

ADDENDUM 1

Project Name: Yellow Springs Schools Facilities Maintenance Plan Advisor

Project Number: 32202

Date: April 26, 2022

From: Mike Ruetschle

Distribution: All attendees via email

- 1) Pre-proposal meeting attendance sheet attached.
- 2) Question: Please clarify which building systems and components you would like for the Maintenance Plan Advisory to include in the Proposal?

Answer: The following systems and building components need to be included at both Mills Lawn Elementary School and McKinney Middle School / Yellow Springs High School.

1. Heating System
2. Roofing
3. Ventilation / Air Conditioning
4. Electrical Systems
5. Plumbing and Fixtures
6. Windows
7. Structure: Foundation, Walls and Chimneys, Floor and Roofs
8. General Finishes
9. Interior Lighting
10. Security Systems
11. Emergency / Egress Lighting
12. Fire Alarm
13. Handicapped Access
14. Site Condition (asphalt, curbs and sidewalks, exterior guardrails / handrails, concrete steps, stormwater issues). It is not intended for proposers to include the High School track / stadium complex.
15. Sewage System
16. Water Supply
17. Exterior Doors
18. Life Safety

19. Loose Furnishings
20. Technology
21. Budgets to include construction contingency and other soft costs

Answer: The following scopes of work will not need to be included in your proposal.

1. Traffic Study
 2. Hazardous Materials: It is anticipated that proposers can utilize the District's current AHERA three year inspection reports for this scope of work, and will not need to hire an Environmental Testing company. Proposers should include receiving this information and adding appropriate budget to the maintenance plan to support.
- 3) Question: Will proposers need to include any master planning design services to cover scopes of work outside of facilities maintenance and systems issues?

Answer: Proposers do not need to include any master planning design services in their scope of work. If additions or renovations are required to support the District's educational plan then the Facilities Committee will provide these planning services and budgets. Examples could include replacing classrooms currently housed in modulars with new construction, renovation associated with re-programming to create secure entry vestibules, improvements to food service operations, and adding storm shelters.