



**Board of County
Commissioners**
Pete Gerken
President
Tina Skeldon Wozniak
Carol Contrada

Office of Support Services
Kelly Roberts
Director
Lynn DiPierro
Manager

Addendum #2 - Issued on October 19, 2011

Regarding Bids for The Source Roof HVAC Upgrades (**ITB 11-018P**) for the Lucas County Commissioners, bid opening scheduled for October 27, 2011 at 2:00 pm (local time).

This document becomes a fully incorporated part of the specifications, and this letter constitutes legal notice of this requirement.

The entire original Bid Packet including this addendum must be submitted prior to the Bid Opening Date and Time.

The following Bid documents have been revised:

- Revisions and/or clarifications included in attached Architect's write-up.
- Pre-Bid Bidder Questions.



ADDENDUM NO. 2

Date: October 18, 2011
Project Title & Location: The Source – HVAC Upgrades
Toledo, Ohio

Project No.

This addendum is issued to all bidders prior to award of the contract. This addendum forms a part of the Bid Documents as indicated below. Acknowledge receipt of this addendum on the Pricing Sheet Section F. Incorporate this addendum into the bid.

The following drawings, specifications, terms, conditions and other items listed below, including but not limited to descriptions of additions, alterations, deletions, clarifications and/or other contract requirements, shall be included as a condition of the proposal; all in addition to the un-revised requirements stipulated in the originally issued contract documents together with any previous addendums.

1. The following bid documents have been revised and included in the contract documents:
 - **Revisions and/or clarifications included in attached Architect's write-up.**
 - **Pre-Bid Bidder Questions**

**** Bid due date REMAINS OCTOBER 27, 2011 at 2:00 P.M.**

END OF ADDENDUM NO.2

Attachments: Architect Addendum No. 2 Write-Up and Attachments
Pre-Bid Bidder Questions
Pre-Bid Meeting Minutes
Pre-Bid Sign In Sheet

October 17, 2011

ADDENDUM NO. 2

To the Drawings and Specifications for:

The Source HVAC Upgrade

ITB 11-018P

106045

Lucas County Board of Commissioners

Prepared By:

THE COLLABORATIVE INC
Architects
Landscape Architects
Interior Designers
500 Madison Avenue
Toledo, Ohio 43604
Telephone: (419) 242-7405
Fax: (419) 242-7400

TO ALL BIDDERS:

This addendum supplements and amends the original drawings and specifications, and shall be taken into account in preparing proposals, and shall become a part of the contract documents. Receipt of this Addendum must be acknowledged in the Bid Form.

ADDENDUM NO. 2
The Source HVAC Upgrade
Lucas County Board of Commissioners

TECHNICAL SPECIFICATIONS

Section 15000 “MECHANICAL SPECIFICATION” (Not Re-Issued)

- Article 3.04, Paragraph A: Add “Carrier” to the list of manufacturers.

Drawings

A1.01 – 1st and 2nd Floor Occupancy Plan (New Sheet)

- Occupancy plan of 1st and 2nd floor indicating tenant controlled areas, areas of common access and normal hours of business operations for each tenant.

M1.0 – FIRST AND SECOND FLOOR MECHANICAL HVAC ROOF PLAN & BOILER PIPING (Not Re-Issued)

- Add the following note to the “Roof Plan”:
 - “Existing rooftop units HC-6(AC-5) and HC-3(AC-4). Mechanical Contractor to provide factory start-up of units heating section. Units where provided with NG heat exchanger when purchased which under this scope of work will be utilized.”

M2.0 – MECHANICAL SCHEDULES AND DETAILS (Re-Issued)

- Corrected misaligned text located within the “General (Mechanical) Notes”.

END OF ADDENDUM #2

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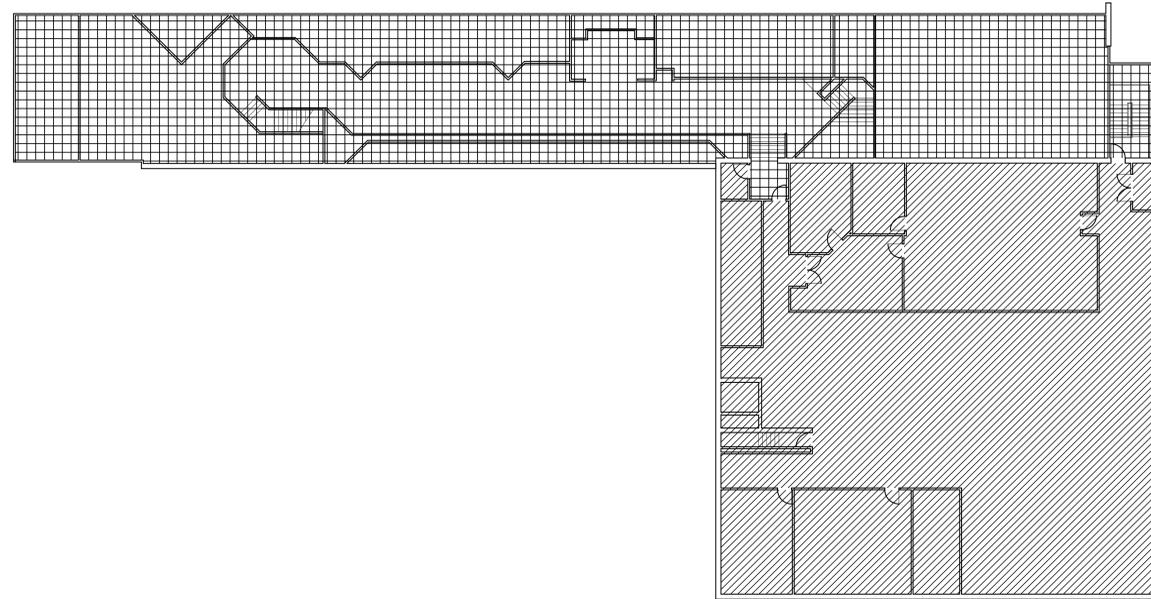
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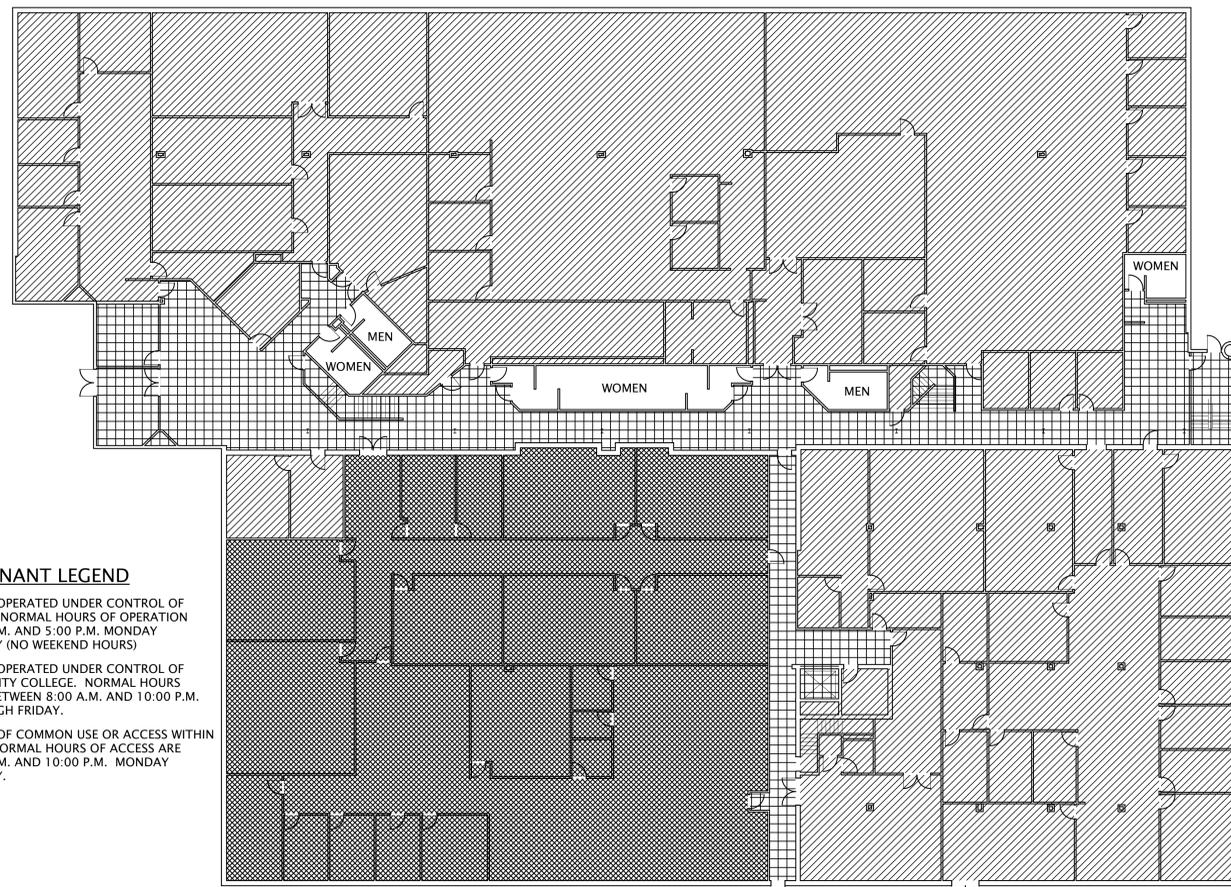
B

A



2nd FLOOR PLAN

SCALE: 1/16" = 1'-0"



OCCUPANCY / TENANT LEGEND

-  DENOTES AREAS OPERATED UNDER CONTROL OF LUCAS COUNTY. NORMAL HOURS OF OPERATION BETWEEN 8:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY (NO WEEKEND HOURS)
-  DENOTES AREAS OPERATED UNDER CONTROL OF OWENS COMMUNITY COLLEGE. NORMAL HOURS OF OPERATION BETWEEN 8:00 A.M. AND 10:00 P.M. MONDAY THROUGH FRIDAY.
-  DENOTES AREAS OF COMMON USE OR ACCESS WITHIN THE BUILDING. NORMAL HOURS OF ACCESS ARE BETWEEN 8:00 A.M. AND 10:00 P.M. MONDAY THROUGH FRIDAY.

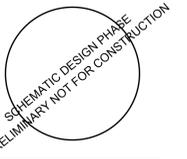
1st FLOOR PLAN

SCALE: 1/16" = 1'-0"

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ARCHITECTS
 LANDSCAPE ARCHITECTS
 INTERIOR DESIGNERS
 PLANNERS



PROJECT TITLE
Lucas County
THE SOURCE
 1301 Monroe
 Toledo, OH

CHECKED PGM
 APPROVED ARB

TCI JOB NO. 106045

SHEET TITLE
1st and 2nd Floor
Occupancy Plan

SHEET NO.

A1.01

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ROOFTOP HEATING AND AIR CONDITIONING UNIT SCHEDULE

(REFER TO SPECIFICATION)

TAG	LOCATION SERVING	NOM TONS	ELECTRICAL			EVAP. FAN SECTION			COOLING SECTION				COMPRESSORS		GAS PRESS.		HEATING SECTION (NATURAL GAS)				FILTERS		ACCESSORIES		SMOKE DETECTOR	OPER. WT. (lbs.)	MAKE	MODEL	REFRIG.	REMARKS					
			VOLTAGE	MCA	MFA	CFM	CFM OA	HP	ESP (in.)	SEER	AMB	EAT F DB/WB	LAT F DB/WB	TOT MBH	SENS MBH	QTY	TYPE	(IN. W.C.)	EAT F	LAT F	MBH IN	MBH OUT	# STAGES	TYPE							CURB	ECON	DISC	RELIEF	T-STAT
RTU-10-1	ZONE 10 & 11	10.0	460/3#/60	28.1	35	4200	850	2	0.50	11.1	95	80/67	55/54	120	84	2	SCROLL	7-11	65	111	180/120	144/96	2	2" THROWAWAY	NO	YES	YES	BAROMETRIC	BY T.C.C.	BY E.C.	1000	CARRIER	48TRCD12A3G6-0A1CO	R410A	SET CU-1 ON EQUIPMENT RAILS OR EQUIVALENT

UNITARY AIR CONDITIONING UNIT SCHEDULE

<<ALTERNATE M-3>>

TAG	LOCATION AREA	FAN SECTION (INDOOR UNIT)			EVAPORATOR COIL (INDOOR UNIT)		ELECTRICAL (INDOOR UNIT)			INDOOR UNIT			REMOTE AIR COOLED CONDENSING UNIT (OUTDOOR UNIT)			ELECTRICAL (OUTDOOR UNIT)			OUTDOOR UNIT			REMARKS				
		CFM (DRY)	CFM (WET)	dBA	RATED CAPACITY (Btu/h)	CAPACITY RANGE (Btu/h)	VOLTAGE	MCA	FLA	MAKE	MODEL	WEIGHT	TAG	AREA	COMPRESSOR	REFRIG.	CFM	SEER	VOLTAGE	MCA	MOCF		FLA	MAKE	MODEL	WEIGHT
AC-11-1	COMPUTER ROOM	389-639	350-576	32-42	30,700	9,800-30,700	208/1/60	1	0.36	DAIKIN	PKA-A30KAL	46 lbs.	CU-1	ROOF	DRIVEN	R-410A	1,941	15.5	208/1/60	21	25	0.93	MITSUBISHI	PUY-A30NH3	163 lbs.	

CONTROL DAMPER SCHEDULE

<<ALTERNATE M-1>>

TAG	LOCATION DWG	ROOM	TYPE	CFM	INLET	OUTLET	MAKE	MODEL	REMARKS
CD-2-1	M1.0	MEZZANINE	MOTORIZED	1800	12"	12"	GREENHECK	VCD	
CD-2-2	M1.0	MEZZANINE	MOTORIZED	2400	14"	14"	GREENHECK	VCD	

EXISTING UNIT SCHEDULE <<FOR REFERENCE>>

ZONE-TAG	SERVING LOCATION ROOM	EXISTING RTU TAGS
1-1	WORK AREA 1	H-1/AC-2
1-2	WORK AREA 1	H-1/AC-2
1-3	WORK AREA 1	H-1/AC-2
1-4	WORK AREA 1	H-1/AC-2
1-5	WORK AREA 1	H-1/AC-2
1-6	WORK AREA 1	H-1/AC-2
1-7	WORK AREA 1	H-1/AC-2
1-8	WORK AREA 1	H-1/AC-2
1-9	WORK AREA 1	H-1/AC-2
1-10	WORK AREA 1	H-1/AC-2
1-11	WORK AREA 1	H-1/AC-2
1-12	WORK AREA 1	H-1/AC-2
1-13	WORK AREA 1	H-1/AC-2
1-14	WORK AREA 1	H-1/AC-2
1-15	WORK AREA 1	H-1/AC-2
1-16	WORK AREA 1	H-1/AC-2
1-17	WORK AREA 1	H-1/AC-2
1-18	WORK AREA 1	H-1/AC-2
1-26	TRIANGLE SHAPED ROOM BY CONFERENCE C	H-1/AC-2
1-41	OPEN OFFICE HIGH CEILING (EAST OF ZONE 3)	H-1/AC-2
5-19	SOUTH OFFICE	AC-1
5-20	CLASS 107	AC-1
5-21	ENTRY 100/RECEPT 102/OFc. 103	AC-1
5-22	CLASS 106	AC-1
5-23	CLASS 108/ROOM EAST OF SERVER 112	AC-1
5-29	CLASS 107	AC-1
5-30	CLASS 106	AC-1
5-32	CLASS 109	AC-1
5-33	CLASS 110	AC-1
6-25	LARGE GROUP 113	AC-1
6-28	COMPUTER 115	AC-1
6-31	SERVER 112	AC-1
6-34	OPEN OFFICE AREA	AC-1
6-35	CORRIDOR	AC-1
6-36	EAST OFFICES	AC-1
7-37	NURSING TRAINING 130 AND 131	AC-1
7-38	MECH/ELEC. ROOMS NEAR BOILERS (TAPED OFF)	AC-1
7-39	ELEV. EQUIP./OFFICE 105/CORRIDOR	AC-1
7-40	CONFERENCE B 103/SUPPLIES 111	AC-1
7-42	WAITING 100	AC-1
VAV-1	VETERANS	H-7
VAV-2	VETERANS	H-7
X-24		AC-1
X-27	OLD ELECTRICAL ROOM 172	

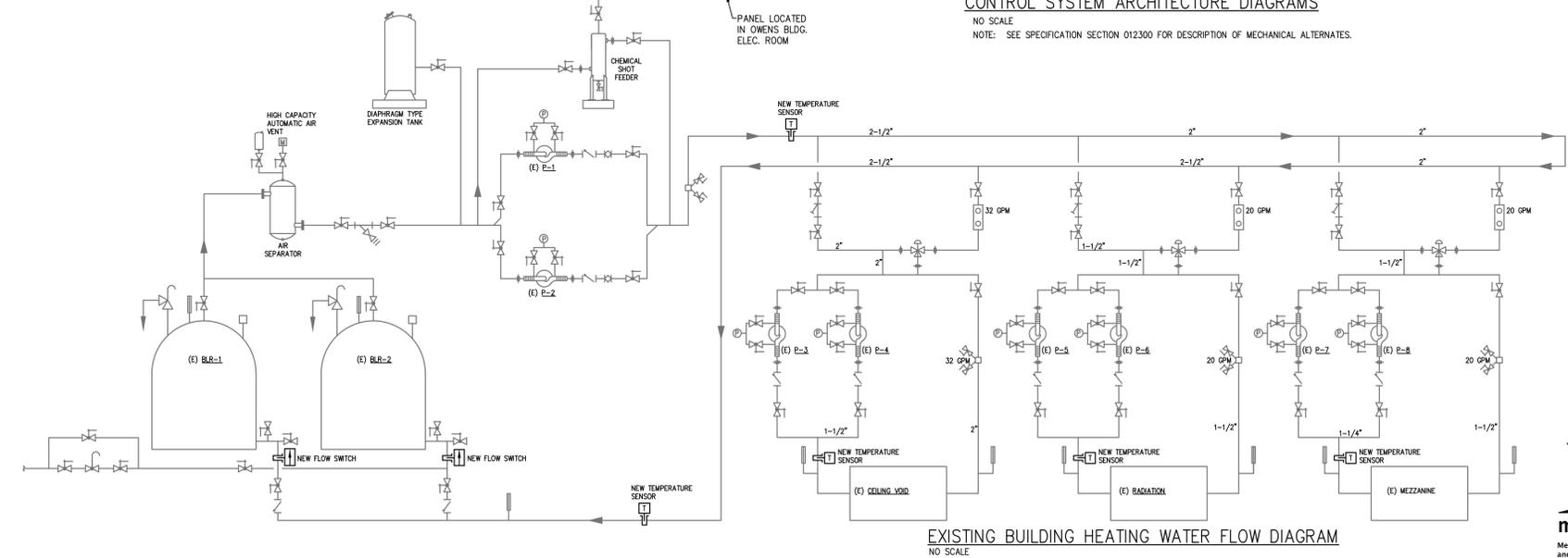
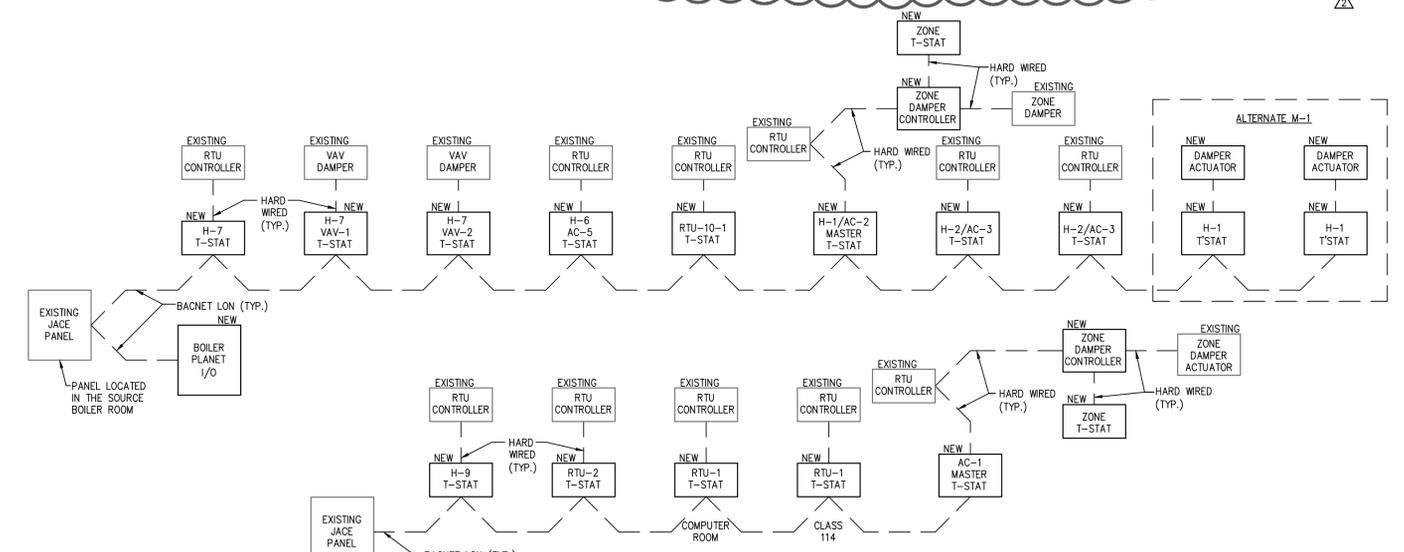
UNIT TAGS-ZONE SCHEDULE <<FOR REFERENCE>>

UNIT TAG	EXISTING UNIT DESCRIPTION	CFM	ZONE	LOCATION
AC-1	EXISTING 30 TON ROOF TOP UNIT NEW VAV CONTROLS	10,500 CFM	ZONE 5 ZONE 6 ZONE 7	WEST OWENS COMMUNITY COLLEGE EAST OWENS COMMUNITY COLLEGE NORTH OWENS COMMUNITY COLLEGE
H-1/AC-2	EXISTING 30 TONS VAV ROOFTOP UNIT WITH ELEC HEAT	10,500 CFM	ZONE 1 ZONE 2	SOUTHWEST FIRST FLOOR MEZZANINE
H-2/AC-2	EXISTING 30 TONS CONSTANT VOLUME ROOFTOP UNIT WITH ELEC HEAT	10,000 CFM	ZONE 3	WEST CENTRAL FIRST FLOOR
H-3/AC-2	EXISTING 15 TONS CONSTANT VOLUME ROOFTOP UNIT WITH ELEC HEAT	6,000 CFM	ZONE 4	NORTHWEST FIRST FLOOR
H-5	NO WORK			
H-6/AC-2	EXISTING 15 TON ROOF TOP UNIT	6,000 CFM	ZONE 9	SECOND FLOOR WEST
H-7		8,000 CFM	ZONE 8	VETERAN SERVICES
H-9	NO WORK			
RTU-1	NO WORK			
RTU-2	NO WORK			
RTU-10-1	NO WORK			
RTU-10-2	SEE RTU SCHEDULE	4,000 CFM	ZONE 10 ZONE 11	SECOND FLOOR NORTH EAST SECOND FLOOR COMPUTER
AC-11-1	SEE UNITARY A/C UNIT SCHEDULE	1,900 CFM	ZONE 11	SECOND FLOOR COMPUTER (ALTERNATE M-3)

I/O SUMMARY DEVICE/SYSTEM HOT WATER SYSTEM

POINT DESCRIPTION	AO	AI	DO	DI	V	ALARM	REMARKS
OUTSIDE TEMPERATURE		X					NEW CONTROL POINT
SUPPLY WATER TEMPERATURE		X					NEW CONTROL POINT
SUPPLY WATER TEMPERATURE SETPOINT					X		
RETURN WATER TEMPERATURE		X					NEW CONTROL POINT
BOILER ENABLE (EACH)			X				
BOILER STATUS (EACH)			X				
BOILER STAGES (EACH)			X				
BOILER LOW WATER CUT OFF (EACH)			X			X	
BOILER ALARM STATUS (EACH)			X			X	
BOILER RECIRC PUMP START/STOP (EACH)			X				NEW CONTROL POINT
BOILER RECIRC PUMP STATUS (EACH)			X		X		NEW CONTROL POINT
BOILER WATER FLOW (EACH)			X		X		NEW CONTROL POINT
SYSTEM PUMP START/STOP (EACH)			X		X		NEW CONTROL POINT
SYSTEM PUMP STATUS (EACH)			X		X		NEW CONTROL POINT
SYSTEM MIXING VALVE CONTROL (EACH)	X						EXISTING VALVE
COMBUSTION AIR DAMPER CONTROL			X				EXISTING DAMPER
COMBUSTION AIR DAMPER POSITION			X				EXISTING DAMPER
ZONE SUPPLY WATER TEMPERATURE		X					NEW CONTROL POINT
ZONE SUPPLY WATER TEMP SETPOINT				X			
UNIT HEATER START/STOP			X				NEW CONTROL POINT

- GENERAL (MECHANICAL) NOTES
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS UNDER WHICH WORK MUST BE PERFORMED, AND CHECK ALL ELEVATIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
 - CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL EXISTING CONDITIONS AND COORDINATE WITH ALL OTHER TRADES INVOLVED WITH THIS PROJECT. COORDINATE PLACEMENT OF NEW ROOF EQUIPMENT.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL OTHER TRADES PRIOR TO FABRICATING AND/OR INSTALLING ANY OF HIS WORK.
 - TEMPERATURE CONTROL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPERATURE CONTROL WIRING REQUIRED FOR THIS PROJECT.
 - CONTRACTOR SHALL COORDINATE ALL ROOF PENETRATIONS WITH ROOFING CONTRACTOR.
 - CONTRACTOR SHALL MOUNT ALL DUCTWORK AS HIGH AS POSSIBLE TO BOTTOM OF ROOF STRUCTURE FRAMING. COORDINATE INSTALLATION WITH ALL OTHER TRADES INVOLVED IN THESE AREAS.
 - LINE RETURN AIR DUCTWORK WITH 1" ACOUSTICAL (INTERIOR) DUCT LINER.
 - REFER TO SPECIFICATIONS FOR EXTERIOR DUCT INSULATION.
 - RELOCATE EXISTING THERMOSTATS TO LOCATIONS SHOWN. EXISTING LOCATIONS ARE SHOWN DASHED AND NEW LOCATIONS ARE SHOWN AS DARK. PROVIDE NEW THERMOSTAT FOR NEW RTU COMPATIBLE WITH NEW CONTROLS.
 - FIELD VERIFY SUPPLY AIR DIFFUSERS CFM OUTPUT AT COMPLETION OF PROJECT.
 - PROVIDE TEST AND BALANCE REPORT AT COMPLETION OF PROJECT.
 - REPLACE ALL EXISTING T-STATS WITH BACNET COMMUNICATION CAPABILITIES.
- ALTERNATE (MECHANICAL) NOTES
- MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL REMOVAL, STORAGE, REINSTALLATION REQUIRED FOR ALL WORK IN BASE BID AND ALTERNATES.
 - BASE BID CONTROLS TO INCLUDE REPLACEMENT OF ALL EXISTING T-STATS, BOILER PLANT CONTROLS, UNIT HEATER CONTROLS AND VAV CONTROLS.
 - SEE ALTERNATE M-1, M-2 AND M-3 DESCRIPTIONS IN MECHANICAL SPECIFICATION - SECTION 012300



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tol@thecollaborativeinc.com



PROJECT TITLE
**LUCAS COUNTY
THE SOURCE
HVAC UPGRADE**

1301 MONROE ST.
TOLEDO, OHIO

CHECKED JNH
APPROVED KPL

TCI JOB NO. 106045

SHEET TITLE
**MECHANICAL
SCHEDULES AND
DETAILS**

SHEET NO.
M2.0

mda engineering, inc.
Mechanical and Electrical Engineers
1415 Holland Road
Maumee, Ohio 43537
Phone: (419) 893-3141
Fax: (419) 893-0687
MDA #11089

Mandatory Pre-Bid Meeting Minutes

October 13, 2011 at 9:00 a.m.

The Source, 1301 Monroe Street, Toledo, Ohio

Attendance (also see sign-in sheet):

- Kelleigh Decker – Lucas County Board of Commissioners
- Raymond Benjamin, LEED AP – Manager, SPD, The Lathrop Company
- Olivia Beebe, LEED AP – Project Engineer, SPD, The Lathrop Company
- Audie Bates, AIA, LEED AP – Architect, The Collaborative Inc.
- Jonathan Gray – IPS
- Lucas Fackler – Warner Mechanical
- Phil Meloche – Hoffman & Harpst Company



Audie introduced the project team and provided the following information:

Critical Dates:

- Addendum #2 will be issued early next week with a target of Monday, October 17, 2011.
- Written requests for clarifications, interpretations and substitutions are due to Olivia Beebe at The Lathrop Company no later than 2:00 p.m. October 20, 2011. No clarifications, interpretations and substitutions will be answered after the listed date and time.
- Last addendum will be issued Monday, October 24, 2011 no later than 2:00 p.m. local time.
- Bids are due Thursday, October 27, 2011 at 2:00 p.m. Bids are received at One Government Center, Suite 480.
- Envelope needs to be clearly marked with Project Title, Bid #, Date & Time of bid opening.

Role of Construction Management:

- The Lathrop Company is acting as advisor to Lucas County. The Lucas County Board of Commissioners holds the contracts.

Overview of Bid Package:

- Ray and Olivia reviewed the scope of work and requirements detailed in the bid package.
- Mechanical contractor is the lead contractor. Other trades required will be sub-contractor to the mechanical contractor.
- Owner intends to occupy building and continue operations during the construction. Contractor will be responsible to coordinate work areas with Construction Manager and assist in maintaining the ongoing operations of the Owner.
- Overview of project, schedule and site logistics.
- Alternates were reviewed including any associated allowances.
- Contractor is responsible for all permits required for the project.
- Safety program requirements were reviewed.
- No on-site parking is available for contractor and their employees and subcontractors.
- Allowance is to be included in base bid.
 - Used at the discretion of Construction Manager and not to be used without Construction Manager authorization.
 - Unused allowance value will be deducted from the contract by change order at the end of the project.

Bid Submittals:

- One original including signatures and notary seals were required. Forms must be in order presented in bid package.
- One copy of the original bid. Forms must be in order presented in bid package.
- Project is a Prevailing Wage Project. Successful contractor will be required to submit certified payroll reports and utilization reports as the project progresses. Hours indicated on the certified payroll and utilization reports must match.
- Bid Bond is required with bid submittal and comply with Ohio Revised Code 153.54 through 153.57.
- Separate and place on the front of the bid clearly marked “Bid Bond”.
- Bid Bond must be 100% of the base bid amount. No exceptions.
- If submitting a certified check, it must be for 10% of the base bid amount. A performance bond will be required before execution of the contract if the successful bidder submitted a certified check.
- Form of Agreement is included in the bid package. No modifications will be accepted.
- Be sure all listed and required affidavits are included – see bid package, Section A.
- Be sure all are signed and have a notary seal.

Site Walk-Through:

- Site was opened up for all bidders to walk through and examine the existing conditions.
- Bidders asked for some type of layout plan that would indicate the tenant occupying specific areas of the building including any common areas. Audie will assemble a plan indicating the various tenant areas, common areas, toilet rooms for the bidders. This may delay issuance of Addendum #2 until Tuesday, October 18, 2011.

End of Mandatory Pre-Bid

No.	Question	Answer	Company	Answered By:	Answered In:
1	Is there a current control Head end control contractor or is the current system stand-alone?	There is an integration contractor on board (Coleman Systems) under a separate contract for the head end controls. See Mech. Note 2 on M2.0 for base bid controls. See also Alternate M2.	Hoffman & Harpst	TCI/MDA	Addendum #2
2	Is the entire Hvac system to be air balanced or only new work?	Entire HVAC system(s)	Hoffman & Harpst	TCI/MDA	Addendum #2
3	You list a Carrier Rooftop RTI-10-1 on Schedule M2.0 but in Specifiacion 3.04 you only list AAON / Trane / York / McQuay I would assume the Carrier can also be used.	Carrier will be allowed.	Hoffman & Harpst	TCI/MDA	Addendum #2
4					
	END OF BIDDING QUESTIONS				



The Source HVAC Upgrades

Lathrop Job # 1802710
Toledo, OH
Job Progress/Coordination Meeting
Date: 10/13/2011

Sign-In Sheet

	Name	Company
1.	Olivia Beebe	Lathrop
2.	Ray Benjamin	Lathrop
3.	AUGIE BATES	TEI
4.	JONATHAN GRAY	IPS
5.	Kelleigh Decker	Lucas County OMB
6.	Lucas Fackler	Warner Mechs
7.	PHILIP MELOCHE	HOFFMAN & HANCOCK CO.
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