

ADDENDUM #2
December 2, 2021

For

THE BANKS – PHASE 3C
GARAGE FOUNDATIONS & SITE
PREPARATION – LOT 28 BP#1

Bid Package #1 –

ITB # 100-21

Prepared by

Messer Construction Co.
643 W. Court Street
Cincinnati, Ohio 45203

This Addendum supplements and modifies the Drawings and Project Manual for the above Project, and shall hereby be incorporated into the Work as part of the Contract Documents. Bidders shall acknowledge receipt of this Addendum by noting its number on the Bid Form.

Bid Opening room change:

Todd B. Portune Center for County Government
138 E. Court Street, **Rm 605**, Cincinnati, OH 45202

Reminder – Allowances are to be included in the Lump Sum Bid Value.

Post Bid Review meetings will be held on **12/9** from **8-10am**

Project Manual Items:

- 001000.4 Bid Form Revision combined bid option added
- 012100 Allowances correction
- 011100 Summary of Work

Attachments:

- 001000.04 Bid Form

- Pre-Bid Sign-In Sheet
- THP Addendum #2
- Lot E Site Logistics Plan

END OF ADDENDUM #2

PRE-BID CONFERENCE REGISTRATION

DATE: November 22, 2021 @ 10:00 AM

ITB 100-21 - The Banks - Phase 3C, BP#1, Garage Foundation & Site Preparation

#	COMPANY NAME	REPRESENTATIVE NAME	EMAIL ADDRESS	TELEPHONE #
1	Hamilton County	Robert Bode	Robert.bode@hamilton-co.org	513-946-4428
2	Baker Concrete	Tim Fox	fox@bakerconcrete.com	513-543-5030
3	Monarch Construction	Nick Harter	NHARTER@MONARCHCONSTRUCTION.CC	513-351-6900
4	Pro Construction Co.	Thomas Pross	thpross@pross.us	(513) 321-7774
5	Hamilton Co	Joan Butner	joan.butner@hamilton-co.org	513-946-3893
6	Hamilton County	Andrea Williams	andrea.williams@hamilton-co.org	513-946-3894
7	Messer Construction	Kyle Buchanan	k Buchanan@Messer.com	937-903-3142
8	MESSER Cons. Co.	DAMIAN A. RUSHING	DRUSHING@MESSER.COM	513-482-5359
9	Messer	Sonya Walton	Swalton@messer.com	513-482-5419
10	Purchasing	Gina Richardson	gina.richardson@hamilton-co.org	513-946-4324
11	Hamilton County	Phil Beck	phil.beck@hamilton-co.org	(513) 240-6580
12	Universal Cont.	Brad Wilhelm	B.Wilhelm@unicon.cc	513-616-4787
13	Universal Contracting	Kyle Pettit	Kpettit@unicon.cc	513-312-0883
14	LaBore's Local 265	Anthony Brice	abrice265@gmail.com	513-221-5260
15	THP LIMITED	PAUL BELLMAN	pbellman@thp1td.com	513-240-1937

Document 001000.4

BID FORM

ACKNOWLEDGMENT OF BIDDER:

Submitted by: _____
(enter company name here)

TO: The Board of County Commissioners, Hamilton County, Ohio
Hamilton County Purchasing Department
Room 507, County Administration Building
138 East Court Street
Cincinnati, Ohio 45202

We, the undersigned, having visited the site, carefully studied the local conditions affecting the cost of the work, and having thoroughly examined the Bidding Documents, consisting of the Instructions to Bidders, this Proposal Form, Bonding Requirements, Contract Form, General and Supplementary Conditions, Technical Specifications, Drawings, and Addenda for the Project titled:

**The Banks, Phase 3C
Bid Package #1 – Garage Foundations & Site Preparation
TC-01 Concrete Foundations & Underground Utilities
TC-02 General Trades**

Prepared by THP Limited, Inc., 100 East Eight Street, Cincinnati, Ohio 45202, for the Board of County Commissioners, Hamilton County, Ohio, do hereby propose to perform all work required to be performed, and to provide and furnish equipment, transportation services, and temporary installations necessary to perform and complete, in a workmanlike manner, such items of work hereinafter designated by and for the sum of money set forth for said items.

ACKNOWLEDGMENT OF ADDENDA:

The undersigned acknowledges receipt of the following Addenda to the Contract documents (indicate Addendum Number and Issue Date):

Addendum No. _____	Date: _____	Page(s): _____
Addendum No. _____	Date: _____	Page(s): _____
Addendum No. _____	Date: _____	Page(s): _____
Addendum No. _____	Date: _____	Page(s): _____
Addendum No. _____	Date: _____	Page(s): _____
Addendum No. _____	Date: _____	Page(s): _____

A. BIDDER AGREEMENTS:

The undersigned Bidder Agrees:

1. To accept the provisions of these Instruction to Bidders, General Conditions, Supplementary Conditions and Division 1 of the Specifications.
2. To provide and include a Bid Guaranty and Contract Bond as dictated in the Legal Advertisement.
3. That the amounts stated in this Proposal Form represents the entire cost of the work. The completion time stated represents the entire time for performance of the work. The amount bid includes allowances for all fees for permits, taxes and insurance required or applicable to the work. That no claims will be made for any increases in wage scales or material costs.
4. To certify that this bid is genuine not sham or collusive or made in the interest or in behalf of any person not herein named, and that the undersigned has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, firm or corporation to refrain from bidding and that the undersigned bidder has not in any manner sought by collusion to secure for himself and advantage over any other bidder.
5. And certifies that (we) (he) (they) (has) (have not) previously performed work subject to the President's Executive Order No. 11246.
6. That this bidder will comply with all City, State, and Federal Statutes relating to Liability Insurance, Working Hours, Minimum Wages, Safety and Sanitary Regulations, which in any way may affect those engaged or employed on the work in the event that the award of the Contract is made on the Proposal herein submitted.
7. That the bidder will comply with any new laws or acts regulating public buying procedures.
8. Refer to additional instructions for bidder registration process (See Article 9 in Supplementary Instructions to Bidders).

BID FORM STIPULATIONS:

1. The wording of this proposal shall be used throughout, without damage, alteration, or addition. Any change in wording may cause it to be rejected.
2. Include all required forms.
3. Bid amounts shall be provided in both words and figures. The worded amount shall govern in the case of discrepancies or in cases of error in extending the total amount of the bid, the unit price may govern.
4. In the event that qualified bidders submit equal bids (to the penny) and are deemed the lowest and best bidders for that trade's bid, those bidders agree to let the County award the contract to the bidder selected by the current "tied bid" procedures used by the Hamilton County Purchasing Department.
5. The Board of County Commissioners reserves the right to reject any or all bids and, unless otherwise specified by the bidder, to accept any item in the bid.

C. ALLOWANCES:

The County may after the bids are opened add an allowance to the contract at its own discretion. This allowance shall be added to the contract and so denoted in the contract in section 7.6. Any allowances added by the County shall be for incidentals associated with this project. If unused, during the project all allowance monies shall be returned to the County at the end of the project or at the County's request.

A. General:

1. Work related to cash allowances will be performed on a time and material basis. The Contractor shall furnish and certify daily detail records of all labor and materials provided.
2. If the cost to complete the work is less than the cash allowance, a deduct Change Order will be prepared by the County for the cost difference.

B. Cash Allowance Items:

1. Trade Contract TC-01 Cash Allowance No. 1: \$50,000
2. Trade Contract TC-02 Cash Allowance No. 2: \$20,000

D. AWARDING:

The selection process includes but is not limited to:

1. The results of the evaluation where Hamilton County selects a bidder(s) who it determines to be the Lowest and Best Bidder(s) meeting all required specifications.
2. The Lowest and Best determination shall be based on the Base Bid first then any accepted Alternates. Accepted Alternates must not exceed the published estimate by 10% or the current Ohio Revised Code stipulation for public bidding.
3. A Base Bid must be submitted prior to bidding any Alternate bids. If a bidder does not bid all of the alternates, unit prices or options the County may still consider the proposal and judge it equally to determine which proposal is Lowest and Best and in the best interest of the County.
4. Substitutions not approved prior to the bid opening cannot be used in the determination of the Lowest and Best bid determination.
5. If Hamilton County and the bidder are unable to successfully come to terms regarding the bid and the subsequent contract, Hamilton County reserves the right to terminate contract discussions with the bidder(s) and select the next apparent low bidder.

Hamilton County reserves the right to:

1. Reject any or all bids.
2. Waive any informality in the bids.
3. Eliminate conditions or terms that are not in the best interest of Hamilton County and its residents.

E. ADDITIONAL BID REQUIREMENTS:

The Bidder is instructed to review the "Summary of Work" for information on "Time of Completion", "Work Hours", "Permits" and "Prime and Sub-Contractors Assignments". The "General Conditions" and "Supplementary Conditions" for information on "Asbestos" and the "Legal Advertisement" for information on "Pre-Bid Meetings".

F. BID PROPOSALS:

Bidder's Name: _____

Each bidder is required to fill out all entries in the proposal section. Enter "NO BID" where no bid will be entered for this proposal.

BASE BID TC-01 CONCRETE FOUNDATIONS & UNDERGROUND UTILITIES	
TOTAL COST	LUMP SUM
Includes Cash Allowance No. 1 \$50,000	\$
<i>(enter amount in words)</i>	<i>(enter amount in numbers)</i>

For reference only provide a breakdown of the total prices listed in the Base Bid. This breakdown is solely a reference tool to be used by the County and shall not enter into the determination of the winning bidder for this project. The summation of the lines below should equal your total price listed above.

Base Bid Material: \$ _____ *(in numbers)*

Base Bid Labor: \$ _____ *(in numbers)*

Base Bid Allowance: \$ _____ *(in numbers)*

BASE BID		TC-02 GENERAL TRADES	
TOTAL COST		LUMP SUM	
Includes Cash Allowance No. 2 of \$20,000		\$	
<i>(enter amount in words)</i>		<i>(enter amount in numbers)</i>	

For reference only provide a breakdown of the total prices listed in the Base Bid. This breakdown is solely a reference tool to be used by the County and shall not enter into the determination of the winning bidder for this project. The summation of the lines below should equal your total price listed above.

Base Bid Material: \$ _____ *(in numbers)*

Base Bid Labor: \$ _____ *(in numbers)*

Base Bid Allowance: \$ _____ *(in numbers)*

COMBINATION BID		TC-01 CONCRETE FOUNDATIONS & UNDERGROUND UTILITIES; TC-02 GENERAL TRADES	
TOTAL COST		LUMP SUM	
Includes Cash Allowance No.1 of \$50,000 and Cash Allowance No. 2 of \$20,000 (\$Total Cash Allowance -\$70,000)		\$	
<i>(enter amount in words)</i>		<i>(enter amount in numbers)</i>	

TC-01 Base Bid Material: \$ _____ *(in numbers)*

TC-01 Base Bid Labor: \$ _____ *(in numbers)*

TC-01 Base Bid Allowance: \$ 50,000 _____ *(in numbers)*

TC-02 Base Bid Material: \$ _____ *(in numbers)*

TC-02 Base Bid Labor: \$ _____ *(in numbers)*

TC-02 Base Bid Allowance: \$ 20,000 _____ *(in numbers)*

Bidder's Name:

All Prime Contractors hereby acknowledge and accept all responsibilities assigned to them by the General Conditions, Supplementary General Conditions, and Division One. All fees for supervision and coordination are included in the bids.

Bids submitted by virtue of this Proposal hereby are acknowledged by the Owner to be made under the conditions that the Bidder will not be prevented, on account of strikes or other disruptions affecting source of supply, from obtaining materials necessary to carry out his contract to complete the construction covered thereby.

It is understood and agreed by the undersigned that the Owner reserves the right to reject any and all bids.

It is agreed that this Proposal shall be irrevocable for a period of Sixty (60) days after receipt of same by the Owner at the Day and Place set forth in the "Legal Advertisement".

[] We have read and agree to the terms listed above.
(check here)

Firm Name:

() Corporation () Partnership () Sole Proprietorship (check one)

Authorized Offerror (print name):

Authorized Signature (sign name):

Title:

Official Address:

E-mail Address:

Telephone Number:

SECTION 01 21 00 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
 - 2. Unit-cost allowances.
 - 3. Quantity allowances.
 - 4. Contingency allowances.
 - 5. Testing and inspecting allowances.
- C. Related Requirements:
 - 1. Section 01 22 00 – Unit Prices for procedures for using unit prices.

1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Subcontract, advise Contractor of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.3 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

1.4 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.

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- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.6 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Subcontractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include material, sales and/or use tax, labor (and/or erection), overhead, tools, equipment, delivery to project site, unloading and warehousing if necessary.
- B. This type of allowance shall be adjusted by the difference of the allowed amount vs. actual expenditures performed on a T&M basis, usually with pre-agreed to unit rates.
- C. Example: A bid category for masonry may include a Lump Sum Allowance of \$5,000 for temporary heating. The bidder shall include this \$5,000 allowance in its Base Bid and document actual expenditures to the Contractor. The bidder's contract amount will then be adjusted based on actual usage.

1.7 MATERIAL ALLOWANCES

- A. The allowance itself shall include the cost of purchasing the specified materials only, including sales and use tax if applicable. The cost of labor (and/or erection), overhead, profit, tools, equipment, delivery, unloading, warehousing, etc. shall be included in the Base Bid and shall NOT be included in the stated allowance.
- B. This type of allowance shall be adjusted by the difference of the allowed material purchase price and the actual purchase price, either additive or deductive, with no consideration given for either increased or decreased OH&P.
- C. Example: A bid category for carpet may include a Material Allowance of \$15.00/sy to purchase carpet. The cost for installation, tools, equipment, delivery, unloading, warehousing, overhead, profit, etc. shall be included in the Base Bid and are not part of the allowance.
- D. Subcontractor shall submit proposals to Contractor for materials selections by the Architect. After selection, subcontractor shall following normal submittal procedures.
- E. Subcontractor shall note if Contract Time will be affected with any material selection.
- F. Invoices shall be submitted to the Contractor to verify actual purchase amounts and quantities.

1.8 QUANTITY ALLOWANCES

- A. The allowance itself is to adjust quantity only. All costs such as material, sales tax, labor (and/or erection), overhead, profit, tools, equipment, delivery, unloading, warehousing, etc. shall be included in the Base Bid.
- B. This type of allowance shall be adjusted by the difference in the allowed quantity vs. the actual quantity times a unit price, which includes all material, labor, equipment, OH&P, etc.
- C. Example: A bid category for steel may include a Quantity Allowance of 5 tons of misc. steel that may not be designed at the time of bidding. The bidder shall include the cost of furnishing, fabricating and installing (erecting) this 5 tons of misc. steel in the Base Bid and a unit price to adjust the bidder's contract amount if the actual quantity is different from the allowed amount.
- D. Sufficient documentation to substantiate the quantity difference shall be submitted to the Contractor.

1.9 UNUSED MATERIALS

- A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
 - 1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

PART 2 - SCHEDULE OF ALLOWANCES

2.1 TC-01 - \$50,000.00

TC-02 - \$20,000.00

END OF SECTION 01 21 00

SECTION 011100
SUMMARY OF WORK

PART 1 GENERAL

1.01 GENERAL PROVISIONS OF BID PACKAGE #1 TRADE CONTRACTS

- A.** The following summary is a description of work for all Contract Descriptions for THE BANKS – PHASE 3C. Work related to the Project is as indicated on the Drawings and Specifications as prepared by THP Limited, Inc. This section describes and assigns work to each Contract as designated by the Construction Manager. Each Contractor shall cooperate and coordinate with all other Contractors for proper and expedient completion of the work in this Project. Each Contract Description identifies the major portions of Scope of Work to be performed by the Bidder in specific Contract Descriptions. This summary should in no way be construed as being all-inclusive. It is issued as a guide to aid in the assignment of work. Refer to the Drawings and Specifications for a detailed accounting of any work not explicitly specified or noted. Each Trade Contract Description lists specification sections included, in whole or in part, in that Contract Description. All work activities not explicitly specified or noted, but required to complete the work included in a Contract Description are a part of the work scope.

PART 2 TRADE CONTRACT DESCRIPTIONS

2.1 SECTION INCLUDES:

1. List of Trade Contracts
2. General Provisions of Bid Package #1 Trade Contracts
3. Contract Descriptions

2.2 LIST OF TRADE CONTRACTS

1. List of Bid Package #1 Trade Contracts:

TC-01	Concrete Foundations and Underground Utilities
TC-02	General Trades

2. General Provisions of Bid Package #1 Trade Contracts

- A. Each Contractor shall be responsible for the proper protection of adjacent structures and public rights of way.
- B. Prospective bidders are reminded that all of the contracts described herein contain specific Joint Policy for Small Business Enterprise, Economic Inclusion and Workforce Development for the Banks Project requirements.
- C. Each Trade Contractor shall comply with the Responsible Bidder Requirements specified in section 001000 and herein.
- D. All work is to comply with the rules and regulations of governing authorities having jurisdiction. Work shall be performed by skilled tradesmen having experience in performing the work.
- E. Storage of all materials is limited and must be approved by the Construction Manager. Offsite storage of material may be required. All costs associated with material delivery in small quantities, relocation of materials that impede work progress, and off site material storage must be included in the bid.
- F. A 48-HOUR NOTICE MUST BE GIVEN FOR DELIVERIES. IF NOTICE WAS NOT GIVEN DELIVERIES MAY BE TURNED AWAY. ALL COST ASSOCIATED WITH THIS ACTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DELIVERIES MUST BE COORDINATED & APPROVED BY THE CONSTRUCTION MANAGER. NO PARKING BY EMPLOYEES OR DELIVERY VEHICLES IS PERMITTED ON SITE. STORAGE, TOOL OR OFFICE TRAILERS WILL NOT BE PERMITTED ON SITE WITHOUT THE PRIOR APPROVAL OF, AND IN COORDINATION WITH, THE CONSTRUCTION MANAGER.
- G. Each Contractor is responsible to review the site and be familiar with all existing conditions within and around the building including local conditions and requirements. The impact of the site conditions on the cost of performing the work shall be included in the bid. Contractors shall notify the Construction Manager in writing of any discrepancies or conditions detrimental to proper performance of the Work.
- I. Each Contractor to provide to all other trades information and materials, shop drawings, diagrams, templates, and embedments necessary for the coordination of the Work. It is each Contractor's responsibility to field verify and coordinate all interface with other trades.

- J. Where new work connects with existing, do all necessary cutting and patching required to make a satisfactory connection with the work to be performed under the Contract Documents so as to leave the entire work in a finished and workmanlike condition. This requirement shall include all required work where new items connect, fit, or otherwise interface with existing surfaces. Provide all labor and materials to this end, whether or not shown or specified. Verify and match existing conditions. This shall include full block replacement to nearest construction expansion joint of any concrete pavement removed or damaged.
- K. Each Contractor shall at all times maintain a clean and safe passage to all areas of the site, and for the public around the site.
- L. Each Contractor shall field verify all dimensions, materials and conditions of the existing site.
- M. Initial benchmarks and control lines will be provided by the Construction Manager. Each Contractor is responsible for all detailed layout and grade from the indicated benchmark and control points.
- N. Each Contractor is to coordinate all work with the work of other trades for proper function and sequence to avoid construction delays or additional cost.
- O. Each Contractor is responsible for daily cleanup and disposal of all debris associated with its work activities. This shall include removal of debris from public property and/or roadways caused by work on site or carried outside of the site by vehicles employed by the Contractor. Street cleaning of this debris is expected by each Contractor, as necessary. Debris not removed by the Contractors will be discarded at the delinquent Contractor's expense. All areas of work are to be broom cleaned at the end of each work day. In addition to daily cleanup each Trade Contractor to provide 1 person for every 4 Trade Contractor employee and their subs to a once a week jobsite general cleanup activity. Each Trade Contractor to provide its worker with all the necessary tools and equipment to do cleanup. There will be no tools or equipment provided by the Construction Management organization. Coordination of the weekly cleanup will be the responsibility of the General Trades Contractor. Designated eating areas will be identified by the Construction Manager. These areas will be the only place for workers to eat and drink. Workers found violating this policy maybe directed to leave the jobsite.
- P. Each Contractor shall be restricted to working hours of 7:00am to 4:00pm unless alternate arrangements are approved by the Construction Manager. This does not alleviate the Trade Contractor's responsibility to work overtime as required to maintain the schedule.

- Q. Signs of any type are prohibited, except as specifically assigned by the Contract Documents.
- R. Each Contractor shall be responsible for the protection of its own materials, tools, equipment, and finish work until substantial completion is granted. Damage to or theft of any materials, tools or equipment prior to substantial completion will be repaired or replaced at the Contractor's expense.
- S. Each Contractor shall provide all temporary heat, utilities and protection required for the completion of all work as scheduled, except where specifically provided by others in the Contract Documents.
- T. Each Contractor shall have their superintendent attend all weekly Trade Contractor Meetings (time & location to be scheduled by Construction Manager).
- U. Each Contractor shall secure all permits required by governing authorities for the completion of its own work scope. This includes all Plumbing, HVAC, Traffic or permit that are issued by the City's Department of Transportation and Engineering, street barricade and other special permits. No Permits will be secured by the Construction Manager.
- V. Each Contractor shall submit daily reports and the weekly work plan twenty-four (24) hours before the weekly Trade Contractor meetings. Failure to submit these items each week for the prior week's work will result in rejection of this Contractor's pay request.
- W. Testing shall be performed in accordance with the Contract Documents. Where Owner and Contractor testing are specified, the Contractor shall provide complete testing. The Owner may provide additional testing at its discretion.
- X. Each Contractor is responsible for the complete review of, and coordination with, the Trade Contract Descriptions for other Contractors. Where overlap occurs, include the cost of such work in your bid, and the Construction Manager will decide which Contractor will perform this work. Appropriate credit will be deducted from the other Contractor's Contract.
- Y. Each Contractor must provide a full-time superintendent on site throughout the duration of their work on site. This superintendent shall be authorized to make all decisions relative to the work on site, and shall be the primary contact for all correspondence. Part time or token representatives who are not so authorized will not be permitted. Failure to comply with this requirement will result in rejection of this Contractor's pay request. Any change of superintendent shall be pre-approved by the Construction Manager.

- Z. Time is of essence on this project. Each Trade Contractor shall phase, construct and complete their work within the requirements included in Specification Section 013216 and the subsequent development of and updating of the Banks Phase 3B – Bid Package 2 Schedule by the Construction Manager.
- AA. Each Contractor shall complete the Resource Utilization and Inclusion Tracking Forms that are included in the Specifications. The forms shall be completed on a monthly basis and submitted with the monthly pay request. Completed resource utilization forms must be submitted with the pay request in order for the pay request to be processed.
- AB. Each Contractor will be required to attend several phasing meetings pertaining to Lean Construction. Contractor shall have the appropriate personnel (more than one) attend the reverse phase scheduling meeting. Each Trade Contractor shall participate in the implementation of the Lean Construction process throughout the duration of the Project.
- AC. Safety hard hats, safety eye protection, High Vis, and Gloves shall be worn by all employees on this job site. This includes all of this Contractor's Subcontractors and Suppliers.
- AD. This Contractor shall comply with all requirements of the Williams-Stiger Occupational Safety and Health Act of 1970 and subsequent amendments thereto. This Contractor shall furnish to the Construction Manager a copy of its Safety Program, including a copy of its Hazardous Material Program, prior to the commencement of work on site. No payment will be made until these documents are received.
- AE. Any barricade or safety device removed by this Contractor's employees shall be immediately re-erected by Contractor. Upon failure to do so, the Construction Manager may direct the re-erection of it and the cost will be paid by the Contractor.
- AF. All shop drawings and submittals must be submitted within one week from Notice to proceed, unless otherwise specified. No pay request will be processed until all required submittals have been received.
- AG. Each Contractor shall provide personnel for traffic control and traffic coordination during all deliveries of material and equipment required in their scope of work. The Contractor shall coordinate all such activities with the Construction Manager and the City of Cincinnati, Department of Transportation and Engineering.
- AH. All portions of existing site and all utilities not part of the Work which are damaged, moved or altered in any way during construction shall be replaced or repaired to the County's satisfaction at the Contractors expense.

- AI. Each Trade Contractor shall include in their Schedule of Values (G702) a line item for their Small Business Enterprise spending. Each SBE should be shown separately.
- AJ. Each Contractor shall attend the pre-award conference. This conference will be scheduled by the Construction Manager. All trade contractors shall be notified in writing of the date the conference will be held.
- AK. Each Contractor shall update their record / as-built drawings on a monthly basis, the updated as-built shall be submitted to the Construction Manager by the 20th of the month. If the Contractors as-builts are not updated and submitted, the Contractors pay request for that month will not be processed.
- AL. Each Trade Contractor shall make good faith efforts to meet and/or exceed the project workforce participation goals as outlined in Section 008260 page 15.
- AN. To facilitate the punch list process, each Trade Contractor must complete its punch list items within 3 business days (excluding weekends) of receipt (via fax, email, or distribution to the site leader) of each punch list item. Failure to complete the punch list will result in a back charge for the total cost, to have others complete the work as designated by the Construction Manager.
- AO. Trade Contractor to identify recycle and waste management opportunities when assessing their scope of work. These items will be reviewed at the pre-award meeting.
- AP. The flow of traffic on City streets and public walkways must be maintained at all times. It shall be this Trade Contractor's responsibility to obtain all permits and provide all labor and material that are necessary for street and sidewalk lane closures. All work involved that impacts existing streets and/or sidewalks or impedes public access in any way shall be coordinated through the Construction Manager **prior to the date of the work.**

AQ. The Construction Manager will be utilizing a web-based information management system to facilitate communications among project partners including but not limited to Owners, Architects, Engineers, Construction Manager, and Trade Contractors. The system being utilized is Autodesk document management software. All trade contractors must have an e-mail address and access to the internet. Autodesk will be utilized for the following functions:

- Project Contact Directory- this will be maintained by the Construction Manager
- Requests for Information Management
- Meeting Minutes Distribution
- Posting of Official Notices and/or Communications
- Submittal Management
- Contract Document Management
 - Contract Drawings in PDF
 - Site Photographs
- Punchlist Management
- Field Work Order Management

The Construction Manager will issue user names and passwords to each Trade Contractor and will provide training and technical assistants to the user groups. Use of this system is mandatory. There will be no costs passed on to the users for access to the system or license fees. Users will be responsible for the costs associated with access to the internet.

AR. All Contractors shall use platform type ladders where ladders are necessary on this project. Other ladder types will not be allowed on site.

3. **A. CONTRACT DESCRIPTION TC-01: Concrete Garage Structure and Underground Utilities**

The Scope of Work in this Contract TC-02 includes all labor, material, tools, equipment, services, and supervision necessary to complete all work specified herein, in accordance with the Contract Documents, as described below to a complete functional safe and operating state.

Included is the Work as indicated in this Contract Description TC-02 the Drawings, the General Conditions and Division 1 of the General Requirements. This scope of work includes, but is not necessarily limited to, the following Specification Sections:

Bidding Requirements, Contract Forms and Conditions of the Contract	
Section 017329	Cutting and Patching
Section 017419	Construction Waste Management and Disposal

The following items represent specific inclusions in this Contract TC-02: Concrete Garage Structure and Underground Utilities. They are provided as a guide to aid in the assignment of work and in no way should be construed as being all-inclusive.

This Contract shall include:

1. All work in this trade category is to be performed in accordance with the Specifications and with the recommendations of the Geotechnical Exploration report included in the documents as appendix B.
2. General Building Permit is provided by the Construction Manager. Any other required permits or licenses are the responsibility of this Trade Contractor for this work scope.
3. Geotechnical monitoring and testing services are provided by others. This Trade Contractor shall coordinate and assist in the inspection and testing of all work on a daily basis.
4. This Contractor shall include removal of the existing asphalt parking surface and gravel, not previously removed as part of bid package #1 scope from Prior Phase 3B construction, after auger cast piling work scope was completed. Existing surface to be removed as work progresses to maintain a solid working surface. Review existing site condition prior to bid date.
5. This Contractor shall include all excavation and backfill as needed for foundations (including pile caps and grade beams) from the existing conditions. All borrow material or engineered fill shall meet the requirements of the specifications.
6. This Contractor shall include excavation and prep for slab on grade.
7. This contractor to include cohesive soil installation per the docs.

8. This contractor to include all existing concrete demo required for structure construction. Demo to be performed in a neat precision manner. Put back to be included in garage locations.
9. Demo of Sidewalks, curb cut, and other concrete located in the Right of Way to be by TC-02. Put back to be by TC-02 in Right Of Way.
10. The Concrete structure complete including but not limited to pile caps, columns, slab on grade, grade beams, retaining walls and shear walls shall be included as part of this trade contract. Podium Slab and site concrete to be in future package. Reinforcing steel shall be provided as part of this work scope.
11. This contractor is responsible for providing all sealants, sealers and admixtures as required.
12. Coordination with future miscellaneous metals contractor shall be included for anchor bolts, embedded plates and other items imbedded in the concrete work. This contractor shall receive, inventory and install miscellaneous metal anchors, plates and sleeves as required for a complete, correct installation. Material shall be furnished and delivered by others. This contractor shall receive and set in place items which are to be cast into concrete structure. Layout shall be coordinated with the future miscellaneous metals contractor. This contractor shall be responsible for remedial work required if the anchors or plates are moved during concrete placement.
13. Expansion joint and compression seals shall be included in this work scope complete.
14. Contractor performing work must have all licenses and certifications as required by the specifications and/or authorities having jurisdiction.
15. Provide and maintain temporary protection and plates to maintain safe access across site. All holes, trenches, etc are to be protected. A ramp (Earthen or built) is to be provided for access into all excavations
16. This contractor shall provide temporary safety railing around or protective floor cover over openings in the concrete slabs as required to meet OSHA standards. This includes covers over the sleeve openings.
17. Slab tolerance shall be monitored by this contractor during and after each concrete placement. As-built information for each horizontal slab placement shall be provided the day after placement.
18. Spoil removal for this work scope is the responsibility of this Trade Contractor. All materials are to be removed from site and legally disposed.
19. Temporary water and temporary power required for this work scope shall be the responsibility of this Trade Contractor.
20. Dewatering and/or mucking as required to complete this work scope shall be the responsibility of this Trade Contractor. All open

- holes/excavations shall be kept clean and free from water as required by the contract documents. This Trade Contractor shall provide barricades or other measures to protect the public and other workers on site from a fall hazard into excavations/holes.
21. This Trade Contractor shall include all reinforcing steel as required for a complete, correct installation. All deliveries, hoisting and rigging into place are to be provided by this Trade Contractor as required.
 22. This Trade Contractor shall be responsible for dust control as required for this work scope.
 23. Traffic control for this work scope is the responsibility of this Trade Contractor.
 24. Only the washing of the chute will be permitted on site. Wash out of the concrete truck to be done at the batch plant. This contractor is responsible for clean-up of all dunnage from deliveries and hauling off-site within a timely manner.
 25. Provide all layout and engineering from control points and benchmarks provided on survey drawings.
 26. This Trade Contractor shall employ a utilities location service to locate all utilities for location and elevation prior to commencement of any work on Site. Underground utilities that are to remain shall be permanently located, maintained and protected with signage and barricades until completion of Contract Time.
 27. This Trade Contractor shall include any necessary permits required for temporary road shutdowns if required to perform this work scope.
 28. All hoisting associated with this Trade Contract is to be included in this work scope.
 29. Reference Section 017419 for removal of all debris.
 30. When doing utility work, all work shall be done by an approved contractor as identified by that utility company.
 31. This Trade Contractor shall include backfill as identified to meet the specification requirements to 6 inches below existing grade where the slab on grade is not being provided.
 32. The temporary plywood protection shown at the existing garage will be provided and maintained by others.
 33. This Trade Contractor shall provide all new storm and sanitary plumbing work for the building and site as shown and required including but not limited to excavation, piping, manholes, covers, location of tie in points, verification of existing, backfill and compaction and testing.
 34. This Contractor shall provide all hangers and inserts as required for a complete, correct installation.
 35. This Trade Contractor shall provide drains for casting into concrete as shown or specified and shall include provisions to anchor drain to formwork where required.

36. This Contractor shall NOT include the following scope of work: Steel Bollards, Metal Railings, Painting, Line Striping and Masonry. These scopes of work will be part of a future bid package.
37. This contractor shall NOT include demo of the existing railings. This includes the concrete curb located on the existing stairs at the 515 level. This will be in a future TC.
38. This Contractor shall account for the potential of Class C soils when performing this scope of work. This shall include the forming of pile caps as required. OSHA/Messer safety standards shall be maintained when constructing pile caps in regards to the sloping of excavations and employee entry.
39. Include allowance of 4,000lbs of rebar including labor to be installed at the CM direction.
40. This Trade Contractor shall include a \$ 50,000 allowance to account for potential design changes initiated by the Owner.

B. CONTRACT DESCRIPTION TC-02: General Trades

The Scope of Work in this Contract TC-02 includes all labor, material, tools, equipment, services, and supervision necessary to complete all work specified herein, in accordance with the Contract Documents, as described below to a complete functional safe and operating state.

Included is the Work as indicated in this Contract Description TC-02 the Drawings, the General Conditions and Division 1 of the General Requirements. This scope of work includes, but is not necessarily limited to, the following Specification Sections:

Bidding Requirements, Contract Forms and Conditions of the Contract	
General Requirements	
Section 024100	Demolition
Section 321216	Asphalt Paving
Section 321723	Pavement Markings

The following items represent specific inclusions in this Contract TC-02: General Trades. They are provided as a guide to aid in the assignment of work and in no way should be construed as being all-inclusive.

This Contract shall include:

1. Provide and maintain temporary water filled barrier style site fence with fence tops, including 2 pair of 12 foot gates (24 foot total opening) from mobilization on site until 8/1/2022. Provide chain for locking gates. Gate locks to be provided by others. Temporary site fence shall be chain link at least 6 foot tall above grade.

2. Remove and salvage existing concrete barriers around Lot 28. Barriers to be placed at CMs direction within 2 miles. Labor, equipment, hauling, etc to be included.
3. Provide labor to install Owner provided signage at each of the four gate locations.
4. Remove, salvage, and turn over existing plantings located in the planting bed located in Lot 28. Plantings to be removed in a careful manner and relocated to a location within 5 miles.
5. Provide temporary chemical type toilets at 2 locations (two toilets per location) from the time of mobilization until 8/1/2020. Provide weekly service of the temporary toilets including supplies and cleaning. Toilets shall be provided with a lock and key. Six (6) keys are to be provided for each lock and turned over to the Construction Manager to manage.
6. This Trade Contractor shall provide temporary construction entrance as detailed on the construction documents. Maintenance of locations to be included.
7. Removal all pipe bollards as noted.
8. Demo of Sidewalks, curb cut, and other concrete located in the Right of Way to be by TC-02. Put back to be by TC-02 in Right Of Way. Demo of concrete required for the structure to be by TC-01
9. This Contractor shall provide the Lot 27 barricades. Elevated and at grade. This includes the temporary partition wall and water barrier style fencing at the elevated slab edge. Include protection where required to have a secured site. Wall and barriers to be maintained until 8/1/2020.
10. Provide and maintain erosion control measures per the SWPPP including but not limited to erosion control fence and inlet protection devices until 8/1/2022.
11. Provide Site fencing (Panels with feet) and 2 – 12' gates in Lot E for construction laydown per the Logistics plan. Site to include 37 spots. Refer to Lay Down Area site logistics plan.
12. Provide daily perimeter site cleanup of debris along the temporary fence and existing garages and legal disposal of waste off site.
13. Trade Contractor to machine clean public property a minimum of once a week. Trade Contractor to include additional machine cleaning when Public events occur. This Trade Contractor will also be responsible for cleaning public property with water if necessary.
14. This trade contractor shall include an allowance of \$10,000 in labor and \$ 10,000 for materials and equipment to be allocated at the direction of the Construction Manager for items such as General carpentry work, general labor, additional signage and additional cleaning as directed.
15. This Trade Contractor shall provide communal dumpsters as needed for general construction waste as result of all scope of work until 8/1/2022.

End of Section

Google Maps



Imagery ©2021 U.S. Geological Survey, Map data ©2021 20 ft

The Banks

Public Infrastructure Development – Phase 3C – Lot 28 GARAGE AND PARK

Bid Package #1 – GARAGE FOUNDATIONS AND SITE PREPARATION (ITB # 100-21)

December 2, 2021

THP #98090.40

ADDENDUM #2

GENERAL

1. This Addendum shall supersede all previously issued Contract Documents wherein it modifies same. All other conditions remain unchanged. The following changes, additions, or deletions as set forth herein shall apply to the above documents and shall be made part thereof and shall be subject to all the requirements thereof as though originally shown and / or specified.
2. After receipt of bids and prior to execution of Agreement, Project Manual and Drawings will be revised and re-issued to incorporate modifications made by Addenda.
3. Acknowledge receipt of this Addendum on Bid Proposal.

QUESTIONS AND ANSWERS:

1. S101: Please see attached Exhibit A. 1a. Please provide top of Columns and top of Wall elevations. 1b. Please provide additional information for the shown grade beams and walls on the Southwest area of the site if this is in our Scope of Work.
 - a. **Response to question 1a:** For bidding, use the following elevations: Top of Columns = 502.50' and Top of Walls = 502.50'. Exact elevations will be provided to the Trade Contractor prior to start of shop drawing production and construction.
 - b. **Response to question 1b:** The grade beams and walls in the southwest area of the site that are mentioned in this question (and indicated on the attached exhibit) are NOT within the scope of BP #1.

DRAWINGS:

1. C101 – SITE PLAN
 - **Change Drawing Note 8 to:** ALONG MEHRING WAY, REMOVE ENTIRE SIDEWALK TO BACK OF CURB. REFER TO DRAWING NOTE 14 ON DWG. D101 FOR ADDITIONAL INFORMATION.
 - **Change Drawing Note 9 to:** ALONG ELM STREET, REMOVE ENTIRE SIDEWALK TO BACK OF CURB. REFER TO DRAWING NOTE 14 ON DWG. D101 FOR ADDITIONAL INFORMATION.
2. S101 – FOUNDATION PLAN
 - Added (2) Pilasters and Note 10.
 - Revise Grade Beam Schedule reinforcing.

3. S201 – FOUNDATION DETAILS

- Added Detail 9/S401.

4. S301 – PILE CAP AND COLUMN DETAILS

- Revised reinforcing on GRADE BEAM DIAGRAM.

ATTACHMENTS:

1. Q&A and Exhibit A
2. S101
3. S201
4. S301.

End



November 24, 2021

Hamilton County Purchasing
138 E. Court Street Room 507
Cincinnati, Ohio 45202
Attn.: Gina Richmond

Re: The Banks Ph. 3C B.P.#1
TC – 01 Concrete Foundations and Underground Utilities

Drawings:

1. **S101:** Please see attached Exhibit A.
 - 1a. Please provide top of Columns and top of Wall elevations.
 - 1b. Please provide additional information for the shown grade beams and walls on the Southwest area of the site if this is in our Scope of Work.

Baker Concrete Construction, Inc.

CORPORATE OFFICE

900 North Garver Road ■ Monroe, OH 45050
Phone: 513.539.4000 ■ Fax: 513.539.4380

NORTHERN OPERATIONS

990 North Main Street ■ Monroe, OH 45050
Phone: 513.422.6697 ■ Fax: 513.539.4250



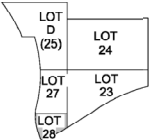
THP Limited
100 East Eighth Street
Cincinnati, Ohio 45202

513.241.3222
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PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS (DATE) (BY) (DESCRIPTION)
1. 11/05/2021 (THP) (CORRECTION) (NO CHANGES TO BE MADE)



TECHNICIAN

PROJECT MANAGER

PRINCIPAL

CHECKED BY
Checker



DRAWING TITLE

FOUNDATION PLAN

JOB NUMBER DATE

98090.40 11/05/2021

DRAWING NUMBER

S101

Exhibit A

DRAWING NOTES

- REFER TO S000 SERIES FOR GENERAL NOTES AND TYPICAL DETAILS.
- REFER TO DRAWINGS S200 SERIES FOR FOUNDATION AND FRAMING DETAILS.
- REFER TO DRAWINGS S301 FOR COLUMN AND PILE CAP DETAILS.
- TOP OF SLAB VARIES FOR DRAINAGE. REFER TO ARCHITECTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS.

PLAN NOTES:

- EXISTING UNDERGROUND UTILITY LINES TO REMAIN. FIELD LOCATE. DO NOT DAMAGE.
- TYPICAL SLAB ON GRADE CONTROL JOINT PATTERN.
- EXISTING PARK WALL.
- PROVIDE TEMPORARY RETENTION SYSTEM AS REQUIRED TO AVOID UNDERMINING EXISTING SIDEWALK ALONG MEHRING WAY AND ELM STREET.
- 1'-0" THICK SHEAR WALL REINFORCED WITH #4 AT 1'-0" EACH FACE. EACH WAY. PROVIDE MATCHING DOWELS AT BOTTOM. HOOK AT BOTTOM AND LAP 2'-0" WITH WALL VERTICALS. HOOK WALL HORIZONTALS INTO COLUMN. AT END WITHOUT COLUMN PROVIDE ADDITIONAL REINFORCEMENT PER PLAN DETAIL S3201.
- BATTERED REINFORCED CONCRETE WALL. HEIGHT VARIES.
- ROUGHEN THE CONTACT SURFACE. GRILL AND EPOXY 407/48 0" DOWELS 1'-0" INTO EXISTING PILE CAP. PLACE DOWELS IN TWO ROWS, WITH 1'-0" SPACING EACH WAY CENTERED AT GRADE BEAM.
- PROTECT EXISTING SLAB ON GRADE EDGE AS NEEDED TO INSTALL COHESIVE SUB BASE.
- REMOVE EXISTING SLAB ON GRADE TO INSTALL PILE CAP. PROVIDE TEMPORARY RETENTION SYSTEM TO AVOID UNDERMINING EXISTING WALL AND COLUMN/PILE CAP.

FOUNDATION PLAN LEGEND:

INDICATES EXISTING FOUNDATIONS (PILE CAPS, ETC.) THAT ARE TO REMAIN.

INDICATES NEW PILE CAP TYPE
TOP OF CAP ELEVATION
PILE TOP ELEVATION

SEE DRAWINGS S301 FOR PILE AND PILE CAP REINFORCING. #11 PER REINFORCING WITH (1) #8 CENTER BAR UNLESS MODIFIED BELOW. LETTERS IN PARENTHESES FOLLOWING CAP MARK MODIFY CAP OR PILE REINFORCING.

(A) ADD 4B7 (LENGTH = CAP THICKNESS + 20") AND (2) #5 TIES AT 1'-0" AT TOP. BALANCE AT 12" PROVIDE CENTRALIZERS AT TOP AND BOTTOM OF CAGE TO CENTER IN PILE.

(B) ADD 4B7 (LENGTH = CAP THICKNESS + 20") AND (2) #5 TIES AT 1'-0" AT TOP. BALANCE AT 12" PROVIDE CENTRALIZERS AT TOP AND BOTTOM OF CAGE TO CENTER IN PILE. CENTER BAR EXTENDS TO BOTTOM OF PILE. PROVIDE #11 CENTER BAR (1" DIAMETER, 150 KSI HIGH STRENGTH BAR AT CONTRACTOR OPTION. PROVIDE STANDARD HOOK OR DONUT TERMINATOR.

SLAB STEP

FOOTING STEP

WALL CONTROL JOINT

INDICATES TOP OF FOOTING ELEVATION

EXISTING DRILLED PIER

LOT 28 GRADE BEAM SCHEDULE

MARK	SIZE	REINFORCING	STIRRUPS
GB1	48"x48"	SEE GRADE BEAM DIAGRAM ON S301	
GB2	48"x48"		
GB3	48"x48"		
GB4	48"x48"		
GB5	48"x48"	8B7 TOP	#5 (ST-4)
		8B11 BOTTOM	10 AT 12" LEFT END
		4B9 BOTTOM 2ND LAYER	10 AT 6" RIGHT END
GB6	36"x36"	4B5 FACE, (2) EACH SIDE	BALANCE AT 16"
		8B6 TOP	#5 (ST-4)
		8B7 BOTTOM	AT 12" C/C TYPICAL
GB7	48"x48"	2B5 FACE, (1) EACH SIDE	AT 8" THROUGH SOUTH PILE CAP
		8B11 TOP	#5 (ST-4)
		8B7 BOTTOM	AT 16" C/C TYPICAL
GB8	24"x24"	4B5 FACE, (2) EACH SIDE	AT 12" IN CANTILEVER
		8B7 TOP AND BOTTOM	#5 (ST-3) AT 12" C/C

GRADE BEAM SCHEDULE NOTES:

- LAP TOP AND FACE BARS AT MID SPAN, UNLESS NOTED OTHERWISE.
- HOOK ALL BARS AT FAR EDGE OF PILE CAP EXCEPT 2ND LAYER BOTTOM BARS.
- BEAM STIRRUP STARTS FROM CENTERLINE OF FIRST ROW OF PILES.

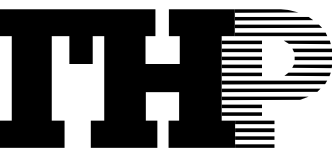
STIRRUP TYPES

ST-1	
ST-2	
ST-3	
ST-4	
ST-5	

1 LEVEL 1 FOUNDATION PLAN

3/32" = 1'-0"





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A. REFER TO S000 SERIES FOR GENERAL NOTES AND TYPICAL DETAILS.
B. REFER TO DRAWINGS S200 SERIES FOR FOUNDATION AND FRAMING DETAILS.
C. REFER TO DRAWINGS S301 FOR COLUMN AND PILE CAP DETAILS.
D. TOP OF SLAB VARIES FOR DRAINAGE. REFER TO ARCHITECTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS.

1. EXISTING UNDERGROUND UTILITY LINES TO REMAIN. FIELD LOCATE. DO NOT DAMAGE.
2. TYPICAL SLAB ON GRADE/CONCRETE JOINT PATTERN.
3. EXISTING PARK WALL.
4. PROVIDE TEMPORARY RETENTION SYSTEM AS REQUIRED TO AVOID UNDERMINING EXISTING SIDEWALK ALONG MEETING WAY AND ELM STREET.
5. 1" THICK SHEAR WALL REINFORCED WITH 3/4" X 12" EACH FACE. EACH WAY. PROVIDE MATCHING DOWELS AT BOTTOM, HOOD AT BOTTOM AND TOP OF WALL. VERTICAL REINFORCEMENT SHALL BE 1/2" DIA. @ 16" ON COLUMN. AT END WITHOUT COLUMN PROVIDE ADDITIONAL REINFORCEMENT PER PLAN DETAIL 5/20/21.
6. BATTERED REINFORCED CONCRETE WALL. HEIGHT VARYS. PROVIDE 1/2" DIA. VERTICAL REINFORCEMENT AND EPOXY 47475-D DOWELS 1" INTO EXISTING PIPE CAP. PLACE DOWELS IN TWO ROWS, WITH 1" SPACING EACH WAY CENTERED AT GRADE BEAM.
7. PROVIDE 1/2" DIA. SLAB ON GRADE EDGE AS NEEDED TO INSTALL COHESIVE SUB BASE.
8. REMOVE EXISTING SLAB ON GRADE TO INSTALL PIPE CAP. PROVIDE TEMPORARY RETENTION SYSTEM TO AVOID UNDERMINING EXISTING WALL.
9. CONSTRUCT CAP.
10. PILESTER. REFER TO PLAN DETAIL 9/20/21 FOR INFO.

 INDICATES EXISTING FOUNDATIONS (PILE CAPS, ETC.) THAT ARE TO REMAIN.

INDICATES NEW PILE CAP TYPE
TOP OF CAP ELEVATION
PILE TIP ELEVATION

SEE DRAWINGS S301 FOR PILE AND PILE CAP
REINFORCING. ALL PILES REINFORCED WITH (1)
CENTER BAR UNLESS MODIFIED BELOW. LETTER
IN PARENTHESIS FOLLOWING CAP MARK MODIFY
CAP OR PILE REINFORCING:

(A) ADD #4#7 (LENGTH = CAP THICKNESS + 20") AND (20) #3 TIES AT 6" AT TOP, BALANCE AT 12" PROVIDE CENTRALIZERS AT TOP AND BOTTOM OF CAGE TO CENTER IN PILE.

(B): ADD #47 (LENGTH = CAP THICKNESS + 20") AND (20) #3 TIES AT 6" AT TOP, BALANCE AT 12" PROVIDE CENTRALIZERS AT TOP AND BOTTOM OF CAGE TO CENTER IN PILE. CENTER BAR EXTENDS TO BOTTOM OF PILE. PROVIDE #11 CENTER BAR (1" DIAMETER, 150 KSI HIGH STRENGTH BAR AT CONTRACTOR OPTION. PROVIDE STANDARD HOOK OR DONUT TERMINATOR.

 SLAB STEP

▼ FOOTING STEP






▽ WALL CONTROL JOINT

T/F=XXX'-XX" INDICATES TOP OF FOOTING ELEVATION

EXISTING DRILLED PIER

MARK	SIZE	REINFORCING	STIRRUPS
GB1	48"x48"		
GB2	48"x48"		
GB3	48"x48"		
GB4	48"x48"		
		SEE GRADE BEAM DIAGRAM ON S301	
		8B7 TOP	#5 (ST-4)
GB5	48"x48"	8B11 BOTTOM	10 AT 12" LEFT END
		4B9 BOTTOM 2ND LAYER	10 AT 6" RIGHT END
		4B5 FACE, (2) EACH SIDE	BALANCE AT 16"
		8B9 TOP	#5 (ST-4)
GB6	36"x36"	6B11 BOTTOM	AT 12" C/C TYPICAL
		2B5 FACE, (1) EACH SIDE	AT 8" THROUGH SOUTH PILE CAP
		6B11 + 2B5 TOP LEFT 6B7 TOP RIGHT	#5 (ST-4)
GB7	48"x48"	4B7 BOTTOM	AT 16" C/C TYPICAL
		4B5 FACE, (2) EACH SIDE	AT 12" IN CANTILEVER
		3B7 TOP AND BOTTOM	#4 (ST-3) AT 12" C/C
GB8	24"x24"		

1. LAP TOP AND FACE BARS AT MID SPAN, UNLESS NOTED OTHERWISE.
2. HOOK ALL BARS AT FAR EDGE OF PILE CAP EXCEPT 2ND LAYER BOTTOM BARS.
3. BEAM STIRRUP STARTS FROM CENTERLINE OF FIRST ROW OF PILES.

STIRRUP TYPES	
ST-1	
ST-2	
ST-3	
ST-4	
ST-5	

1	11/05/2021	BP#1 - GARAGE FOUNDATIONS AND SITE PREPARATION
2	11/08/2021	50% CONSTRUCTION DOCUMENTS
3	11/12/2021	BP#1 PERMIT SET
4	12/2/2021	BP#1 ADDENDUM #2

TECHNICIAN

PROJECT MANAGER

PRINCIPAL

CHECKED BY _____



THE BANKS
Public Partnership

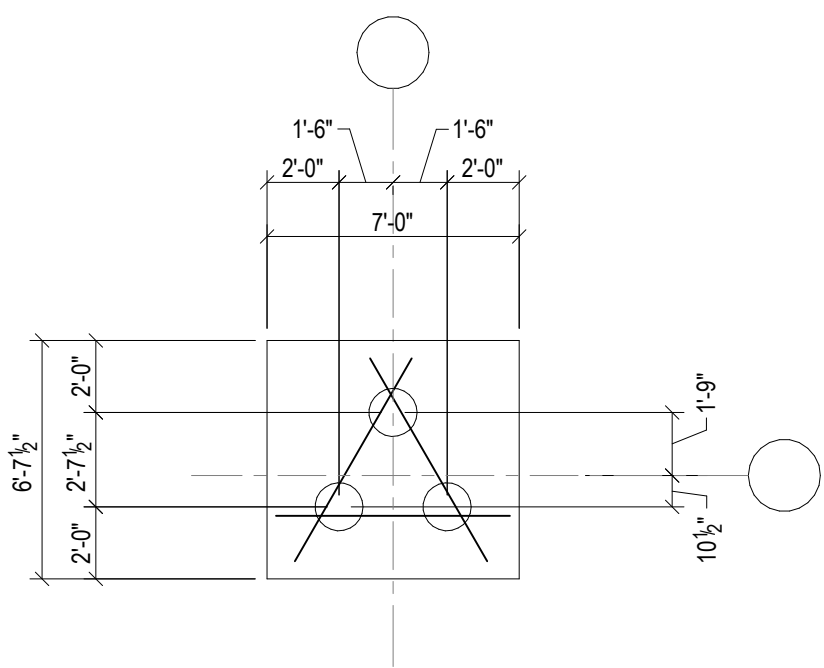
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FOUNDATION PLAN

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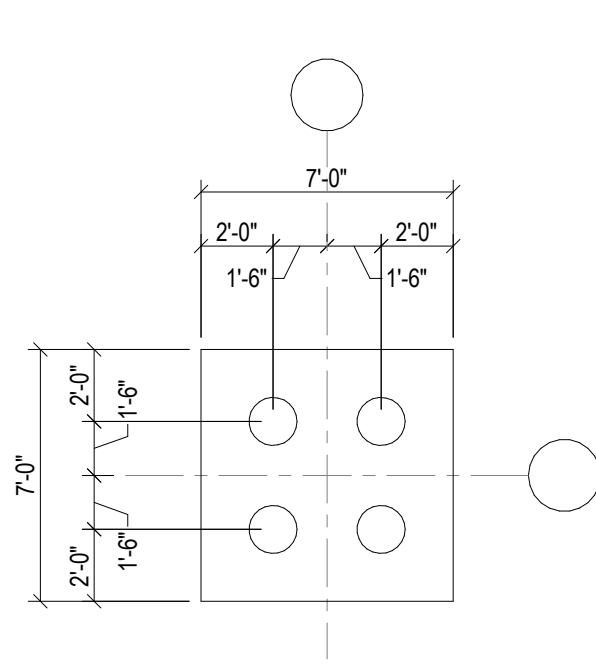
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S101



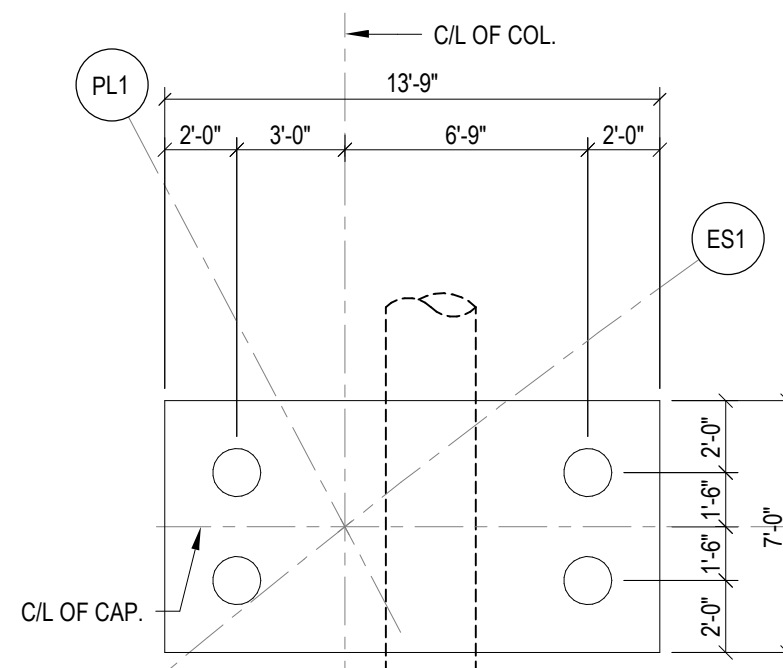
CAP THICKNESS: 34" AT TYP, 46" AT TYPE 3A
TOP REINFORCING: NONE
BOTTOM REINFORCING: (12) #6 IN 3 DIRECTIONS.

3A
S301
3
S301
PILE CAP TYPE 3 AND TYP 3A
PLAN DETAIL
3/16" = 1'-0"



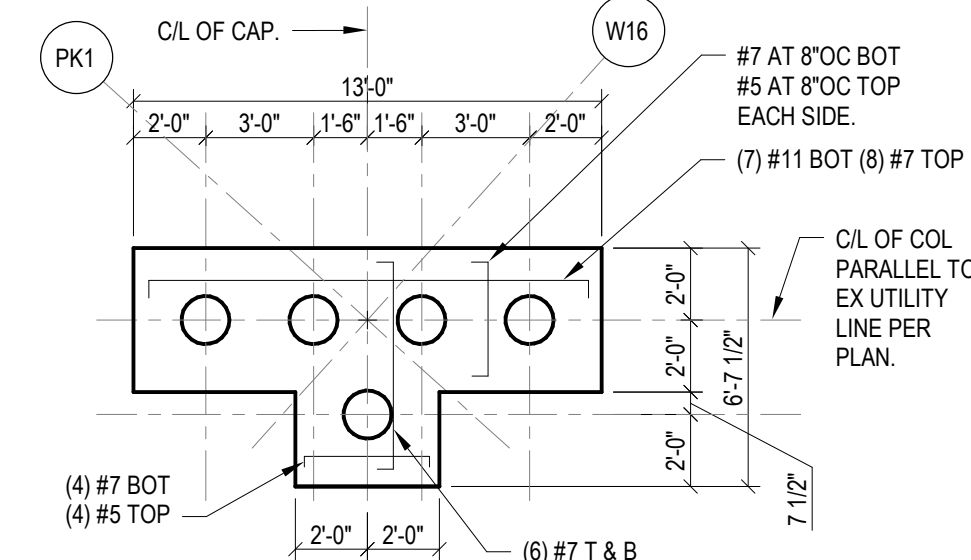
CAP THICKNESS: 38" AT TYP 4 AND 50" AT TYPE 4A
TOP REINFORCING: NONE
BOTTOM REINFORCING: (13) #7 EACH WAY.

4A
S301
4
S301
PILE CAP TYPE 4 AND TYPE 4A
PLAN DETAIL
3/16" = 1'-0"



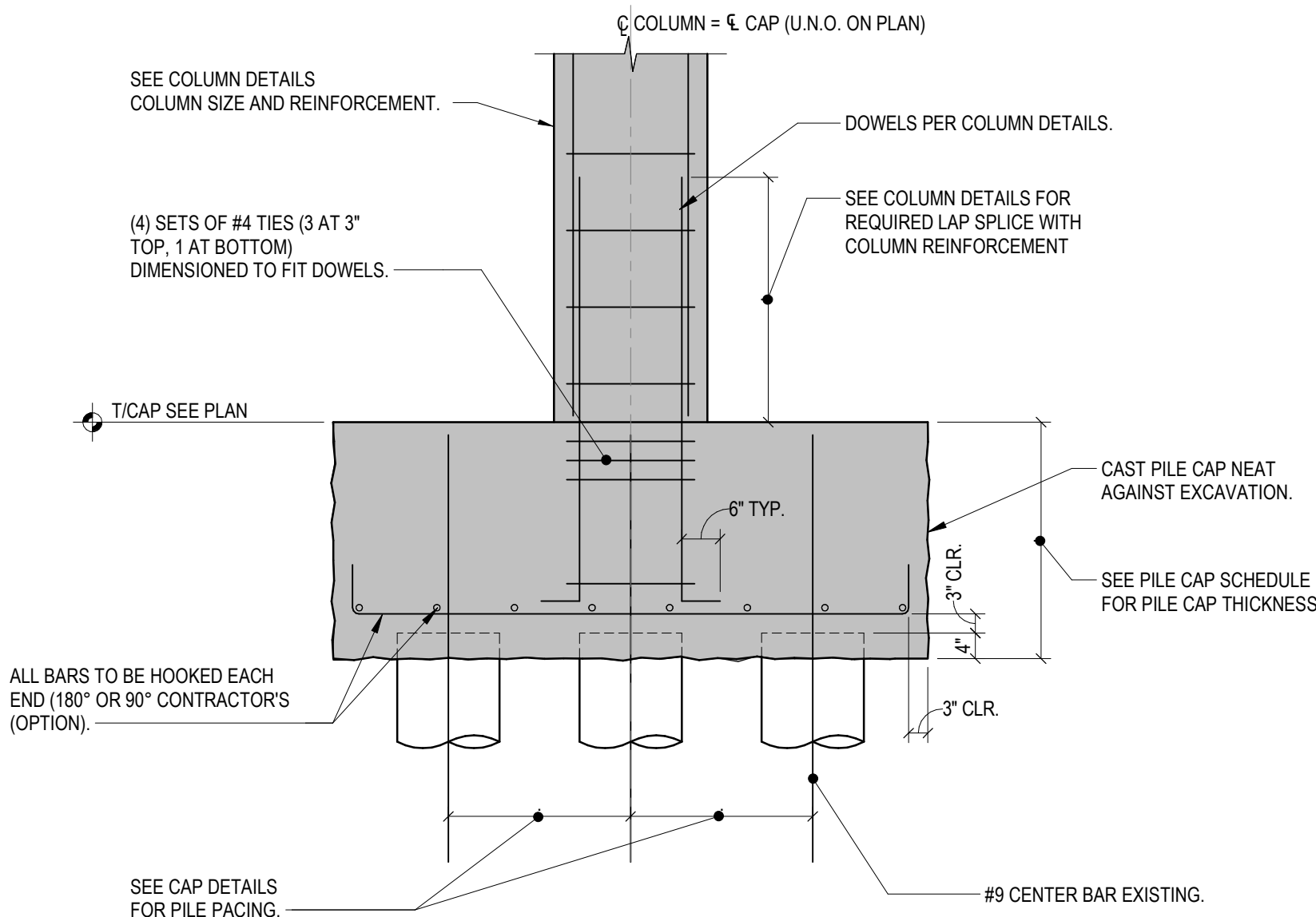
CAP THICKNESS: 54"
TOP REINFORCING: (12) #7 LONG, #5 AT 8'OC SHORT
BOTTOM REINFORCING: (12) #9 LONG, #7 AT 8'OC SHORT

4B
S301
PILE CAP TYPE 4B
PLAN DETAIL
3/16" = 1'-0"

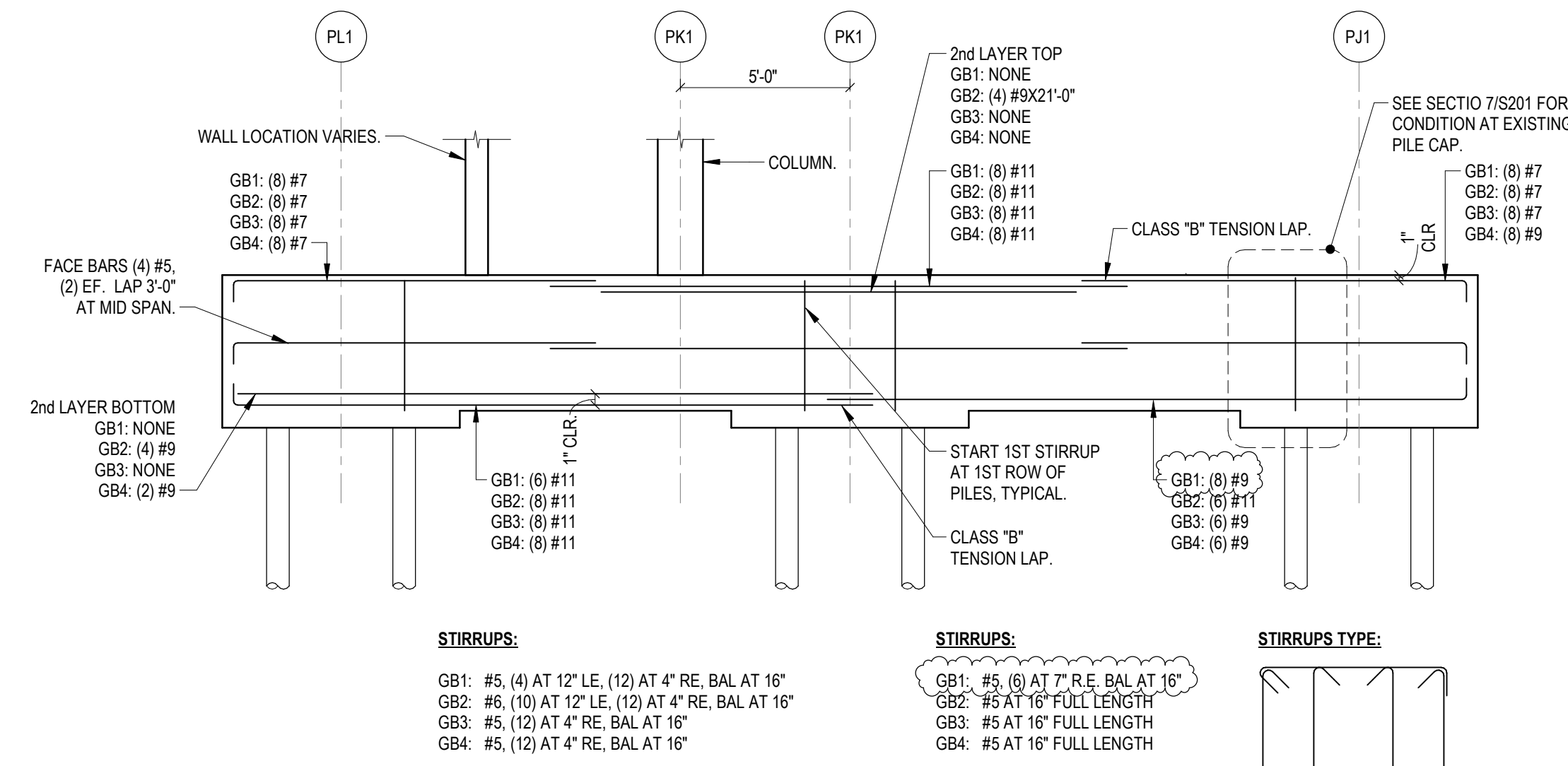


CAP THICKNESS: 64"
TOP REINFORCING: SEE DETAIL
BOTTOM REINFORCING: SEE DETAIL

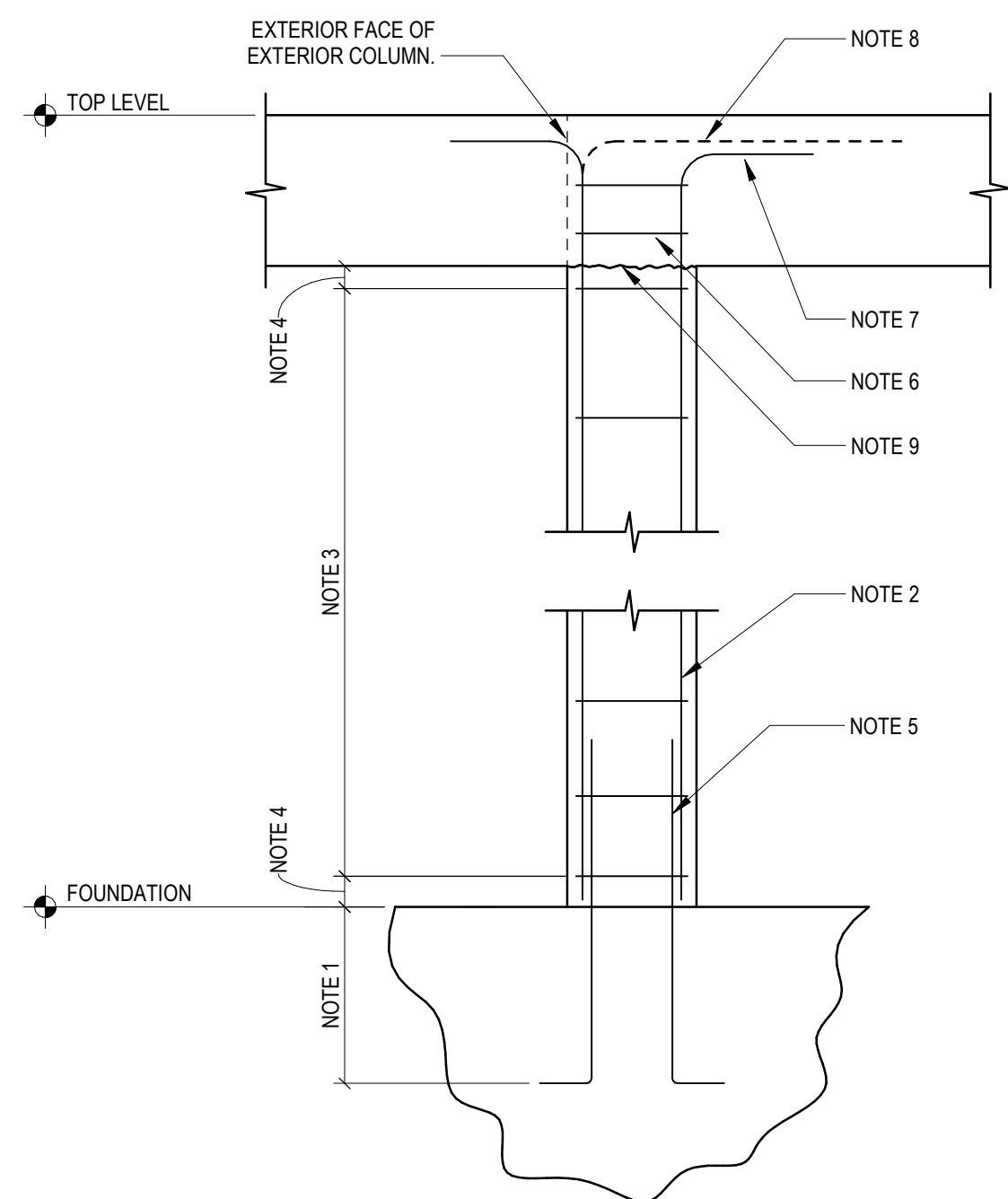
5A
S301
PILE CAP TYPE 5A
PLAN DETAIL
3/16" = 1'-0"



A
S301
TYPICAL PILE CAP
SECTION
1/2" = 1'-0"



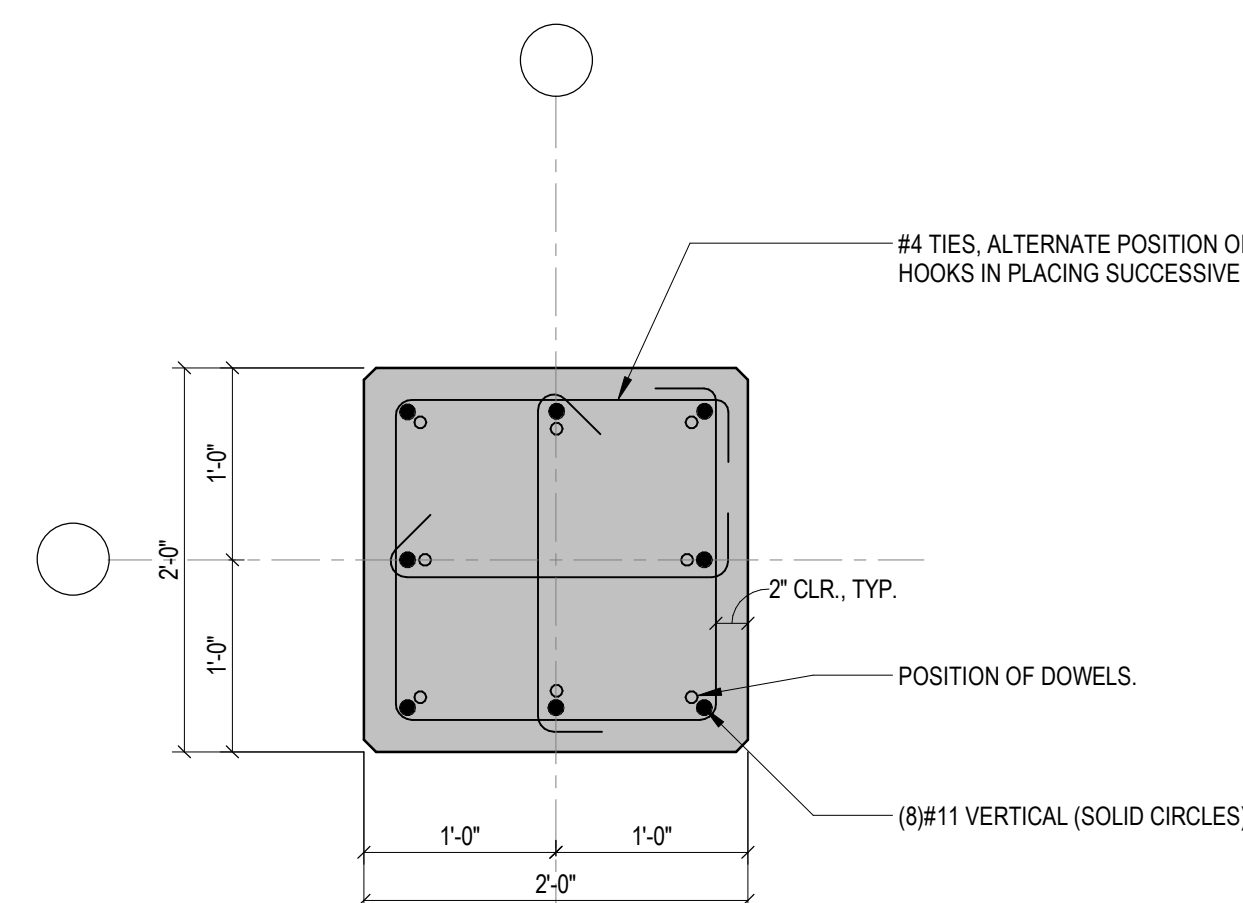
GBD
S301
GRADE BEAM DIAGRAM
1/2" = 1'-0" N.T.S.



CONCRETE COLUMN NOTES:

1. EXTEND DOWELS TO BOTTOM OF GRADE BEAM OR PILE CAP AND HOOK. SEE TYPICAL PILE CAP DETAIL ON THIS SHEET FOR ADDITIONAL INFORMATION.
2. 8#11 COLUMN VERTICAL BARS. SEE COLUMN PLAN DETAIL FOR LAYOUT INFO.
3. #4 TIES AT 10" O.C. SEE COLUMN PLAN DETAIL FOR LAYOUT INFO.
4. LOCATE FIRST TIE 3" +/- FROM CONSTRUCTION JOINT (TYPICAL).
5. #9 DOWELS TO LAP 5'-0" WITH COLUMN VERTICAL BARS. PROVIDE TEMPLATES TO HOLD DOWELS IN PROPER POSITION DURING CONCRETE PLACEMENT. REFER TO COLUMN PLAN DETAIL FOR LOCATIONS OF DOWELS WITHIN COLUMNS.
6. UNLESS OTHERWISE DETAILED, PROVIDE TIES AT NORMAL SPACING THROUGH BEAMS OR FLOOR SYSTEM, BUT NOT GREATER THAN 1/2 LEAST COLUMN DIMENSION, WITH A MINIMUM OF TWO (2) SETS OF TIES WITHIN BEAM OR SLAB DEPTH.
7. TOP OF COLUMN BARS TO BE 1" BELOW LOWEST LAYER OF BEAM OR SLAB STEEL, UNLESS OTHERWISE DETAILED. TERMINATE ALL COLUMN BARS WITH STANDARD 90 DEG HOOK, UNLESS OTHERWISE DETAILED.
8. HOOK OUTSIDE FACE BARS IN EXTERIOR COLUMN FACES 36 BAR DIAMETERS INTO BEAM OR SLAB (2-FACES AT CORNER COLUMNS, 1-FACE AT PERIMETER COLUMNS).
9. CONSTRUCTION JOINT. LOCATE NO MORE THAN 1/2" HIGHER THAN BOTTOM OF LOWEST BEAM OR SLAB SUPPORTED BY COLUMN.

CONCRETE COLUMN DETAIL



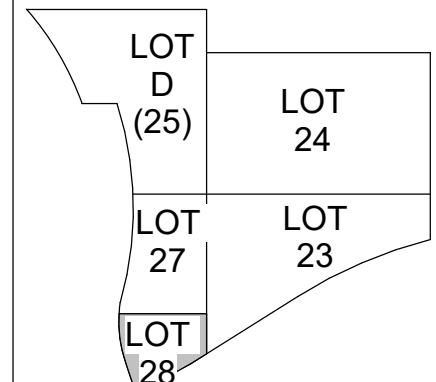
NOTE: ALL COLUMN REINFORCING SHALL BE EPOXY COATED
COLUMN PLAN DETAIL



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ISSUES/REVISIONS - ISSUES/REVISIONS (CONTINUED)
1. 11/05/2021 BPH - GRADE FOUNDATIONS AND SITE PREPARATION
2. 11/09/2021 SPS - CONSTRUCTION DOCUMENTS
3. 11/26/2021 BPH - PERMIT SET



TECHNICIAN
P.A.B.
PROJECT MANAGER
M.S.M.
PRINCIPAL
J.M.J.
CHECKED BY
Checker



DRAWING TITLE
PILE CAP AND COLUMN
DETAILS

JOB NUMBER
98090.40
DATE
11/05/2021
DRAWING NUMBER

S301