

Addendum 01

DOCUMENT 00 9100

DATE: January 23, 2026

PROJECT: Big Walnut Local School District
Transportation Facility Lot Lighting
117 N. Kitner Parkway
Sunbury, Ohio 43074

PROJECT #: 25072.00

OWNER: Big Walnut LSD
Contact: James Hall
110 Tippett Ct.
Sunbury, Ohio 43074

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 14, 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.

FOR INFORMATION ONLY

1. Pre-bid meeting minutes and the pre-bid meeting sign-in sheet are attached.

CHANGES TO THE PROJECT MANUAL

1. N/A



CHANGES TO THE DRAWINGS

1. N/A

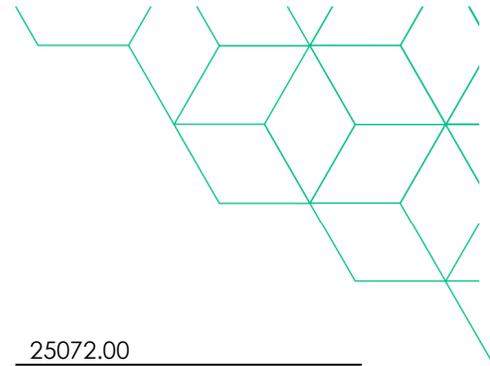
ATTACHMENTS

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

Pre-bid meeting minutes and the pre-bid meeting sign-in sheet.

END OF ADDENDUM





Pre-Bid meeting

| | | | |
|--------------|--|------------------|------------------------------------|
| Project name | Big Walnut Local Schools – Lot Lighting Project | GM project no. | 25072.00 |
| Meeting date | 01/22/2026 | Meeting location | 117 Kitner Parkway, Sunbury, OH |

Outline

1. Attendees: Sign in sheet
2. Introductions
3. Project overview
 - a. Adding new parking lot lighting to an existing bus parking lot, adding of a new above ground diesel fuel tank, and disconnecting the existing below ground fuel tank.
4. Bidding
 - a. Date: **2:00 PM, Wednesday, February 4, 2026**
 - b. Bids shall be opened and read publicly at this time
 - c. Location:
District Offices
110 Tippet Court
Sunbury, Ohio 43074
 - a. Bids must be submitted in a sealed envelope marked: **“Big Walnut LSD – Transportation Facility Lot Lighting Project Bid”**, and addressed as follows:
Big Walnut Local School District Board of Education
ATTN: Scott Gooding, Interim Treasurer/CFO
110 Tippet Court
Sunbury, Ohio 43074.
 - b. Bids must be submitted on the “Bid Form” furnished with the Contract Documents. Reference below for a few highlighted items required:
 - a. All blank spaces shall be filled in.
 - b. Addendums must be acknowledged.
 - c. 2 original copies of the bid shall be submitted with signatures to satisfy the specifications.
 - d. Provide bid guaranty and contract bond with signatures as specified.
 - e. Provide Contractor Qualifications.
 - f. **Please reference the front-end specifications, section G, Preparation of Bids, and follow direction given.**
 - c. Project Estimate: \$225,000.00
 - a. Include \$20,000 contingency with base bid
 - b. Alternate Bids: There are no alternates.



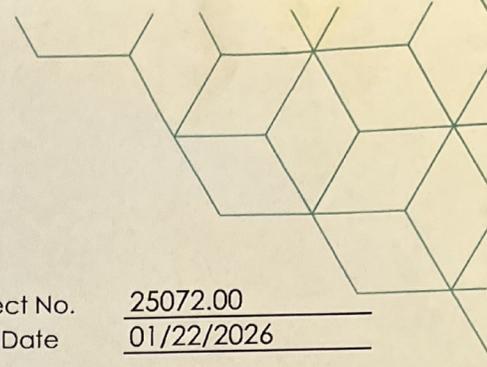
- d. Permits and Zoning:
 - a. Plans are in the process of being submitted for plan approval.
- e. Bidding correspondence
 - a. All questions and correspondence to go through Garmann Miller
 - b. All RFIs to go through Garmann Miller
 - c. Garmann Miller will schedule a preconstruction meeting with the contractor after the notice of award
5. Wages
 - a. Federal Davis-Bacon Prevailing Wage Rates **do not** apply to this project.
6. Bid categories
 - a. General Contractor, include the following (but not limited to):
 - i. General construction
 - ii. Electrical work
 - b. Include general provisions.
 - c. Contingency allowance shall be included with the base bid.
7. Alternates
 - a. None
8. State Sales Tax and Use Tax
 - a. The Owner is a political subdivision of the State of Ohio and is exempt from taxation.
9. Contracts
 - a. Owner-Contractor Agreement can be found in the Contract Documents, 00 45 19.
 - b. Pay applications to go to Garmann Miller
10. Schedule
 - a. Tentative award date – **Board of Education Approval February 9, 2026**
 - b. Start of construction – Immediately following Board Approval
 - c. Substantial completion date – May 6, 2026
 - d. Final completion date – 30 calendar days after Substantial Completion – June 8, 2026
 - i. Liquidated Damages: Liquidated Damages do apply, reference the Owner-Contractor Agreement for information.
11. General conditions
 - a. Waste Removal: General Contractor
 - b. General Contractor
 - i. Responsible for construction schedule and general supervision
 - ii. Submit preliminary schedule 10 days after notice to proceed
 - iii. Responsible for scheduling and administering job meetings; prepare agenda, responsible for meeting minutes and distributing copies



- iv. Responsible for field office.
- v. Responsible for sanitary facilities
- vi. Barriers & fencing



- 12. Temporary electricity
 - a. Existing facility electric may be used for construction.
 - i. Contractor shall provide their own generator for power over and above what is offered at the site (i.e. welders).
- 13. Temporary Heat:
 - a. N/A
- 14. Temporary Water
 - a. Existing facility water may be used for construction.
- 15. Substitution request by 10 days prior to bid.
- 16. Correspondence
 - a. Correspondence to run through Garmann Miller
 - i. General – **Kevin Rinderle**, krinderle@creategm.com.
- 17. Questions:
 - a. Would pre-cast light pole bases be acceptable – Yes
 - b. Would Fibercrete concrete light pole bases be acceptable, eliminating the re-bar – Yes.
 - c. Is gravel backfill acceptable for trenching through the parking lot – Yes.
- 18. Site Visit



Sign-in Sheet

Project Name BWLS Transportation Lot Lighting Project GM Project No. 25072.00
 Meeting Location 117 N. Kitner Parkway, Sunbury, OH Meeting Date 01/22/2026

Purpose Pre-Bid meeting for Big Walnut Local Schools Transportation Facility Parking Lot Lighting and Fuel Tank Project Project

Attendees

| | | | | |
|-------------------------------------|----------------|--|-------|---------------------|
| <input checked="" type="checkbox"/> | Name | <u>James Hall</u> | Phone | <u>740-965-3010</u> |
| | Business/Title | <u>Big Walnut Local Schools/Director of Facilities</u> | | |
| | Email | <u>jameshall@bwls.net</u> | | |
| <input checked="" type="checkbox"/> | Name | <u>Travis Dickson</u> | Phone | |
| | Business/Title | <u>Big Walnut Local Schools/Facilities</u> | | |
| | Email | <u>travisdickson@bwls.net</u> | | |
| <input checked="" type="checkbox"/> | Name | <u>Kevin Rinderle</u> | Phone | <u>419-628-4240</u> |
| | Business/Title | <u>Garmann Miller/Project Manager</u> | | |
| | Email | <u>krinderle@creategm.com</u> | | |
| <input checked="" type="checkbox"/> | Name | <u>Garrick Manning</u> | Phone | <u>419-628-4240</u> |
| | Business/Title | <u>Garmann Miller/Construction Administrator</u> | | |
| | Email | <u>gmanning@creategm.com</u> | | |
| <input type="checkbox"/> | Name | <u>Doug Wolber</u> | Phone | <u>812-212-8709</u> |
| | Business/Title | <u>business development</u> | | |
| | Email | <u>d.wolber@ampconstruction.com</u> | | |
| <input type="checkbox"/> | Name | <u>Eric Clady</u> | Phone | <u>419-569-4989</u> |
| | Business/Title | <u>Owens Electric / estimator</u> | | |
| | Email | <u>eric@owenselectrico.com</u> | | |
| <input type="checkbox"/> | Name | | Phone | |
| | Business/Title | | | |
| | Email | | | |
| <input type="checkbox"/> | Name | | Phone | |
| | Business/Title | | | |
| | Email | | | |

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