

ADDENDUM 1

May 27, 2026

To All Bidders:

This Addendum alters and amends section 13 11 00 of the specifications. Please see the below revised pages that have been affected.

You must indicate receipt of Addendum 1, on your BF.11 (Signature Page) Form.

END OF ADDENDUM 1

Part 1 General

1.1 Definitions and Acronyms

.1 **Div. 13** – (*non-exhaustive list of services and project work*) for Co2 Refrigeration supply, installation, and service provider/contractor; inclusive of items shown and described in project plans and specifications and of:

- .1 Placement, connection, power, and Installation of new Co2/PG Glycol Chiller rack
- .2 Supply and installation of new indirect PG Glycol cooling refrigerated concrete floor, WABO expansion joint, supply, and installation of new dasherboard, glass and safety netting as per plans, legends, schedules on drawings.
- .3 Demolition of existing R22 flooded skid, pumps, piping, floor, concrete and transmissions mains.
- .4 Electrical demolition of all existing wiring, back to existing panels and electrical upgrades as per Electrical drawings.
- .5 Supply and installation of new codified Engine room (See architectural MEP drawings)
 - .1 Ventilation systems
 - .2 Leak detectors
 - .3 Lighting
 - .4 Sprinklers
 - .5 Fire protection, fire ratings, doors, and code needs.
- .6 All piping insulation, all required hangers, saddles, trapeze, ready rod for all piping, insulation.
- .7 Supply and installation of PRV's (Pressure relief valve) piping tree(s) to outdoors, protective piping beneath hangers in Expo IV
- .8 Pump down, decommissioning and demolition/removal of existing refrigerated R-22 ice rink skating concrete floor, demolition of existing R22 pumped Refrigeration rack, condenser, and compressors. (See drawing and specs)
 - .1 Credit of R-22 removed back to owner
 - .2 Show credit in bid forms.
- .9 Wiring and connections to new outdoor Adiabatic Evapco gas cooler.
 - .1 Supply and installation of new steel structure for support
 - .2 Engineered drwgs for steel stand and piles (as required)
 - i. See drwgs
- .10 Microthermo controls wiring, connection and integration to existing Delta-based DDC BMS systems with training, commissioning, and testing.
- .11 Startup, and testing Cx and TAB services.

.2 **LMP / Evapco** – Supplier / manufacturer of ~~the Owner Supplied~~ major equipment that being

- .1 Co2 rack
- .2 Gas cooler
- .3 Rack mounted Control systems and starter panels
- .4 Pump skid package and associated starter panels

All of which is to be supplied and installed by the contractor as no equipment has been prepurchased for the project.

- .3 **C of M – City of Mentor** (client)
- .4 **MICROTHERMO (MT)** – Rack mounted DDC control system.

~~.5 **RFC – Div 13 Refrigeration Freezer Contractor**~~

~~IRC – Div 13 - Ice Rink Contractor~~

- .6 **DIV. 23** – Mechanical HVAC, Sprinklers and Plumbing. – prime mechanical contractor.
- .7 **Low-Voltage Controls** – Rack and EC motor connections inclusive of MT ethernet connections, case/evap controllers. Twin Control panels (CP1 and CP2) by rack manufacturer; non power wiring below 120 volts.

NOTE – it is extremely important to note that the power wiring for all single point connections to the racks, power to heaters, unitary equipment, shall be connected and made by Div 26 Electrical contractor (EC) and associated EC drawings and specifications. All wiring requirements, conduit specs and cable tray specifications for all RFC wiring shall confirm and follow Div 26 specifications.

See chart indicating power connections responsibility and supply and installation details of required starters, VFD's and Electrical panels.

- 1.2 CARE AND CAUTION SHALL BE PAID IN REVIEW AND CONFORMANCE TO DIVISION 26 EC SPECIFICATIONS. C of M (client) has strict electrical wiring, specifications and site requirements and all wiring and connections shall confirm to the Div 26 specs as they take precedence to wiring specs in Div 13 herein. In the event of confusion, raise concerns with ~~RFC~~ **Div 13 – IRC** consultant immediately in writing

1.3 CONTRACT METHOD

- .1 Construct Work under single stipulated Prime Contractor Lump Sum price contract.
- .2 Employ Breakout costing revision and name of bidding Sub-Contractors for review by Owner for:
 - .1 Section Div. 13- Ice Rink Scope.
 - .2 Alternate pricing / Separate prices – see bid forms ~~Section 01-22-20.~~

1.4 SUBMITTALS

- .1 Submit in accordance with Section 01 33 00 - Submittal Procedures
- .2 Submit Project construction progress schedule in accordance with Critical Path Method (CPM) 01 32 16.19 - Construction Progress Schedule - Bar (GANTT) Chart.
- .3 Submit site-specific and Work Plan Health and Safety Plan in accordance with Section 01 35 29.06 - Health and Safety Requirements.

1.5 WORK BY OTHERS

- .1 Co-operate with other Contractors and owners' direct sub-contactors onsite during construction, in carrying out their respective works and carry out instructions from consultant.

- .2 The owner may intend to provide for other prime and or sub-contract agreements for no less than additional building exterior to the area of work on this scope of work and thus will require coordination.
- .3 Co-ordinate work with other contractors. If any part of work under this Contract depends for its proper execution or result upon work of another contractor, report promptly to prime consultant, in writing, any defects which may interfere with proper execution of Work.
- .4 Verify work of Project executed before start of Work of this Contract, and which is specifically (or may be) excluded from this Contract: .
 - .1 Dehumidification & ventilation system upgrades, Boiler DHW systems and AHU's in the playing space(s) above the ice rink surfaces.
 - .2 Re-use and upgrades to HVAC fresh-air and exhaust systems.
 - .3 Painting and other building repairs.

1.6 FUTURE WORK

- ~~.1 Potential expansion of NORTHWEST side of building;~~
- .2 Heat reclaim and energy recapture systems from the ice plant ~~water cooled fluid cooler~~ heat rejector system.

1.7 WORK SEQUENCE

- .1 Construct Work in stages to accommodate Owner's normal day-to day continued regular and intended use of premises (for dry events only, as the refrigeration system is not currently operating) during construction.
- .2 Construct Work in stages to provide for continuous public usage.
- .3 Do not close off public usage of facilities until use of one stage of Work will provide alternate usage.
- .4 Maintain fire access/control.
- .5 Protect workers and public safety.

1.8 CONTRACTOR USE OF PREMISES

- .1 Unrestricted use of site until Substantial Performance as per work hour restrictions noted in bid documents and those advised during kickoff meeting.
- .2 Limit use of premises for storage to allow:
 - .1 Owner occupancy.
 - .2 Partial owner occupancy.
 - .3 Work by other contractors.
 - .4 Public usage.
 - .5 Storage shall be provided by contractor in parking lot. At his cost inclusive to contract.
 - .6 Ice surface concrete floor shall NOT be used as a lay-down storage area during construction. Without prior Owner approval in writing.
- .3 Co-ordinate use of premises under direction of owner and his/her prime consultant.

- .4 Obtain and pay for use of additional storage or work areas needed for operations under this Contract.
- .5 Refer to Section 01 51 00 - Temporary Utilities, Section, 01 52 00 - Construction Facilities and Section 01 56 00 - Temporary Barriers and Enclosures, for temporary facilities, access roads and parking areas, traffic regulations, and utilities.
- .6 Remove or alter existing work to prevent injury or damage to portions of existing work which remain.
- .7 Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as directed by Prime Consultant.
- .8 Ensure that operations conditions of exiting work at completion are still the same, equal to or better than that which existed before new work started.

1.9 OWNER OCCUPANCY

- .1 Owner will occupy premises during entire construction period for execution of normal operations.
- .2 Co-operate with Owner in scheduling operations to minimize conflict and to facilitate Owner usage.

1.10 PRE-APPROVED EQUIPMENT

- .1 Refer to Section 13 for certain items of equipment have been pre-approved, namely the following critical delivery and timeline equipment:
 - .1 Pre-Purchased equipment
 - .1 *Not applicable*
 - .2 Ensure that the purpose for pre-approval of these equipment is to ensure delivery to Site within required Project completion schedule.
 - .3 Obtain necessary shop drawings from manufacturer / factory and proceed to co-ordinate details for installation, expedite, receive, unload, install, connect and test specified equipment, and be responsible for warranty.
 - .4 Include equipment specifications for pre-approved items at end of project specification, printed on coloured paper for confirmation only.
 - .5 Receive equipment Free on Board (F.O.B.), store and maintain equipment until installation.

1.11 ALTERATIONS, ADDITIONS OR REPAIRS TO EXISTING BUILDING

- .1 Execute work with least interference or disturbance to building operations, public and normal use of premises. Arrange with Owner to facilitate execution of work.

1.12 EXISTING SERVICES

- .1 Notify, Owner, prime consultant, ice rink consultant, and utility companies of intended interruption of services and obtain required permission.
- .2 Prime – lead contractor to communicate to owner on behalf of all sub-contractors.

- .3 Where Work involves breaking into or connecting to existing services, give owner and consultant 48 hours notice for necessary interruption of mechanical or electrical service throughout course of work. Minimize duration of interruptions. Carry out work at times as directed by governing authorities with minimum disturbance to owner - tenant operations.
- .4 Provide adequate bridging over header trenches, pipe-ways, open holes, and access ways which cross corridors, resurfacer room and areas used by owner for day-to-day operations.
- .5 Where unknown services are encountered, immediately advise Consultant, and confirm findings in writing.
- .6 Protect, relocate, or maintain existing active services. When inactive services are encountered, cap off in manner approved by authorities having jurisdiction.
- .7 Record locations of maintained, re-routed, and abandoned service lines.
- .8 Construct barriers, as required, in accordance with Section 01 56 00 - Temporary Barriers and Enclosures.

1.13 DOCUMENTS REQUIRED

- .1 Maintain at the job site, one (1) copy of each document as follows:
 - .1 Contract Drawings.
 - .2 Specifications.
 - .3 Addenda.
 - .4 Reviewed Shop Drawings, List of Outstanding Shop Drawings.
 - .5 Change Orders, Other Modifications to Contract.
 - .6 Field Test Reports.
 - .7 Copy of Approved Work Schedule.
 - .8 Health and Safety Plan and Other Safety Related Documents.
 - .9 Other documents as specified by owner and consultant

Part 2 Products

2.1 NOT USED

- .1 Not used.

Part 3 Execution

3.1 NOT USED

- .1 Not used.

END OF SECTION