PART 3 - EXECUTION

3.1 PROTECTION

- A. Comply with manufacturer's written instructions for protecting building and other surfaces against damage from exposure to its products. Prevent chemical cleaning solutions from coming into contact with people, motor vehicles, landscaping, buildings, and other surfaces that could be harmed by such contact.
 - 1. Cover adjacent surfaces with materials that are proven to resist chemical cleaners used unless products being used will not damage adjacent surfaces. Use protective materials that are waterproof and UV resistant. Apply masking agents according to manufacturer's written instructions. Do not apply liquid strippable masking agent to painted or porous surfaces. When no longer needed, promptly remove masking to prevent adhesive staining.

- B. Remove downspouts and associated hardware adjacent to immediate work area and store during masonry cleaning. Reinstall when masonry cleaning is complete.

3.2 CLEANING MASONRY, GENERAL

- A. Cleaning Appearance Standard: Cleaned surfaces are to have a uniform appearance as viewed from 50 feet away by Architect.
- B. Use only those cleaning methods indicated for each masonry material and location.
 - 1. Brushes: Do not use wire brushes.
 - 2. Spray Equipment: Use spray equipment that provides controlled application at volume and pressure indicated, measured at nozzle. Adjust pressure and volume to ensure that cleaning methods do not damage surfaces, including joints.
 - a. Equip units with pressure gages.
 - b. For water-spray application, use fan-shaped spray that disperses water at an angle of 25 to 50 degrees.
- C. Perform each cleaning method indicated in a manner that results in uniform coverage of all surfaces, including corners, moldings, and interstices, and that produces an even effect without streaking or damaging masonry surfaces. Keep wall wet below area being cleaned to prevent streaking from runoff.
- D. Perform additional general cleaning and stain removal, and spot cleaning of small areas that are noticeably different when viewed according to the "Cleaning Appearance Standard" Paragraph, so that cleaned surfaces blend smoothly into surrounding areas.
- E. Chemical-Cleaner Application Methods: Apply chemical cleaners to masonry surfaces according to chemical-cleaner manufacturer's written instructions; use brush or spray application. Do not spray apply at pressures exceeding 50 psi. Do not allow chemicals to remain on surface for periods longer than those indicated or recommended in writing by manufacturer.
- F. Rinse off chemical residue and soil by working upward from bottom to top of each treated area at each stage or scaffold setting. Periodically during each rinse, test pH of rinse water running off of cleaned area to determine that chemical cleaner is completely removed.
 - 1. Apply neutralizing agent and repeat rinse if necessary to produce tested pH of between 6.7 and 7.5.
- G. After cleaning is complete, remove protection no longer required. Remove tape and adhesive marks.

3.3 PRELIMINARY CLEANING

- A. Removing Plant Growth: Completely remove visible plant, moss, and shrub growth from masonry surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and allowing remaining growth to dry as long as possible before removal. Remove loose soil and plant debris from open joints to whatever depth they occur.

3.4 CLEANING MASONRY

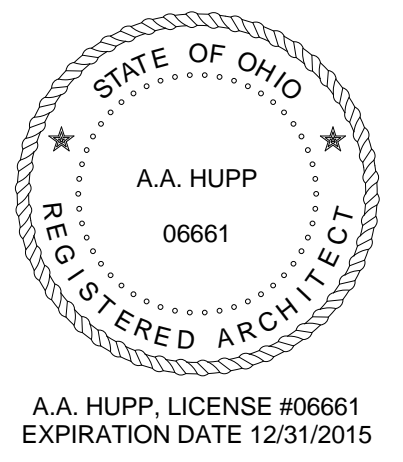
- A. Acidic Chemical Cleaning:
 - 1. Wet surface with cold water applied by low-pressure spray.
 - 2. Apply cleaner to surface by brush or low-pressure spray.
 - 3. Let cleaner remain on surface for period recommended in writing by chemical-cleaner manufacturer.
 - 4. Rinse with cold water applied by medium -pressure spray to remove chemicals and soil. Rinse until all foaming, if any, stops and suds disappear.

5. Repeat cleaning procedure above where required to produce cleaning effect established by mockup. Do not repeat more than once. If additional cleaning is required, use steam cleaning.

3.5 FINAL CLEANING

- A. Clean adjacent nonmasonry surfaces of spillage and debris. Use detergent and soft brushes or cloths.
- B. Remove debris from gutters and downspouts. Rinse off roof and flush gutters and downspouts.
- C. Remove masking materials, leaving no residues that could trap dirt.

END OF SECTION 040110



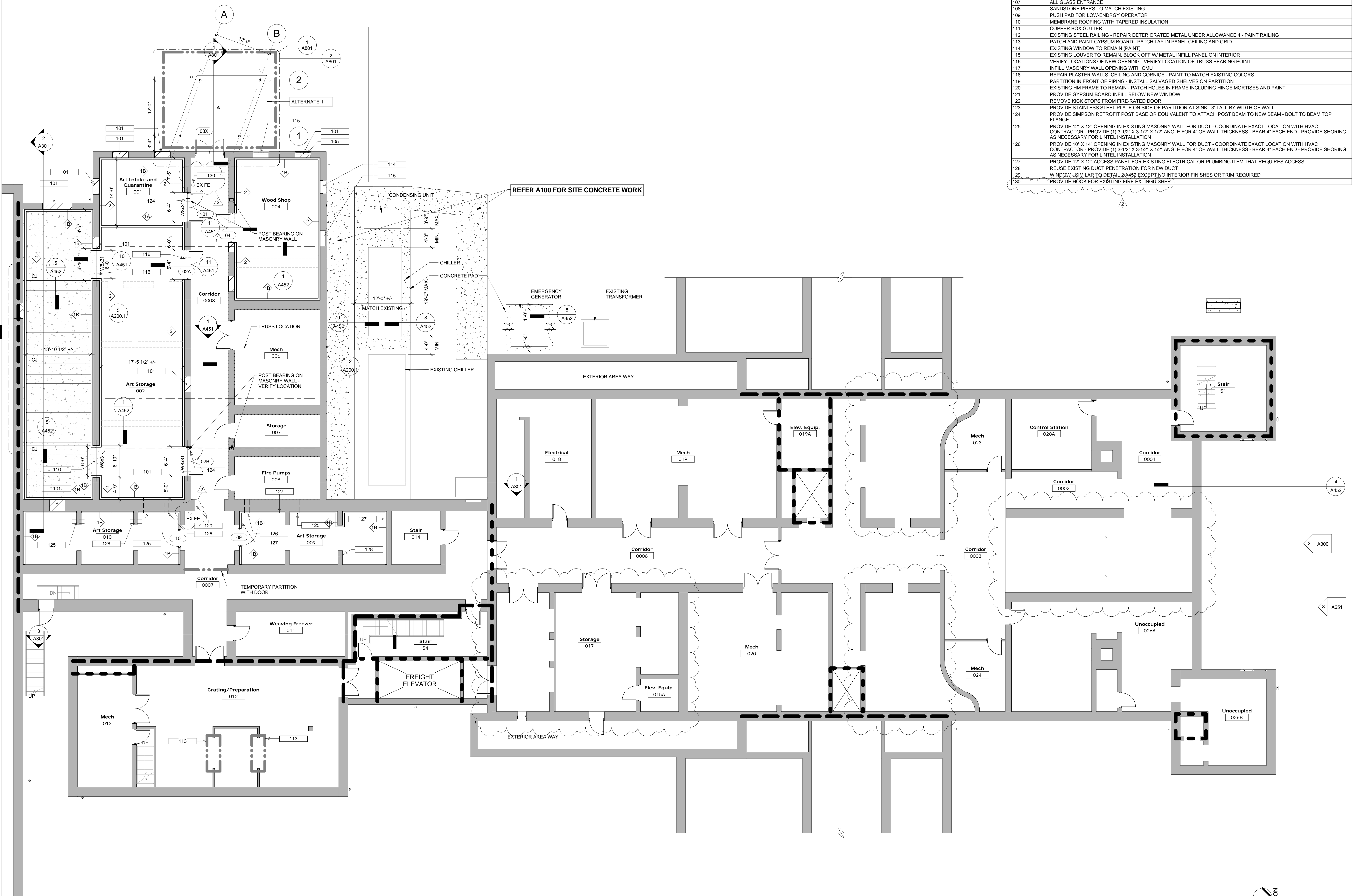
SHEET REVISION		
REV #	DATE	DESCRIPTION
1	11/24/2015	ADDENDUM 02
2	12/04/2015	ADDENDUM 04

ISSUE	DATE	DESCRIPTION
	11/6/2015	CONSTRUCTION DOCUMENTS

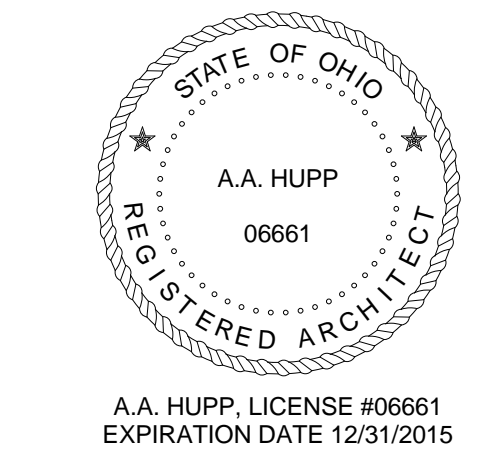
FIRE RESISTIVE CONSTRUCTION

- 3 HOUR RATED
- 2 HOUR RATED
- 1 HOUR RATED

Key Value	Keynote Text
101	INFILL MASONRY OPENING WITH BRICK AND CMU BACK-UP - MATCH THICKNESS OF ADJACENT WALL - INFILL OPENINGS UNDER BEARING POINTS BEFORE CUTTING NEW OPENINGS
102	5" THICK CONCRETE SLAB WITH 6X6 WWF
103	PATCH CONCRETE STAIRS - DOWEL INTO STAIRS WITH #4 BAR AT 12" OC - 6" MIN. EMBEDMENT
105	NEW LOUVER (SEE MECH. DRAWINGS FOR SIZE)
106	POLISH EXISTING CONCRETE SLAB
107	ALL GLASS ENTRANCE
108	SANDSTONE PIERS TO MATCH EXISTING
109	PUSH PAD FOR LOW-ENERGY OPERATOR
110	MEMBRANE ROOFING WITH TAPERED INSULATION
111	COPPER BOX GUTTER
112	EXISTING STEEL RAILING - REPAIR DETERIORATED METAL UNDER ALLOWANCE 4 - PAINT RAILING
113	PATCH AND PAINT GYPSUM BOARD - PATCH LAY-IN PANEL CEILING AND GRID
114	EXISTING WINDOW TO REMAIN (PAINT)
115	EXISTING LOUVER TO REMAIN. BLOCK OFF W/ METAL INFILL PANEL ON INTERIOR
116	VERIFY LOCATIONS OF NEW OPENING - VERIFY LOCATION OF TRUSS BEARING POINT
117	INFILL MASONRY WALL OPENING WITH CMU
118	REPAIR PLASTER WALLS, CEILING AND CORNICE - PAINT TO MATCH EXISTING COLORS
119	PARTITION IN FRONT OF PIPING - INSTALL SALVAGED SHELVES ON PARTITION
120	EXISTING HM FRAME TO REMAIN - PATCH HOLES IN FRAME INCLUDING HINGE MORTISES AND PAINT
121	PROVIDE GYPSUM BOARD INFILL BELOW NEW WINDOW
122	REMOVE KICK STOPS FROM FIRE-RATED DOOR
123	PROVIDE STAINLESS STEEL PLATE ON SIDE OF PARTITION AT SINK - 3 TALL BY WIDTH OF WALL
124	PROVIDE SIMPSON RETROFIT POST BASE OR EQUIVALENT TO ATTACH POST BEAM TO NEW BEAM - BOLT TO BEAM TOP FLANGE
125	PROVIDE 12" X 12" OPENING IN EXISTING MASONRY WALL FOR DUCT - COORDINATE EXACT LOCATION WITH HVAC CONTRACTOR - PROVIDE (1) 3-1/2" X 3-1/2" X 1/2" ANGLE FOR 4" OF WALL THICKNESS - BEAR 4" EACH END - PROVIDE SHORING AS NECESSARY FOR LINTEL INSTALLATION
126	PROVIDE 10" X 14" OPENING IN EXISTING MASONRY WALL FOR DUCT - COORDINATE EXACT LOCATION WITH HVAC CONTRACTOR - PROVIDE (1) 3-1/2" X 3-1/2" X 1/2" ANGLE FOR 4" OF WALL THICKNESS - BEAR 4" EACH END - PROVIDE SHORING AS NECESSARY FOR LINTEL INSTALLATION
127	PROVIDE 12" X 12" ACCESS PANEL FOR EXISTING ELECTRICAL OR PLUMBING ITEM THAT REQUIRES ACCESS
128	REMOVE EXISTING DUCT PENETRATION FOR NEW DUCT
129	WINDOW - SIMILAR TO DETAIL 2/A452 EXCEPT NO INTERIOR FINISHES OR TRIM REQUIRED
130	PROVIDE HOOK FOR EXISTING FIRE EXTINGUISHER



1 B1 FLOOR PLAN
1/8" = 1'-0"



P.M.E. ENGINEER:
KARPINSKI ENGINEERING
8800 Lyra Drive, Suite 530
Columbus, Ohio 43240
V: (614) 430-9820

STRUCTURAL ENGINEER:
THP LIMITED INC.
100 East Eighth Street
Cincinnati, Ohio 45202
V: (513) 241-3222

CIVIL ENGINEER:
BRANDSTETTER CARROLL
308 East Eighth Street
Cincinnati, Ohio 45202
V: (513) 651-4224

SHEET REVISION		
REV #	DATE	DESCRIPTION
2	12/04/2015	ADDENDUM 04

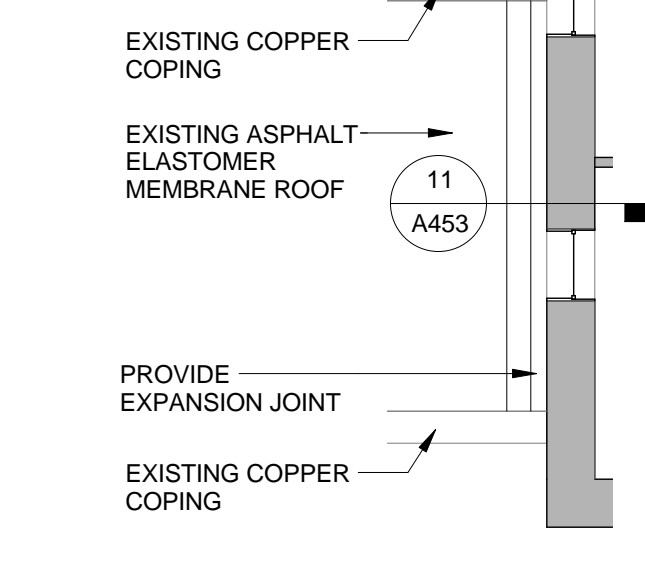
ISSUE	DATE	DESCRIPTION
11/6/2015	CONSTRUCTION DOCUMENTS	

ROOF PLAN

A205

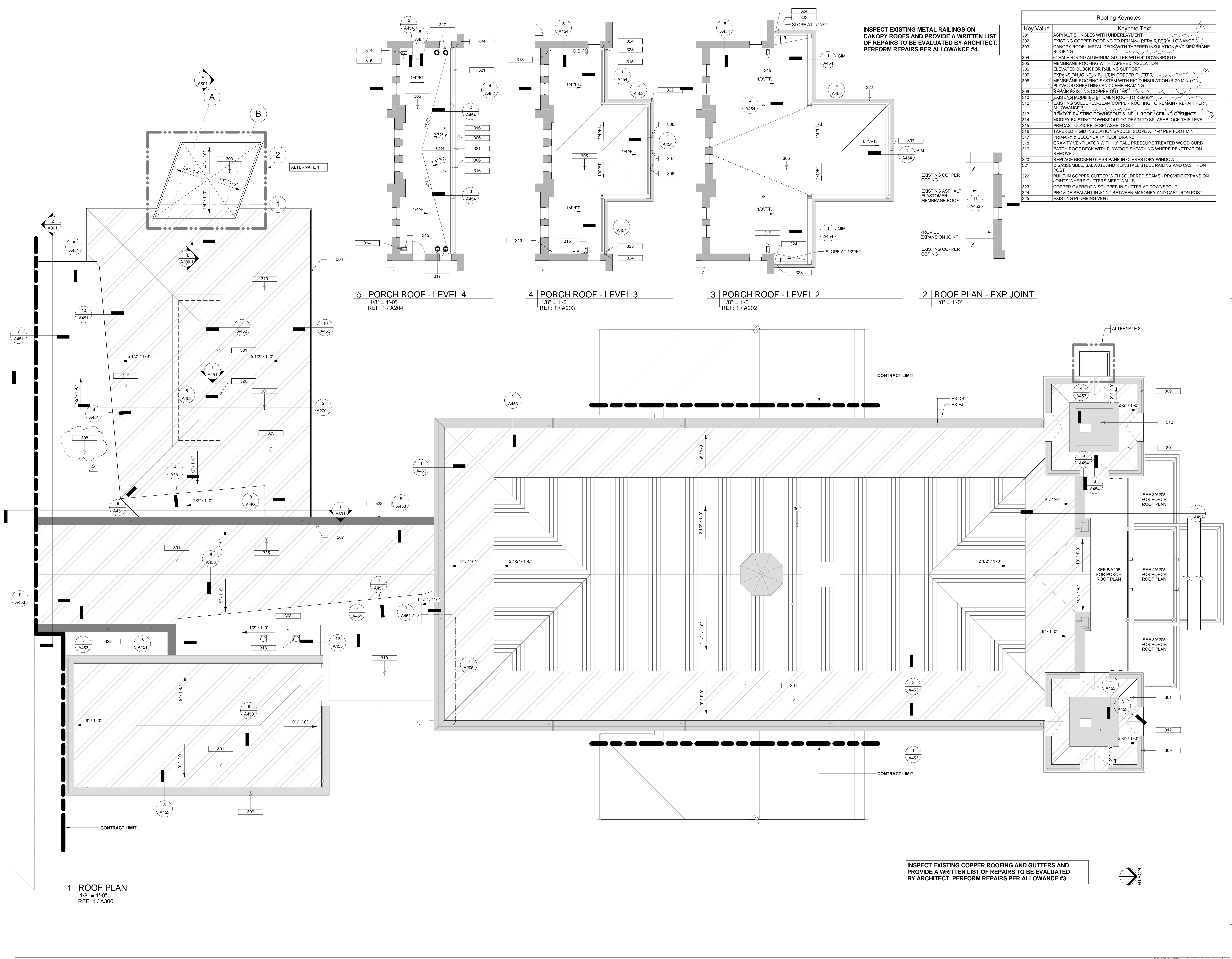
Roofing Keynotes	
Key Value	Keynote Text
301	ASPHALT SHINGLES WITH UNDERLAYMENT
302	EXISTING COPPER ROOFING TO REMAIN - REPAIR PER ALLOWANCE 3
303	CANOPY ROOF - METAL DECK WITH TAPERED INSULATION AND MEMBRANE ROOFING
304	6" HALF-ROUND ALUMINUM GUTTER WITH 4" DOWNSPOUTS
305	MEMBRANE ROOFING WITH TAPERED INSULATION
306	ELEVATED BLOCK FOR RAILING SUPPORT
307	EXPANSION JOINT IN BUILT-IN COPPER GUTTER
308	MEMBRANE ROOFING SYSTEM WITH RIGID INSULATION (R-20 MIN.) ON PLYWOOD SHEATHING AND CMF FRAMING
309	REPAIR EXISTING COPPER GUTTER
310	EXISTING MODIFIED BITUMEN ROOF TO REMAIN
312	EXISTING SOLDERED-SEAM COPPER ROOFING TO REMAIN - REPAIR PER ALLOWANCE 3
313	REMOVE EXISTING DOWNSPOUT & INFILL ROOF / CEILING OPENINGS
314	MODIFY EXISTING DOWNSPOUT TO DRAIN TO SPLASHBLOCK THIS LEVEL
315	PRECAST CONCRETE SPLASHBLOCK
316	TAPERED RIGID INSULATION SADDLE. SLOPE AT 1/4" PER FOOT MIN.
317	PRIMARY & SECONDARY ROOF DRAINS
318	GRAVITY VENTILATOR WITH 10" TALL PRESSURE TREATED WOOD CURB
319	PATCH ROOF DECK WITH PLYWOOD SHEATHING WHERE PENETRATION REMOVED
320	REPLACE BROKEN GLASS PANE IN CLERESTORY WINDOW
321	DISASSEMBLE, SALVAGE AND REINSTALL STEEL RAILING AND CAST IRON POST
322	BUILT-IN COPPER GUTTER WITH SOLDERED SEAMS - PROVIDE EXPANSION JOINTS WHERE GUTTERS MEET WALLS
323	COPPER OVERFLOW SCUPPER IN GUTTER AT DOWNSPOUT
324	PROVIDE SEALANT IN JOINT BETWEEN MASONRY AND CAST IRON POST
325	EXISTING PLUMBING VENT

INSPECT EXISTING METAL RAILINGS ON CANOPY ROOFS AND PROVIDE A WRITTEN LIST OF REPAIRS TO BE EVALUATED BY ARCHITECT. PERFORM REPAIRS PER ALLOWANCE #4.



CONTRACT LIMIT

INSPECT EXISTING COPPER ROOFING AND GUTTERS AND PROVIDE A WRITTEN LIST OF REPAIRS TO BE EVALUATED BY ARCHITECT. PERFORM REPAIRS PER ALLOWANCE #3.



1 | ROOF PLAN
1/8" = 1'-0"
REF: 1 / A300

5 | PORCH ROOF - LEVEL 4
1/8" = 1'-0"
REF: 1 / A204

4 | PORCH ROOF - LEVEL 3
1/8" = 1'-0"
REF: 1 / A203

3 | PORCH ROOF - LEVEL 2
1/8" = 1'-0"
REF: 1 / A202

2 | ROOF PLAN - EXP JOINT
1/8" = 1'-0"