

Addendum No. 3

August 10, 2011

DMHA
400 Wayne Ave.
Dayton, OH 45410

Re: 1432-1438 Rosemont oh5-12b
261 Hoch Street oh5-18d

Prepared by:
The Oregon Group Architects

This Addendum modifies and shall become a part of the original Contract Specification and is hereby made part of the Bidding Documents for the referenced project.

All bidders shall indicate in their bid/proposal that this Addendum has been received and considered in their bid proposal.

The Addendum items are intended to supplement, clarify or correct parts of the bid proposal package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified. Any questions in reference to this addendum must be directed, in writing, to:

Oregon Group Architects
C/o Kyle Zepernick
300 S. Patterson Blvd.
Dayton, OH 45402
937-228-1511
937-228-9669 Fax

SPECIFICATIONS:

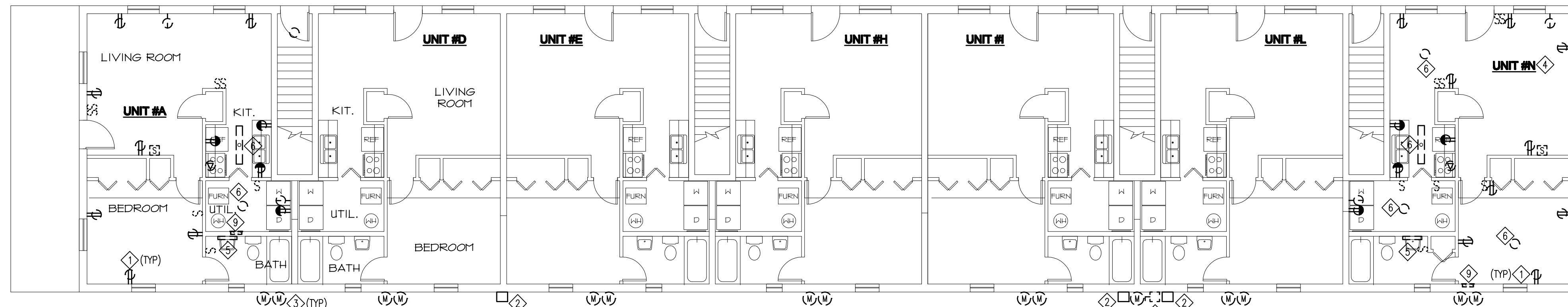
- Item No. 1: Delete all previous versions of Bid Form. Substitute new attached Bid Form titled BID FORM REVISED. Contractor shall use only this bid form when submitting bid. Two additional Deduct Alternates have been added as well as a \$10,000.00 Allowance for aid to construction costs from local utility companies.
- Item No. 2: Clarification – Contractor shall be responsible for all patches of materials required to complete work. Finishes shall match adjacent finishes. All gypsum board finishes shall be minimum Level 4 finish.

DRAWINGS:

- Item No. 3: All penetrations of wall and floor assemblies between units or at stair enclosures shall be patched with materials to maintain the existing 1-hour fire rating. All penetrations for feeders or wiring shall be sleeved and fire stopped as required.
- Item No. 4: Attached revised Sheets E3, E4. Change: Apartment panel feeders extended from meter centers at buildings at Rosemont shall be installed to route through building interior in lieu of along length of building exterior brick face. Refer to revised sheets E3 and E4, note 5, and General notes B & C.

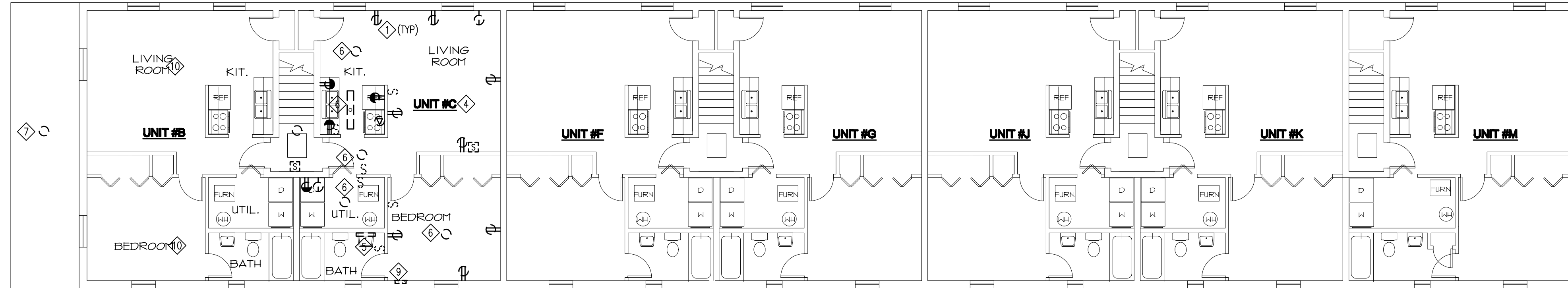
Item No. 5: Attached revised Sheets E1, E2, E3, E4. Change: References to alternate for maintaining range and dryer 3-wire circuitry have been deleted. Refer to sheet E2, clouded note 14 change, Sheets E3, and E4, clouded note 13 change, and Sheet E1, clouded notes 19 & 20 changes.

END OF ADDENDUM NO. 3



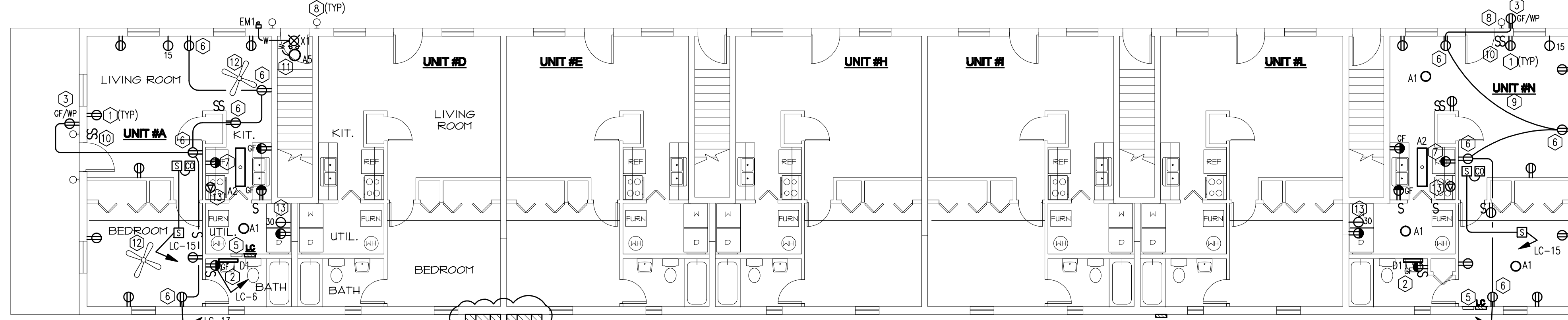
1 first floor - demolition plan

1/8" = 1'-0"



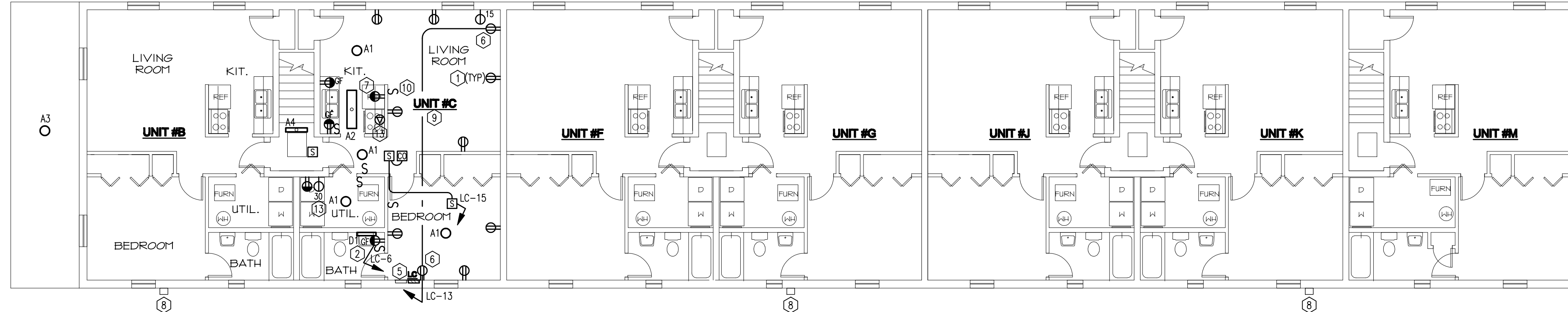
2 second floor - demolition plan

1/8" = 1'-0"



3 first floor - construction plan

1/8" = 1'-0"



4 second floor - construction plan

1/8" = 1'-0"

general notes

- A. APARTMENT BUILDINGS WILL REMAIN OCCUPIED DURING RENOVATION WORK. NEW SERVICE CONDUCTORS, METER CENTERS, LOAD CENTER FEEDERS, AND LOAD CENTER INSTALLATION SHALL OCCUR BEFORE EXISTING METERS AND PANELS CAN BE REMOVED. POWER WITHIN EACH APARTMENT UNIT MUST BE RESTORED BY THE END OF THE WORKING DAY TO ENABLE TENANT TO RETURN TO SPACE IN THE EVENING. CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH POWER COMPANY FOR ALL DETAILS OF SERVICE CHANGEOVER. CONTRACTOR SHALL COMPLETE AND SUBMIT SERVICE APPLICATION FORMS TO POWER COMPANY EARLY IN CONSTRUCTION SCHEDULE.
- B. INSTALLATION OF ROSEMONT FIRST FLOOR PANEL FEEDERS WILL REQUIRE REMOVAL OF PORTION OF BATHROOM AND BEDROOM CEILINGS FOR LENGTH OF BUILDING. REMOVE OR PROTECT CONTENTS OF BATHROOMS AND BEDROOMS BY APPLYING DUST BARRIERS WHILE CUTTING AND REMOVING CEILING PLASTER. PLASTER DUST SHALL BE CONTAINED AND NOT ALLOWED TO SPREAD THROUGHOUT TENANT SPACE. DRILL INDIVIDUAL OPENINGS IN TRUSSES FOR EACH PANEL FEEDER. PROVIDE FIRE SEALANT AT FIRE-RATED WALLS SEPARATING INDIVIDUAL APARTMENT UNITS. REPAIR CEILING TO MATCH EXISTING FIRE RATING AS DIRECTED BY THE ARCHITECT. PLAN WORK SUCH THAT BATHROOM AND BEDROOM IS AVAILABLE FOR USE BY TENANT AT END OF EACH WORK DAY. WORK MAY REQUIRE MULTIPLE MOVES OF ROOM CONTENTS TO ALLOW FEEDER INSTALLATION, CEILING REPAIR, AND PAINTING.
- C. INSTALLATION OF HOCH PANEL FEEDERS AND ROSEMONT SECOND FLOOR PANEL FEEDERS SHALL BE ROUTED THROUGH THE ATTIC SPACE AND INSTALLED DOWN TO PANELS, CONCEALED IN WALLS. WALLS SHALL BE CUT AND REPAIRED AS NECESSARY. PROVIDE UL COMPLIANT FIRE SEALANT AT EACH FIRE WALL PENETRATION.
- D. NOTE DELETED.
- E. CONTRACTOR SHALL CONTROL SPREAD OF CONSTRUCTION DUST AND KEEP THE WORK AREA CLEAN. CONTRACTOR IS RESPONSIBLE FOR MOVING TENANT'S FURNITURE/BELONGINGS AS NECESSARY TO CLEAR WALL SPACES TO PERFORM WORK. FURNITURE/BELONGINGS SHALL BE PROTECTED FROM DRYWALL DUST AND PAINT. WORK AREAS SHALL BE CLEANED PRIOR TO COMPLETION OF WORK DAY. POWER MUST BE RESTORED TO TENANT SPACE PRIOR TO COMPLETION OF WORK DAY.
- F. DEVICES IN WALLS SHALL BE FLUSH MOUNTED WITH CABLE CONCEALED IN WALL; CUT, PATCH, AND PAINT AS REQUIRED. ANY WALL THAT IS CUT AND REQUIRES REPAIR SHALL BE PAINTED FULL HEIGHT AND LENGTH OF WALL SURFACE, CORNER TO CORNER, FLOOR TO CEILING.
- G. ALL CIRCUITS SERVED FROM STANDARD AND AFCI BREAKERS SHALL BE TESTED TO VERIFY THAT EXISTING WIRING DOES NOT CAUSE BREAKER TO TRIP. IF TRIPPING OCCURS, CONTRACTOR SHALL FIELD DETERMINE LOCATION OF CONDUCTOR FAULT POINT AND REPLACE CABLE SECTION AS NEEDED. EACH RECEPTACLE ON CIRCUIT SHALL BE LOAD TESTED TO CONFIRM ABSENCE OF ARC FAULT CONDITION.
- H. EXTERIOR BRICK SHALL BE PATCHED AT ANY EXISTING HOLES DUE TO REMOVALS. ALL NEW PENETRATIONS MADE THROUGH BRICK AND OTHER EXTERIOR SURFACES SHALL BE CAULKED OR GROUTED AROUND CABLE/CONDUIT ENTRANCE POINTS.
- I. ALL CIRCUITS REQUIRE DEDICATED NEUTRALS.
- J. ALL POWER DISRUPTIONS SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF WORK. DISRUPTIONS SHALL BE PLANNED SUCH THAT THEY ARE AS SHORT A DURATION AS POSSIBLE.
- K. ALL COVERPLATES SHALL BE REPLACED WITH NEW, INCLUDING RECEPTACLES, AND TOGGLE SWITCHES.
- L. NEW LOADCENTERS INSTALLED AT ROSEMONT UNITS WILL REQUIRE TRIMMING. INTERIOR WALL DEPTH IS APPROXIMATELY 1" AGAINST CMU AND BRICK EXTERIOR. LOADCENTER TUB 4" DEPTH WILL RECESS INTO WALL 1", WITH 3" PROTRUDING. PROVIDE WOOD TRIM AS COORDINATED WITH ARCHITECT, AND PAINT TO MATCH WALL COLOR. PROVIDE SURFACE METAL WIREWAY EXTENDED FROM LOADCENTER TO OLD LOADCENTER TUB FOR ROUTING WIRE BETWEEN PANELS. PROVIDE COVER OVER OLD LOADCENTER TUB SCREWED IN PLACE, AND PAINTED TO MATCH WALL. CONTRACTOR SHALL COORDINATE WITH DMHA AND ARCHITECT/ENGINEER FOR EXACT DETAILS OF INSTALLATION AND SHALL PERFORM WORK IN ONE UNIT FOR APPROVAL BEFORE CONTINUING TO OTHER UNITS. CONDITIONS BETWEEN UNITS MAY VARY.
- M. CONTRACTOR TO FIELD VERIFY ALL RECEPTACLE CIRCUITS HAVE EXISTING GROUND CONDUCTORS FOR ANY EXISTING 2-WIRE RECEPTACLE CIRCUITS. PER NEC 408.3 (D)(3)(B)(C), PROVIDE FEED THRU GFI TAMPERPROOF RECEPTACLE FOR FIRST RECEPTACLE ON EXISTING 2-WIRE CIRCUIT, AND PROVIDE LABELS AT ALL RECEPTACLES ON CIRCUIT INDICATING "GFCI PROTECTED, NO EQUIPMENT GROUND."

demolition notes

1. ALL RECEPTACLES AND TOGGLE SWITCHES SHALL BE REMOVED AND REPLACED WITH NEW DEVICES, TYPICAL. MAINTAIN EXISTING CIRCUITRY.
2. REMOVE POWER COMPANY SPICE BOX AND ALL SURFACE MOUNTED SERVICE CONDUCTORS.
3. REMOVE POWER COMPANY METER AND ASSOCIATED SERVICE CONDUCTOR AND FEEDER TO ASSOCIATED REMOVED LOAD CENTER.
4. TYPICAL REMOVAL PLAN FOR SIMILAR UNITS.
5. REMOVE SURFACE MOUNTED MEDICINE CABINET WITH INTEGRAL LIGHT AND RECEPTACLE, AND REPLACE WITH NEW CABINET/LIGHT.
6. REPLACE SURFACE MOUNTED LIGHTING FIXTURE WITH NEW FIXTURE.
7. REPLACE CHAIN HUNG LIGHTING FIXTURE WITH NEW FIXTURE.
8. REMOVE DISCONNECT SWITCH AND EXTEND EXISTING/NEW CIRCUITS TO NEW HOUSE PANEL HE.
9. EXISTING FUSIBLE LOADCENTER. REFER TO CONSTRUCTION NOTE 5.
10. REFER TO CONSTRUCTION NOTE 12.

construction notes

1. REPLACE ALL EXISTING RECEPTACLES AND TOGGLE SWITCHES WITH NEW DEVICES. REPLACE ALL COVERPLATES.
2. PROVIDE OF TAMPER RESISTANT RECEPTACLE AND DEDICATED CIRCUIT. INSTALL CIRCUITRY IN ATTIC SPACE FROM PANEL TO DEVICE. DROP IN WALL CAVITY TO DEVICE LOCATION. WALL SURFACE SHALL NOT BE DAMAGED SUCH THAT PAINTING WOULD NOT BE NECESSARY. (FIRST FLOOR LEVEL, WALL CUTTING WILL BE NECESSARY, NO ATTIC AVAILABLE.)
3. PROVIDE EXTERIOR RECEPTACLE PER NEC 210.52(E).
4. PROVIDE NEW METER CENTERS WITH 400A MAIN DISCONNECTS, EACH WITH EIGHT METER SOCKETS WITH 100A BREAKERS. PROVIDE WEATHERHEAD/SUPPORT FOR SERVICE CONDUCTORS AND TAP CONDUCTORS TO SERVE MAIN 400A DISCONNECTS. PROVIDE 100A FEEDERS TO LOAD CENTERS. PROVIDE SURFACE CONDUIT ON BUILDING EXTERIOR TO ROUTE SERVICE CONDUCTORS FROM ARIAL DROP DOWN TO METER CENTERS. PROVIDE VERTICAL WIREWAY(S) FROM METER CENTER FOR LOADCENTER FEEDER ROUTING UP TO ATTIC SPACE FOR SECOND FLOOR PANELS. FIRST FLOOR PANEL FEEDERS SHALL BE EXTENDED VERTICALLY FROM METER CENTERS AND PENETRATE BUILDING AT JUST SPACE BETWEEN FLOOR LEVELS AT ONE LOCATION, AND BE EXTENDED TO FIRST FLOOR PANELS ABOVE FIRST FLOOR CEILING SPACE. CEILING CHANNEL WIDTH SHALL BE CUT THROUGH BATHROOMS AND BEDROOMS FOR LENGTH OF BUILDING AND TRUSSES DRILLED FOR CONCEALED INSTALLATION OF FEEDERS. REFER TO GENERAL NOTES B&C.
5. EXISTING FUSIBLE PANEL TUB SHALL BECOME SPICE BOX FOR EXTENSION OF EXISTING CIRCUITS TO NEW LOAD CENTER. PROVIDE NEW COVER FOR SPICE BOX, AND ATTACH WITH SCREWS AT EACH CORNER. PAINT SPICE BOX COVER TO MATCH WALL PAINT COLOR.
6. PROVIDE RECEPTACLE TO MEET SPACING REQUIREMENTS OF THE NEC.
7. SITE DETERMINE IF EXISTING CIRCUIT SERVING REFRIGERATOR RECEPTACLE IS 15 OR 20A AND PROVIDE APPROPRIATELY RATED RECEPTACLE.
8. MAINTAIN EXISTING EXTERIOR LIGHTING FIXTURE AND PROVIDE CIRCUIT SERVED FROM HOUSE PANEL.
9. TYPICAL LAYOUT FOR ALL SIMILAR UNITS.
10. SITE DETERMINE WHICH RECEPTACLE IN ROOM IS SPLIT RECEPTACLE CONTROLLED FROM WALL SWITCH, AND PROVIDE THE SAME.
11. SERVE COMBINATION EXIT SIGN/EMERGENCY LIGHTING LIGHT FROM EXTENSION OF ENTRY LIGHTING CIRCUIT AHEAD OF LOCAL SWITCHING.
12. SOME UNITS HAVE EXISTING CEILING FAN/LIGHT INSTALLED IN LIEU OF JUST CEILING LIGHT FIXTURE. CEILING FANS SHALL REMAIN. UNIT LOCATIONS VARY. FIELD DETERMINE. FOR BASE BID, ASSUME ALL UNITS REQUIRE NEW A1 LIGHTING FIXTURES AND THAT CEILING FANS DO NOT EXIST. BID FORM UNIT PRICE IS REQUIRED FOR COST TO REPLACE CEILING FAN WITH A1 FIXTURE.
13. UNDER BASE BID, REPLACE 3-WIRE DEVICE WITH 4-WIRE DEVICE PER LEGEND NOTE 19, SHEET E1. REPLACE CORD ON RANGE/DRYER WITH 4 WIRE CORD. REPLACE BRANCH CIRCUIT WITH 4 WIRE CIRCUIT.

issued
6-24-11 PER11T
revised
7-28-11 ADDENDUM NO.1
8-10-11 ADDENDUM NO.3



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electrical service upgrades thru wall a/c unit replacement
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electrical plans

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