

TC ARCHITECTS
430 GRANT STREET
AKRON, OH 44311

**ADDENDUM NO. 01
December 11, 2023**

To the Plans and Specifications for:

**Brookledge Golf Course Club House
1621 Bailey Rd.
Cuyahoga Falls, OH 44221
TC Project No.: 58A23**

TO ALL BIDDERS:

This Addendum supplements and amends the original Plans and Specifications and shall be taken into account in preparing proposals and shall become a part of the Contract Documents.

This Addendum includes all questions through December 11, 2023.

GENERAL CLARIFICATIONS, INFORMATION & BID RFI's.

1. **There appears to be a conflict between the location of the proposed grease trap and the existing air conditioner condenser. The excavation for the new grease interceptor will be approx. 8' deep from existing ground level. Please review the locations of the trap and related piping.**

Coordinate final grease interceptor location with Architect and Owner.

2. **Summit County normally requires a sampling port to be installed downstream of the grease trap so that they can test the effluent for grease content.**

See revised detail on sheet P301.

- a. **They do not do any coating. You wouldn't normally want to install any coating until after the 28 day cure time is up. To apply this coating in the field in the winter is next to impossible. Typically we dig the hole and Mack comes with their crane truck and sets it in the hole.**

The epoxy coating is not required. See revised detail on sheet P301.

- b. **We then immediately fill it with water so that it won't float. The trap comes in two pieces and they assemble it when they drop it off. I noticed that there is no local vent or downstream vent on the trap.**

See revised detail on sheet P301.

- c. **The location of the proposed grease trap appears to be in the same location as the existing air conditioning condenser.**

Coordinate final grease interceptor location with Architect and Owner.

3. **The plan calls to install some flat venting at the three part sink which is not permitted by code.**

The 3-compartment sink discharges into a floor sink below with an air gap. Venting is provided to the floor sink by a 2" vent extending up from below the floor and routing horizontally below the 3-compartment sink and into the adjacent wall. The horizontal run of vent piping is routed above the flood rim of the floor sink. Please refer to coded note 8 on P201 and isometric on sheet P301 for routing layout and clarification.

- 4. I have never installed a dishwasher drain into a washing machine box. Can you provide the instructions for the installation of the dishwasher?**

The flexible dishwasher drain line shall discharge into the supply and drain box within the wall behind the dishwasher. Please refer to plumbing fixture schedule on sheet P001.

- 5. There is a note on the plan about a relocated ice machine and a related backflow preventer to be installed. Please clarify. The drawing appears to indicate an exposed backflow preventer in the men's room supplying water to the exterior hose bib. I don't see anything about water or drain for an ice machine.**

A double check valve shall be installed in the DCW piping serving the exterior hose bibb. Field verify location of piping prior to installation. The Owner is relocating an existing ice maker from the property to the exterior of the building. Coordinate final location with Architect and Owner. Please make final ice machine connections from the exterior hose bibb to the ice maker per the manufacturer's requirements. The ice maker shall drain on the ground as it is outside. Refer to coded note 12 on sheet P201.

- 6. Noted in the Finish Legend, is the following correct for WOC-1 – DESCRIPTION – VINYL COMPOSITE TILE, MANUFACTURER - PATCRAFT, PATTERN/COLOR - TIMBER GROVE II ?**

This should read LVT, not VCT.

- 7. Confirm WOC-1 for Room No. 100 Vestibule**

Provide a material allowance of \$45.00 per sq. yd.

- 8. Drawing E301 – The drawing is showing a receptacle, TV data and a WAP that all say ceiling mounted. Are these to be recessed mounted to the underside of a beam, or on the ceiling?**

See revised sheet E301 for mounting information. Coded note 10 added, mount wireless access point to underside of finished beam. For other receptacles, a surface mounted box adjacent to the ceiling mount with conduit running to the back wall is recommended.

- 9. In the lower level, there is no ceiling, just open bar joist. Due to the routing on conduit and LV wire from underneath on the new clubhouse finishes, is there a ceiling going back in the lower level?**

No ceiling will be installed.

- 10. Are there any Environmental Site Assessment Reports identifying any environmental contaminants including but not limited to asbestos, lead paint, etc., for the project?**

No.

- 11. Is the General Contractor required to be registered with The City of Cuyahoga Falls Ohio prior to submitting the bid?**

See Pre-bid Meeting Minutes.

12. What is the anticipated Notice to Proceed (NTP) Date ?

January 2024.

13. Shelving is to be metro shelving.

14. All kitchen equipment is OFCI.

15. The display grid will be by the Owner (they will purchase it and install it).

16. Patch ceiling around fireplace. See attached photo for extents of area.

Attachments:

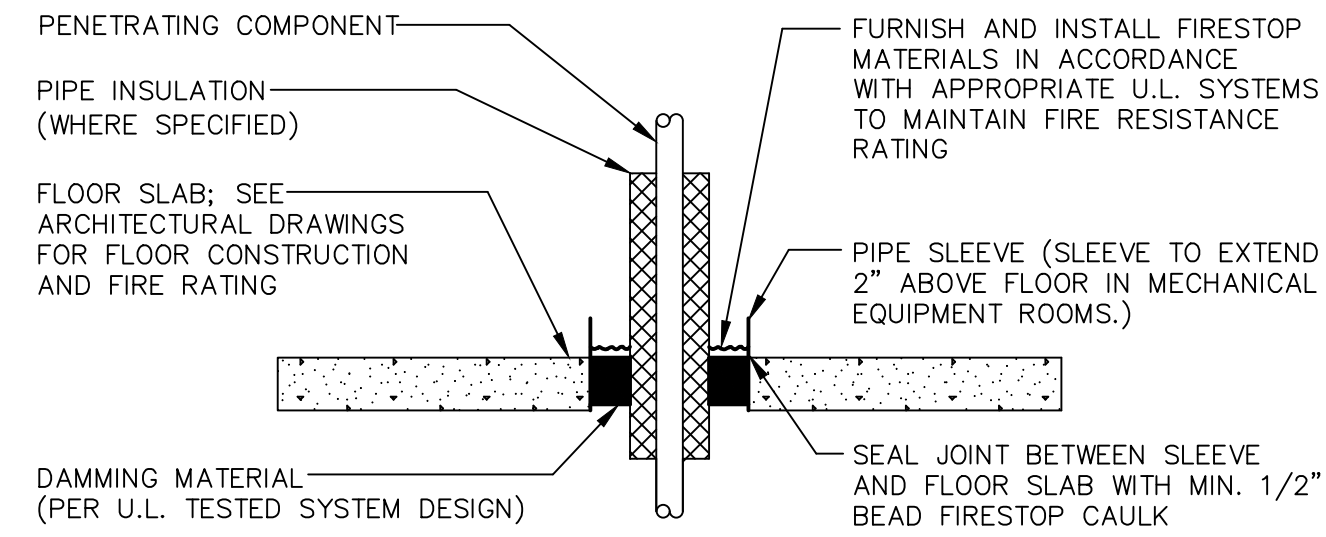
P301, Revision 1, Addendum 01, dated 12/11/2023

E301, Revision 1, Addendum 01, dated 12/11/2023

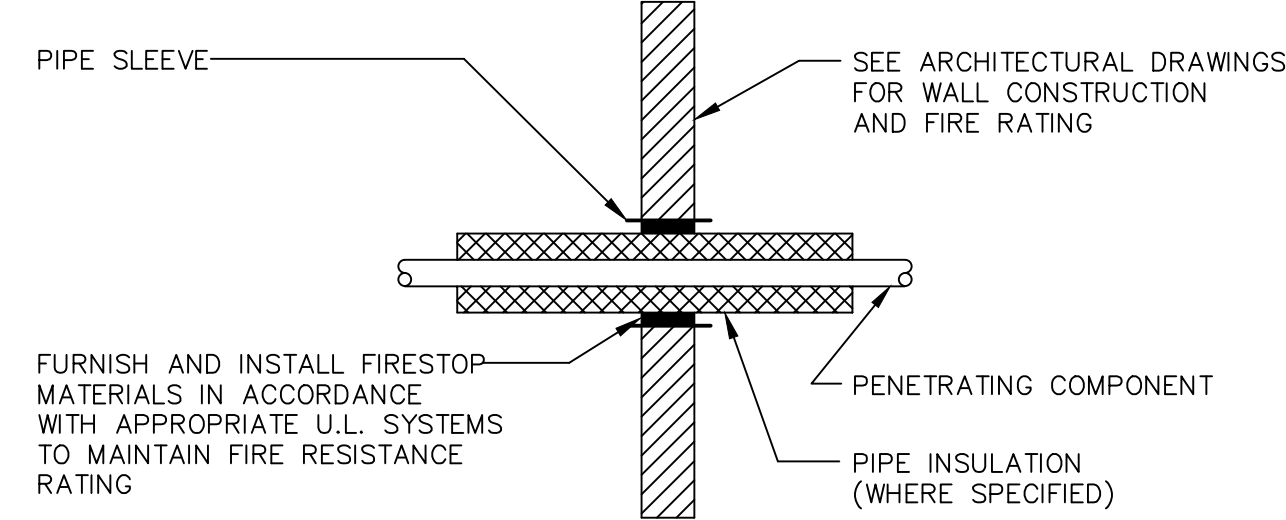
Photo of ceiling around fireplace

END OF ADDENDUM 01

Drawing = M:\2023\23215\Design\Plbg\ 23215_P301 DETAILS - PLBG.dwg Tab = P301 Username = jGiacquinto Date = Dec 11, 2023 - 12:12pm



FLOOR SECTION

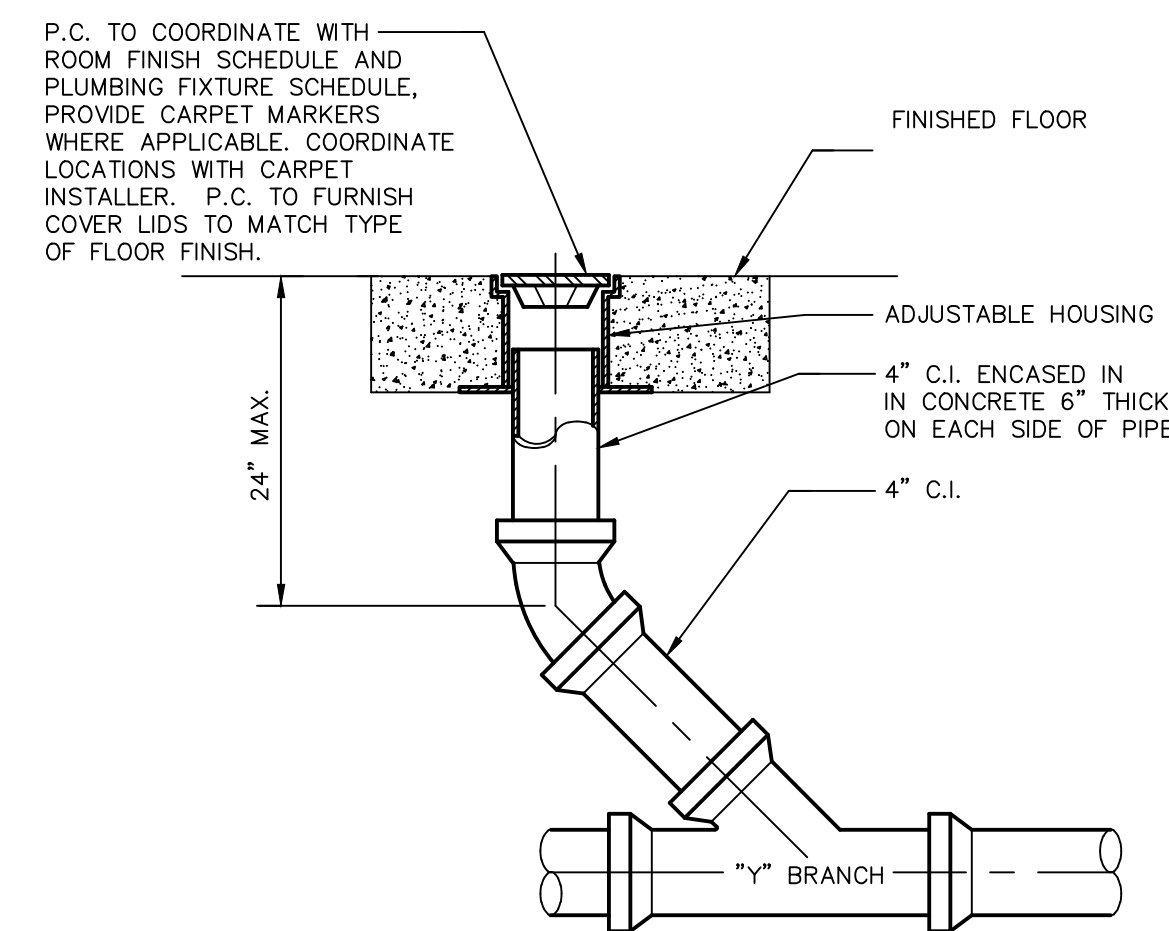


WALL SECTION

- NOTES:**
- WHERE PIPES, DUCTS AND OTHER COMPONENTS PASS THROUGH FIRE OR SMOKE RATED WALLS OR FLOORS, PROVIDE NON-ASBESTOS SEAL ASSEMBLIES CLASSIFIED BY U.L. TO PROVIDE FIRE BARRIERS EQUAL TO OR GREATER THAN THE TIME RATING OF THE CONSTRUCTION BEING PENETRATED, WITH APPROPRIATE MATERIALS AND SYSTEMS THAT COMPLY WITH APPLICABLE CODES AND THAT HAVE BEEN TESTED IN ACCORDANCE WITH U.L. 1479 OR ASTM E814.
 - GROUT, MORTAR OR GYPSUM BASED PRODUCTS SHALL NOT BE INSTALLED IN LIEU OF FIRESTOPPING MATERIALS AND U.L. SYSTEMS.
 - FOR SLEEVED PENETRATIONS, FIRESTOP ANNULAR SPACE, IF ANY, BETWEEN SLEEVE AND ADJACENT CONSTRUCTION TO MEET U.L. SYSTEM REQUIREMENTS. SEE NOTE 2 ABOVE.
 - THIS CONTRACTOR SHALL FIRESTOP ALL MISCELLANEOUS OPENINGS IN FIRE-RATED CONSTRUCTION RESULTING FROM HIS WORK.
 - CONTRACTOR SHALL PROVIDE SUBMITTAL DRAWINGS TO ARCHITECT, INCLUDING U.L. RATED SYSTEM NUMBER AND DETAIL FOR EACH TYPE OF PENETRATION AND CONFIGURATION.
 - THE FIRESTOPPING SYSTEMS ARE TO BE INSTALLED BY EXPERIENCED, MANUFACTURER TRAINED, AND UL CERTIFIED OR FM CERTIFIED PERSONNEL.
 - ALL FIRESTOPPING MATERIAL IS TO BE PROVIDED FROM A SINGLE MANUFACTURER FOR ALL APPLICATIONS.
 - CONTRACTOR SHALL CONSULT MANUFACTURER'S TECHNICAL EXPERTS FOR ASSISTANCE IN SELECTING APPROPRIATE FIRESTOPPING SYSTEM FOR EACH APPLICATION.

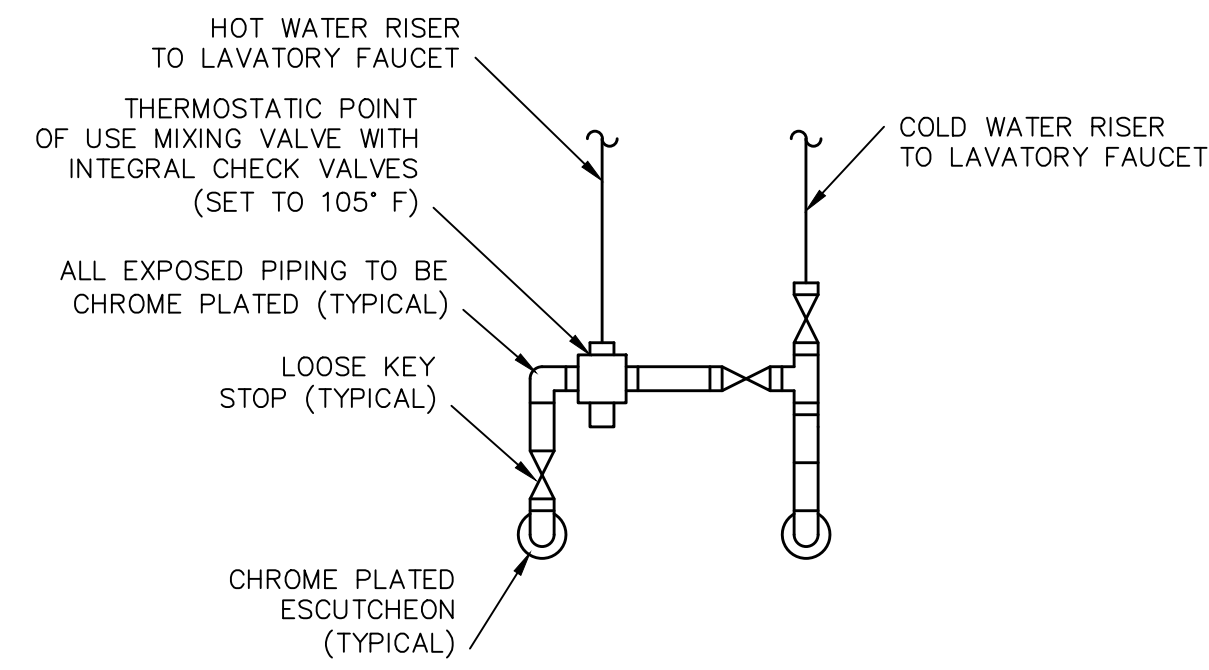
FIRESTOPPING DETAIL FOR PENETRATIONS THROUGH FIRE-RATED CONSTRUCTIONS

N.T.S.



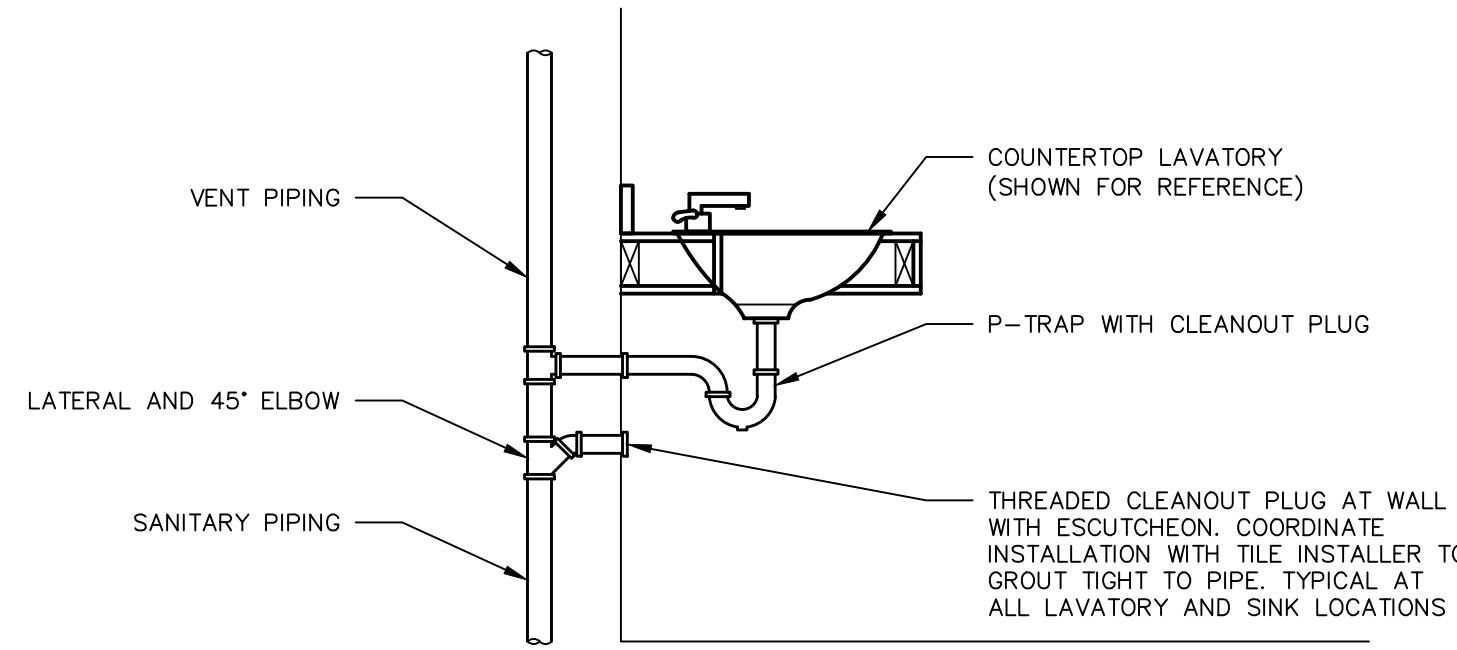
INTERIOR DRAIN CLEANOUT DETAIL

N.T.S.



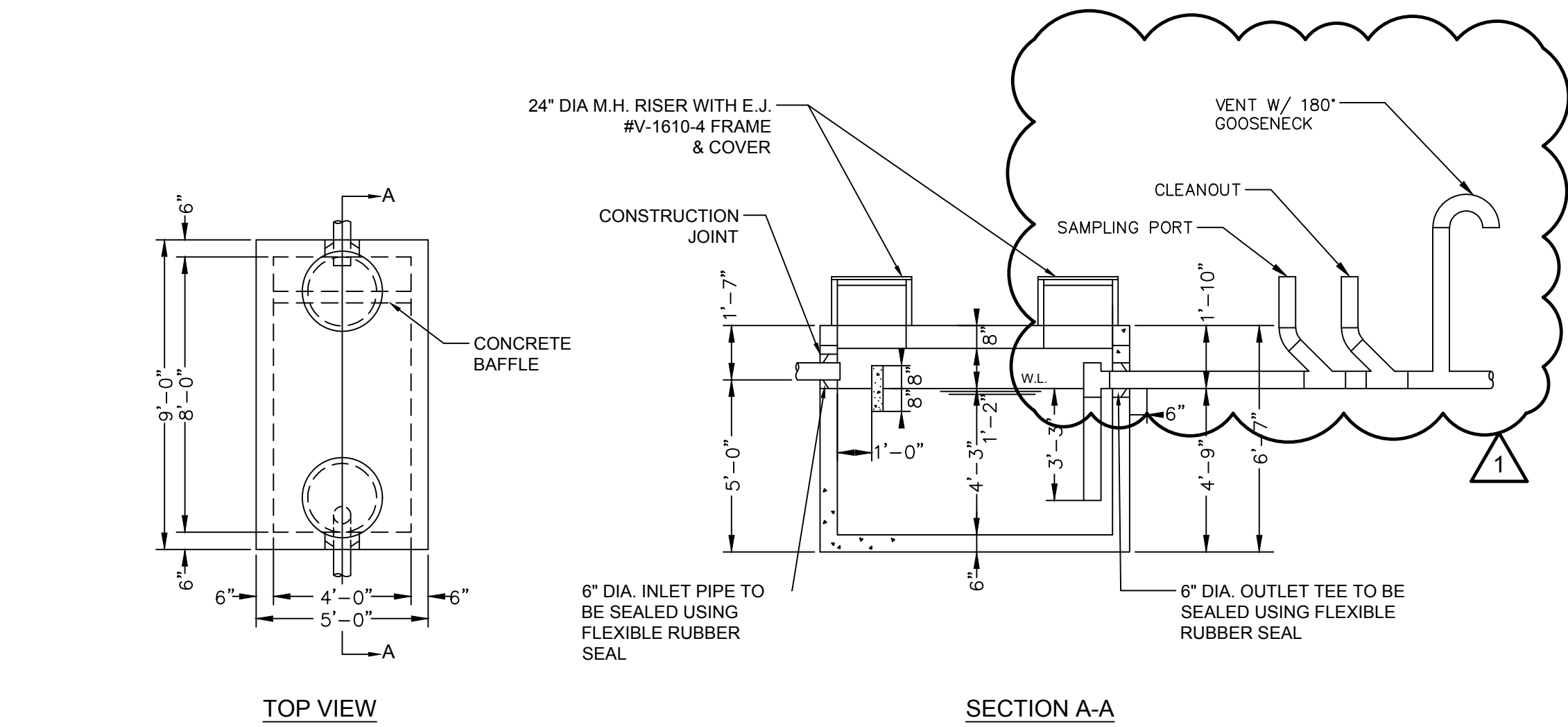
TYPICAL PUBLIC LAVATORY DETAIL

N.T.S.



TYPICAL LAVATORY CLEANOUT DETAIL

N.T.S.



TOP VIEW

SECTION A-A

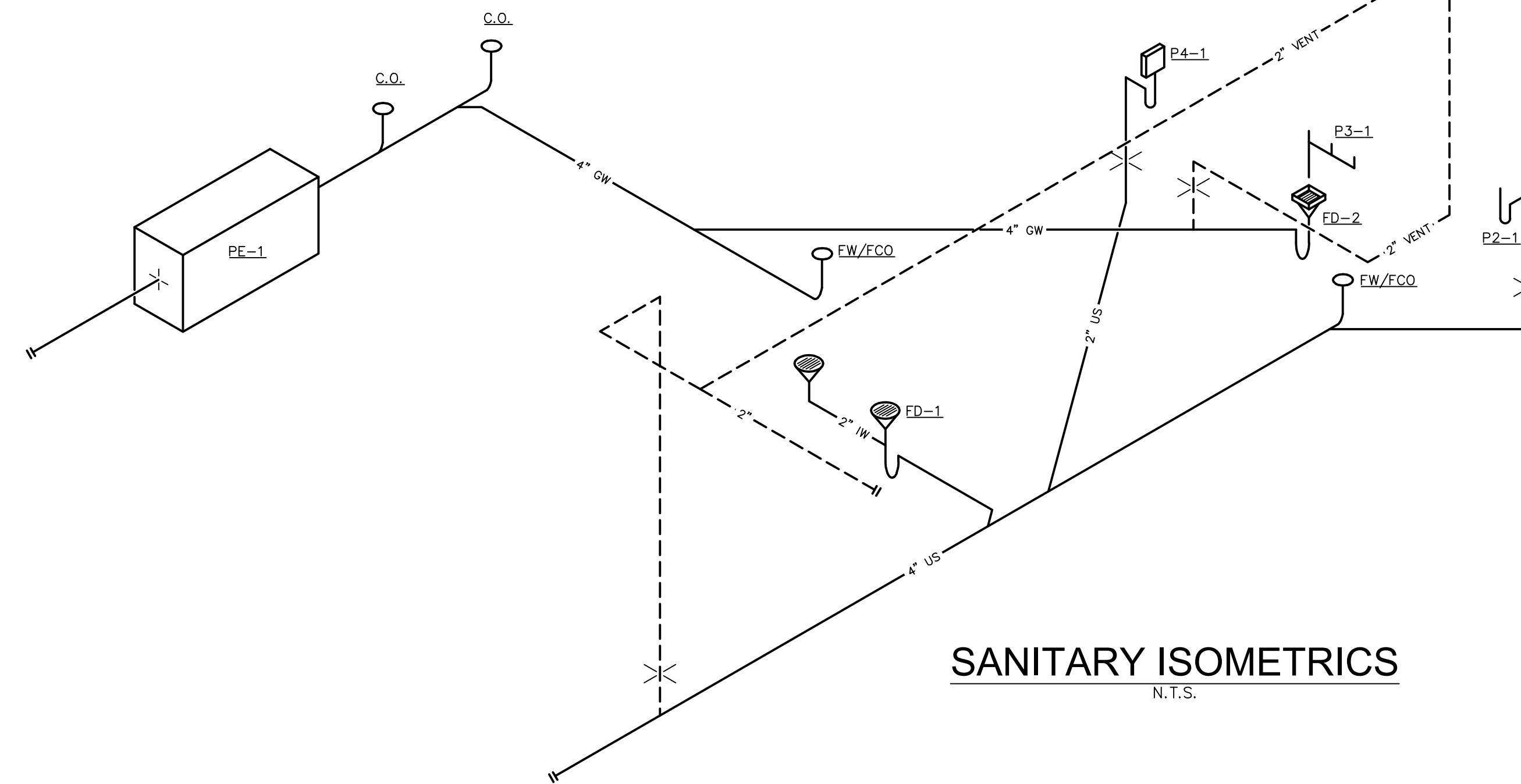
1000 GALLON

GREASE INTERCEPTOR DETAIL

N.T.S.

NOTE:

- REINFORCED PRECAST CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.
- 24" DIA. RISER AVAILABLE IN 12" + 24" HEIGHTS.
- CONSTRUCTION JOINT TO BE SEALED WITH 1" CONSEAL CS-102 SEALANT.



SANITARY ISOMETRICS

N.T.S.



Chief Schoonover 11/22/23
SIGNATURE DATE

REVISIONS	
1	Addendum 01 12/11/2023

DETAILS AND ISOMETRICS - PLBG

CITY OF CUYAHOGA FALLS
BROOKLEDGE GOLF COURSE



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PHONE: (330) 867-1093
www.tcarchitects.com

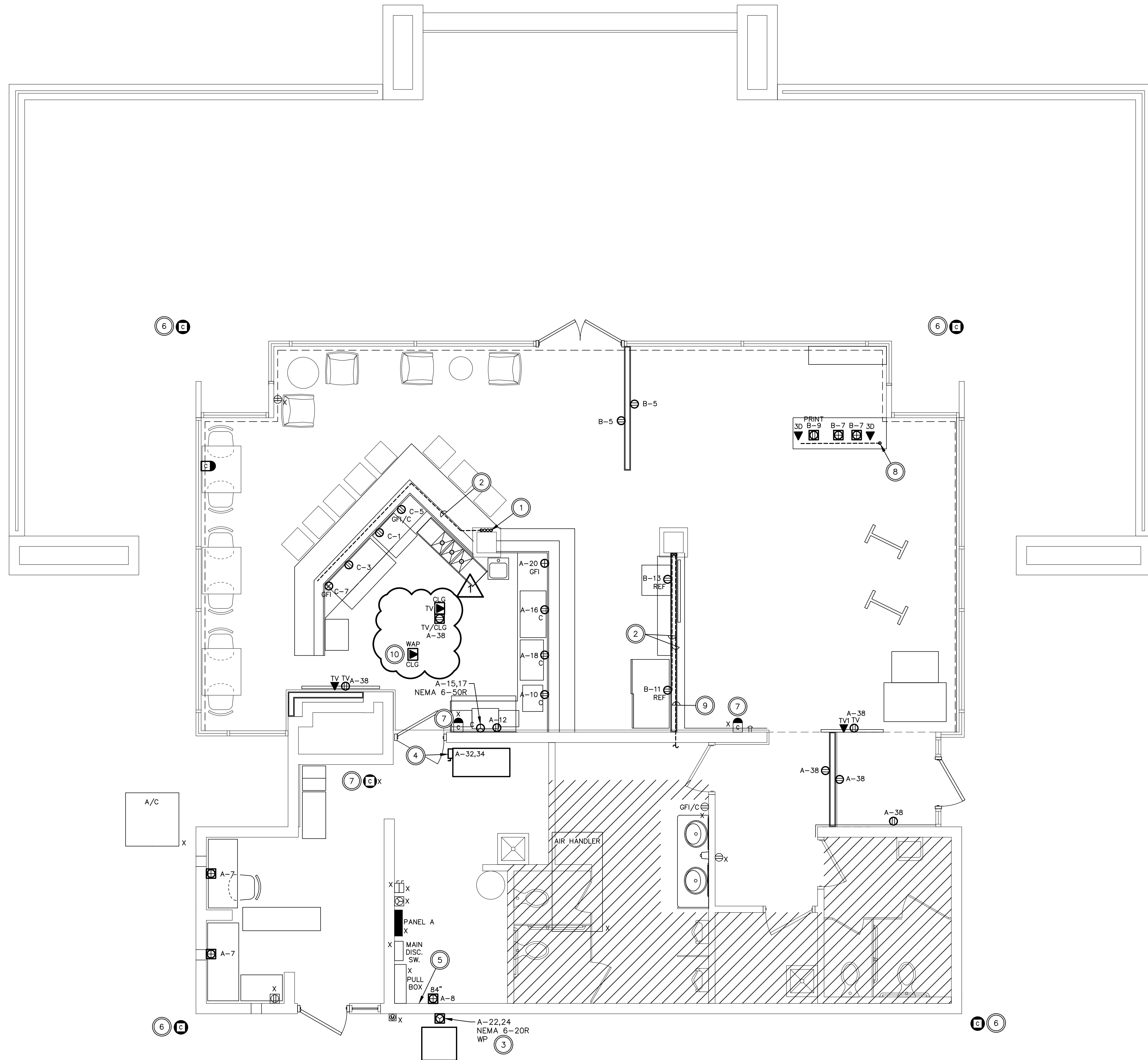
TURNING VISIONS INTO REALITY

11/22/2023
DATE

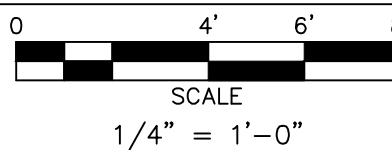
65A23
PROJECT NUMBER

P301
DRAWING NUMBER

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NEW WORK - FIRST FLOOR PLAN - POWER / SYSTEMS

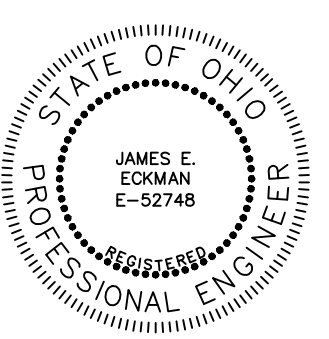


PLAN NOTES

- A. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- B. THE E.C. SHALL COORDINATE ALL KITCHEN EQUIPMENT REQUIREMENTS WITH MANUFACTURER PRIOR TO BID. INCLUDE ALL ADDITIONAL COMPONENTS AND DEVICES REQUIRED FOR COMPLETE INSTALLATION. VERIFY EXACT MOUNTING LOCATION AND HEIGHT FOR ALL KITCHEN ELECTRICAL DEVICES WITH ARCHITECT AND/OR EQUIPMENT VENDOR/MANUFACTURER.
- C. THE E.C. SHALL COORDINATE INSTALLATION OF KITCHEN EQUIPMENT WITH ALL OTHER TRADES TO ENSURE NO INSTALLATION CONFLICTS WITH EQUIPMENT AND ASSOCIATED DEVICES, PIPING, CONDUIT, ETC.
- D. ALL KITCHEN EQUIPMENT POWERED BY A RECEPTACLE SHALL HAVE GFCI PROTECTION (BY OUTLET OR BREAKER).
- E. PROVIDE A CONDUIT OR WIRE DUCT (WHEN EXPOSED) PATHWAY BETWEEN ALL COMMUNICATION DEVICES AND THE MECHANICAL ROOM TELECOM BACKBOARD. COORDINATE ALL SURFACE-MOUNTED WIRE DUCT PLACEMENT WITH ARCHITECT PRIOR TO INSTALLING.

CODED NOTES

1. ROUTE CONDUIT ACROSS LOWER LEVEL CEILING FROM PANEL C, TO LOCATION SHOWN, AND STUB CONDUIT UP ALONG COLUMN (BEHIND NEW FINISH). CONFIRM EXACT ROUTING AND QUANTITY PRIOR TO ROUGH-IN.
2. ROUTE WIRE AND CONDUIT FOR EQUIPMENT WITHIN WALL/MILLWORK AND STUB INTO COLUMN (BEHIND NEW FINISH). CONFIRM EXACT ROUTING AND QUANTITY PRIOR TO ROUGH-IN.
3. VERIFY EXACT LOCATION, SPECIFICATION, AND ELECTRICAL REQUIREMENTS OF WALK-IN COOLER PRIOR TO BID.
4. VERIFY EXACT SPECIFICATION, AND ELECTRICAL REQUIREMENTS OF ICE MAKER PRIOR TO BID. PROVIDE 60A/2P/240V/35AF/NEMA 1 DISCONNECT IF NO DISCONNECTING MEANS INCLUDED WITH UNIT. DISCONNECT MUST BE MOUNTED IN AN ACCESSIBLE LOCATION.
5. APPROXIMATE LOCATION OF NEW TECHNOLOGY RACK. ALL NEW COMMUNICATIONS CABLING SHALL TERMINATE ON THIS RACK. REFER TO TECHNOLOGY DETAILS. PROVIDE DEDICATED RECEPTACLE AT RACK LOCATION; COORDINATE FINAL LOCATION WITH CABLING VENDOR.
6. CEILING-MOUNTED CAMERA ON UNDERSIDE OF SOFFIT. REMOVE, RECABLE AND REPLACE EXISTING CAMERAS. PROVIDE ROUND BACK BOX IN SOFFIT TO MATCH CAMERA BASE.
7. RE-MOUNT AND RE-CABLE EXISTING CAMERA (REFER TO DEMOLITION FLOOR PLANS).
8. STUB WIRE, CONDUIT, CABLING FROM LOWER LEVEL UP TO MILLWORK. ROUTE CONDUIT WITHIN MILLWORK, OR CONCEALED UNDER COUNTER TO DEVICES SHOWN. CONFIRM EXACT ROUTING AND QUANTITY PRIOR TO ROUGH-IN. POWER AND DATA SHALL BE RUN IN SEPARATE CONDUIT.
9. (2) 1-1/4" FROM MECHANICAL ROOM DOWN TO BASEMENT FOR ROUTING COMMUNICATIONS CABLING.
10. MOUNT WIRELESS ACCESS POINT TO UNDERSIDE OF FINISHED BEAM.



J. Eckman 11/22/23
SIGNATURE DATE

REVISIONS	
▲	Addendum 01 12/11/2023

NEW - FLOOR PLAN - PWR / SYS
CITY OF CUYAHOGA FALLS
BROOKLEDGE GOLF COURSE



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TURNING VISIONS
INTO REALITY


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65A23
PROJECT NUMBER

E301
DRAWING NUMBER

Michelob
ULTRA
SUPERIOR LIGHT BEER



Welcome Home

Mr. and Mrs. Madden

