



April 12, 2024

The Offices at the Agora      5000 Euclid Avenue      Suite 104      Cleveland, Ohio      44103

**Project:** Marquette Manor – Interior and Exterior Improvements  
1999 Sutter Avenue  
Cincinnati, OH 45225

## **Addendum #1**

Refer to attached revised Invitation for Bid with extended bid due date of May 7, 2024 and a second pre-bid walkthrough on April 17, 2024.

All revisions are clouded and tagged with "delta 1."

### **Questions Received from Bidders:**

1) Question regarding the plumbing on Sheets P1.02 and P1.03. What is the designation 3 in hexagon. There is no note regarding this. I believe it may be in reference to a stack for the Washer hook ups as there is none on the drawings.

**This note has been changed to letter D, delineating sanitary stack on P.003.**

2) in hexagon Are the water closets on P1.01 and P1.02 intended to be wall hung? The schedule says floor mount, but the piping and the chase suggest wall hung.

**Public water closets are to be wall hung, unit water closets are to be floor mounted. Drawings revised.**

3) Drawing E1.02 shows three unidentified luminaires in the corridor near the doors to the elevator lobby.

**Fixtures tagged.**

4) The catalogue number shown in the luminaire schedule is incomplete for LT-3. Missing Size, Color Temperature, and Finish.

**Information completed.**

5) What is the intent for mounting the LED tape light? Is this glued to the bottom of the cabinets, or will it be mounted in some type of extrusion? What size/type of driver?

**Revised LT-F and LT-4 specification to have a built-in driver, size 24"W. Refer to Lighting Schedule.**

6) Fixture Type X-1 is shown on the drawings; however, it is not listed in the fixture schedule.

**The fixture type was added to the schedule.**

7) The lower-level plan shows three light fixtures in the transformer room. This room has exposed 12,470-volt copper bus bars on insulators on the ceiling. No work can be safely done in this room.

**Scope removed from drawings.**

8) Unit 1B electrical plan has a symbol that appears to be a LT-13; however, it is not identified.

*LT-13 is only installed in Resident Corridors, centered on each Unit Entry Floor 2-15.*

9) Unit 1C electrical plan has the same symbol as that in item 6 above, however it is shown over the kitchen counter and refrigerator.

**No symbol could be found. We believe this was a revit export error and has been fixed.**

10) If the fire alarm system has smoke detectors and CO detectors in the dwelling units will the single station smoke alarms still be required?

**Single station smoke alarms are required by code. If the existing system detectors have a sounder base, it can remain. However, in the event they don't, a sounder base will be required to be added. System smoke detectors are not required for multi family dwelling units. Unsure if these were installed at some point to meet Chapter 34 (Can CMHA confirm?).**

11) The opening for fridges is around 27" in most units, yet the spec'd Fridge is 30" wide. That won't fit.

**Revised all refrigerator openings to be 2'-6" and revised AP-1 to be a 24" W refrigerator.**

12) What is the max width of space that will be available for the fridges in each room type? The drawings show 3 different opening sizes for the refrigerators, but only 1 model is listed in the spec. Can this be clarified?

**Revised all refrigerator openings to be 2'-6".**

13) Is there any requirements for Appliances in the penthouse, nothing is listed on schedule on A7.01B or shown on floor plans?

**No, the penthouse is for elevator equipment only.**

14) On P2.01 detail #3 for Units 1C, What type of Lav is being used here?

**See revised tag, PL-B – described on P0.02.**

15) I may have missed it, but on doors 101A and 101B, are both doors being automated? Or is just one door?

**Both doors are automated per specifications.**

### **Additional Revisions:**

#### **Project Manual:**

Replace section D. Wage Decision – Building under Condition of Contract with attached dated 4/5/2024.

Note: The most current published rates will be required up to the project's financial closing and contract execution. Submitted bids are not to change despite potential material and labor rate changes during this period.

#### **Spec. section**

07 8400	Add specification section.
07 8413	Remove specification section.
07 8446	Remove specification section.

**Construction Documents:****Title and Code Drawings**

G0.02	New exterior, interior, and existing wall types revised. Notes added for acoustic and fire-resistance requirements.
G0.04-G0.11	Sheets added to set, firestopping details provided.

**Site Plans**

AS.01	Extended the Not In Scope line to include all demo scope. Labeled note D25.
AS.02	Changed the wording of keynote D34. Exterior light fixture locations have been added. Exterior lighting fixture schedule updated. Recreation area plan updated. Handicap parking callout moved locations and sheet location. Egress pathway to recreation area updated.
AS.03	Recreation area plan updated. Added keynote 03.08 Added keynote 32.05 Added keynote 32.06 New section detail callout 7/AS.04 Added an additional two lights, LT-E2, to the plan. New elevations for planting boxes in Recreation area. 2/AS.03 & 3/AS.03 Added section cut for planting 6/AS.04. Added note for typical concrete curbs. Updated location and drawing of wood guardrail 7/AS.04 Noted slope direction at recreation area.
AS.04	Sign to be self-illuminating rather than lit from fixtures mounted in ground. Electrical to provide power to this location only. Added detail 6/AS.04. Allen Block retaining wall . Added detail 7/AS.04 wood guardrail detail.
AS.05	Reorganized page.
L1.01	Updated planting schedule. Added callout for enlarged landscape plan at recreation area. 2/L1.01 added note calling out tree species. 2/L1.01 added 20 HE HA plants to recreation area and note. 2/L1.01 added note to slope mulch bed.
L1.02	Moved planting details to L1.03 Added 1/L1.02 Enlarged Planting Plan for recreation area.
L1.03	Added this sheet. Now includes Planting details.

**Architectural Demolition Drawings**

D1.01	Demolition General Notes moved to this sheet.
D1.02	Added Demo note 44. Added Demo note 46. EIFS Demolition Jamb detail added to sheet. Demo notes D9 and D39 have been revised.

**Architectural Drawings**

- A1.01 Keyed note 08.03 added to doors 001B, 006, 009B.  
Dimension updated at Gender Neutral Restroom.  
Additional bollard noted at column A2.  
Keyed note 10.08 added to provide overhead clearance signage at service drive entrance, near column A2.
- A1.02 Dimensioning added for new interior walls.  
Added bike racks – keynote 32.07
- A1.04 Note updated regarding roof penetrations and alterations.
- A2.01 Exterior Elevation general note 1 revised.
- A2.02 Exterior Elevation general note 1 revised.  
Lighting tags LT-E7 added to South Elevation indicating LED strip lights.  
A2.03 Keyed note 32.01 regarding new flashing changed to keyed note 07.01.  
Keyed note 32.02 regarding new caulking changed to keyed note 07.02.  
Exterior Elevation general note 1 revised.
- A2.04 Storefront Elevations have all been revised. New dimensions and callouts for details.  
Storefront General Notes have been added.
- A2.05 All storefront jamb details have been revised.  
Detail added for interior wall at 5" vertical mullion.
- A2.06 Sheet added to set.  
Storefront head / sill details have been provided.
- A3.01 Notes added to describe wall construction at Typical Wall Section.
- A3.02 Notes added to describe wall construction at Typical Wall Section.  
Lighting tags LT-E6 added to Enlarged Canopy RCP indicating LED linear lights.
- A4.03 Lighting tags LT-E6 added to Enlarged Port Extension Canopy RCP indicating LED linear lights.
- A5.01 Overall basement ceiling plan revised to show exterior ceilings and light fixtures.  
Elevator Lobby and Community Room Acoustical Ceiling Details moved to this sheet.
- A5.02 Overall ground floor ceiling plan revised to show exterior ceilings and light fixtures.
- A5.03 Overall 2<sup>nd</sup> - 15<sup>th</sup> floor ceiling plan revised to show LED strip lights at front of balconies.  
Enlarged Community Room RCP moved to this sheet.
- A6.00A Revised blocking to show 3 5/8" C-Studs on 3/A6.00A & 5/A6.00A
- A6.00B Revised and Added additional metal blocking to shelving detail S1 & S2.  
Added "S3" Accessible Single Shelf and Rod detail drawing
- A6.00C Revised and added blocking to be 3 5/8" metal C-Studs.
- A6.01 Added keynote 09.27 for existing concrete ceilings.  
Added keynote 26.19 for location of electrical load centers.  
Unit 1A Demolition plan revised to show all interior walls to be demolished.  
Unit 1A Proposed plan revised to show all newly constructed walls.  
Keynotes 23.02 and 23.03 have been revised.  
Revised Kitchen Refrigerator opening and adjacent cabinet size.  
Added keynote 09.29 (to all unit plan sheets). Refer to G0.02 for more information.
- A6.02 Revisions to Unit Bathroom & Hallway ceiling. Added keynote 09.27, 09.28, and D45  
Added keynote 26.19 for location of electrical load centers.
- A6.03 Revisions to Unit Bedroom Closet ceiling. Added keynote 09.27, 09.28, and D45.  
Added keynote 26.19 for location of electrical load centers.  
Revised Kitchen Refrigerator opening and adjacent cabinet size

- A6.11 Added keynote 10.06 for Motorized Shade Cloth at Ground Floor Windows
- A6.12 Added note regarding existing Trash Chute
- A6.14 Added note regarding existing Trash Chute on Interior Elevation 11/A6.14
- A6.15 Added Accessible Clearances to all Restroom Plans  
 Revised Dimensions for PL-2 & PL-3 on Sheet 1/A6.15  
 Removed WF-2 from Men's Restroom and added fir wall to align with existing column  
 Revised Tags on 14/A6.15  
 Revised Room name "Unisex Restroom" to "Gender Neutral Restroom"
- A7.01A Added Collection Name "Solar Motorized Shade Cloth" to WB-1 in Finish Schedule  
 Revised WF-2 product information in Finish Schedule
- A7.01B PL-1 noted "NOT USED"  
 AP-A Model Revised to be 24"W - FFET1222UV  
 Revised LT-4 and LT-F Tape Light Specification in Lighting Schedule  
 Added specification for LT-14

### **Plumbing**

- P0.02 Plumbing fixture schedule revised to show wall hung toilets in public bathrooms and floor mounted in the units.
- P1.02 Drinking fountains added.

### **Electrical**

- ES.01 Light fixtures added and locations adjusted.
- E1.02 Additional detail added for LED light on spandrel beam at each typical floors balcony.

END OF ADDENDUM