

Project: Santa Maria Office Building
Addendum Issue Date: February 24, 2026
Bid Date: March 5, 2026 at 5:00 pm
Architect of Record: ATA Architects

Bid date has been extended to March 5, 2026 at 5:00 pm.

Attachments:

- Spec Section 077600 Roof Pavers
- Heavy Duty Pavement Details
- A111
- A112
- A601

Questions and Answers:

1. Will there be a site electrical drawing? The drawings do not include site lighting, secondary service, or power to the hot box.
 - a. Answer – A site electrical drawing will be published in Addendum 3.
2. At Mech/Electrical Room 117, the water service and electric equipment will need to be coordinated. The water services are currently coming in the building at the same location as Panels H1A and LCP.
 - a. Answer – A revised drawing will be published in Addendum 3.
3. After visiting the site, we noticed the civil drawings appear to show work that has already been completed. (i.e. site clearing, detention pond). Is the phase 2 site work currently out for bid? If so, can we get updated drawings showing what has already been completed?
 - a. Answer – A revised civil drawings will be published in Addendum 3.
4. The table of contents lists divisions for MEP specs, but we don't see any. Please advise.
 - a. Answer – All MEP specs are on the individual drawing sheets. The table of contents incorrectly called out the MEP sections.
5. Do you know which windows and/or doors are supposed to receive roller shades?
 - a. Answer – All glass to receive shades, with the exception of the curtainwall glazing/door at Stair No. 2, the Front Entrance and rear door #149B.
6. There is an exterior logo shown on the elevation sheet A202. I can't find any specs on this material, size, and if it's illuminated or not. Please advise.
 - a. Answer – This exterior signage is future, not in scope. **BP 26 Electric** shall provide circuit to junction box on wall elevation at entrance. Final location TBD.

7. Sheet A602 has a sign schedule, but only includes the restrooms, max occupancy, and exit signs. The specs indicate other signs that are not on the sign schedule. Do they need signs for the rest of the rooms in the building or only the code required signage per the schedule?
 - a. Answer – Provide signs per the schedule on the drawings.
8. We can't find the undercounter refrigerators on the drawings that are included in the specs. Do they go in each Lactation room (137, 247)?
 - a. Answer – Yes, provide one (1) undercounter refrigerator at both #137 and #145.
9. The Reception Desk has no details regarding the decorative P-lam panels and 1" spaces shown on the face. What are they? Also, there's no information on the wall construction or wire chase, etc.
 - a. Answer – The 1" spaces are reveals between the panels. Add Grommets (location TBD during shop dwg. submittal).
10. In Specification 102239 Paragraph 1.02/A states a minimum of 50 STC. In Paragraph 2.01/A/1 it calls for Acousti-Seal 930 series, this should be 900. Item 2.01/C/2 calls for ½" gypsum skin, which describes the Premier Model. On Drawing A101 First Floor Plan note 4 calls for Acousti-Seal Encore 56STC. Which is correct?
 - a. Answer – Provide operable partition per the drawings.
11. In Specification 102239 Paragraph 2.01/H it indicates marker boards on the operable partition. Do they want any marker boards? If so, how many and are these to be 4' tall or full height and on what panels. Paragraph 2.01/D calls for Vinyl Wallcovering Finish?
 - a. Answer – Provide marker board material on each side of (3) panels, vinyl on the remaining panels. Color TBD from Mfr. standard colors.
12. On drawing S201 they show the top of steel for the support beam to be 114'-8" making the bottom at 113'-2". Can the top of steel be lowered to a minimum of 113'-2" to a maximum of 114'-2" to avoid having to laterally brace the track?
 - a. Answer – No, include bracing as required.
13. Does the owner have a preferred controls contractor? It doesn't call anything out specifically, but it sounds like they are alluding to it.
 - a. Answer – The owner does NOT have a preferred controls contractor.
14. We were looking at this project and saw that Hunter XCI Ply was spec'd – we represent Atlas and little known fact is Atlas Polyiso often is the supplier of Hunter's plywood via Atlas's lumber plants. As such, we are able to provide the same panel type and meet performance at a lesser cost. Would you be opposed to allowing Altas Ply to compete on Santa Maria?
 - a. Answer – Yes, the Atlas product is acceptable assuming it is an equal product.

15. Detail sheet A501 indicates both lap siding and V-groove siding profiles. However, the Exterior Finish Legend only identifies “fiber cement siding” without distinguishing which siding profile is to be installed at specific elevations or areas. The contract documents do not clearly indicate where each siding type is intended. Please clarify where lap siding and V-groove siding are to be installed.
 - a. Answer – Provide V-Groove for all fiber cement siding.
16. Please confirm if the YKK storefront system is an acceptable option for the storefront on this project, as it is not listed in the specifications.
 - a. Answer – Yes, YKK is acceptable.
17. I am emailing you to request approval of Duro-Last Duro-Tech 60 mil TPO for the membrane spec (075000, 2.01 and 2.02) and Exceptional Metals LokSeam panel for the metal roofing spec (076100, 2.01, 2.03). Data sheets are attached.
 - a. Answer – Both Duro-Last and Exceptional Metals are acceptable.
18. Please see the attachment for our formal request for product substitution consideration on the Santa Maria Community Services Office Building Project. We are submitting the HYDRALASTIC 836 SYSTEM for your consideration.
 - a. Answer –Hydralastic 836 is acceptable.
19. Section 102239 – Folding Panel Partition: Is Moderco as acceptable manufacturer for the folding partition between rooms 150 and 151?
 - a. Answer – Yes, Moderco is acceptable.
20. Section 102239, Paragraph 2.01.F calls for a steel track. We would like to quote heavy duty aluminum track as it is stronger, quieter and provides truer alignment at the butt joints. Is aluminum acceptable?
 - a. Answer – We are not opposed to aluminum. This would have to be approved by the operable partition manufacturer and aluminum would have to be separated from any steel.
21. The door schedule calls the doors out to be wood and clear finish but doesn't say on the drawings or specifications as to what species. What species should the doors be?
 - a. Answer – Birch
22. The drawings only call for light duty asphalt paving. Will there be any heavy-duty asphalt at the main drive?
 - a. Answer – Light duty asphalt will be used in parking spaces, all other asphalt will be heavy duty. Heavy duty profile shall be 6” of gravel, 4” of base course and 1.5” of surface course.
23. Detail 4/A501 shows rigid foam insulation under the light gauge trusses. This will be difficult to install and cut in around the truss clips. As an alternative, would spray foam be acceptable in lieu of the rigid foam?
 - a. Answer – Bid as specified.

24. When will the Landscape drawings be released for bidding?
- a. Answer – Landscaping will be bidding at a later date.
25. What is the desired thickness & R-Value of the roof insulation? Also, can you confirm the roof structure will be structurally slope so the only tapered insulation required is shown on the roof plan?
- a. Answer – Meet R-23.6 (4" polyiso). Yes, roof structure is sloped for drainage.
26. The specs call out a fully adhered TPO roofing system. Would a mechanically attached system be acceptable?
- a. Answer – Acceptable
27. What is the desired coping type at the roof deck (detail 6/A501)? It's shown as cast stone coping in the detail but called out as metal coping (keynote #7) on the roof plan.
- a. Answer – Cast stone detail per 6/A501.
28. At the roof deck, are they wanting concrete pavers per the specs or rubber tiles per the drawings on the lower roof?
- a. Answer – Rubber tiles – see attached updated spec.
29. Are there any fire protection specs? We cannot find anything on the drawing or specs. We assume fire protection is design-build, but will there be any design criteria (i.e. what type of heads)?
- a. Answer – Will be answered in Addendum 3.
30. The ceiling plans are missing several callouts for bulkheads (keynote 5). Please clarify on the drawings where all bulkheads are located.
- a. Answer – Bulkheads have been located on Ceiling Plans, which are reissued / attached.
31. Can you provide the finish for the mullion mates? They come in paintable, clear anodized, or powder coated.
- a. Answer – Provide clear anodized or dark bronze anodized - TBD
32. The soap dispensers are not called out on the drawings or specs. Are they provided by owner?
- a. Answer – Yes
33. Please see the comments below from the Cold Formed Metal Framing Engineer:
- a. Slip Clips will not work; rigid clips with each one welded would be necessary due to the height and size of the windows. OK
 - b. The knee wall under the 1st floor windows would require Simpson wall anchors because of the extent of the span of those windows. OK
 - c. The kickers as drawn will not work. They show every 36" which does not line up with studs.

ADDENDUM 2

- d. Box headers will not work at the large windows due to the size. Ancillary steel will need to be added.
 - i. Answer – There are a couple ways they can make the kickers work. A 36" spacing can be used and then a piece is run across the studs to frame the kickers into, or they can change the spacing to 32" and run an angle across the bottom chord of the joists to frame the kicker into. Either is acceptable. The stud wall is expected to be supported by the level above the window to support the wall weight. At the 2nd floor level, the CFMF would be attached to the edge of the floor slab and at the roof level, the CFMF would be attached to an angle ran across the bottom chord extension. The kickers are to support the lateral resistance at the top of the window
- 34. What size is the water main that the new service is tying in to?
 - a. Answer – The existing water main is 10".
- 35. Which interior walls receive sound batt insulation? Wall types 3A, 3B, 6A and 6B on A601 state to provide sound batt in walls per the schedule. Keynote 1 on the room finish schedule calls to provide sound batts, but keynote 1 does not show up anywhere in the room finish schedule.
 - a. Answer – The Room Finish Schedule sheet A601, is being reissued to indicate which rooms get sound attenuation in the walls AND on top of the ceiling finish. The Room Finish Schedule has also been updated to indicate the Janitor's Closets to get FRP on the walls of the mop sinks. (Key Note #2).
- 36. Please confirm the specifications for the inverter shown on the drawings. We were unable to locate complete information needed for pricing. We'll need the Manufacturer / model; kVA / kW rating; Input / output voltage; Battery runtime requirements
 - a. Answer – Will be answered in Addendum 3.
- 37. The specifications call for spec-grade devices. Can you confirm if commercial-grade devices are acceptable for this project?
 - a. Answer – Will be answered in Addendum 3.

SECTION 07 7600 – ROOF PAVERS

PART 1 GENERAL

1.01 SUMMARY:

- A. Section Includes: Rubber pavers.
- B. Related Requirements:
 - 1. Section 07 2216 – Roof Insulation.
 - 2. Section 07 5000 – Membrane Roofing.

1.02 SUBMITTALS: In accordance with Section 01 3300.

- A. Shop Drawings: Indicate paver layout, relationship of components, and installation requirements.
- B. Samples: Submit samples of each type of paver.

1.03 EXTRA MATERIALS: In accordance with Section 01 7700.

- A. Provide 1 percent of extra paver materials to Owner; in new, unopened, packaging.

PART 2 PRODUCTS

2.01 PAVER MATERIALS:

- A. Manufacturers: In accordance with Section 01 6000.
 - 1. Greatmats; Sterling Roof Top Tile.
- B. Rubber Pavers: 24 x 24 inch; 2 inch thick; concealed interlocking edges; slip resistant surface; color as selected.
- C. Reducer: Solid black rubber; 48 inch width; maximum ½ inch vertical transition and maximum 1:2 slope, or maximum 1:48 slope.
- D. Adhesive: Manufacturer's recommended type.

PART 3 EXECUTION

3.01 EXAMINATION:

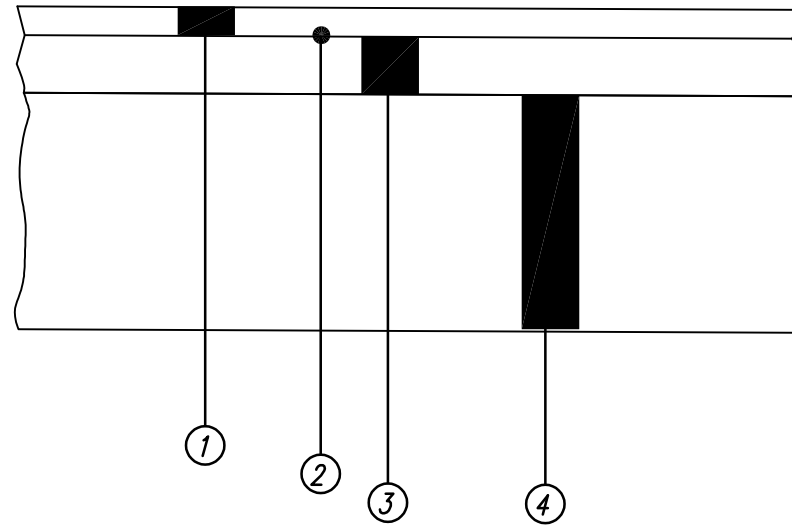
- A. Verify adequacy of supporting structure and compressive strength of insulation.
- B. Verify roof membrane is installed, flashings are complete, and system has been inspected by membrane manufacturer's representative.
- C. Verify surfaces to receive work are broom clean, properly sloped, and free of dirt, oil, frost, debris, projections, or foreign matter.

3.02 INSTALLATION:

- A. Place pavers in accordance with manufacturer's instructions; level, non-rocking, with uniform joints. Adhere interlocking edges, taking care not to adhere to roof membrane.
- B. Rinse completed surface with warm water and neutral pH cleaner.

END OF SECTION

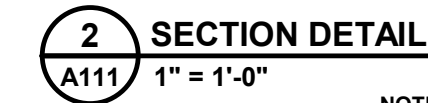
HEAVY DUTY PAVEMENT DETAIL



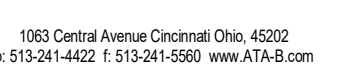
- ① Item 448 1 1/2" Asphalt Concrete Surface Course, Type 1 (PG 64-22)
- ② Item 407 Tack Coat
- ③ Item 448 3" Asphalt Concrete Intermediate Course (1 1/2" Courses)
Type 2 (PG 64-22)
- ④ Item 304 8" Aggregate Base (4" Courses)

- A. CEILING DIMENSIONS ARE TO FINISHED FACE TYPE TRANSITIONS UNLESS OTHERWISE NOTED.
- B. PROVIDE BLOCKING IN PARTITION WALLS AS REQUIRED FOR SUPPORT OF ALL CEILING MOUNTED EQUIPMENT AND ACCESSORIES.
- C. LIGHTS FIXTURES IN GWB CEILINGS TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
- D. USE MOISTURE RESISTANT GWB IN ALL WET AREAS.
- E. ALL CEILINGS TO BE 9'-0" AFF. ACT-1, UNLESS OTHERWISE NOTED.
- F. LINES ON THE PLANS BETWEEN DIFFERING HEIGHTS, IMPLY A VERTICAL GYP. BD. SURFACE. U.N.O.

1. 4" LED COVE LIGHT AT EDGE OF GYP. BD. CEILING
- SEE DETAILS #9 AND #10 ON SHT. A411 FOR
TYPICAL NOTES.
2. OPEN TO DECK/STRUCTURE ABOVE.
3. COORDINATE SPRINKLER DESIGN W/ OVERHEAD
DOOR INSTALLATION AS REQUIRED.
4. OPEN TO ROOF DECK ABOVE FOR ROOF ACCESS/
LADDER.
5. GYP. BD. BULKHEAD @ 9'-0" AFF.
6. RATED SHAFT FOR MECH. DUCTS TO ROOF.



**NOTE: SEE CEILING PLANS FOR OTHER AXIOM
SIZES BETWEEN CEILING ELEVATIONS**



CERTIFICATION

[illegible]

ECT #: 25109

FIRST FLOOR CEILING PLAN

A111

**SANTA MARIA
COMMUNITY SERVICES**

1048 CONSIDINE AVE.
CINCINNATI, OHIO 45205

CERTIFICATION



REVISIONS

[illegible]

PROJECT #: 25109
DRAWN: TDS CHECKED: RNH

SECOND FLOOR CEILING PLAN

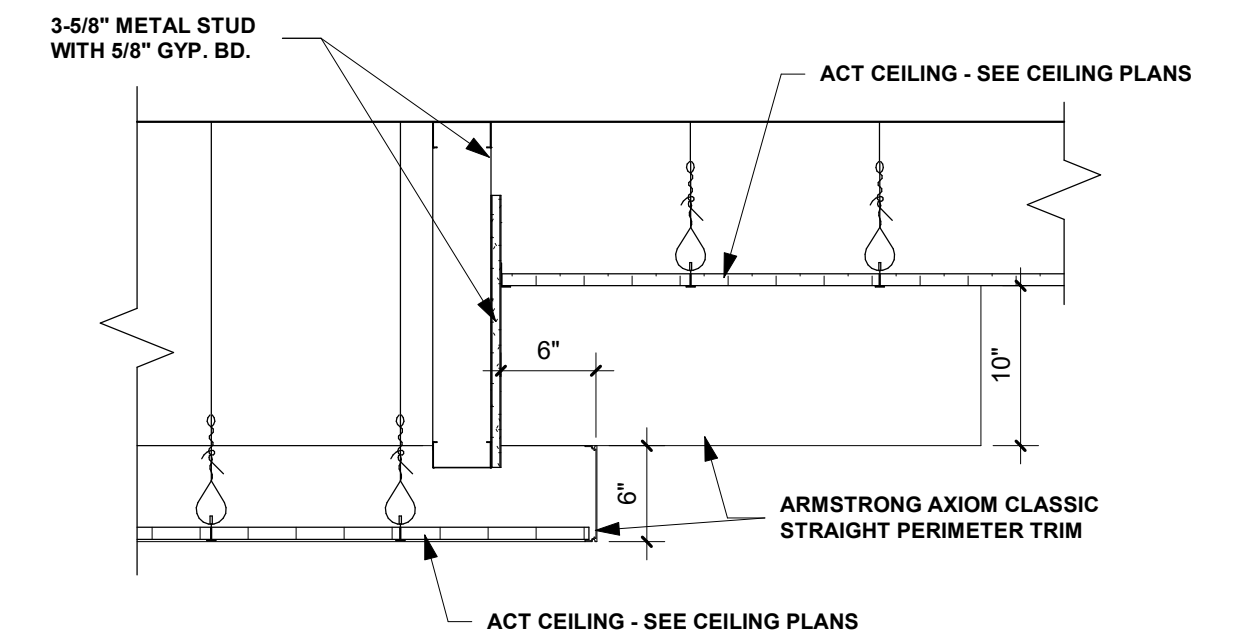
A112

GENERAL NOTES

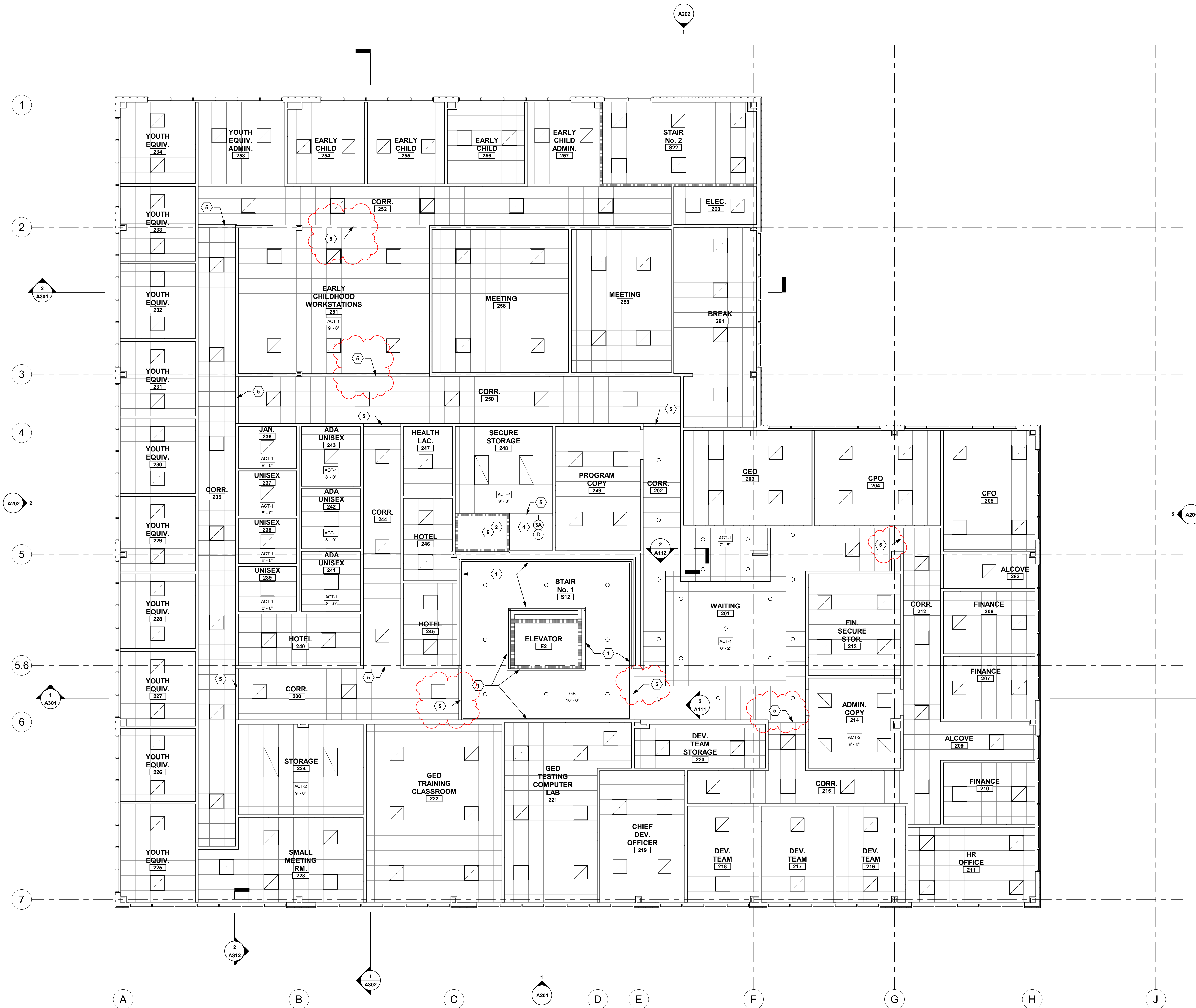
- A. CEILING DIMENSIONS ARE TO FINISHED FACE TYPE TRANSITIONS UNLESS OTHERWISE NOTED.
- B. PROVIDE BLOCKING IN PARTITION WALLS AS REQUIRED FOR SUPPORT OF ALL CEILING MOUNTED EQUIPMENT AND ACCESSORIES.
- C. LIGHTS/FIXTURES IN GWB CEILINGS TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
- D. USE MOISTURE RESISTANT GWB IN ALL WET AREAS.
- E. ALL CEILINGS TO BE 9'-0" AFF, ACT-1, UNLESS OTHERWISE NOTED.
- F. LINES ON THE PLANS BETWEEN DIFFERING HEIGHTS, IMPLY A VERTICAL GYP. BD. SURFACE, U.N.O.

KEY NOTES

1. 4" LED COVE LIGHT AT EDGE OF GYP. BD. CEILING
- SEE DETAILS #9 AND #10 ON SHT. A411 FOR
TYPICAL NOTES.
2. OPEN TO DECK/STRUCTURE ABOVE.
3. COORDINATE SPRINKLER DESIGN W/ OVERHEAD
DOOR INSTALLATION AS REQUIRED.
4. OPEN TO ROOF DECK ABOVE FOR ROOF ACCESS/
LADDER.
5. GYP. BD. BULKHEAD @ 9'-0" AFF.
6. RATED SHAFT FOR MECH. DUCTS TO ROOF.



2 SECTION DETAIL
A112 1" = 1'-0"



1 SECOND FLOOR CEILING PLAN
A112 3/16" = 1'-0"

