

Hamilton Community Center & Ice Arena Chiller Plant & Women's Locker Room Shell Addition

ADDENDA #2

1.1 PROJECT INFORMATION

- A. Project Name: Hamilton Community Center & Ice Arena Chiller Plant & Women's Locker Room Shell Addition
- B. Owner: Park and Recreation Department, City of Columbus
- C. Architect: atelierRISTING LLC
- D. CMA: Taylor Bros. Construction Inc.
- E. Date of Addendum: 11 December 2024

1.2 NOTICE TO BIDDERS

- A. This Addendum is issued[to all plan holders pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. The date for receipt of bids is unchanged by this Addendum, at same time and location.
 - 1. Bid Date: December 23, 2024@ 10:00 am, located at Controller's Office of City of Columbus, City Hall.

1.3 ATTACHMENTS

- A. This Addendum includes the following attached Documents and Specification Sections:
 - 1. REVISE the following Specification Sections:
 - 01 21 00 ALLOWANCES
 - 01 24 13 POLYMER-BASED EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
 - 2. A.03 ADDITION FLOOR PLAN
 - 3. A.05 ELEVATIONS
 - 4. A.10 DOOR SCHEDULE & DETAILS

1.4 REVISIONS TO SPECIFICATIONS

- A. Section 012100 – ALLOWANCES

Hamilton Community Center & Ice Arena Chiller Plant & Women's Locker Room Shell Addition

1. ADD to 3.3 SCHEDULE OF ALLOWANCES, C. Allowance No. 3: UNFORSEEN CONDITIONS & ADDITIONAL SERVICES - \$70,000.
 - Allowance #3 is in addition to Allowances #1 and #2.

B. 01 24 13 POLYMER-BASED EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

1. Revise section 2.1 Manufacturers
2. ADD to Section 2.3 EIFS MATERIALS:
Air/Water-Resistive Barrier Components:
 - a. A vapor permeable, flexible, polymer-based noncementitious water-resistive coating and air barrier available in Texture and Smooth. (Dryvit Backstop NT)
 - b. A Class 1 vapor retarder, available in trowel and spray versions. When specified, consider having a WVT analysis performed. (Dryvit Backstop NT-VB)
 - c. An open weave fiberglass mesh tape with pressure sensitive adhesive available in rolls 4 in wide by 100 yds long. (Dryvit Grid Tape™)
3. ADD to Section 3.1 EIFS INSTALLTION

The overall minimum base coat thickness shall be sufficient to fully embed the mesh. The recommended method is to apply the base coat in two (2) passes.

1.5 REVISIONS TO DRAWINGS

A. A.03 ADDITION FLOOR PLAN

1. 1/A.03 FLOOR PLAN - Door 03 revised

B. A.03 ELEVATION

1. 1/A.03 SOUTH ELEVATION: Door 03 revised

C. A.10 DOOR SCHEDULE

1. REVISE DOOR 3 MECH. ROOM door width to 3'-10" (with panic hardware) and 4'-0" (with bolt), in lieu of 3'-0" and 4'-10" widths.
2. REVISE FR3 DOOR FRAME dimensions to match door widths above.

END OF ADDENDUM #2

Hamilton Community Center & Ice Arena Chiller Plant & Women's Locker Room Shell Addition

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Contingency allowances.

1.2 SELECTION AND PURCHASE

- A. At CMA's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work. The scope of the work shall be determined by the CMA and Architect.
- B. Purchase products and systems selected by Architect from the designated supplier.

1.3 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

1.4 INFORMATIONAL SUBMITTALS

- A. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by CMA for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit.
- C. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

1.6 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement

Hamilton Community Center & Ice Arena Chiller Plant & Women's Locker Room Shell Addition

of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.

1. Include installation costs in purchase amount only where indicated as part of the allowance.
 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: ELECTRICAL WORK - \$30,000.00
1. This will potentially include the following:
 - 1- Lighting (interior & exterior)
 - 2- Exist Sign
 - 3- Receptacles
 - 4- Wiring & Conduits
- B. Allowance No. 2: UNDERGROUND PLUMBING - \$20,000.00
1. This will potentially include the following:
 - (2) floor drains in Mechanical Room
 - (4) connections to downspouts

Hamilton Community Center & Ice Arena Chiller Plant & Women's Locker Room Shell Addition

- C. Allowance No. 3: UNFORESEEN CONDITIONS & ADDITIONAL SERVICE - \$70,000.00
 - 1. This will potentially include the following:
 - Unforeseen conditions such as relocation of underground utilities or obstructions to foundations
 - Additional services such as electrical services panels
 - Additional services as deemed appropriate by owner to add to project scope

END OF SECTION 012100

PROJECT: HAMILTON CENTER ADDITION

SECTION 072413 - POLYMER-BASED EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

PART 1 - GENERAL

1.1 SUMMARY

1. Section Includes:

1. EIFS-clad barrier-wall assemblies that are field applied over substrate.

1.2 ACTION SUBMITTALS

1. Product Data: For each EIFS component, trim, and accessory.
2. Samples: For each exposed product and for each color and texture specified.

1.3 CLOSEOUT SUBMITTALS

1. Maintenance data.

1.4 QUALITY ASSURANCE

1. Installer Qualifications: An installer who is certified in writing by AWCI International as qualified to install Class PB EIFS using trained workers.

1.5 WARRANTY

1. Manufacturer's Special Warranty: Manufacturer agrees to repair or replace components of EIFS that fail in materials or workmanship within specified warranty period.
 1. Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 1. Dryvit Systems, Inc. Outsulation
 2. Senergy; a SIKA brand.
 3. Sto Corp. StoThermo ci GPS

2. Source Limitations: Obtain EIFS from single source from single EIFS manufacturer and from sources approved by EIFS manufacturer as tested and compatible with EIFS components.

2.2 PERFORMANCE REQUIREMENTS

1. EIFS Performance: Comply with ASTM E2568 and with the following:
 1. Weathertightness: Resistant to water penetration from exterior.
 2. Impact Performance: ASTM E2568, Standard

2.3 EIFS MATERIALS

1. Flexible-Membrane Flashing: Cold-applied, self-adhering, self-healing, rubberized-asphalt and polyethylene-film composite sheet or tape and primer; EIFS manufacturer's standard or product recommended in writing by EIFS manufacturer.
2. Air/Water-Resistive Barrier Components:
 - a. A vapor permeable, flexible, polymer-based noncementitious water-resistive coating and air barrier available in Texture and Smooth. (Dryvit Backstop NT)
 - b. A Class 1 vapor retarder, available in trowel and spray versions. When specified, consider having a WVT analysis performed. (Dryvit Backstop NT-VB)
 - c. An open weave fiberglass mesh tape with pressure sensitive adhesive available in rolls 4 in wide by 100 yds long. (Dryvit Grid Tape™)
3. Insulation Adhesive: EIFS manufacturer's standard formulation designed for indicated use; compatible with substrate.
4. Rigid Cellular Polystyrene Board Insulation:
 1. 3-inch, min, R-14. nominal 1.0 lb/ft³ (16 kg/m³) graphite enhanced polystyrene rigid foam plastic insulation board in compliance with ASTM E2430 and ASTM C578 Type I requirements, R-4.7 per inch
5. Reinforcing Mesh: Balanced, alkali-resistant, open-weave, glass-fiber mesh treated for compatibility with other EIFS materials, made from continuous multi-end strands with retained mesh tensile strength of not less than 120 lbf/in. according to ASTM E2098/E2098M.
 1. Reinforcing Mesh for EIFS, General: Not less than weight required to comply with impact-performance level specified in "Performance Requirements" Article.
6. Water-Resistant Base Coat: EIFS manufacturer's standard waterproof formulation.
7. Primer: EIFS manufacturer's standard factory-mixed, elastomeric-polymer primer for preparing base-coat surface for application of finish coat.
8. Finish Coat: EIFS manufacturer's standard acrylic-based coating
 1. Colors: White (to match existing)
 2. Textures: Stucco sand finish (to match existing)

PROJECT: HAMILTON CENTER ADDITION

9. Trim Accessories: Type as designated or required to suit conditions indicated and to comply with EIFS manufacturer's written instructions; manufactured from UV-stabilized PVC; and complying with ASTM D1784 and ASTM C1063.

PART 3 - EXECUTION

3.1 EIFS INSTALLATION

1. Comply with ASTM C1397, ASTM E2511, and EIFS manufacturer's written instructions for installation of EIFS as applicable to each type of substrate.
2. Install manufacturer's EIFS cladding in conformance with manufacturer's written instructions
3. Flexible-Membrane Flashing: Apply and lap to shed water; seal at openings, penetrations, and terminations. Prime substrates with flashing primer if required and install flashing.
4. The overall minimum base coat thickness shall be sufficient to fully embed the mesh. The recommended method is to apply the base coat in two (2) passes.
5. Trim: Apply trim accessories at perimeter of EIFS, at expansion joints, at openings, and elsewhere as indicated. Coordinate with installation of insulation.
6. Board Insulation: Adhesively attach insulation to substrate in compliance with ASTM C1397.
 1. Rasp or sand flush entire surface of insulation to remove irregularities projecting more than 1/16 inch from surface of insulation and to remove yellowed areas due to sun exposure; do not create depressions deeper than 1/16 inch. Prevent airborne dispersal and immediately collect insulation raspings or sandings.
 2. Coordinate installation of flashing and insulation to produce wall assembly that does not allow water to penetrate behind flashing and EIFS lamina.
7. Expansion Control Joints: Install at locations indicated and where required by EIFS manufacturer.
8. Water-Resistant Base Coat: Apply full-thickness coverage to exposed insulation and to exposed surfaces of openings to other surfaces indicated on Drawings.
9. Reinforcing Mesh: Embed reinforcing mesh in wet base coat to produce wrinkle-free installation with mesh continuous at corners, overlapped not less than 2-1/2 inches or otherwise treated at joints to comply with ASTM C1397. Do not lap reinforcing mesh within 8 inches of corners. Completely embed mesh, applying additional base-coat material if necessary, so reinforcing-mesh color and pattern are invisible.
10. Finish Coat: Apply full-thickness coverage over dry base coat, maintaining a wet edge at all times for uniform appearance, to produce a uniform finish of color and texture matching approved sample and free of cold joints, shadow lines, and texture variations.
11. Sealer Coat: Apply over dry finish coat, in number of coats and thickness required by EIFS manufacturer.

PROJECT: HAMILTON CENTER ADDITION

END OF SECTION 072413

PROJECT
HAMILTON CENTER
CHILLER PLANT
& WOMEN'S LOCKER ROOM SHELL
ADDITION

Project Address:
2510 25th Street
Columbus, IN 47201

OWNER
Columbus Parks & Recreation
739 22nd Street
Columbus, IN 47201
Contact: Casey Ritz
critz@columbus.in.gov
812.372.2680

CONSTRUCTION MANAGER
as **ADVISOR**
Taylor Bros. Construction Co., Inc.
Contact: David Doup
David.Doup@tbcci.com
812.379.9547

ARCHITECT
atelierRISTING LLC
Contact: Steve Risting
Steve@atelierRISTING.com
317.372.6800

STRUCTURAL ENGINEER
Lynch, Harrison & Brumleve, Inc.
Contact: Jim Osborne, P.E.
josborne@lhb-eng.com
317.423.1550

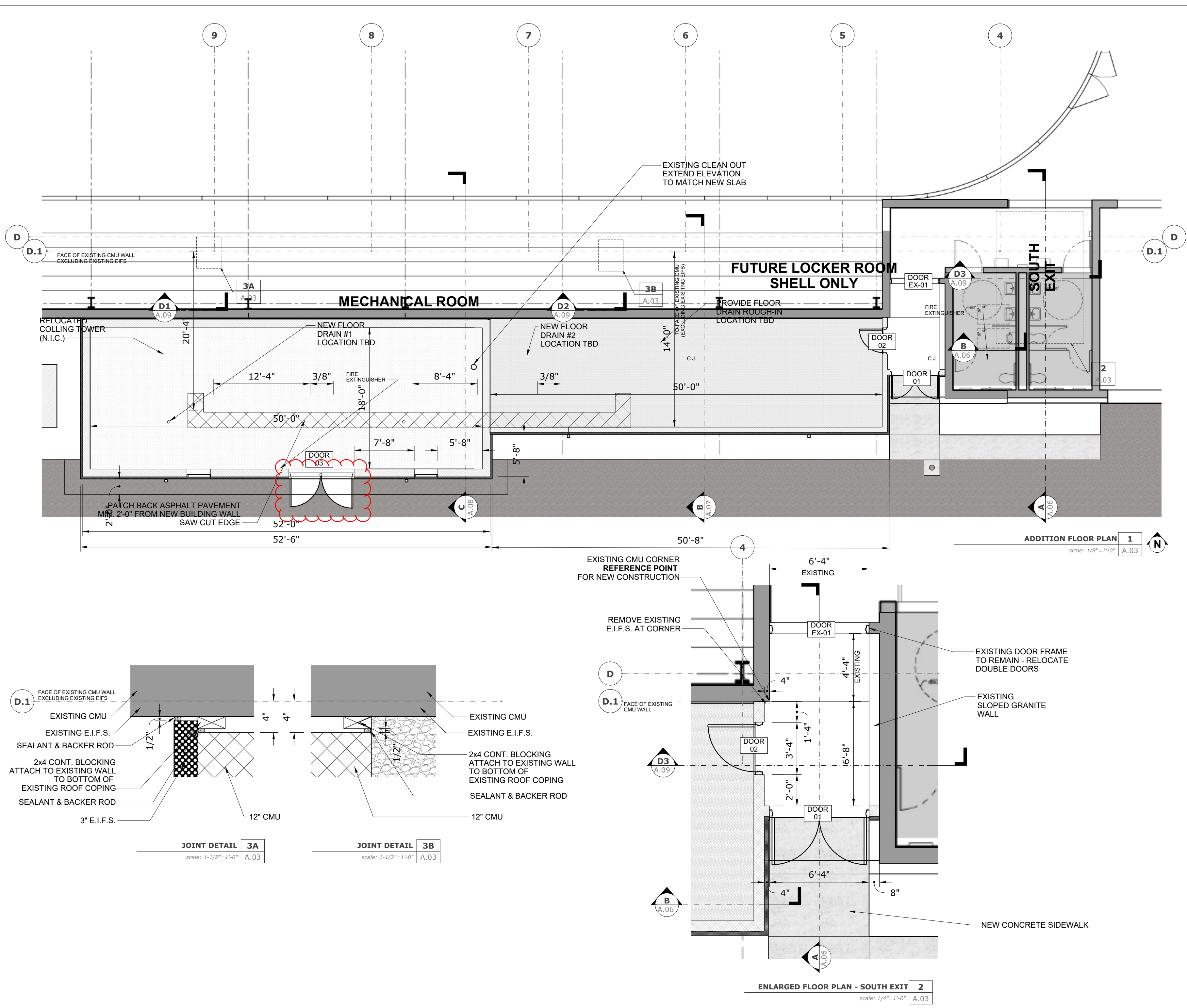
DATE
2 Dec. 2024
Revised 11 Dec. 2024

DRAWN BY
SRR



**ADDITION
FLOOR PLAN**

A.03



PROJECT
HAMILTON CENTER
CHILLER PLANT
& WOMEN'S LOCKER ROOM SHELL
ADDITION

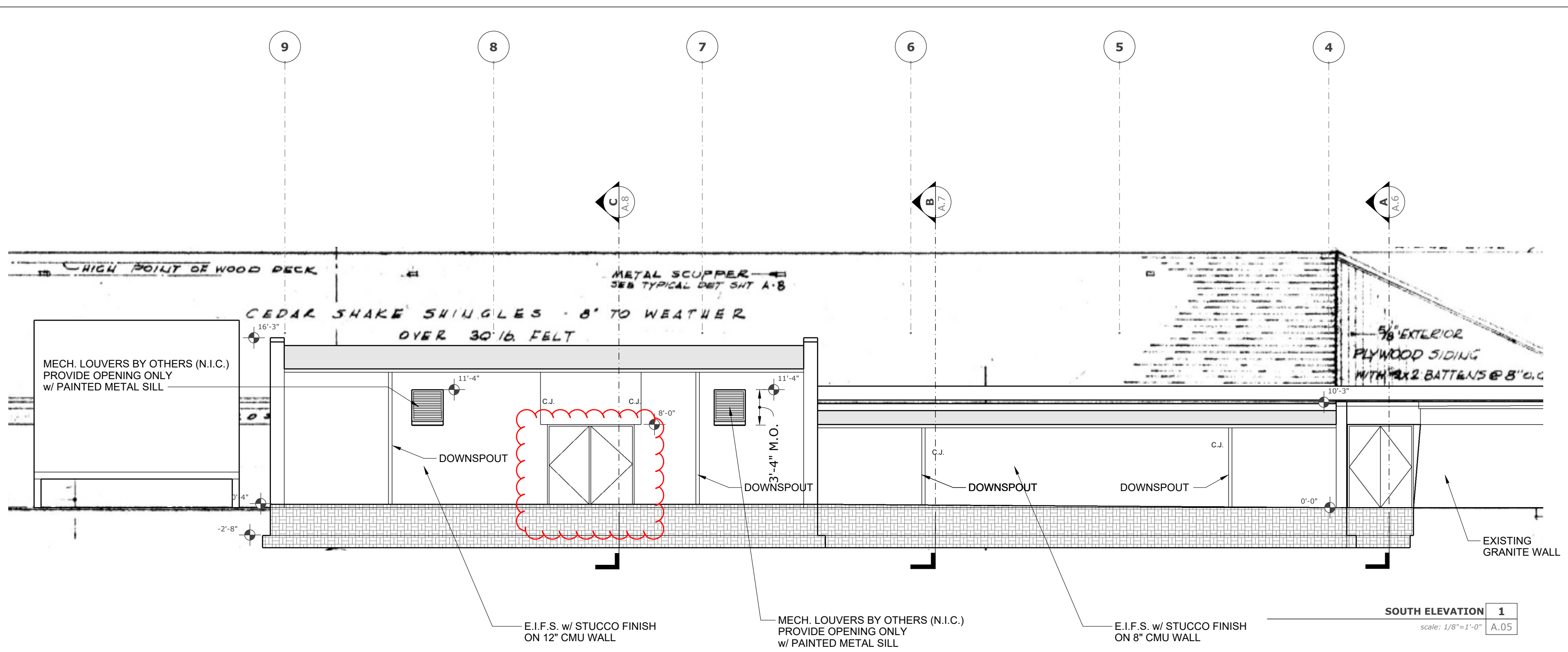
Project Address:
2510 25th Street
Columbus, IN 47201

OWNER
Columbus Parks & Recreation
739 22nd Street
Columbus, IN 47201
Contact: Casey Ritz
critz@columbus.in.gov
812.372.2680

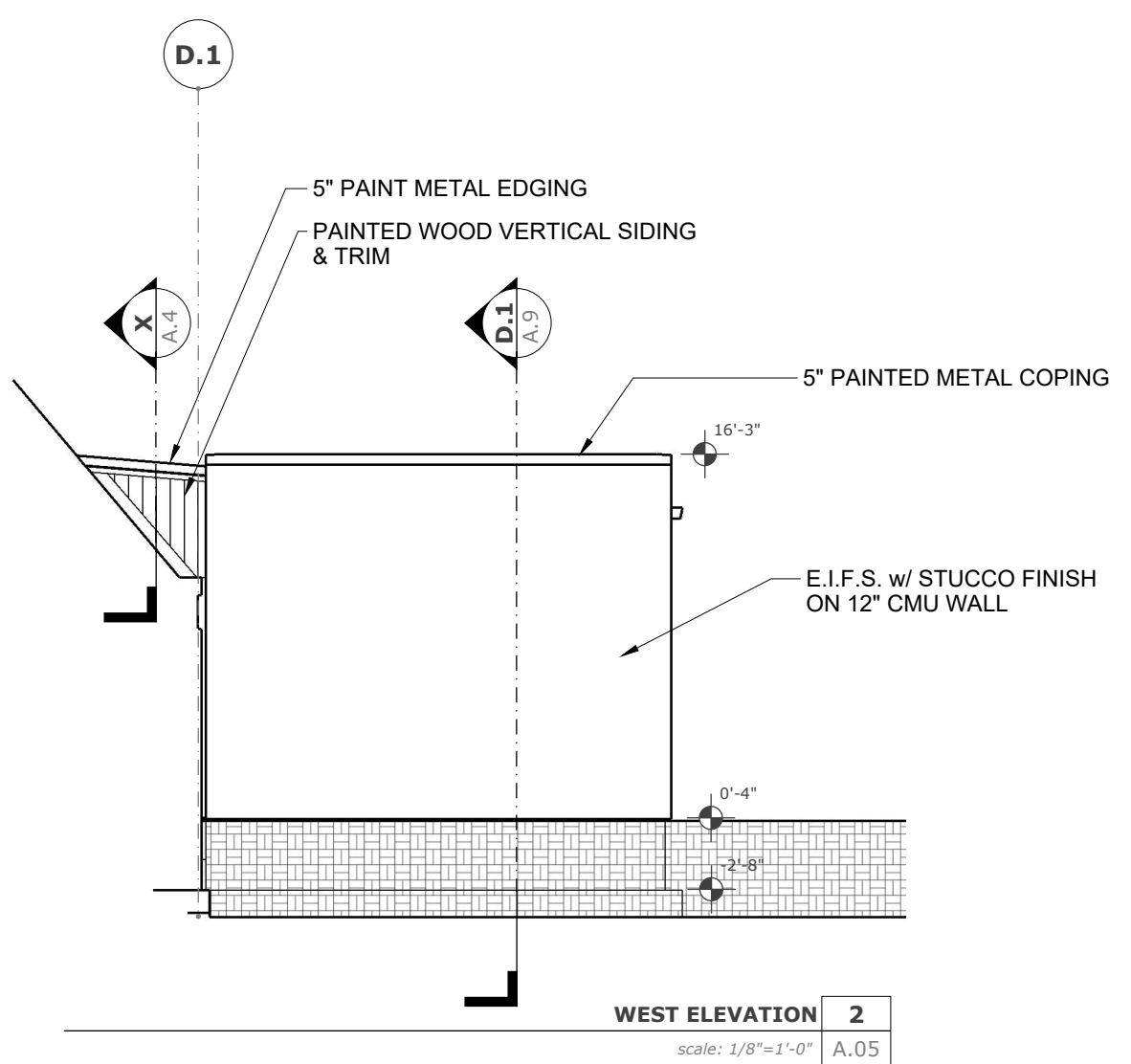
CONSTRUCTION MANAGER
as ADVISOR
Taylor Bros. Construction Co., Inc.
Contact: David Doup
David.Doup@tbcci.com
812.379.9547

ARCHITECT
atelierRISTING LLC
Contact: Steve Risting
Steve@atelierRISTING.com
317.372.6800

STRUCTURAL ENGINEER
Lynch, Harrison & Brumleve, Inc.
Contact: Jim Osborne, P.E.
josborne@lhb-eng.com
317.423.1550



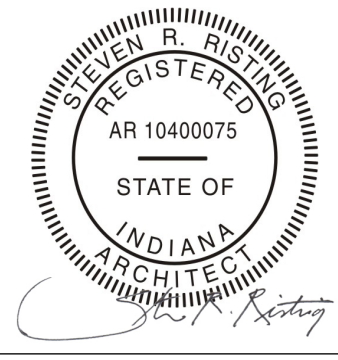
SOUTH ELEVATION 1
scale: 1/8"=1'-0" A.05



WEST ELEVATION 2
scale: 1/8"=1'-0" A.05

DATE
2 Dec. 2024
Revised 11 Dec. 2024

DRAWN BY
SRR



ADDITION
ELEVATIONS

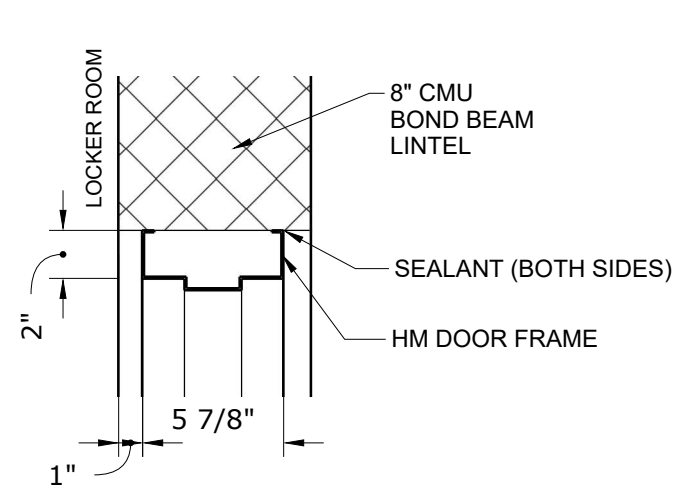
A.05

DOOR SCHEDULE

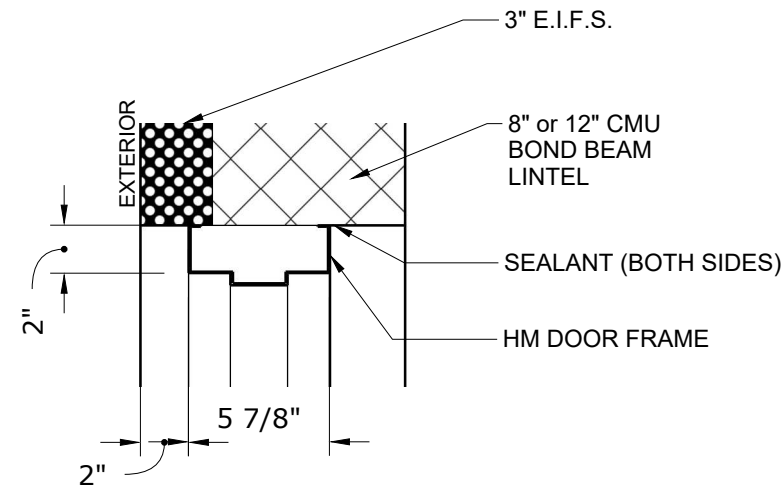
#	LOCATION	DOOR/OPE TYPE	NING MATERIAL	FINIS	HSIZE (Width x Height x Thickness)	FRAME MATERIAL	TYPE	FINISH	HEAD	JAMB	SILL	HARDWARE	COMMENTS
EX-01	SOUTH EXIT	Opening				Existing HM	Existin	gPAINT	EXISTING	EXISTING	CONC.		Relocate existing doors to Door 1, frame to remain - patch hinge cutouts. Repaint frame. Remove existing Threshold.
1	SOUTH EXIT	Double Doors	Existing EX-01 doors relocated		(2) @ 3'-0" x 7'-10" x 1 3/4"	HM	FR1	PAINT	H1	J1	ALUM.	EXISTING including panic bars and closers.	
2	LOCKER ROOM	Single Door	HM - HONEYCOMB CORE	PAINT	(1) @ 3'-0" x 7'-10" x 1 3/4"	HM	FR2	PAINT	H2	J2	CONC.	CONTINUOUS HINGE. 12"x34" KICK PLATES BOTH SIDES, DEAD BOLT with THUMB SCREW, PUSH PLATE, PULL (TO MATCH EXISTING LOCKER ROOM HARDWARE)	
3	MECH. ROOM	Double Doors	HM - POLYSTYRENE CORE	PAINT	(1) @ 3'-10" x 7'-6" x 1 3/4" (1) @ 4'-0" x 7'-6" x 1 3/4"	HM	FR3	PAINT	H1	J1	ALUM.	CONTINUOUS HINGES. PANIC BAR & CLOSER FOR 3' DOOR. DEAD BOLT & THUMB SCREW FOR 4'-10" DOOR.	FRAME with REMOVABLE CENTER MULLION

MH - Hollow Metal
 CONC. - CONCRETE SLAB
 ALUM. - ALUMINUM

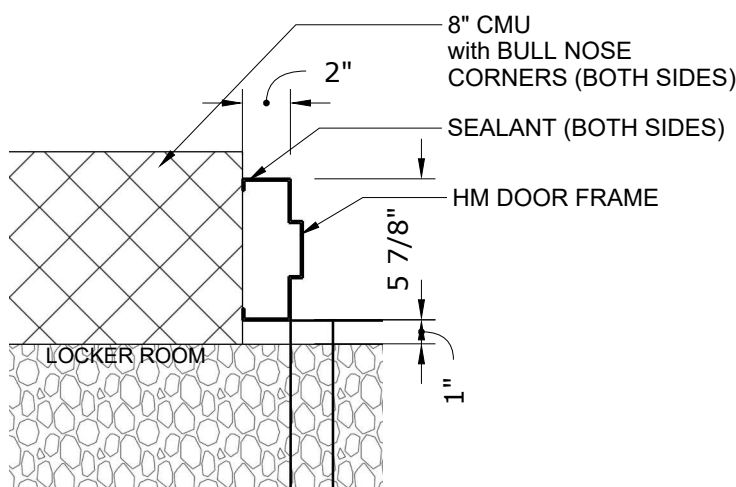
ALL HM DOORS TO BE 16 GA. COLD STEEL PANELS, 16 GA FRAME (HEAVY DUTY), PRIME PAINTED.
 HM FRAMES TO BE 16 GA. COLD ROLLED STEEL, PRIME PAINTED, MASONRY WIRE ANCHORS



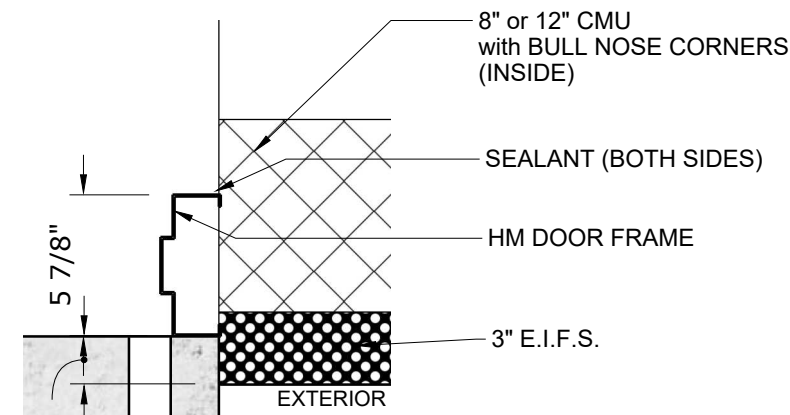
H2 - INTERIOR FRAME HEAD DETAIL



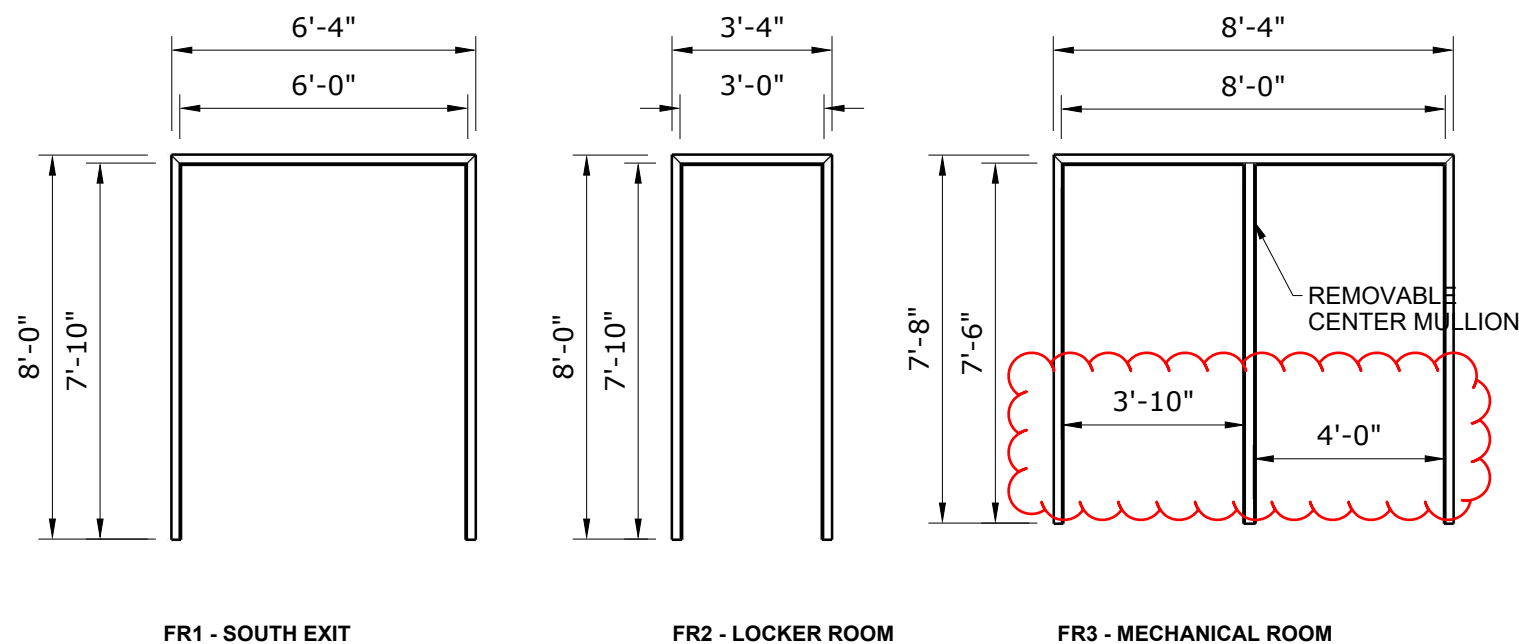
J2 - EXTERIOR FRAME HEAD DETAIL



J2 - INTERIOR FRAME JAMB DETAIL



J1 - EXTERIOR FRAME JAMB DETAIL



FR1 - SOUTH EXIT

FR2 - LOCKER ROOM

FR3 - MECHANICAL ROOM

DOOR DETAILS 2
 scale: 1-1/2"=1'-0" A.10

DOOR FRAMES 1
 scale: 1/4"=1'-0" A.10



PROJECT
 HAMILTON CENTER
 CHILLER PLANT
 & WOMEN'S LOCKER ROOM SHELL
 ADDITION

Project Address:
 2510 25th Street
 Columbus, IN 47201

OWNER
 Columbus Parks & Recreation
 739 22nd Street
 Columbus, IN 47201
 Contact: Casey Ritz
 critz@columbus.in.gov
 812.372.2680

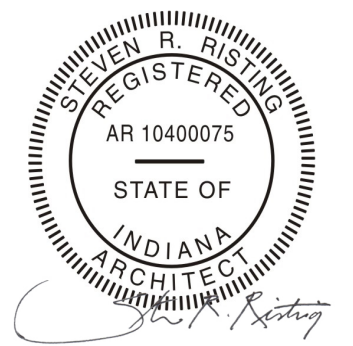
CONSTRUCTION MANAGER
 as ADVISOR
 Taylor Bros. Construction Co., Inc.
 Contact: David Doup
 David.Doup@tbcci.com
 812.379.9547

ARCHITECT
 atelierRISTING LLC
 Contact: Steve Risting
 Steve@atelierRISTING.com
 317.372.6800

STRUCTURAL ENGINEER
 Lynch, Harrison & Brumleve, Inc.
 Contact: Jim Osborne, P.E.
 josborne@lhb-eng.com
 317.423.1550

DATE
 2 Dec. 2024
 Revised 11 Dec. 2024

DRAWN BY
 SRR



DOOR SCHEDULE
 DOOR DETAILS

A.10