

Addendum 04

DOCUMENT 00 91 00

DATE: January 30, 2026

PROJECT: Allen County Board of Developmental Disabilities – Miscellaneous Projects
2500 Ada Road
Lima, OH 45801

PROJECT #: 25092.00

OWNER: Board of Allen County Commissioners
204 N. Main Street, Suite 301
Lima, Ohio 45801

ARCHITECT: Garmann Miller
38 South Lincoln Drive
P.O. Box 71
Minster, Ohio 45865

TO: Prospective Bidders

This addendum form is a part of the Contract Documents and modifies the Construction Documents dated January 8, 2026, with amendments and additions noted below.

Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may disqualify the Bidder.

This addendum consists of 2 pages, 1 specification section, and 4 re-issued drawing sheets.

FOR INFORMATION ONLY

N/A

CHANGES TO THE PROJECT MANUAL

1. Section 23 52 33.13 Finned Water-Tube Boilers, Article 2.01 Manufacturers, Add Manufacturer to read: E. Weil McLain.



CHANGES TO THE DRAWINGS

1. Drawing Sheet M2.1 FIRST FLOOR MECHANICAL PLAN - OVERALL: Detail 1 ENLARGED MECHANICAL ROOM PLAN: Change flue size from each boiler, increase size from 6" to 8".
2. Drawing Sheet M5.1 MECHANICAL SCHEDULES: CIRCULATING PUMP SCHEDULE: Change design flow to 85 GPM.
3. Drawing Sheet M5.1 MECHANICAL SCHEDULES: GAS-FIRED BOILER SCHEDULE:
 - a. Change flue category to I.
 - b. Change design flow to 85 gpm.
4. Drawing Sheet ED1.1 ELECTRICAL DEMOLITION PLANS: Detail 1 POWER DEMOLITION PLAN – AREA A and Detail 2 – POWER DEMOLITION PLAN – AREA B: Revised drawings to show existing duct smoke detectors and remote test switches being removed.
5. Drawing Sheet E2.1 ELECTRICAL PLANS: Revised keynote 11 to indicate the new duct detectors shall be connected to the existing wiring/zone salvaged from demolition.

ATTACHMENTS

The following attachments are included and are part of this addendum:

Specification Sections 23 52 33.13

Drawing Sheets M2.1, M5.1, ED1.1 and E2.1.

END OF ADDENDUM



**SECTION 23 52 33.13
FINNED WATER-TUBE BOILERS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Boilers.
- B. Controls and boiler trim.
- C. Hot water connections.
- D. Fuel connection.
- E. Collector, induced draft fan, and chimney connection.

1.02 RELATED REQUIREMENTS

- A. Section 23 21 14 - Hydronic Specialties.
- B. Section 25 15 00 - Integrated Automation Software.
- C. Section 26 05 83 - EQUIPMENT WIRING: Electrical characteristics and wiring connections.

1.03 REFERENCE STANDARDS

- A. AHRI 1500 (I-P) - Performance Rating of Commercial Space Heating Boilers; 2024.
- B. NEMA EN 10250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2024.
- C. NFPA 54 - National Fuel Gas Code; 2024.

1.04 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements for submittals procedures.
- B. Product Data: Provide data indicating general assembly, components, controls, safety controls, and wiring diagrams with electrical characteristics and connection requirements.
- C. Manufacturer's Instructions: Indicate assembly, support details, connection requirements, and include start up instructions.
- D. Operation and Maintenance Data: Include manufacturer's descriptive literature, operating instructions, cleaning procedures, replacement parts list, and maintenance and repair data.
- E. Warranty: Submit manufacturer warranty and ensure forms have been completed in Allen County Board of Developmental Disabilities's name and registered with manufacturer.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with minimum three years of documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Protect units before, during, and after installation from damage to casing by leaving factory shipping packaging in place until immediately prior to final acceptance.

1.07 WARRANTY

- A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
- B. Provide a five year warranty to include coverage for heat exchangers.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Patterson-Kelley, LLC
- B. Laars Heating Systems: www.laars.com/#sl.

- C. Lochinvar Corporation: www.lochinvar.com/#sle.
- D. Raypak Division of Rheem Manufacturing Company: www.raypak.com/#sle.
- E. **Weil McLain.**

2.02 PERFORMANCE REQUIREMENTS

- A. Performance rating in accordance with AHRI 1500 (I-P).

2.03 MANUFACTURED UNITS

- A. Hot water natural draft boiler with horizontal grid, finned tube heat exchanger, gas burning system, refractory combustion chamber, controls, and boiler trim.

2.04 FUEL BURNING SYSTEM

- A. Induced Draft Gas Burner: Stainless steel burners for on-off firing and natural gas with adjustable combustion air supply, gas pressure regulator, diaphragm gas valves, manual shut-off, intermittent spark or glow coil ignition, thermistor flame sensing device, and automatic 100% safety gas shut-off.
- B. Safety Controls: Energize ignition, limit time for establishment of flame, prevent opening of gas valve until pilot flame is proven, stop gas flow on ignition failure, energize blower motor, and after air flow proven allow gas valve to open.

2.05 TRIM

- A. ASME rated pressure relief valve set at 45 psi.
- B. Low water cut-off and inlet flow switch to automatically prevent burner operation when water falls below safe level or on low flow through boiler.

2.06 CONTROLS

- A. Operating Controls: Pre-wired, factory assembled electric control including pilot safety and thermocouple transformer, 24-volt gas valve, manual main and pilot valves, and junction box.
- B. Electronic operating temperature controller:
 - 1. NEMA EN 10250 Type 1 enclosure with full cover for wall mounting.
 - 2. Ambient temperature range minus 30 to 150 degrees F.
 - 3. Adjustable reset ratio of outside air temperature change to discharge control point change 1:2 to 100:1.
 - 4. Integral setpoint adjustment 80 to 230 degrees F.
 - 5. Electronic primary and outdoor sensors.
- C. High limit temperature controller with automatic reset for burner to prevent boiler water temperature from exceeding safe system temperature.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install boiler and provide connection of natural gas service in accordance with requirements of NFPA 54 and applicable codes.
- C. Provide piping connections and accessories as indicated; see Section 23 21 14.
- D. Pipe relief valves to nearest floor drain.
- E. Provide for connection to electrical service; see Section 26 05 83.
- F. Coordinate BAS, BMS, or Integrated Automation linking between unit controller(s) and remote front-end interface; see Section 25 15 00.

3.02 SYSTEM STARTUP

- A. Provide the services of manufacturer's field representative for starting and testing unit.

3.03 CLOSEOUT ACTIVITIES

- A. Train operating personnel in operation and maintenance of units.

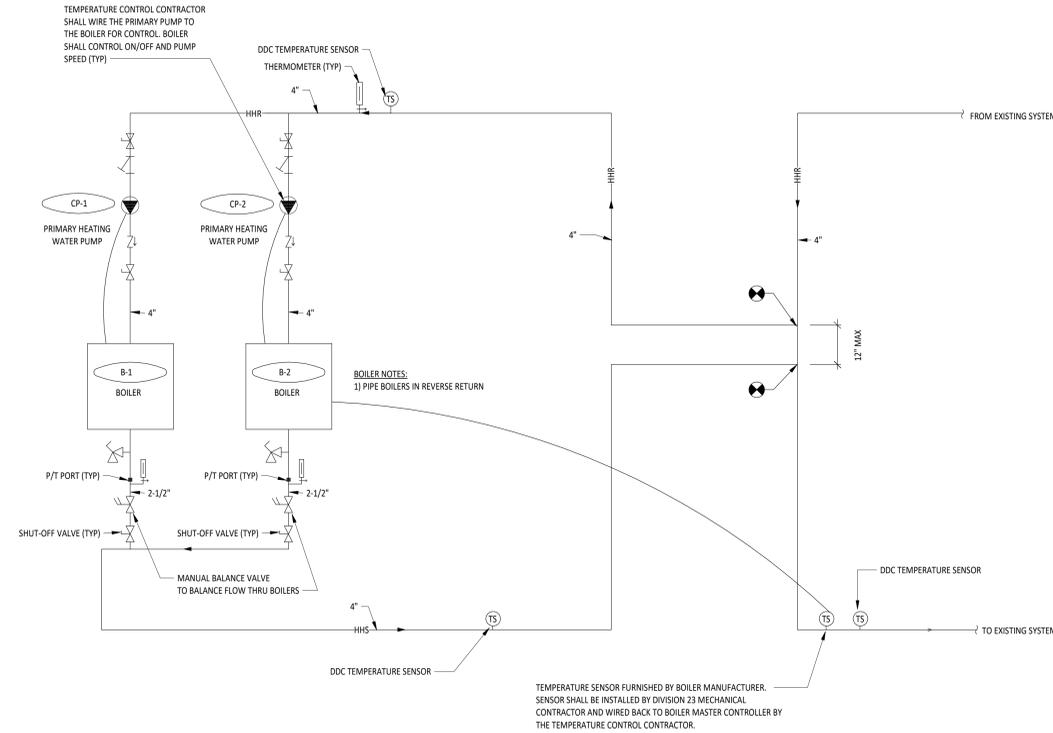
END OF SECTION

CIRCULATING PUMP SCHEDULE														
MARK	SERVES	MFG	SIZE	TYPE	PUMP			MOTOR				REMARKS		
					TYPE	DESIGN	HEAD	FLUID TYPE	POWER	RPM	VFD (WALL MOUNT)		UNIT WEIGHT	VOLT
CP-1	BOILER #1	TACO	3615	INLINE	85.0 GPM	20.0 FT		1.00 hp	1760	No	20 lb	120 V	1	
CP-2	BOILER #2	TACO	3615	INLINE	85.0 GPM	20.0 FT		1.00 hp	1760	No	20 lb	120 V	1	

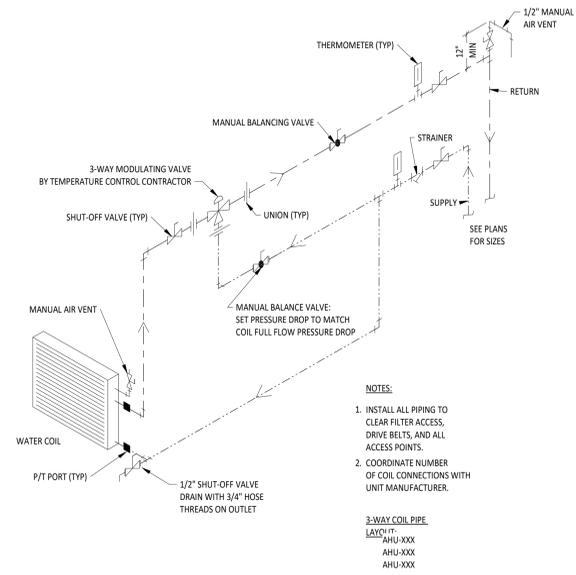
GAS-FIRED BOILER SCHEDULE																				
MARK	MFG	MODEL NO.	FLUE CATEGORY	GAS BURNER			GAS-FIRED HEAT EXCHANGER			WATERSIDE			REMARKS							
				INPUT	OUTPUT @ MIN FIRE	CAP	FUEL TYPE	DESIGN	MIN @ MIN FIRE	EWT	LWT	PD		VOL	UNIT WEIGHT	MCA	MOC	VOLT	PH	
B-1	PATTERSON-KELLEY	N1000VK	1	1,000,000 Btu/h	516,000 Btu/h	850,000 Btu/h	NG	11	85.0 GPM	85.0 GPM	180 °F	200 °F	5.0 FH2O	6.2 gal	800 lb	10.0 A	20 A	120 V	1	TURNDOWN RATIO: 1.6:1
B-2	PATTERSON-KELLEY	N1000VK	1	1,000,000 Btu/h	516,000 Btu/h	850,000 Btu/h	NG	11	85.0 GPM	85.0 GPM	180 °F	200 °F	5.0 FH2O	6.2 gal	800 lb	10.0 A	20 A	120 V	1	TURNDOWN RATIO: 1.6:1

ROOFTOP UNIT SCHEDULE																																									
ID	MANUFACTURER	MODEL NO.	TYPE	ARRANGEMENT	OUTSIDE AIR			FAN			COOLING COIL				GAS-FIRED HX				COMPRESSOR			FILTER		REMARKS																	
					SUPPLY AIRFLOW	FLOW	DCV	ESP	DRIVE TYPE	QTY	POWER	ECM	INCLUDE POWER EXHAUST	NOMINAL CAP	TOTAL	SENSIBLE	EAT(db)	EAT(wb)	LAT(db)	LAT(wb)	INCLUDE ECONOMIZER	INCLUDE HGR	INPUT		EFF	FUEL TYPE	AVAIL	EAT(db)	LAT(db)	TYPE	CHARGE	LOW AMBIENT KIT	SUMMER DBT	WINTER DBT	IEER	EER	MCA	MOC	VOLT	PH	ID
RTU-2	CARRIER	48FEEM20		HORIZONTAL	6020 CFM	1300 CFM	No	1.00 in-wg	DIRECT	1	5.00 hp	No	No	17.5 ton	21400 Btu/h	147100 Btu/h	79.0 °F	66.0 °F	55.5 °F	54.2 °F	Yes	No	310000 Btu/h	81.0%	NG	11.00 in-wg	60.0 °F	100.0 °F	R-454B	22 lb	Yes	95.0 °F	5.0 °F	14.5	10.8	41.0 A	50 A	208 V	3	AHU-1	PROVIDE NON-FUSED DISCONNECT.

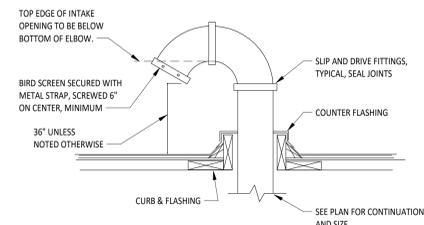
SINGLE ZONE (NON-ERU) AIR HANDLING UNIT SCHEDULE																																																				
ID	MANUFACTURER	MODEL NO.	TYPE	OUTSIDE AIR			SUPPLY FAN				EXHAUST FAN				DX COOLING COIL				HEATING COIL				FILTER		REMARKS																											
				SUPPLY AIRFLOW	FLOW	DCV	MIN	DESCRIPTION	DESIGN	ESP	TP	TOTAL BRAKE POWER	QTY	POWER	ECM	VOLT	PH	FLA	SUPPLY FAN MCA	SUPPLY FAN MOC	QTY	TYPE	DESIGN	TP		QTY	ECM	VOLT	PH	FLA	EXHAUST FAN MCA	EXHAUST FAN MOC	TOTAL	SENSIBLE	EAT(db)	EAT(wb)	LAT(db)	LAT(wb)	FV	PD	CAP	EAT(db)	LAT(db)	FV	PD	FLOW	EWT	LWT	PD	TYPE	THICKNESS	UNIT WEIGHT
AHU-1	CARRIER	39M		3170 CFM	800 CFM	No	800 CFM	PLENUM	3170 CFM	1.50 in-wg	2.78 in-wg	2.00 hp	1	3.00 hp	Yes	208 V	3	10.60 A	13.3 A	20 A	1	PLENUM	2560 CFM	1.08 in-wg	1	Yes	208 V	3	10.60 A	13.3 A	20 A	120610 Btu/h	90790 Btu/h	81.0 °F	67.0 °F	54.8 °F	54.7 °F	415 FPM	0.95 in-wg	160690 Btu/h	55.0 °F	100.2 °F	415 FPM	0.18 in-wg	16.5 GPM	200 °F	180 °F	2.2 FH2O	MERV-8	2"	2284 lb	COORDINATE CONTROL BOX LOCATIONS WITH UNIT MANUFACTURER.
AHU-2	CARRIER	39M		3150 CFM	800 CFM	No	800 CFM	PLENUM	3150 CFM	1.50 in-wg	2.76 in-wg	2.00 hp	1	3.00 hp	Yes	208 V	3	10.60 A	13.3 A	20 A	1	PLENUM	2545 CFM	1.08 in-wg	1	Yes	208 V	3	10.60 A	13.3 A	20 A	120530 Btu/h	90500 Btu/h	81.0 °F	67.0 °F	54.7 °F	54.6 °F	412 FPM	0.94 in-wg	160000 Btu/h	55.0 °F	100.3 °F	412 FPM	0.18 in-wg	16.5 GPM	200 °F	180 °F	2.2 FH2O	MERV-8	2"	2284 lb	COORDINATE CONTROL BOX LOCATIONS WITH UNIT MANUFACTURER.



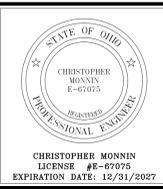
1
MS-1
HEATING WATER PIPING SCHEMATIC
NTS



2
MS-1
AIR HANDLER COIL PIPING DETAIL - 3 WAY CONTROL VALVE
NTS



3
MS-1
INTAKE OR EXHAUST GOOSENECK
NTS



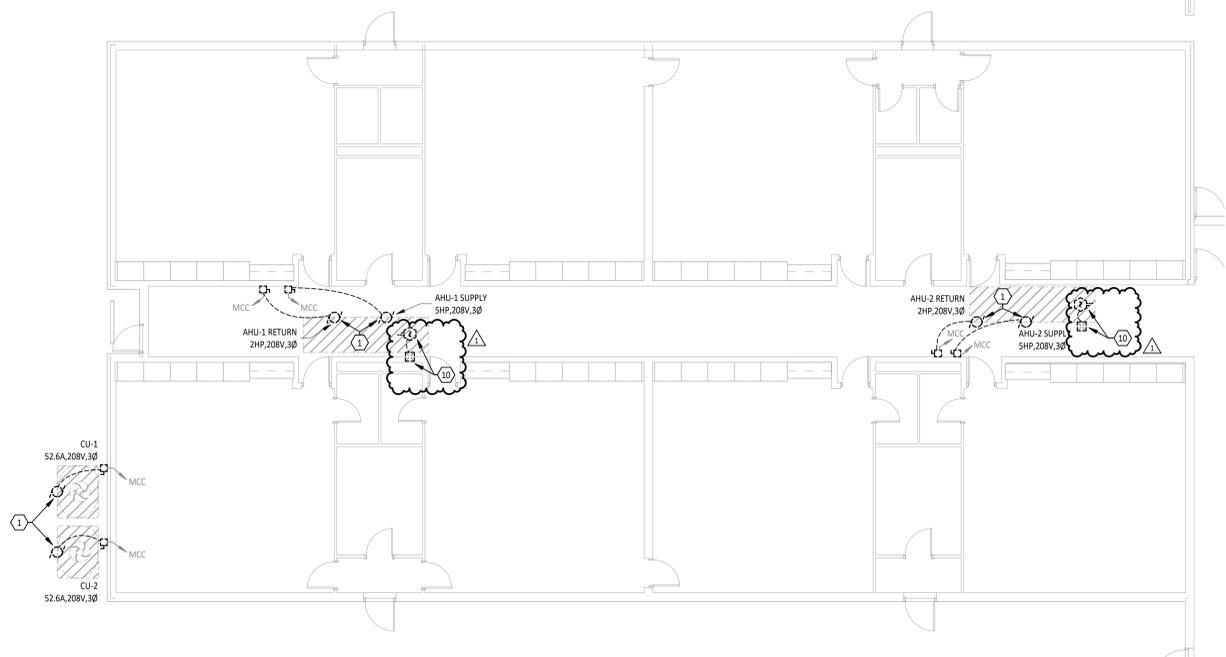
**ALLEN COUNTY BOARD OF DEVELOPMENTAL
DISABILITIES - SCHOOL BUILDING**

ISSUANCES/REVISIONS	
1	CONSTRUCTION DOCUMENTS CONSTRUCTION DOCUMENTS ADDENDUM 04

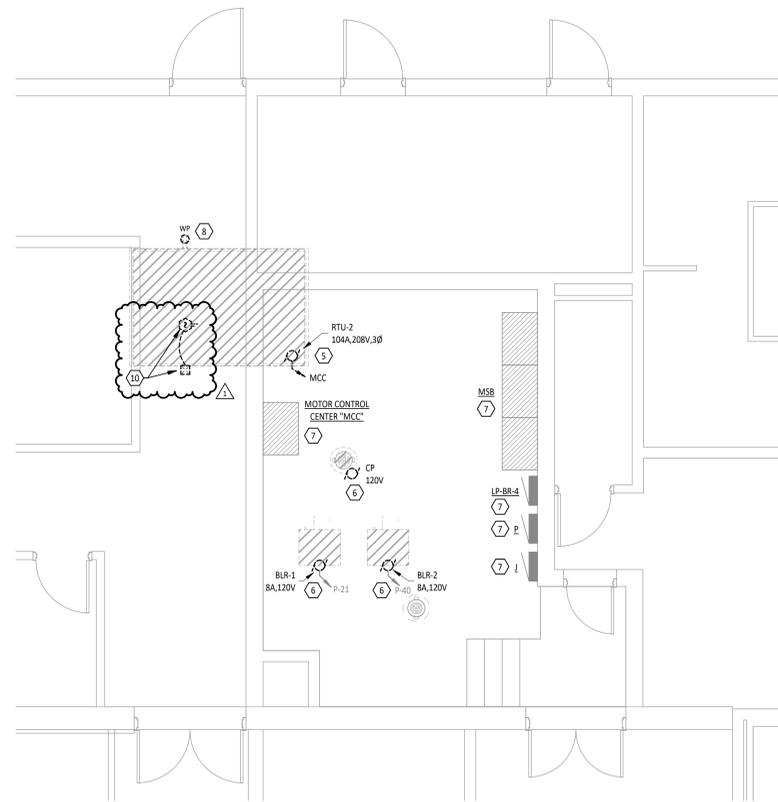
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SHEET TITLE:
**MECHANICAL
SCHEDULES**

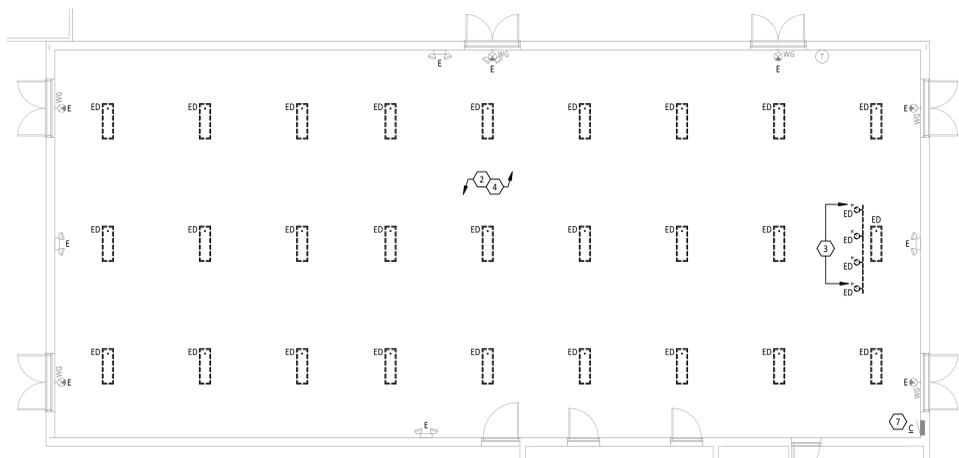
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M5.1



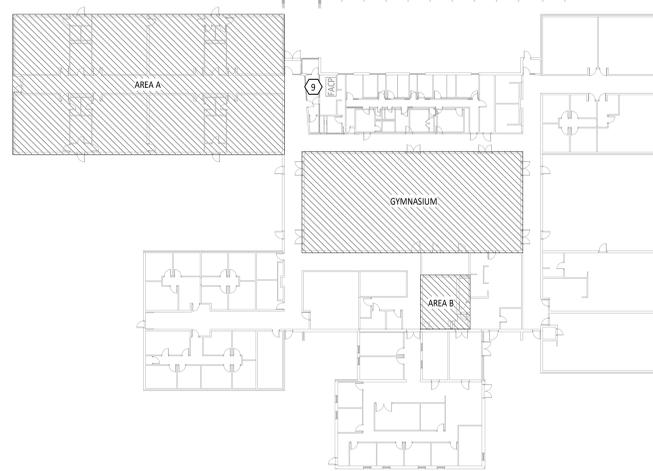
1 POWER DEMOLITION PLAN - AREA A
ED1.1
1/8" = 1'-0"



2 POWER DEMOLITION PLAN - AREA B
ED1.1
1/4" = 1'-0"

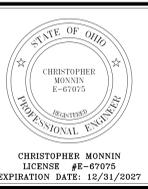


3 GYMNASIUM LIGHTING DEMOLITION PLAN
ED1.1
1/8" = 1'-0"



4 OVERALL FLOOR PLAN
ED1.1
1/32" = 1'-0"

#	KEYNOTE DESCRIPTION
1	EXISTING MECHANICAL EQUIPMENT ELECTRICAL CONNECTION AND DISCONNECT TO BE REMOVED. EXISTING CIRCUIT TO BE SALVAGED AND REUSED AS PART OF NEW WORK.
2	EXISTING HIGH BAY LIGHTING TAGGED 'ED' IN THIS ROOM TO BE REMOVED. EXISTING CIRCUIT (LOCATED IN PANEL C) TO BE SALVAGED FOR REUSE AS PART OF NEW WORK.
3	EXISTING TRACK LIGHTING TO BE REMOVED.
4	EXISTING LIGHTING TAGGED 'E' IN THIS ROOM SHALL REMAIN.
5	EXISTING MECHANICAL EQUIPMENT ELECTRICAL CONNECTION, FEEDERS, AND CONDUIT TO BE REMOVED.
6	EXISTING MECHANICAL EQUIPMENT ELECTRICAL CONNECTION TO BE REMOVED. EXISTING CIRCUIT TO BE SALVAGED AND REUSED AS PART OF NEW WORK.
7	EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
8	REMOVE EXISTING MAINTENANCE RECEPTACLE. SALVAGE BRANCH CIRCUIT FOR REUSE AS PART OF NEW WORK.
9	REMOVE EXISTING MAINTENANCE RECEPTACLE. SALVAGE BRANCH CIRCUIT FOR REUSE AS PART OF NEW WORK.
10	REMOVE EXISTING MAINTENANCE RECEPTACLE. SALVAGE BRANCH CIRCUIT FOR REUSE AS PART OF NEW WORK.



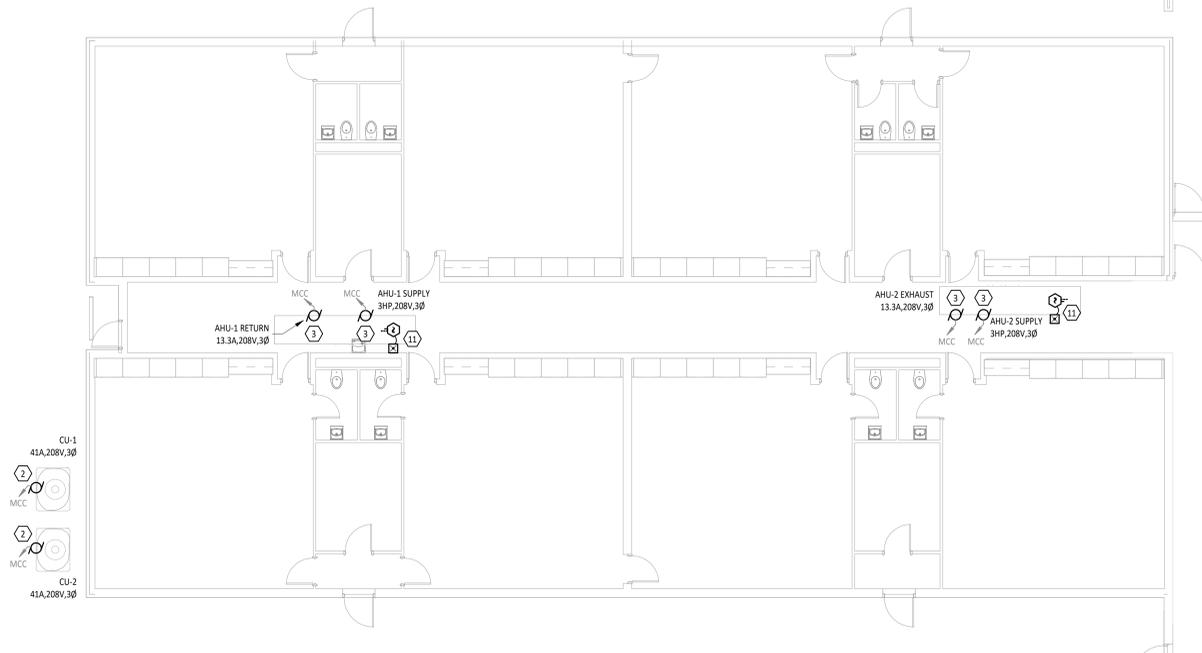
ALLEN COUNTY BOARD OF DEVELOPMENTAL
DISABILITIES - SCHOOL BUILDING

ISSUANCES/REVISIONS	
CONSTRUCTION DOCUMENTS	01/08/2025
1 CONSTRUCTION DOCUMENTS - ADDENDUM 04	01/30/2025

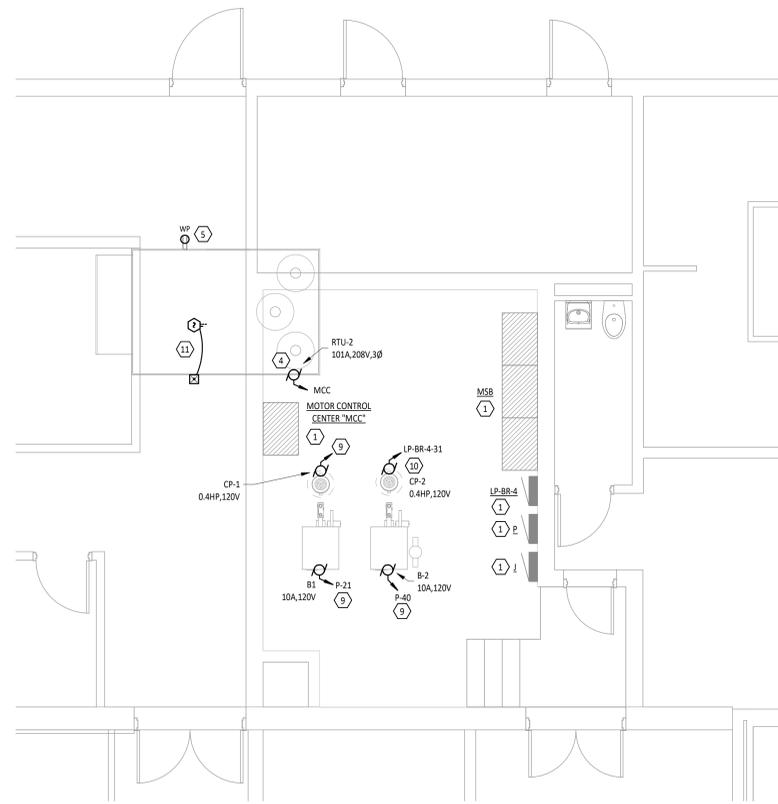
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SHEET TITLE:
ELECTRICAL DEMOLITION PLANS

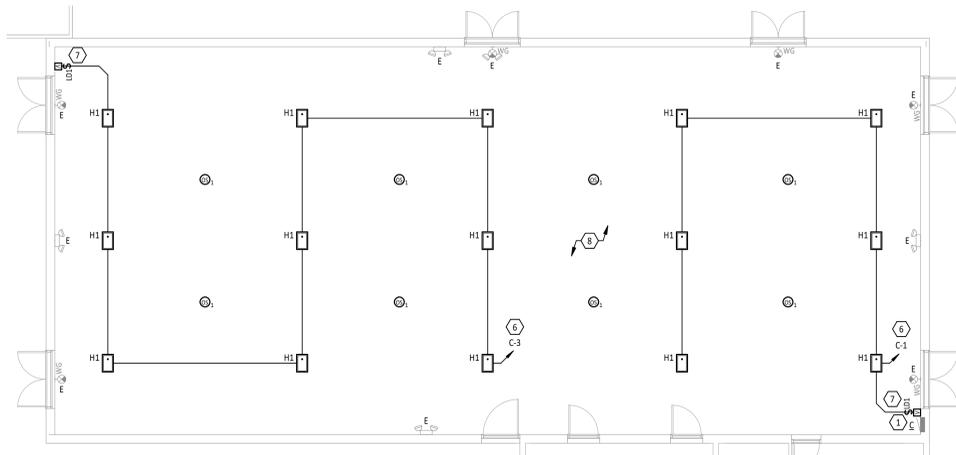
SHEET NUMBER:
ED1.1



1
E2.1
FIRST FLOOR POWER PLAN - AREA A
1/8" = 1'-0"



2
E2.1
FIRST FLOOR POWER PLAN - AREA B
1/4" = 1'-0"

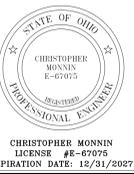


3
E2.1
FIRST FLOOR LIGHTING PLAN - GYMNASIUM
1/8" = 1'-0"

POWER GENERAL NOTES

- A ALL CONDUCTORS FOR EQUIPMENT CONNECTIONS SHALL BE COPPER UNLESS NOTED OTHERWISE AND APPROVED BY THE MANUFACTURER.
- B COORDINATE WITH ALL OTHER TRADES TO MAINTAIN ALL REQUIRED CLEARANCES ABOUT ELECTRICAL EQUIPMENT WITH ACCORDANCE TO THE NATIONAL ELECTRICAL CODE.
- C REFER TO MECHANICAL, PLUMBING, AND OTHER APPLICABLE DRAWINGS FOR EXACT EQUIPMENT LOCATIONS.
- D MAINTAIN ALL FIRE RATINGS WHERE CONDUIT PENETRATES WALL, CEILING, AND FLOORS WITH ONLY U.L. LISTED FIRE ASSEMBLIES.
- E ALL MOUNTING HEIGHTS REFER TO BOTTOM OF BOX, UNO.

#	KEYNOTE DESCRIPTION
1	EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
2	PROVIDE ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT WITH INTEGRAL DISCONNECT. PROVIDE NEW 50A FUSES IN EXISTING MOTOR CONTROL CENTER SWITCH. UTILIZE EXISTING CIRCUIT SALVAGED FROM DEMOLITION.
3	PROVIDE ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT WITH INTEGRAL DISCONNECT. PROVIDE NEW 20A FUSES IN EXISTING MOTOR CONTROL CENTER SWITCH. UTILIZE EXISTING CIRCUIT SALVAGED FROM DEMOLITION.
4	PROVIDE ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT WITH INTEGRAL DISCONNECT. PROVIDE NEW 125A FUSES IN MOTOR CONTROL CENTER SWITCH. PROVIDE (4) #1/0 AWG CU & (1) #6 AWG CU GND. IN 2" CONDUIT TO MECHANICAL EQUIPMENT.
5	PROVIDE HVAC MAINTENANCE RECEPTACLE MOUNTED TO SIDE OF ROOFTOP UNIT. UTILIZE EXISTING CIRCUIT SALVAGED FROM DEMOLITION.
6	CONNECT LIGHTING TO EXISTING CIRCUIT SALVAGES FROM DEMOLITION.
7	PROVIDE 700 SERIES RACEWAY FOR NEW LIGHT SWITCH. RACEWAY SHALL BE PAINTED TO MATCH WALL.
8	ALL LOW VOLTAGE CABLING FOR THE SCOPE OF WORK IN EXPOSED CEILING SPACES SHALL BE ROUTED INSIDE CONDUIT. PAINT CONDUIT TO MATCH SURROUNDING AREA.
9	PROVIDE ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT. UTILIZE EXISTING CIRCUIT SALVAGED FROM DEMOLITION.
10	PROVIDE ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT. PROVIDE NEW 20A SINGLE POLE BREAKER IN EXISTING SIEMENS TYPE S1 PANELBOARD TO NEW EQUIPMENT.
11	PROVIDE DUCT DETECTOR(S) IN RETURN AIR OF MECHANICAL UNIT. COORDINATE LOCATION/QUANTITY WITH DUCT SIZE. REFER TO DETAIL 4/E1.1. COORDINATE WITH DIVISION 23. CONNECT TO EXISTING WIRING/ZONE SALVAGED FROM DEMOLITION.



REVISION TO
**ALLEN COUNTY BOARD OF DEVELOPMENTAL
DISABILITIES - SCHOOL BUILDING**

2000 BIRK ROAD, UMA, OH 43081

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CONSTRUCTION DOCUMENTS	01/08/2025
CONSTRUCTION DOCUMENTS - ADDENDUM 04	01/30/2025

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25092.01	CDH	HIP

SHEET TITLE:

ELECTRICAL PLANS

SHEET NUMBER:
E2.1