

# ADDENDUM NO. 1

**Coventry Township  
NEW FIELD HOUSE  
Logan Field  
2701 North turkeyfoot Road  
Akron, Ohio 44319**

**Prepared by  
Four Points Architectural Services, Inc.**

**September 19, 2024**

This Addendum is a modification of the Drawings and Specifications for the referenced project dated 08-23-24 and is hereby incorporated into and becomes part of said Contract Documents. It is to be considered in the proposal and covers additions and/or changes to the Drawings and Specifications.

## **A. GENERAL**

- a. A pre-bid meeting was held on Tuesday, September 10, 2024, at Logan Field. Attached is the attendance sheet.
- b. The deadline for the contractors to submit questions was Tuesday, September 17<sup>th</sup>.
- c. The Architect and Engineers will respond to all questions submitted to the Architect no later than Thursday, September 19<sup>th</sup> by 2:00 p.m.
- d. Bids are due on Tuesday, September 24, 2024, at 2:00 p.m. Hand deliver a hardcopy of the bid form/s to the attention of Anna Bryant (Township Administrator). Bids submitted before 1:00 p.m. on Tuesday, September 24<sup>nd</sup> should be dropped off at the Coventry Township offices located at 68 Portage Lakes Drive, Akron, Ohio 44319. All bids that are submitted between 1:00 p.m. and 2:00 p.m. on the 24<sup>th</sup>, should be dropped off at the Coventry Community Center at 335 E. Willowview Drive, Coventry Township, OH 44319, where the bids will be opened publicly.
- e. This is a tax-exempt project.
- f. The bidders are required to provide a bid bond and a payment/performance bond.
- g. The Township will provide builders risk insurance for this project.
- h. The water-tapping fees will be paid by Coventry Township.
- i. The successful bidder is responsible for obtaining and paying for the building permits. This project has received Conditional Plan Approval from the Summit County Division of Building Standards. The Contractor will be responsible for providing engineered truss drawings in order to receive final plan approval. The application number for this project is CPR240489, and the plan approval notice has been attached to this addendum.
- j. The anticipated notice-to-proceed date is October 7<sup>th</sup>. The actual start date and construction schedule will be coordinated between the successful bidder and Coventry Township. The Township does not have a specific completion date that has to be met. The date of substantial completion and project closeout will be coordinated with the Contractor and will be incorporated into the construction schedule.

**B. SPECIFICATIONS**

1. **00 01 15 – Table of Contents:**
  - a. Specification section 01 23 00 Alternates has been added to the Table of Contents.
2. **00 11 13 – Advertisement for Bids:**
  - a. Paragraphs 1.1/D./2. and 2./a.- Have been added to this section and reference Alternate A-1 and the corresponding estimate.
  - b. The Contract Time (paragraph 1.5/B.) has been updated to be 290 calendar days.
3. **00 41 00 – Proposal Form:**
  - a. The proposal Form has been updated to include a line for Alternate A-1.
  - b. A line has been added to the Time of Completion to indicate the revised number of days if Alternate A-1 is accepted.
4. **01 23 00 – Alternates:**
  - a. This section has been added and includes Alternate A-1.
5. **06 73 00 – Composite Decking:**
  - a. Include MoistureShield, Stratos as an acceptable manufacturer and product.
6. **07 13 26 – Self-Adhering Sheet Waterproofing:**
  - a. W.R. Meadows, MEL-ROL is an acceptable product substitution.
7. **28 15 00 – Integrated Access Control Hardware Devices:**
  - a. Disregard this specification section. All access control devices will be provided and installed by the Owner.

**C. CLARIFICATIONS**

1. **Existing Field House:** The existing field house is to remain operational during construction of the new building. The Contractor will allow access to the existing building and fields while providing temporary fencing to keep the public out of the construction zone.
2. **Low-Voltage Work:** The Owner is responsible for the installation of all low-voltage systems, including but not limited to telecom, data, security cameras, PA systems, etc. The Contractor is responsible for providing and installing any conduit, junction boxes, and power outlets associated with these systems as shown on the Drawings.
3. **Soil Amendment:** There are two acceptable methods to correct the existing soil conditions as outlined in the soils report: Rammed aggregate piers and vibro stone columns. The subcontractor responsible for this work will provide design drawings for review and approval and compaction/bearing capacity test results once the process has been completed. See specification section 31 34 21 – Aggregate Pier Soil Reinforcement.

END OF ADDENDUM NO. 1



**PROCUREMENT AND CONTRACTING REQUIREMENTS GROUP**

**DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS**

**Introductory Information**

00 01 01 .....Project Title Page  
00 01 10.....Table of Contents  
00 01 15.....Scope of Work  
00 11 13.....Advertisement for Bids  
00 31 32.....Geotechnical Data  
00 41 00.....Proposal Form  
00 73 43.....Wage Rate Requirements  
  
A201 .....General Conditions of the Contract for Construction

**SPECIFICATIONS GROUP**

**GENERAL REQUIREMENTS SUBGROUP**

**DIVISION 01 - GENERAL REQUIREMENTS**

01 10 00 .....Summary  
01 23 00 .....Alternates  
01 25 00 .....Substitution Procedures  
01 26 00..... Contract Modification Procedures  
01 33 00..... Submittal Procedures  
01 40 00 .....Quality Requirements  
01 50 00..... Temporary Facilities  
01 60 00.....Product Requirements  
01 70 00.....Closeout Procedures  
01 73 00.....Execution  
01 78 23.....Operation and Maintenance Data  
01 78 39.....Project Record Documents

**FACILITY CONSTRUCTION SUBGROUP**

**DIVISION 02 - EXISTING CONDITIONS**

02 41 19 .....Selective Demolition

**DIVISION 03 – CONCRETE**

03 30 00 .....Cast-in-place Concrete

**DIVISION 04 – MASONRY**

04 20 00 .....Unit Masonry  
04 73 00.....Manufactured Stone Veneer

**DIVISION 05 - METALS**

05 52 13 .....Pipe and Tube Railings  
05 73 16.....Cable Railings

**DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES**

06 10 00.....Rough Carpentry  
06 16 00.....Sheathing  
06 17 53.....Shop Fabricated Wood Trusses  
06 20 13.....Exterior Finish Carpentry

- 06 20 23.....Interior Finish Carpentry
- 06 41 16.....Plastic-Laminate-Faced Architectural Cabinets
- 06 42 16.....Flush Wood Paneling
- 06 64 00.....Plastic Paneling
- 06 73 00.....Composite Decking

**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**

- 07 13 26 .....Self-Adhering Sheet Waterproofing
- 07 21 00 .....Thermal Insulation
- 07 41 13.16.....Standing-Seam Metal Roof Panels
- 07 42 13.53.....Metal Soffit Panels
- 07 46 34 .....Cellular Composite Siding
- 07 62 00 .....Sheet Metal Flashing and Trim
- 07 72 53 .....Snow Guards
- 07 92 00 .....Joint Sealants (Exterior)
- 07 92 00.01.....Joint Sealants (Interior)

**DIVISION 08 - OPENINGS**

- 08 11 13 .....Hollow Metal Doors and Frames
- 08 33 23 .....Overhead Coiling Doors
- 08 54 13 .....Fiberglass Windows
- 08 71 00 .....Door Hardware

**DIVISION 09 - FINISHES**

- 09 22 16 .....Non-Structural Metal Framing
- 09 29 00 .....Gypsum Board
- 09 65 13 .....Resilient Base and Accessories
- 09 65 19 .....Resilient Tile Flooring
- 09 67 23 .....Resinous Flooring
- 09 91 13 .....Exterior Painting
- 09 91 23 .....Interior Painting

**DIVISION 10 – SPECIALTIES**

- 10 14 23 .....Panel Signage
- 10 21 13 .....Toilet Compartments
- 10 28 00 .....Toilet, Bath and Laundry Accessories
- 10 44 16 .....Fire Extinguishers

**DIVISION 11 - EQUIPMENT**

Not Used

**DIVISION 12 - FURNISHINGS**

Not Used

**DIVISION 13 - SPECIAL CONSTRUCTION**

Not Used

**DIVISION 14 - CONVEYING EQUIPMENT**

Not Used

**DIVISIONS 15 THROUGH 19 – RESERVED FOR THE FUTURE**

**FACILITY SERVICES SUBGROUP**

**DIVISION 20 – RESERVED FOR THE FUTURE**

**DIVISION 21 - FIRE SUPPRESSION**

Not Used

**DIVISION 22 – PLUMBING**

Not Used – See the Plumbing Drawings for Product Information

**DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING**

Not Used – See the Mechanical Drawings for Product Information

**DIVISION 24 – RESERVED FOR THE FUTURE**

Not Used

**DIVISION 25 - INTEGRATED AUTOMATION**

Not Used

**DIVISION 26 – ELECTRICAL**

Not Used – See the Electrical Drawings for Product Information

**DIVISION 27 – COMMUNICATIONS**

Not Used

**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**

28 15 00 .....Integrated Access Control Hardware Devices

**DIVISION 29 - Reserved for Future**

**SITE AND INFRASTRUCTURE SUBGROUP**

**DIVISION 30 - Reserved for Future**

**DIVISION 31 - EARTHWORK**

- 31 10 00 .....Site Clearing
- 31 20 00 .....Earth Moving
- 31 34 21 .....Aggregate Pier Soil Reinforcement

**DIVISION 32 - EXTERIOR IMPROVEMENTS**

- 32 12 16 .....Asphalt Pavement
- 32 13 13 .....Concrete Paving

**DIVISION 33 - UTILITIES**

Not Used

**DIVISION 34 - TRANSPORTATION**

**DIVISION 35 - WATERWAY AND MARINE CONSTRUCTION**

**DIVISIONS 36 THROUGH 39 – RESERVED FOR THE FUTURE**

**END OF DOCUMENT**

**SECTION 00 11 13  
ADVERTISEMENT FOR BIDS**

**PART 1 - GENERAL**

1.1 PROJECT INFORMATION

A. Notice to Bidders

1. Qualified bidders may submit bids for the project as described in the Document. Submit bids per the instructions included in this and other bid documents.

B. Project Identification

1. Coventry Township – New Field House at Logan Field
2. Project Location: 2701 N. Turkeyfoot Rd., Akron, Ohio 44319.
3. Owner: Coventry Township.
  - a. Owner’s Representative: Anna Bryant, Ed Diebold (Trustee).

C. Architect

1. Four Points Architectural Services, Inc.: 2850 S. Arlington Rd., Suite 200, Akron, Ohio 44312.
  - a. Contact: James A. Presutto, AIA.

D. Project Description

1. The construction of a new field house that will house a concession stand, public restrooms, equipment storage, an office, a team area, and a PA booth. The footprint of the building/first floor is 1,958 s.f. The building will have a mezzanine level with a camera deck (604 s.f.). The structure is made up of structural CMU walls, slab-on-grade, and wood framing for the mezzanine floor and the roof.
  - a. Estimated Project Cost: \$985,000.00.
2. Alternate A-1: Winter weather/freezing temperature protection for the all or portions of the construction zone.
  - a. Estimated Alternate Cost: \$50,000.00.

E. Construction Contract

1. Bids will be received for the following Work: General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

A. Bid Submittal Information

1. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the following:
  - a. Bid Date: **September 24, 2024.**
  - b. Bid Time: **2:00 p.m.** Public bid opening at the Coventry Community Center.
  - c. Location: 68 Portage Lakes Dr., Akron, OH 44319.  
Until 1:00 p.m. on September 24, 2024.

Coventry Community Center  
335 E. Willowview Dr., Coventry Township, OH 44319  
From 1:00 – 2:00 p.m. on September 24, 2024

Attention: Anna Bryant, Township Administrator

21-025

ADVERTISEMENT FOR BIDS

00 11 13 - 1

### 1.3 PREBID MEETING

#### A. Prebid Meeting Information:

1. The Owner will host a Prebid Meeting for all bidders at the following date, time, and location:
  - a. Prebid Meeting Date: **September 10, 2024.**
  - b. Prebid Meeting Time: **10:00 a.m.**, local time.
  - c. Prebid Meeting Location: Existing field house located at Logan Field – 2701 N. Turkeyfoot Rd., Akron, OH 44319.

### 1.4 DOCUMENTS

- #### A. Online Procurement and Contracting Documents:
- Online access will be provided through [www.seblueprint.com](http://www.seblueprint.com). The Contractor is responsible for any costs associated with viewing the electronic copy of the documents or having hardcopies produced.

### 1.5 TIME OF COMPLETION

- #### A. Anticipated "Notice-to-Proceed" date:
- October 7, 2024.
- #### B. Contract Time:
- 290 calendar days.

### 1.6 BIDDER'S QUALIFICATIONS

- #### A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work.
1. Each bid shall be accompanied by a bid bond signed by a surety company authorized to do business in Ohio, or by cashiers or certified check on a solvent bank. The bond or check shall be in the amount of Ten Percent (10%) of the total bid amount. Said bond or check shall be given as security, that if the bid is accepted, a contract shall be executed.
  2. The successful bidder will be required to provide a One Hundred Percent (100%) payment and performance bond (AIA Document A312) for the complete construction project.

END OF SECTION 00 11 13



**SECTION 00 41 00  
PROPOSAL FORM**

**ATTACHMENT A  
PROPOSAL FORM**

**SUBMITTED BY:**

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**HAND DELIVERED TO :**

**COVENTRY TOWNSHIP HALL  
68 PORTAGE LAKES DRIVE  
AKRON, OHIO 44319**  
(until 1:00 p.m. on Tuesday, September 24, 2024)

or

**COVENTRY COMMUNITY CENTER  
335 E. WILLOWVIEW DRIVE  
COVENTRY TOWNSHIP, OHIO 44319**  
(after 1:00 p.m. on Tuesday, September 24, 2024)

**ATTENTION: ANNA BRYANT**

Having reviewed the Specifications in the entirety, and examined the Drawings entitled:

**COVENTRY TOWNSHIP  
NEW FIELD HOUSE  
LOGAN FIELD  
2701 N. TURKEYFOOT RD., AKRON, OHIO 44319**

Prepared by Four Points Architectural Services, Inc. for the construction of the said project, and having inspected the site of and the conditions affected and governing construction of the said project, the undersigned here proposed to furnish all materials and to perform all labor as specified and as shown for the following sum:

**ITEM 1. BASE BID – GENERAL CONTRACT**

Material & Labor total for the sum of: \$ \_\_\_\_\_

\_\_\_\_\_ DOLLARS

**ITEM 2. ALTERNATE A-1 – Protection from Winter/Freezing Conditions**

Material & Labor total for the sum of: \$ \_\_\_\_\_  
\_\_\_\_\_ DOLLARS

**ITEM 3. TIME OF COMPLETION**

From the date of NOTICE TO PROCEED, the undersigned hereby agrees to complete the work within \_\_\_\_\_ days (Base Bid).

From the date of NOTICE TO PROCEED, if Alternate A-1 is accepted, the undersigned hereby agrees to complete the work within \_\_\_\_\_ days.

**ITEM 4. ACKNOWLEDGEMENT OF ADDENDUMS**

Bidder hereby acknowledges receipt of addendum.

Numbers \_\_\_\_\_  
(list all numbers received)

**ITEM 5. BONDS**

Each bid will be accompanied by a bid bond signed by a surety company authorized to do business in Ohio, or by cashiers or certified check on a solvent bank. The bond or check shall be in the amount of ten percent (10%) of the total bid amount. Said bond or check shall be given as security, that if the bid is accepted, a contract shall be executed.

The bidder also proposes to furnish to the Purchaser, if requested, within ten (10) days after execution of the Contract, a surety company bond, in the form provided herein, for the faithful performance of the Contract including the payment of all labor and indebtedness to equipment rental firms, material suppliers and any other vendors or subcontractors to whom the Bidder may be obligated in respect to the performance of the Contract. The penalty of the performance bond shall be one hundred percent (100%) of the Contract Price. Cost of such bond will be borne by the Purchaser and shall not be included in the prices listed in the price schedule.

Proposed surety is:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

A corporation organized under the laws of the state of \_\_\_\_\_.

Cost of premium to be borne by Purchaser is \$ \_\_\_\_\_ per \$1,000 of bond.

**ITEM 6. BIDDER'S CERTIFICATION**

The Bidder hereby acknowledges that the following representations in this bid are Material and not mere recitals.

1. Bidder has read and understands the Contract Documents and agrees to comply with all requirements of the 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 Standards specified by the Contract Documents.
3. The undersigned Bidder declares that he has visited the Project site, become familiar with local conditions and has correlated personal observations about the requirements of the Contract Documents. The Bidder has no outstanding questions regarding the interpretation or clarification of the Contract Documents. The Bidder understands that the Purchaser reserves the right to reject any or all bids.
4. The Bidder affirms that, in making this Proposal, neither the Bidder, any company it represents, nor anyone on its or its company's behalf, has directly or indirectly entered into any combination, collusion, undertaking or agreement with any other bidder from bidding on the work described in this Request for Proposal. The Bidder further affirms that this Proposal is made without regard or reference to any other bidder and that it is made without any agreement, understanding or combination with any person or persons concerning such bidding in any way or manner whatsoever.

**ITEM 7. CONDITIONS**

Each Bid must give the full business name of the Bidder. Bids by partnerships must be signed with the partnership name by one of the members of the partnership. Bids by corporations must be signed with the name of the corporation followed by the signature and designation of the president, secretary, or other person authorized to act for the president, vice president or secretary.

(If a corporation)

\_\_\_\_\_  
Name of Corporation

\_\_\_\_\_  
Signature

(If a partnership)

\_\_\_\_\_  
Name of Firm

\_\_\_\_\_  
Signature

**ATTACHMENT B  
PROPOSED SUBCONTRACTORS**

**SUBCONTRACTOR'S IDENTIFICATION:** General Contractors shall list all Subcontractors affiliated with the various trades listed below: (Form must be completed for Bid to be considered). Subcontractors listed may not be changed without the approval of the Owner and/or Architect.

EXCAVATOR: \_\_\_\_\_

SOIL AMENDMENT: \_\_\_\_\_

CONCRETE: \_\_\_\_\_

MASONRY: \_\_\_\_\_

CARPENTRY: \_\_\_\_\_

METAL ROOF/GUTTERS: \_\_\_\_\_

SIDING: \_\_\_\_\_

DOORS/FRAMES/HARDWARE: \_\_\_\_\_

OVERHEAD COILING DOORS: \_\_\_\_\_

GLAZING/WINDOWS: \_\_\_\_\_

CONCRETE: \_\_\_\_\_

PAINT: \_\_\_\_\_

SIGNS: \_\_\_\_\_

PLUMBING: \_\_\_\_\_

HVAC: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

## **SECTION 01 23 00 ALTERNATES**

### **PART 1 - GENERAL**

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

#### 1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
  - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
  - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

#### 1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

## PART 2 - PRODUCTS

(Not Used)

## PART 3 - EXECUTION

### 3.1 SCHEDULE OF ALTERNATES

- A. ALTERNATE A-1 – Provide a price for labor and material to protect the project site and/or portions of the construction to allow all work to be completed during winter weather conditions, including below freezing temperatures. Protection shall only include the heat and enclosures required to maintain the minimum temperatures and weather protection needed to meet the quality of installed work and materials noted in the specifications. The final extent and means of protective solutions will be determined by the Contractor and submitted to the Owner and Architect for review and approval.

Base Bid: No protection from winter weather/freezing temperatures. The final construction schedule and completion date will be adjusted to account for potential construction delays due to winter weather conditions.

END OF SECTION 01 23 00