



Date: 03-17-25

Project Number: 56-3016-25

Project Name: HPWO - New Carlisle Phase 1 Selective Demolition - Community Health Center

Intent:

This Addendum provides modifications and clarifications To the Bid Documents dated **March 03, 2025** 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	Additional Document	Cons. Doc. Reference	Description
General:			
1	Pre-bid Mtg. Minutes		See attached
Architectural:			
2		D101	Keynotes CC & DD added, existing shelving to be salvaged. Owner to retain
3		D102	Keynotes CC & DD added, existing shelving to be salvaged. Owner to retain
Mechanical / Plumbing:			
4		DP103	Keynote 15 edited, existing chimney to remain
5		DM103	Keynote 15 edited, existing chimney to remain
End of Addendum 01			



Pre-Bid Meeting Minutes

Project: Phase 1 Selective Demolition Package, HPWO – New Carlisle Community Health Center
Date: Thursday, March 12, 2025
Time: 11:00 a.m.
Place: 524 N Dayton-Lakeview Rd, New Carlisle, OH 45344

Introductions:

- Architect's Project No.: 56-3016-24

Bid Date: Tuesday, March 25, 2025, at 1:00 p.m. Attn: Dawn Beamer at Health Partners of Western Ohio, 2nd Floor Administration Office, 329 North West St, Lima, OH 45801.

Questions (RFI): E-mail to sandy@technicondesigngroup.com Copy: jenna@technicondesigngroup.com

Bid Form as Published:

- Submit to HPWO; Attn Dawn Beamer
- Acknowledge Addendum(s)

Submit at Minimum:

- Bid Form – signed and completed

Review Project Scope:

- Full demolition of Western portion of building & selective demolition in the rest of the existing facility.
- Construction work shall start on date established in the Notice to Proceed. All work shall be substantially complete within 12 weeks.
- Last addendum will be issued no later than 96 hours. (4 working days) prior to bid due date – Tuesday, March 25, 2025, at 1:00 pm. *All addenda will be distributed through our website www.technicondesigngroup.com/3016-bid*

Minutes:

- Those in attendance had the opportunity to tour the building.
- TDG (Jenna Verhoff & Gillian Stechschulte) conducted the meeting via conference call.
- Jenna reviewed the project scope and project intent of Phase 1 demolition.
- Gillian briefly described the plans for Phase 2.
- An addendum will be issued to clarify items on drawings.
- Asbestos abatement will start Monday 3/17/25 and should be completed by 3/28.
- Phase 1 demo work will be able to start following abatement completion.

- GC is responsible for removing all existing materials furnishings currently in the building, except where noted otherwise. **Please see Addendum #01.**

Response to questions from Pre-bid meeting:

1. *Will Contractors have access to the whole site?* TDG response: Driveway/easement access for daycare to the South must be maintained throughout demolition. GC has otherwise full access to site.
2. *Is prevailing wage required?* TDG response: No, these are not public funds requiring prevailing wage. Please note, the project is tax-exempt.
3. *Are there liquidated damages specified?* TDG response: No, there are not liquidated damages for Phase 1 of this project.
4. *Does the chimney need to be demolished entirely?* TDG response: **Chimney demolition and roof patching are being deleted from the current project, and postponed to phase 2. Do not demolish chimney at this time. Please see Addendum #01.**

DEMOLITION KEYNOTE LEGEND

- (A) REMOVE EXIST. SUSPENDED ACoust. CLG. SYSTEM.
- (B) REMOVE EXIST. FLOOR COVERING & BASE.
- (C) REMOVE ALL ROOM ACCESSORIES (DISPENSERS, MIRRORS, TOILET PARTITIONS, ETC.)
- (D) REMOVE EXIST. DOOR & FRAME (& THRESHOLD IF ANY).
- (E) REMOVE EXIST. WINDOW & SILL.
- (F) REMOVE PORTION OF EXIST. MASONRY PARTITION WALL.
- (G) REMOVE PORTION OF EXIST. STUD FRAMED WALL.
- (H) REMOVE EXIST. CABINETS AND COUNTERTOP.
- (I) REMOVE EXIST. WALL MTD. TACK BDS., MARKER BDS., MIRROR, SIGNAGE, & SHELVING, ETC.
- (J) REMOVE EXIST. FRAMED BULKHEAD.
- (K) REMOVE & SALVAGE EXIST. IN-WALL SAFE, OWNER TO RETAIN.
- (L) REMOVE EXIST. WINDOW COVERING.
- (M) REMOVE EXIST. METAL LOCKERS & BENCHES.
- (N) REMOVE EXIST. WD FRAMED SHELVING.
- (O) REMOVE EXIST. WALL MTD. FAN & MOUNTING BRACKET REMOVE EXIST. WD PANELING.
- (P) REMOVE & SALVAGE EXIST. WALL MTD. ACCESSORIES, OWNER TO RETAIN.
- (Q) DEMOLISH EXTERIOR MASONRY & WD SIDING CLAD WALL INCLUDING WINDOWS & DOORS.
- (R) DEMOLISH PORTION OF CEILING & ROOF BACK TO EXTERIOR MASONRY WALL.
- (S) REMOVE GYP. BD. & STUD PARTITION BACK TO MASONRY WALL.
- (T) DEMOLISH PORTION OF CONC. FLOOR SLAB DOWN TO 1FT BELOW GRADE, BACK TO EXTERIOR MASONRY WALL.
- (U) P.C. TO REMOVE EXIST. PLMG. FIXTURES, SEE PLMG. DWGS.
- (V) P.C. TO REMOVE EXIST. POOL PLMG. EQUIPMENT, SEE PLMG. DWGS.
- (W) E.C. TO REMOVE EXIST. LT. FIXTURES & ALL OTHER CLG. MTD. DEVICES THAT ARE ELECTRICALLY POWERED, SEE ELEC. DWGS.
- (X) REMOVE & RELOCATE EXIST. F.E.
- (Y) REMOVE 4" THK. CONC. HOUSEKEEPING PAD.
- (Z) REMOVE CERAMIC WALL TILE ON REMAINING WALLS.
- (AA) DEMOLISH FOUNDATION STEM WALLS DOWN TO TOP OF FOOTING BACKFILL WITH #411 STONE TO 1FT BELOW GRADE. BACKFILL UP TO EXISTING GRADE WITH TOPSOIL. COMPACT STONE AND TOPSOIL IN 12" LIFTS.

- (BB) REMOVE WOOD WALL COVERING
- (CC) EXISTING SHELVING TO REMAIN IN PLACE, OWNER TO RETAIN
- (DD) REMOVE & SALVAGE EXIST. SHELVING, OWNER TO RETAIN

GENERAL DEMOLITION NOTES

1. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF SURROUNDING ADJACENT OR ATTACHED COMPONENTS & MATERIALS DURING DEMOLITION.
2. ALL CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS & UTILITY LOCATIONS PRIOR TO BIDDING & BEGINNING WORK. IN THE EVENT OF CONFLICTS, CONTRACTOR SHALL SEEK RESOLUTION FROM ARCHITECT PRIOR TO BEGINNING WORK.
3. THE OWNER SHALL RETAIN RIGHTS OF OWNERSHIP FOR ALL SALVAGED MATERIALS & EQUIPMENT REMOVED (THAT IS INDICATED TO BE RETAINED BY THE OWNER). SALVAGED ITEMS SHALL BE RELOCATED OR PLACED IN STORAGE AS DIRECTED BY THE OWNER. NON-SALVAGEABLE MATERIALS & FURNISHINGS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
4. WHERE EXISTING WALLS, CEILINGS, FLOORS, ETC. TO REMAIN ARE DAMAGED DURING DEMOLITION & CONSTRUCTION, THE G.C. SHALL PATCH & REPAIR EXISTING DAMAGED SURFACES TO MATCH EXISTING ADJACENT SURFACE MATERIALS, INCLUDING LOCATIONS WHERE PLUMBING, MECHANICAL & ELECTRICAL ARE REMOVED. SEE PLMG., MECH. & ELEC. DWGS. FOR LOCATIONS.
5. FIELD VERIFY LOCATIONS OF EXISTING ELEC. PANELS.
6. REFER TO PLMG., MECHANICAL & ELECTRICAL DWGS. FOR FURTHER DEMOLITION WORK PERFORMED BY P.C., M.C. & E.C. THE G.C. SHALL PERFORM ANY RECD. PATCHING & REPAIRS AS INDICATED UNDER GENERAL NOTE #4.
7. THE G.C. SHALL PROVIDE ALL NECESSARY SHORING RECD. FOR SUPPORT OF WALLS, CEILINGS, FLOORS & OTHER STRUCTURAL MEMBERS DURING DEMOLITION. SHORING SHALL BE LEFT IN PLACE UNTIL NEW WORK IS IN PLACE.
8. SAW CUTTING & REMOVAL OF CONCRETE FLOORS AS RECD. FOR INSTALLATION OF NEW UNDER SLAB UTILITIES SHALL BE BY THE G.C. UNLESS ALL TRENCHING & BACKFILL SHALL BE BY THE P.C., M.C. OR E.C. RESPECTIVELY. THE G.C. SHALL PATCH & REPAIR ALL CONCRETE. COORDINATE WORK BETWEEN TRADES. SEE DEMOLITION & MEP DWGS.
9. REMOVAL OF FLOOR COVERINGS, SUBSTRATES (IF ANY), ETC. SHALL BE TO THE EXIST. CONCRETE FLOOR, INCLUDING THE REMOVAL OF EXIST. MASTIC.
10. AFTER THE COMPLETION OF DEMOLITION, THE G.C. SHALL REMOVE ALL DUST, INSULATION PARTICLES, ETC. FROM ALL SURFACES AT ENTIRE INTERIOR PRIOR TO BEGINNING NEW WORK.



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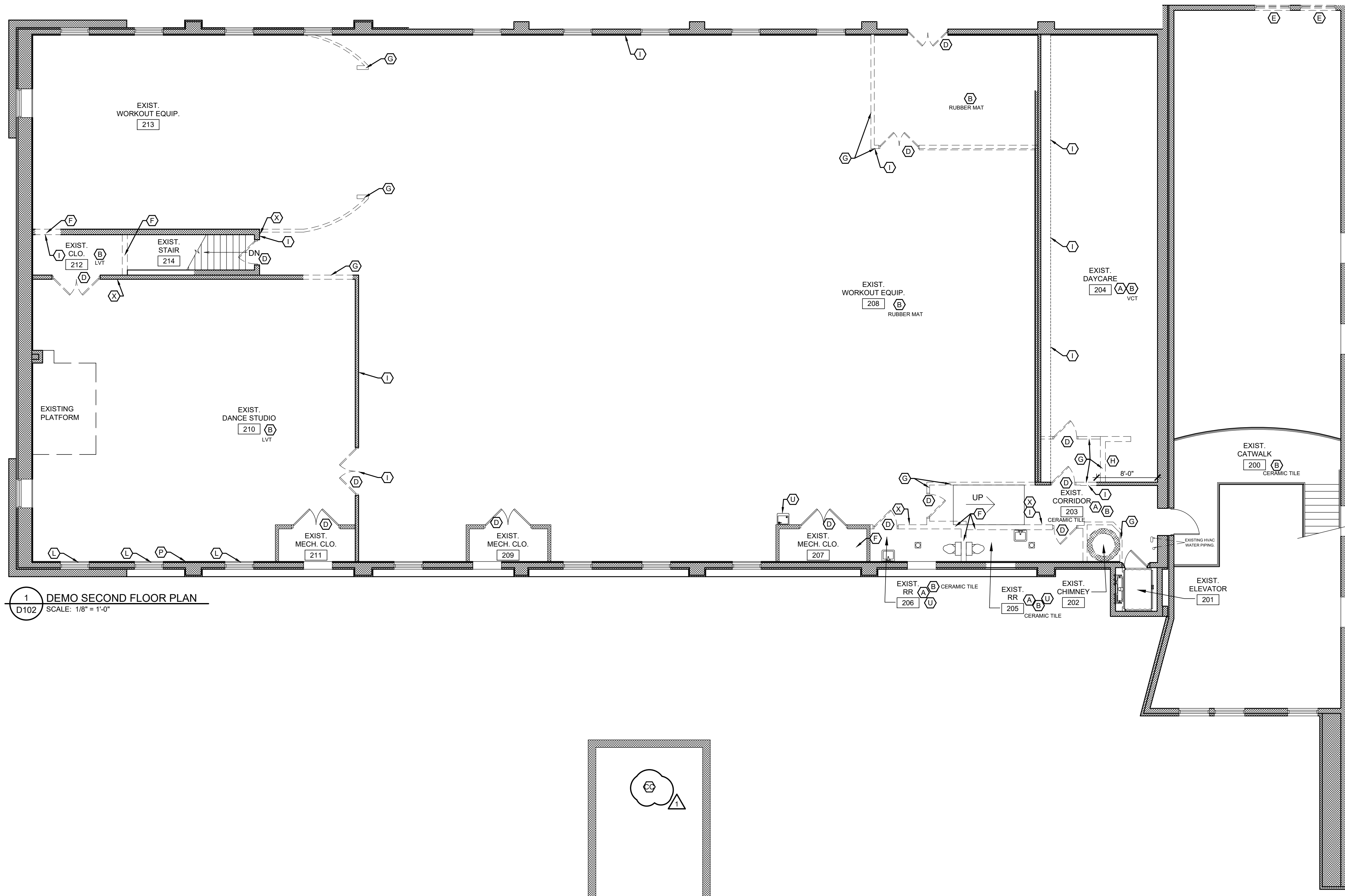
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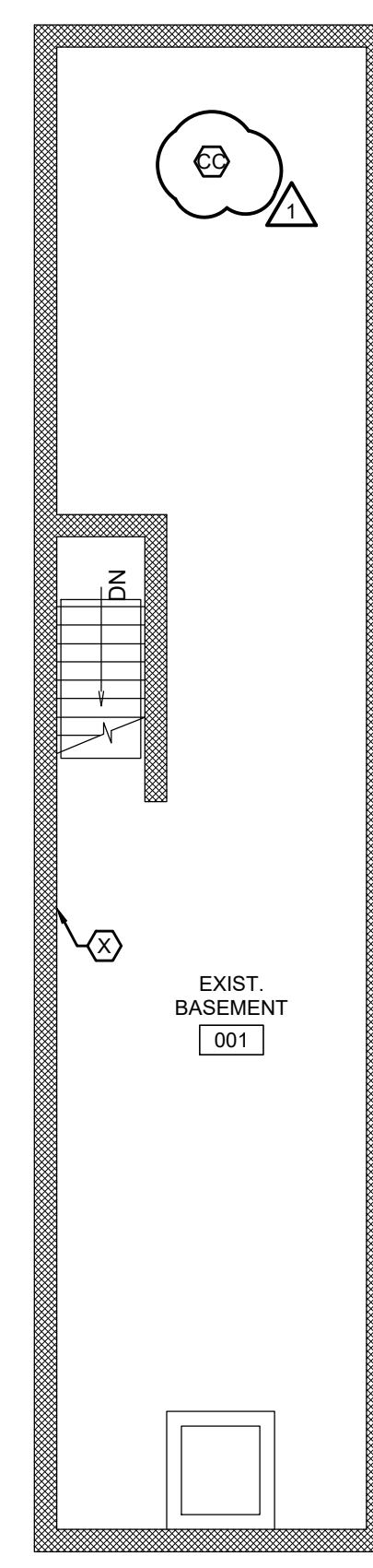
SECOND FLOOR DEMOLITION
 BASEMENT DEMOLITION

ISSUED DATE	
02-19-25 PRELIM REVIEW	
03-03-25 FOR BIDDING	
03-17-25 ADDENDUM 01	

DRAWN BY:	JLV
DATE:	11-24
PLOT SCALE:	1:1
JOB NO.	56-3016-24
SHEET	D102



1 DEMO SECOND FLOOR PLAN
 D102 SCALE: 1/8" = 1'-0"



2 DEMO BASEMENT FLOOR PLAN
 D102 SCALE: 1/8" = 1'-0"



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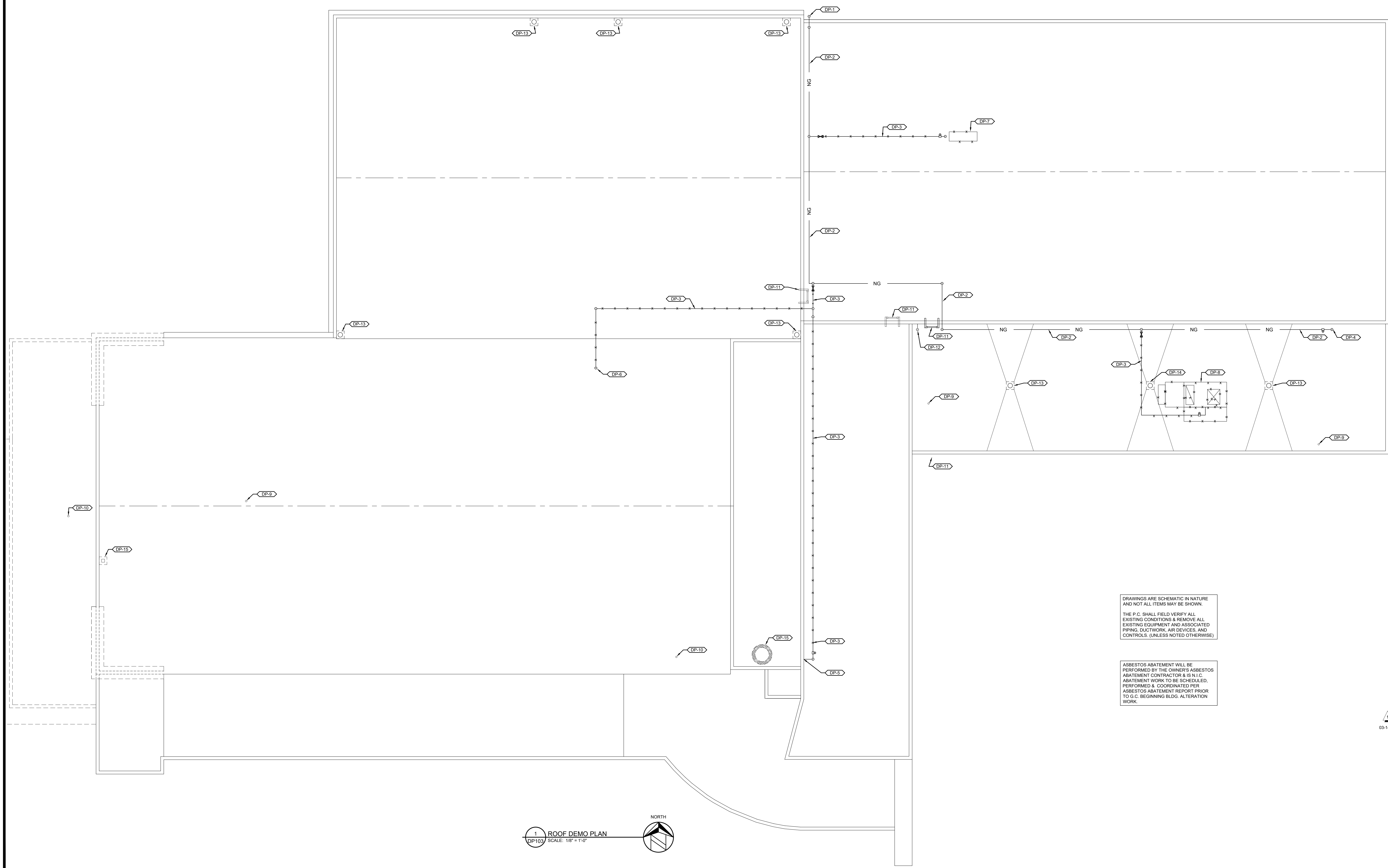
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PLUMBING DEMOLITION PLAN NOTES

- EXISTING NG RISER TO REMAIN.
- EXISTING NG MAIN TO REMAIN.
- EXISTING NG BRANCH TO BE REMOVED BACK TO MAIN. INSTALL SHUT OFF VALVE AT MAIN AND PLUG. F.V. SIZE OF BRANCH FOR VALVE SIZE.
- EXISTING DROP THRU ROOF TO REMAIN. INSTALL SHUTOFF VALVE INSIDE OF BUILDING. SEE SHEET DP101.
- EXISTING NG BRANCH PIPING THRU WALL TO BE REMOVED. PATCH WALL AS NECESSARY TO MAKE AIR TIGHT.
- EXISTING NG BRANCH DOWN THRU ROOF TO BE REMOVED. PATCH ROOF AS NECESSARY.
- EXISTING DUCT FURNACES TO BE REMOVED BY M.C. SEE MECHANICAL DRAWINGS. P.C. TO REMOVE NG PIPING.
- EXISTING PACKAGED ROOFTOP UNIT TO BE REMOVED BY M.C. SEE MECHANICAL DRAWINGS. P.C. TO REMOVE NG PIPING.
- EXISTING VENT THRU ROOF TO REMAIN.
- EXISTING VENT THRU ROOF TO BE REMOVED. PATCH ROOF AS NECESSARY.
- EXISTING ROOF ACCESS LADDER TO REMAIN.
- EXISTING STORM DRAIN FROM UPPER ROOF DISCHARGING ON LOWER ROOF. NO CHANGE AT THIS TIME.
- EXISTING ROOF DRAIN TO REMAIN.
- EXISTING OVERFLOW DRAIN TO REMAIN.
- EXISTING CHIMNEY TO REMAIN.



03-14-25



DRAWINGS ARE SCHEMATIC IN NATURE AND NOT ALL ITEMS MAY BE SHOWN.

THE P.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS & REMOVE ALL EXISTING EQUIPMENT AND ASSOCIATED PIPING, DUCTWORK, AIR DEVICES, AND CONTROLS. (UNLESS NOTED OTHERWISE)

ASBESTOS ABATEMENT WILL BE PERFORMED BY THE OWNER'S ASBESTOS ABATEMENT CONTRACTOR & IS N.I.C. ABATEMENT WORK TO BE SCHEDULED, PERFORMED & COORDINATED PER ASBESTOS ABATEMENT REPORT PRIOR TO G.C. BEGINNING BLDG. ALTERATION WORK.

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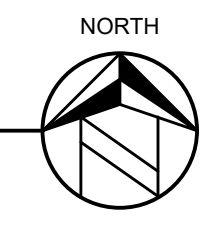
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PLUMBING DEMOLITION
ROOF PLAN

ISSUED DATE
03-03-25 FOR BIDDING
03-17-25 ADDENDUM 01

DRAWN BY: SAB
DATE: 11-24
PLOT SCALE: 1:1
JOB NO. 56-3016-24
SHEET DP103

1 ROOF DEMO PLAN
SCALE: 1/8" = 1'-0"



03-14-25



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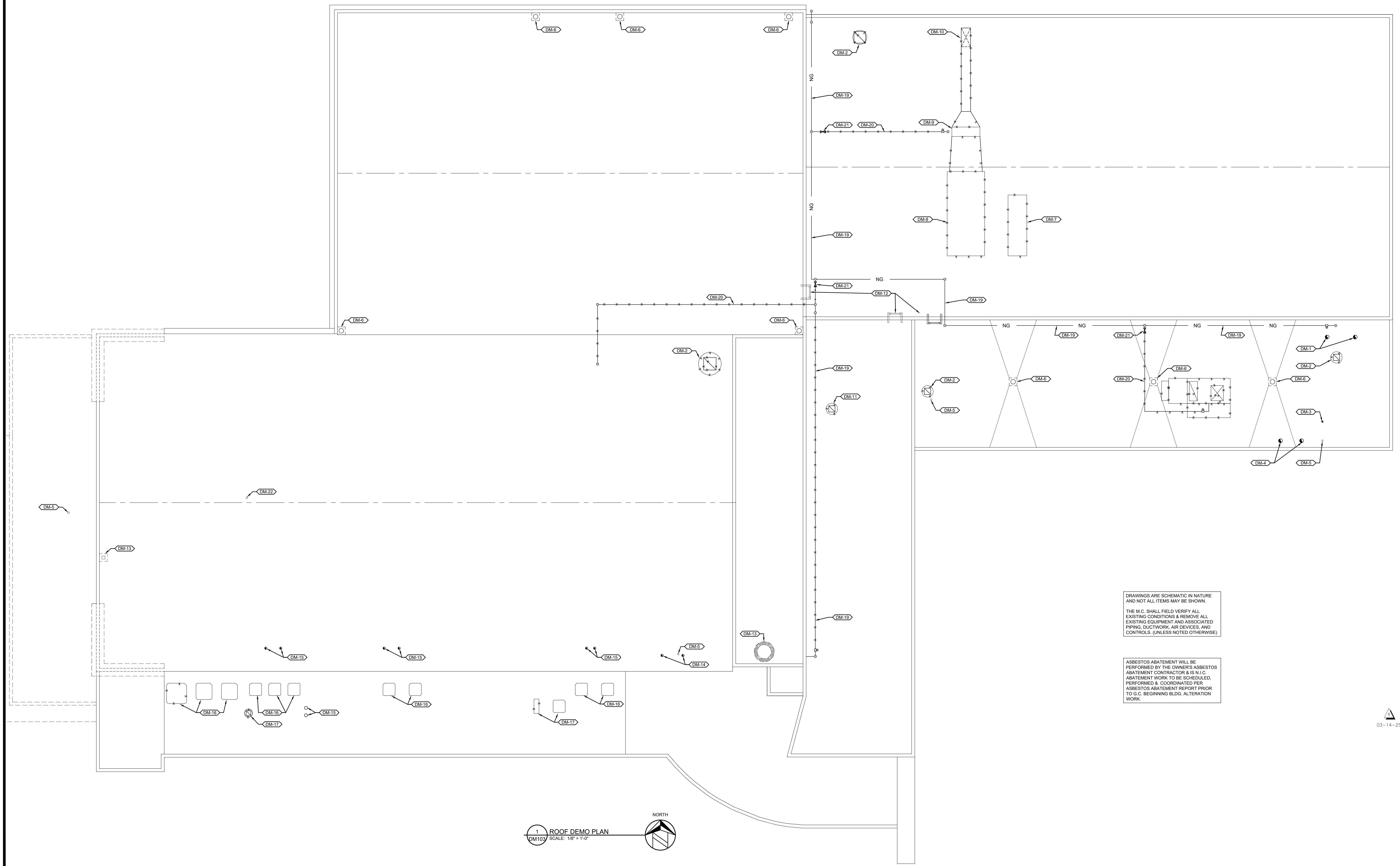
MECHANICAL DEMOLITION ROOF PLAN

ISSUED DATE
 03-03-25 FOR BIDDING
 03-17-25 ADDENDUM 01

DRAWN BY: SAB
 DATE: 11-24
 PLOT SCALE: 1:1
 JOB NO. 56-3016-24
 SHEET DM103

MECHANICAL DEMOLITION PLAN NOTES

- POOL HEATER FLUE TO BE REMOVED. ROOF TO BE TEMPORARILY PATCHED.
- ROOF MOUNTED EXHAUST FAN TO BE REMOVED. TEMPORARILY CAP EXISTING CURB WITH SHEET METAL CAP.
- GAS FIRED UNIT HEATER FLUE TO BE REMOVED. TEMPORARILY PATCH ROOF AS NECESSARY.
- DOMESTIC WATER HEATERS FLUES TO BE REMOVED. TEMPORARILY PATCH ROOF AS NECESSARY.
- DOMESTIC WASTE VENT THRU ROOF TO BE REMOVED. PATCH ROOF AS NECESSARY. SEE PLUMBING DRAWINGS.
- ROOF DRAIN. SEE PLUMBING DRAWINGS.
- EXISTING DRY COOLER AND ASSOCIATED PIPING ON ROOF TO BE REMOVED.
- EXISTING AIR HANDLING UNIT AND ASSOCIATED DUCTWORK, PIPING, AND CONTROLS TO BE REMOVED.
- TWO EXISTING DUCT FURNACES AND ASSOCIATED DUCTWORK, PIPING, AND CONTROLS TO BE REMOVED.
- SUPPLY DUCT PENETRATIONS THRU ROOF. REMOVE DUCT AND CAP CURB WITH SHEET METAL TEMPORARILY.
- EXISTING COMBUSTION AIR GRAVITY VENTILATOR TO BE REMOVED. CAP CURB WITH SHEET METAL TEMPORARILY.
- EXISTING ROOF ACCESS LADDER TO REMAIN.
- EXISTING CHIMNEY TO REMAIN.
- EXISTING EXHAUST GOOSENECKS THRU ROOF TO BE REMOVED. PATCH ROOF AS REQUIRED.
- EXISTING FURNACE FLUES THRU ROOF TO BE REMOVED. PATCH ROOF AS REQUIRED.
- EXISTING CONDENSING UNITS AND ASSOCIATED REFRIGERANT PIPING TO BE REMOVED. PIPE PENETRATION THRU ROOF SHALL BE PATCHED.
- EXISTING MINI-SPLIT CONDENSING UNIT AND ASSOCIATED REFRIGERANT PIPING TO BE REMOVED. PIPE PENETRATION THRU ROOF SHALL BE PATCHED.
- EXISTING VENTILATION AIR GRAVITY VENTILATOR TO BE REMOVED. CAP CURB WITH SHEET METAL TEMPORARILY.
- EXISTING NG MAIN TO REMAIN. SEE PLUMBING DRAWINGS.
- EXISTING NG PIPING TO BE REMOVED BACK TO MAIN AS INDICATED.
- INSTALL SHUTOFF VALVE WITH PLUG AT REMOVED NG BRANCH.
- DOMESTIC WASTE VENT THRU ROOF TO BE REMAIN. SEE PLUMBING DRAWINGS.



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1 ROOF DEMO PLAN
 SCALE: 1/8" = 1'-0"

