

ADDENDUM 2

June 3, 2026

To All Bidders:

This Addendum alters and amends the contract proposal page (BF.10). Please see the revised page below that has been affected and should be used with your proposal.

This addendum also answers questions posed during the optional site review and any other questions received before the June 1, 2026 questions deadline.

To clarify the drawings included with the bid set are “Issue for Bid” and should not be used for permitting. Those drawings will follow at a later date.

You must indicate receipt of Addendum 2, on your BF.11 (Signature Page) Form.

END OF ADDENDUM 2

VI. PROPOSAL-CONTRACT FORM

The undersigned hereby proposes to furnish the City of Mentor, Ohio, the following items, in accordance with the specifications. and upon the terms and conditions of this proposal, providing this proposal or any part hereof is accepted as a contract by the City of Mentor.

ITEM NO.	<u>DESCRIPTION</u>	<u>PRICE</u>
1.	CITY OF MENTOR ICE ARENA EAST RINK FLOOR & CHILLER REPLACEMENT	\$_____
2.	LESS: TOTAL DEDUCTIONS FROM CLAIMING EXISTING EQUIPMENT	\$_____
3.	ADD: CONTINGENCY	\$ 400,000.00
3.	TOTAL PRICE	\$_____

CONDITIONS: The Instructions to Bidders, and the Specifications are a part of this contract as effectively as though they preceded the signatures of the parties. This contract is not valid until accepted and signed by the City of Mentor.

PRE-BID MEETING - Questions

Project: Mentor Ice Arena – East Rink Floor and Plant
Purpose: Pre-bid site walk through with proponents
Meeting Date: Thursday May 28, 2026; 10:00AM
Location: Onsite – Mentor Ice Arena meeting room

Attendees:

K.Kaminski – C of M
J. Justice - C of M
W. Furman - C of M
J.B.Blahey – JBB
List of proponents bidders and subtrades ATTACHED

Discussion & Questions Raised by Proponents:

Q1: Project work hours; differing from bid docs?

A1: client indicates 7: 00AM to 9: 00PM daily with additional time requests and approval day to day.

Q2: What are the Liquidated Damage Limits for the project?

A2: Liquidated Damages (LD0 are contained within the bid SIGNATURE PAGE – to be requested by proponents from Kyle Kaskey forming part of the required bid submission forms at bid close.

Q3: What is substantial completion date and actual required Skate Date?

A3: No official schedule has been confirmed. The City of Mentor has advised that demolition can commence on APRIL 9, 2027. And that compressors shall be started and ice making to commence on SEPTMEBER 15, 2027 with skate date for first use 2 weeks thereafter. C of M anticipates all shop drawings and approvals to be completed and long lead items ordered during summer 2026 with final shop drwgs and reviews completed by no later than SEPTEMBER 1, 2026

Q4: To whom do we ask for the missing Signature page for bid submission?

A4: Kyle Kaskey – City Purchasing as per ITB and Special Provisions documents online forming the bid project manual.

Q5: Are more site visits available or allowed?

A5: Yes- contact William Furman – Director of Arena Operations.

Q6: Bid documents discuss requirements for Security? Is this needed?

A6: NO. this can be deleted as security cameras and procedures are in place on arena site by owner.

Q7: Where are the main electrical connections fed from?

A7: As per plans and specifications and E drawing set by Karpinski Engineers

/ list of attendees (attached) .pdf

Submitted by:

JBB Consultants & Engineers Inc.

May 28, 2026
J. Brian Blahey

MAY 28, 2022

MENTOR ICE ARENA PRE-BID SITE MTG

10AM

FIRM	NAME	PH	EMAIL
Relmec	Dominic DeBols	440-623-1732	dominicde@bols@yahoo.com
REUMEC	ANDY HIRKO	216-346-0078	ahirko@relmeco.com
DRAKE/REUMEC	BRIET LUPSON	440-465-8078	blupson@drakecon.com
CIMCO	Wes Beecher	416-700-7696	lescober@cloromont.com
American Fire	radas Strahelars	440-744-4208	TSIRVING.KATS@AFSLLC.COM
MANIS	Jim Cnesreck	440-710-4187	JAMES CENESREK @ MANIS CONSTRUCTION SERVICES.COM

NITA

Bru

JBB

East Floor and Chiller Project-Bidder Questions**Received June 1 – Post Site Walk Meeting May 28, 2026**

1. Please confirm whether the bid is to include any removal and/or replacement of existing rubber flooring affected by the work.

Answer: Provide allowance within bid submission for 3200 sq.ft of rubber flooring in the areas from resurfacers room apron full length of rink and into the dressing room tunnels to replace flooring that will be removed during construction and transmission mains trench at center from the engine room.

2. Please confirm whether the bid is to include demolition, temporary removal, protection, and/or reinstallation of the existing seating system currently located within the path of the underground transmission lines serving the ice plant.

Answer: Yes.

Removal storage and re-installation of same, specifically where the lines exit from the newly constructed engine room and under the wall in this location.

3. For the exterior wall area at the rink entrance that is to be demolished for construction access, please clarify the required restoration scope. Should bidders include only localized patching at the affected area, or should the entire EIFS wall elevation be repainted/refinished to provide a uniform appearance and conceal penetration discoloration?

Answer: Yes.

Allow for repaint and patch to make as good after wall is reconstructed – painting included along outer face of wall. Contractor to also retain services of Structural engineer for Lintel above opening, temporary shoring, scaffolding and design for the demolition, and reconstruction of the wall. Opening to be maintained with lockable plywood or fencing to secure building at night and prevent access during non-construction times throughout the build. (Notes: AE2S Engineering is retained for civil work in dewatering and can be contacted for these additional engineering services as an option to all proponents as Jay Kleven, PE is already retained for other work onsite.)

4. Please clarify the intended electrical scope for powering the new ice plant. Based on the current documents, it appears a new 600-amp service may be required to the existing ice plant room to serve the new skid. In addition, the new pump package will require external

power feed as the pumps are not included in the CO2 Rack. Please indicate where the pump skid power will come from. Please confirm.

Answer: all power to be fed as single connection from revamped power panels in engine room to new Co2 skid. All power for pumps to be fed from Co2 skid as per Refrigeration Schedule – See bid drwgs. Single point power to new skid (480 Volt + 120 Volt control circuit) just as existing skid was connected. See electrical drawings in bid package .

5. Please provide the required structural foundation detail for the new CMU wall in the mechanical room. Specifically, should bidders assume epoxy dowels and reinforcing into the existing slab, removal of the existing slab and installation of a shallow footing, or another detail?

Answer: the new engine room walls are non-structural. Non-structural partition shall be designed per TMS 402, 2016 for Masonry Partition Walls and UL U905. And no modifications to the slab or foundations are called out in the bid documents

6. The contract documents appear to contain conflicting information regarding the replacement rink slab thickness. Please confirm whether the required slab thickness is 5 inches or 6 inches.

Answer: all references shall read six (6” Thick) cooling slab.

7. Please confirm the anticipated construction schedule. It appears that no onsite work is to begin until April 2027 and that project work is to be completed between April 2027 and September 2027. Please confirm whether this understanding is correct.

Answer: No official schedule has been confirmed. The City of Mentor has advised that demolition can commence on APRIL 9, 2027. And that compressors shall be started and ice making to commence on SEPTMEBER 15, 2027 with skate date for first use 2 weeks thereafter. C of M anticipates all shop drawings and approvals to be completed and long lead items ordered during summer 2026 with final shop drwgs and reviews completed by no later than SEPTEMBER 1, 2026

8. No geotechnical information appears to have been provided, yet the drawings call for installation of a new subgrade drainage system. Please clarify the required bidding assumptions for subgrade preparation within the rink slab area following demolition, including whether bidders are to include undercutting and removal of unsuitable soils prior to installation of the new drainage system.

Answer: drainage system shall be installed as specified and per drwgs. A preliminary geo test bore holes were completed last year. Due to unknown levels of potential

frozen soils and not knowing if these is an existing sub soil drainage system, the new one is to be costed and allowed for and removal of soils to a depth of 30” to investigate water levels and if drainage piping system exists. Any and all additional soils removal and backfill is on a (per m³) pricing as called for in the bid form of the project manual.

9. It was discussed at the site that Liquidated Damages will be valued at \$500 per day. Please confirm on what day is going to be applicable.

Answer: Substantial completion on SEPTEMBER 15, 2027

10. It was discussed at the site visit that no security nor surveillance will be required for the construction period. Please confirm.

Answer: correct – not required. By owner

11. There will be no anticipated integration of the new CO2 control system to the BMS as there is currently no BMS in the building. Please confirm

Answer: as per specs the new DDC system shall be Microthermo, Delta, Distech and be BACnet Native (Compatible) with FUTURE BMS – Building Management System in the future. New skid system shall be connected to the workstation onsite and be equipped with remote Phone APP for use by operators remotely.

12. It was discussed at the site walkthrough that the owner will have first rights of refusal on the existing equipment, such as dasher boards, R22 reclaimed refrigerant and R22 refrigeration equipment, and that an alternate deduction amount should be presented along with base bid for each item. Please confirm.

Answer: Yes

The city has the right of refusal of all the equipment. Please indicate your total deduction amount on the proposal-contract form (BF.10 Addendum #2) on line item #2.

- 1.) Gas Cooler location and size; basis of design Gas Cooler is significantly longer than the current equipment installed at the site. Further complications regarding the egress from the adjacent “alleyway” would create a pinch point. Since there is some design delegation regarding this installation, I am requesting that the following be responded:
 - a. Can the unit elevation be adjusted to a height of 7’0” top of steel to support the equipment which would allow a pass under to accommodate the adjacent egress pathway?

Answer: raise steel beams to 8;0” above Grade as suggested.

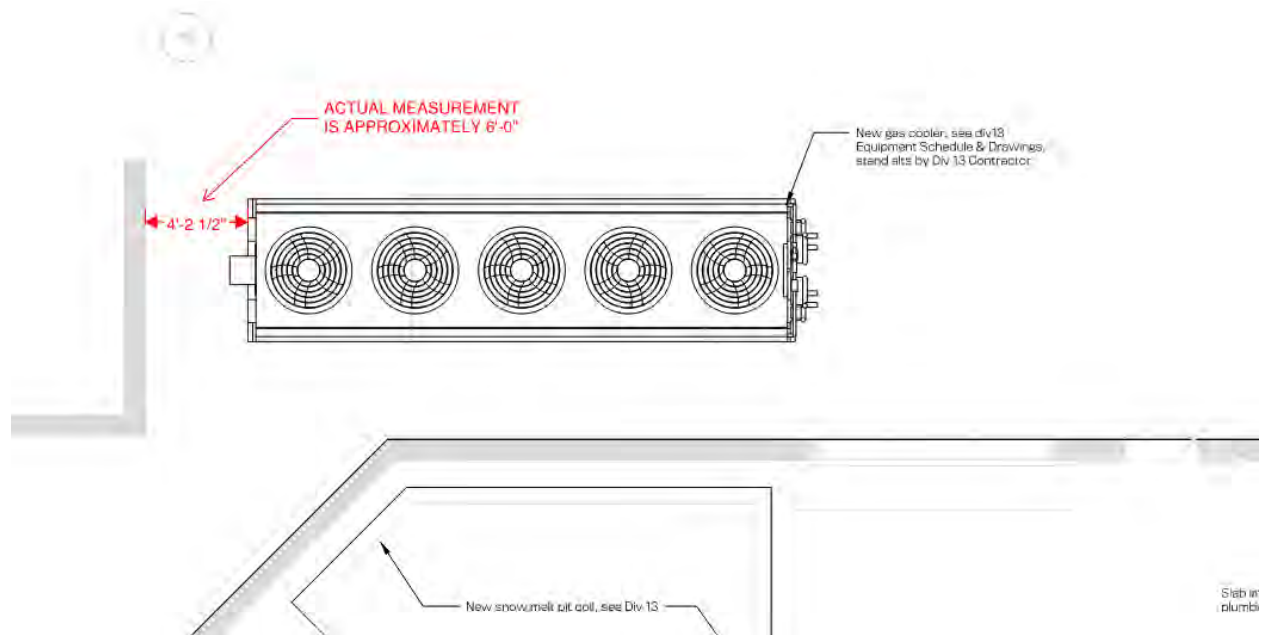
- b. Can the unit be reconfigured to accommodate a shorter overall length and maintain approximate footprint of the existing installation?

Answer: yes.

A 2x3 fan model is acceptable with EXACTLY same criteria regarding fin spacing, voltage, make and performance.

- c. Does the EOR or City of Mentor have any other suggestions to make this feasible?

Answer: See above. Paragraph B, above, is acceptable.



Insulation related questions / clarifications posed by sub trade bidders:

1. Regarding what gets insulated by the insulator and what gets prefabricated Double Wall Insulated by others:

- i. Section 13 18 30 marked Pre Insulated HDPE Piping:

a. States on Page 2 Paragraph 1.3 marked Large diameter prefabricated water / glycol piping - Double Wall. "Acceptable manufacturers: BASF, Rovanco, Thermal Pipe, or pre-bid approved equal.

Service: Buried chilled Brine, buried Heating Water, Buried condenser / Fluid Cooler - Glycol / Water.

ii. Section 13 13 10 marked CO2 Packaged Glycol Chiller (Pak-1):

a. On Paragraph 3.02 Piping and Insulation on Page 22 B. Insulation Materials this is where it starts to get contradictory:

Item 3. NO Armaflex insulation allowed on any carbon steel vessels, pipe, or materials. ???

Item 4. Contractor shall provide Armacell Armaflex II , Aeroflex USA Inc. Aerocel or Rubatex R-180FS insulation where specified in these specifications and the associated drawings.

iii. Drawing R303 G. Pipe & Vessel Insulation Schedule:

a. Note 4: All Water / Glycol / Brine lines shall be insulated with 13MM or 1/2" thick Polystyrene insulation or similar material to prevent condensation.

b. Note 5: Piping & Vessel Insulation to be installed with (2) Two Layers for Thickness 75mm or 3".

INSULATION ANSWERS:

- ***All buried HDPE cooling and frost heave heating pipe (8" and 4" respectively) is factory supplied an insulated with insulated field mounted elbow kits.***
- ***NO ARMAFELX ON ANY STEEL / WELDED PIPE***

Factory OEM Rack / Skid systems and pump skid:

All insulation on SS and copper lines on the OEM factory skid may contain Armaflex BUT shall be jacketed with OVC White and labelled as per prevailing code for fluid in each pipe and flow directional arrows as per drwgs and details / Specs .

Miscellaneous:

- ***All water lines shall be insulated with ASJ – All service jacket as per MEP specs***

- **All resurfacers water lines – same as above**
- **All snow melt pit (steel lines) and above ground cooling and heating lines shall be**
 - **Styrene- Blue Skid**
 - **Painted / rust preventable primer**
 - **Aluminum jacket w/ ss straps**

2. Regarding the Ice Floor:

i. Drawing R203 Pipe Header Detail 6:

a. What trade is responsible for installing the rigid insulation and vapor barrier located under the cooling mains. **Answer: Ice rink contractor or prime. This is bidders choice.**

13. Is the requirement as noted in the bid documents requiring the rink contractor to have completed 5 similar CO2 rink renovations have any flexibility?

Answer: The city and its consultant will consider, any and all previous work similar and relevant to the work contained on this project and review bidder / proponents' submitted qualifications letter (on bidder letterhead) and past work references, when received and as noted as requested and required ion the project manual specifications. Ot is the right of the C of M to choose and decide =, with finality and at its discretion, if other relevant of similar work constitutes abilities and capabilities to complete the work contain in this project manual. The decision by the C of M is final. Consultant will extend deadline for submission of this qualification submission letter to EOD June 3, 2926 with the 7 day priort bid closed date window now past .

1	ANSWER 2026.06.02	Sections 1, 2, 3 & 4	General Contractor related documents and specifications. Tempest is a supplier of Custom Engineered Industrial Duty Refrigeration Systems and pumping packages. We can also sub-manage the ice rink floor demo/install and the dasher board demo/install. Tempest would be a sub-contractor to the General Contractor (GC)/Construction Manager (CM). These referenced sections would be indirectly related to Tempest Scope. Tempest proposed scope would be 1) Chiller Package, 2) Pump Package, 3) Ice Rink Floor Demo/Install and 4) Dasher Board Demo/Install.
2	LMP – Evapco is specified, M&M - Carnot is approved equal.	Section 5 & 6	Refrigeration System is specified as EVAPCO-LMP CO2 package. Is Tempest alternate chillers acceptable. Please clarify
3	YES – include as specified by bid project documents for quality control and pressure testing.	Section 5 & 6	CSA & CRN Canadian requirements are listed throughout specification. This should not apply to this project. Please confirm.
4	NO PLC- Microthermo is specified and Delta / Distech (Native BACnet is approved equal)	Section 5 & 6	Controls System:MicroThermo. Please provide additional clarification regarding this brand of controller and if an alternate Controller/ PLC can be used.
5	SEE ANSWERS ABOVE ON INSULATION FOR PROJECT.	Section 5 & 6	Insulation: NO Armaflex. Noted on alternatives. Tempest will take into consideration the specification and consult with our insulation contractor.
6	Refer to Specifications as defined in bid manual	Section 5 & 6	Warranty: Tempest has a 1-2-3 year warranty with 1 year coverage on entire system (parts only, 2 years on Controls and 3 years on structural/welded pipe. Tempest can quote an extended warranty to include 18 months from ship date for Parts and Labor.
7	Client will install EMS/BMS in future.	Section 5 & 6	Energy Management System (EMS): Please provide additional information regarding this specification and if it is applicable.

8	Supply as per plans and specs.	Section 5 & 6	Heat Transfer Fluid (HTF): 45% Propylene Glycol is specified. Propylene Glycol does not have the best heat transfer capabilities as Ethylene Glycol (EG). Most of Tempest's installs are EG. Please clarify the design HTF (45% PG or EG?)
9	See above note #7	Section 5 & 6	Rink Control System (RCS): There are many references to a RCS, DDC, BAS, however, to Tempest's knowledge a system like this does not exist. Please provide additional clarification if this exists or if this is to be supplied with project.
10	No comment.	Section 5 & 6	Electric Heat Tracing of conduits: Please clarify if this is applicable.
11	Dehumidification is not part of the project as per the plans and specs.	Section 5 & 6	Dehumidification Units: There no mention of dehumidification other than on drawings showing "Future Dehumidifier" heating supply and return lines. Please clarify if dehumidification units are to be part of the equipment package scope.
12	Supply and install Adiabatic Gas cooler as per plans and specs.	Section 5 & 6	Condenser Cooling Clarification: There is reference to "Air Cooled Condensing" and "Air Cooled Dry Coolers with Adiabatic Cooling System (Guntner). Please provide clarification on type of condenser cooling.
13	Applicable USA standards equal to the CDN standards shall be utilized as outlined the REFERENCE CODES within the specifications bid package.	Section 5 & 6	Codes & Standards references: There are several Canadian codes and standard that are referenced that should not be applicable. Please confirm
14	As per plans and specs and details of the bid package	Section 5 & 6	Ice Floor Temperature Sensing: Please clarify if type of sensor to be used (Infrared from above ice or thermocouple embedded in ice floor?)
15	<u>No comment.</u> Clarify with your prime bidding GC or prime contractor.	Section 5 & 6	Dasher Board Demolition: Tempest would need to review with GC/CM to understand if this would be within the floor/dasher board subcontractor scope or if the scope would stay with the GC.
16	<u>No Comment. This is a Lump Sum Single prime contract.</u> <u>Ice rink suppliers can only bid if they include ALL DIVISION AND ALL SOCPES unless they bid to a prime entity.</u> <u>Owner will only receive a single lump sum as per signature page and bid documents.</u>	Section 5 & 6	All General Contractor / Construction Manager related services shall be performed by GC/CM. Scope shall remain outside of Tempest scope of supply.
17	NO COMMENT	Section 5 & 6	All Electrical Contractor (Field Electrical Work) related services shall be performed by licensed Electricians. This scope shall be outside of Tempest Scope of Supply.
18	NO COMMENT	Section 5 & 6	All field Plumbing shall be performed by other in the field and remain outside of Tempest Scope of Supply
19	NO COMMENT.	Section 5 & 6	All Fire Suppression related services shall be performed by others in the field and remain outside of Tempest Scope of Supply
<u>20</u>	<u>NO COMMENTS- SEE above # 15 band # 16</u>	Section 5 & 6	All Building related construction services shall be performed by other in the field and remain outside of Tempest scope of supply.
21	NO COMMENT.	General	<u>Proposal Clarification:</u> In order for Tempest to provide a detailed, accurate and competitive proposal we would need a minimum of 10 to 14 working days to complete. Tempest would need time to reach out to sub-suppliers for accurate component data sheets and quotes. We would also need to receive quotes from our sub-contractors for the ice rink floor demo/install and dasherboard demo/install. More importantly, Tempest would need to team up with a GC/CM that would agree to the scope, specifications, timeline and contractual terms and conditions. Tempest has reached out to several GC/CM firms with various responses. Most stating they would more than a week to provide a valid proposal that they are comfortable with. <u>Therefore if Tempest were to proceed with a proposal, we would request a minimum of a 2-week extension from the June 8th due date.</u>



PROJECT: MENTOR Addendum #2

- REVIEWED
- REVIEWED AS NOTED
- REVISE AND RESUBMIT
- REJECTED
- NOT REVIEWED

This review is for the purpose of ensuring general conformance & does not relieve the contractor(s) responsibility in confirming site conditions, errors/omissions in the shop drawings or in meeting and adherence to the intent of all contract documents. Contractor remains responsible for dimensions, location, fabrication & installation techniques & coordination with all trades onsite. This review is not to be construed as absolute approval of detailed design inherent to drawings, the responsibility of which shall remain with the submitting contractor.

BY *n, and I*
J B Blahey

DATE 6/2/2026