

ADDENDUM 1

Project: Innis Road Apartments

Addendum Issue Date: September 8, 2026

Revised Bid Date: September 22, 2026 at 5:00 pm

Architect of Record: The Columbus Design Co.

Attachments included in Addendum 1:

- Innis Road Apartments – Site Breakout Pricing
- Innis Road Apartments – Demo & Site Plan
- Innis Road Apartments – CC-STM Drawings
- Innis Road Apartments – FSCP (Final Site Compliance Plan)
- Innis Road Apartments – WSP(Water Service Plan)
- Innis Road Apartments – Pre-Bid RFI's

General:

1. **Bid date has been extended to September 22, 2026 at 5:00 pm.**

Civil:

1. Proposals for **BP 31A Site Work** and **BP 32A Asphalt Paving** shall separate the cost related to the Future Houses. See drawing "Innis Road Apartments – Site Breakout Pricing" for extents. Breakout pricing will be used for accounting purposes.

End of Addendum 1

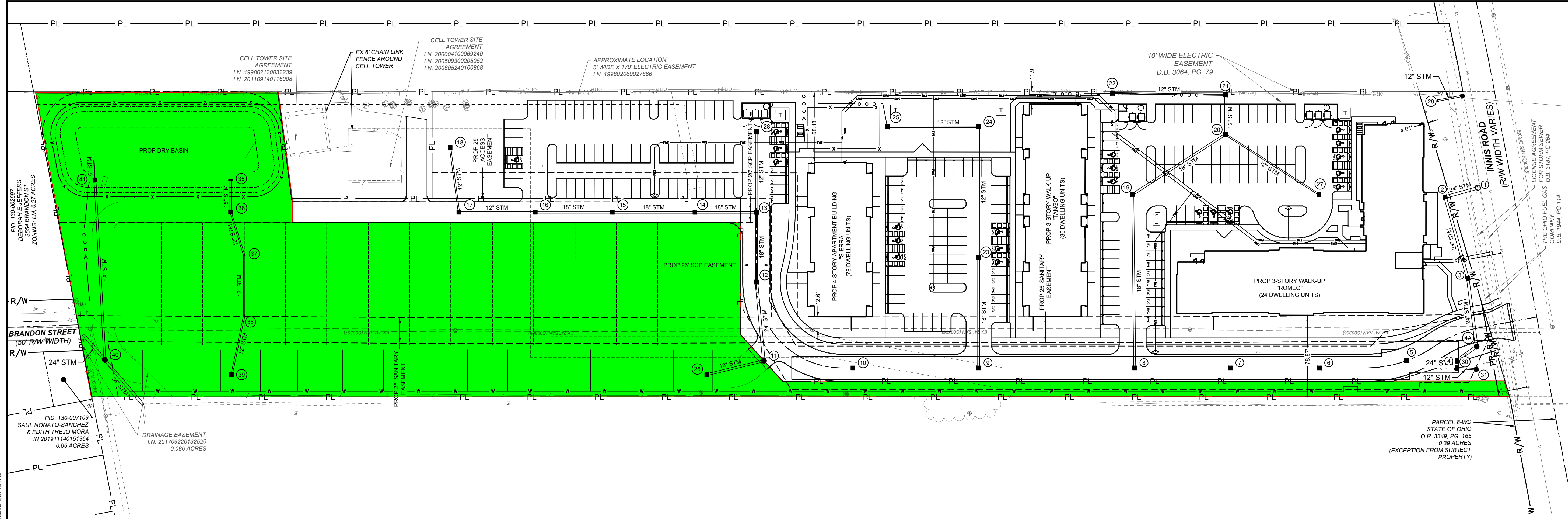
Innis Road Apartments - Pre-Bid RFIs

RFI #	Trade	Drawing #	Question	Response	Status
1	Roofing	A114	On Tango and Sierra Buildings, how do the roofs above the exterior decks drain? They have coping on 4 sides with no drainage.		OPEN
2	Roofing	A114	According to the HVAC drawings the heat pumps will be put on equipment rails. Will there be 2 equipment rails per heat pump?	There will be two equipment rails per heat pump.	CLOSED
3	Roofing	A104	What about the refrigeration lines? Need to know what we will need to flash. Will they be installing a curb with several lines going in?	The refrigeration lines will be group together in a doghouse. There will be 3-4 refrigerant lines per doghouse depending on location.	CLOSED
4	Roofing	A301	Can we shop fabricate the roof trims or are you requiring them to be manufactured?	Yes, shop fabricated roof trims are acceptable.	CLOSED
5	Roofing	A301	Are the tops of the parapets to get coping or drip edge? Detail D on A301 indicates coping at wood framed details but detail A,B & C indicate drip edge.	All parapets shall be coping per detail D/A301.	CLOSED
6	Roofing	A011	In the specs Romeo is listed as R30 min and Sierra and Tango are listed as R35 min. The com check calls for R25 above the roof deck. Sheet A012 calls for R30 min. Please clarify which is correct.	The R-value of the roof insulation at the Romeo building = R25. The R-value of the roof insulation of the Tango & Sierra buildings = R35	CLOSED
7	Roofing	A011	The specs call for both adhered and mechanically attached membrane. Please clarify is mechanically fastened roof membrane is acceptable.	Mechanically fastened is acceptable.	CLOSED
8	Aluminum Storefront	A630	I have a question regarding the I frames for the interior. They are shown to be front set with 1/4" glass, it would be much more feasible to use center glazed system that is set up for 1/4" glass as there isn't a front glazed system for this. To do a front glazed system with 1/4" glass we would have to add spacers and adapters which will only increase the cost of the material by at least 25%.	Center glazed systems are acceptable.	CLOSED
9	Aluminum Storefront	A601	The drawings call for medium and wide stile aluminum doors. Can you clarify which is correct?	Aluminum doors shall be medium stile	CLOSED
10	Aluminum Storefront	A630	The storefront elevation for Tango and Serria are the same with the head C/A630 Jamb C/A630 Sill C/A630. Which is a 2X4" system which has been discontinued. we offer a 2" x 4 1/2" storefront system. is that acceptable?	Yes, a 2" x 4.5" storefront is acceptable.	CLOSED

RFI #	Trade	Drawing #	Question	Response	Status
11	Aluminum Storefront	A402	Romeo has the same storefront notes however the storefront elevations show 4" face metal and 6" face horizontals. is it acceptable to do the same storefront system has Tango and Serria being 2"x4 1/2" thermally broken.	Yes, a 2" x 4.5" storefront is acceptable at the Romeo Building as well.	CLOSED
12	Aluminum Storefront	A630	For the glazing says low-e glass. What kind? Can we do an SN68?		OPEN
13	Appliances	A800	May I submit a price for a more affordable over-the-range microwave or is the PSA9120SPSS what the owner really wants? Its very expensive so that is why I ask. Also, the microwaves listed are not ADA compliant so should I use an ADA compliant model in my bid? Last question, may I submit a quote for a GE slide in range for the ADA units so that everything matches? The specs list a Whirlpool model with a different handle style.	Please provide a VE option for the OTR microwaves. Microwaves in the 504 units must meet ADA. GE slide-in ranges are acceptable.	CLOSED
14	Cabinets & Tops	G012	Are Smart Cabinets acceptable? Are Rynone Cultured Marble tops acceptable?	Yes, alternate manufactures are acceptable as long as they are equals to the basis of design.	CLOSED
15	HVAC		Who is to supply the electric heaters?	BP 23 HVAC shall include the electric heaters.	CLOSED
16	Electric	E201	Sheet E201-A shows a detail requesting an alternate to furnish and install a generator for a fire pump. Is this requirement necessary now or should we wait for design?	Exclude the generator and fire pump for now.	CLOSED
17	Electric	E201-A	Specs on drawings show a requirement for spec grade devices. Is this necessary as it can be a substantial cost increase?	No, spec grade devices are not required.	CLOSED
18	Electric	E201-A	Specs call for 20A devices, panel schedules however show 14 AWG wiring and 15A circuits within the units. We typically recommend not putting a 20A device on a 15A circuit as a safety precaution. 20A devices allow tenants to plug 20A commercial sized equipment or appliances into a 15A circuit which will cause at minimum nuisance tripping and could be a potential hazard. 15A devices, however, can be installed on 20A circuits with no concern. Are standard 15A devices acceptable?	Yes, 15A devices are acceptable.	CLOSED
19	Primary Electric	ES101	The site electrical drawing does not provide the routing for the primary electric service. Please advise on the primary service routing.		OPEN
20	Security Cameras	A181-A184	Will there be any security cameras? We cannot find the locations on the drawings.	Security Cameras will bid at a later date.	CLOSED

RFI #	Trade	Drawing #	Question	Response	Status
21	Sidewalks	G100 / Civil	The sidewalk design from the Romeo Building to Innis Road are different on G100 Architectural Site Drawing and the Civil Drawings. Please advise which drawing is correct.		OPEN
22	Sidewalks	G100 / Civil	The sidewalk widths differ from G100 and Civil sheet 2. Please advise which sheet is correct.		OPEN
23	Curbs	G100 / Civil	Please provide details/profiles of the barrier curbs, integral curbs, sidewalks, concrete paving, and asphalt paving.		OPEN
24	Site Water	P101-A	The civil drawings show the site water lines traveling through the Romeo building. The plumbing drawings contradict this routing and also show different sizes of the domestic and fire water services. Please clarify the water service routing and size of the site water lines.		OPEN
25	Site Water	Civil Sheet 14	The civil drawings do not show the domestic water lines to the Tango and Sierra building. Please provide the design for the domestic lines.		OPEN
26	Landscape	L101-L103	The following are listed as plants but are not on the plant list as to what kind of plant: 2GAG, 17GBS, 45FLS, 19WFH, 103JWL, 18MMH, 4DBS, 2DHF, 33KFG, 25JM, 26SRJ		OPEN
27	Flooring	A801	What flooring goes in the Stairwells of the Romeo building?		OPEN
28	Flooring	A801	What flooring goes in the Elevator?		OPEN
29	Flooring	A801	The specified LVT is very expensive. Would the owner be interested in value engineering options?		OPEN
30	Brick Veneer	A201	Has a brick been selected? Are there mortar specs?	See sheet G011 for brick veneer selection.	CLOSED
31	Roofing		The specifications call for schedule 40 PVC pipe downspout, and the exterior elevation sheet calls for aluminum downspouts: which is it, and what are the dimensions they will need to be?		OPEN
32	Appliances		Are the washers and dryers included in this bid?		OPEN

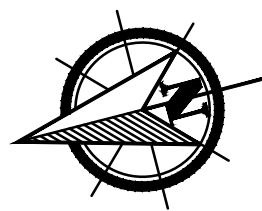
PLOT SCALE: 1"=100' DATE: 9/26/25 - 1:08 PM EDITED BY: JBR/DEN DRAWING FILE: O:\2022\03292.D DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\2022_03292_CSP.DWG



For accounting purposes, please separate the cost of the Green highlighted areas (i.e. Grading, Site Water, Site Storm, Asphalt, Fencing)

SITE LEGEND

- PL — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- [X] PARKING STALL COUNT
- STRAIGHT CURB
- FENCE
- PARKING BLOCK
- ▲ SIGN



REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	08/03/2026
DRAWN BY:	AMS
CHECKED BY:	JJZ
JOB NUMBER:	2022.03292

C200

PRIVATE SITE CONSTRUCTION DOCUMENTS
FOR
INNIS APARTMENTS
2150 INNIS ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
OVERALL SITE PLAN



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