

Addendum 01

DOCUMENT 00 9100

DATE: January 28, 2026

PROJECT: Hardin County Courthouse Annex Insulation Repair Project
175 W. Franklin Street
Kenton, OH 43326

PROJECT #: 25079.00

OWNER: Board of Hardin County Commissioners
Contact: Torrie Holcomb
1 Courthouse Square, Suite 100
Kenton, OH 43326

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 Bidding Documents dated January 9, 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, and 1 specification.

FOR INFORMATION ONLY

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

CHANGES TO THE PROJECT MANUAL

1. Section 07 21 19 – Foamed-In-Place Insulation, Article 2.01 Materials, Paragraph A Foamed-In-Place Insulation Subparagraph 9 Products; Add Central Urethane X-PRESS Seal 200 HFO as an approved product.



2. Add Section 22 07 19 – Plumbing Piping Insulation. Provide glass fiber or elastomeric pipe insulation and jacket to all exposed storm and sanitary piping located in the area to receive spray polyurethane foam. Reference attached specification.

CHANGES TO THE DRAWINGS

1. Drawing Sheet A1.1 Ground Floor Plan: Change all of the detail callout tags that reference A2.1 to note A1.1. There is not an A2.1 for this project.

ATTACHMENTS

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

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

Specification Sections 22 07 19.

END OF ADDENDUM





Pre-Bid meeting

Project name	Hardin Co Annex Insulation Replacement	GM project no.	25079.00
Meeting date	January 20, 2026	Meeting location	Hardin Co Annex Bldg

Outline

- Attendees: Sign in sheet
- Introductions
- Project overview
- Bidding
 - Date: February 3, 2026
 - Location: Commissioner's Chambers at the Hardin Co. Courthouse
Attn. Board of Hardin Co. Commissioners
Address: 1 Courthouse Square, Suite 100
Kenton, Ohio 43326
 - Use the bid form provided
The bid opening will be at 11:00.00 am on Tuesday, February 3, 2026.
 - Permits are not required for this project.
 - Bidders must comply with the prevailing wage rates as determined by the Ohio Bureau of Employment Services.
 - The estimate for this project is \$105,000.00.
- Bid categories
 - General construction
- Alternates
 - There are no alternates for this project.
- Contingency amounts to be included in bid
 - General construction: \$5,000
- Contracts will be administered by Garmann/Miller & Associates, Inc.
 - All questions and correspondence to go through Garmann Miller
 - All RFIs to go through Garmann Miller
 - Pay applications to go to Garmann Miller
 - Garmann Miller will schedule a preconstruction meeting with the contractor after the notice of award



9. Schedule
 - a. Tentative award date – February 19, 2026
 - b. Start of construction – March 2, 2026
 - c. Completion date – September 4, 2026
 - i. Liquidated Damages – Per Specifications 00 73 00, Article 8

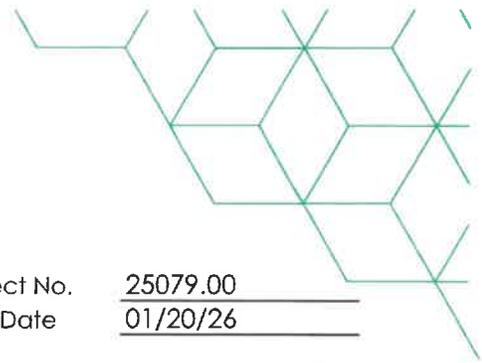
10. General conditions
 - a. Waste Removal: Each prime contractor
 - b. General Contractor
 - i. Responsible for construction schedule and general supervision
 - ii. Submit preliminary schedule 10 days after notice to proceed
 - iii. Responsible for scheduling and administering job meetings; prepare agenda, responsible for meeting minutes and distributing copies
 - c. Responsible for Cell phone service.
 - d. Responsible for sanitary facilities
 - e. Barriers
 - f. Fencing
 - g. Exterior enclosures

11. Temporary electricity
 - a. Contractors may use existing facility electricity. Any power needed above what the owner has on site will need to be provided by contractor.
 - b. Any electrical outage shall take place after normal business hours. All power to occupied spaces shall be restored by next business day.
 - c. Cost of electricity: By Owner

12. Temporary water
 - a. The general contractor shall connect to existing water supply. Any water needed above what the owner has on site will need to be provided by contractor
 - b. Cost of water by owner

13. Substitution request by 10 days prior to bid.

14. Correspondence
 - a. Correspondence to run through the Garmann Miller
 - b. Architectural/ General – Chris Monnin; cmonnin@creategm.com and Jason Fleming; jfleming@creategm.com.



Sign-in Sheet

Project Name Hardin Co Annex Insulation Replacement GM Project No. 25079.00
 Meeting Location Hardin Co. Annex Building Meeting Date 01/20/26

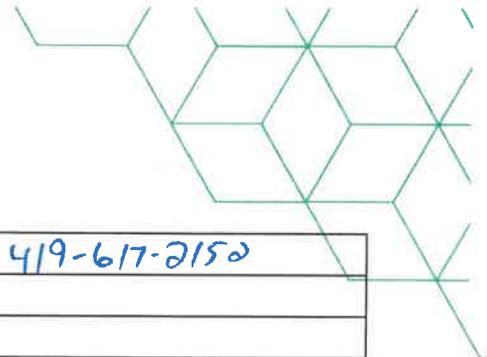
Purpose Prebid meeting for the Annex Building Insulation replacement

Attendees

<input checked="" type="checkbox"/>	Name	<u>Chris Monnin</u>	Phone <u>937-726-7547</u>
	Business/Title	<u>Garmann Miller / Principal</u>	
	Email	<u>cmonnin@creategm.com</u>	
<input checked="" type="checkbox"/>	Name	<u>Jason Fleming</u>	Phone <u>419-733-2658</u>
	Business/Title	<u>Garmann Miller / CA</u>	
	Email	<u>jflaming@creategm.com</u>	
<input checked="" type="checkbox"/>	Name	<u>Torrie Holcomb</u>	Phone <u>419-674-2205</u>
	Business/Title	<u>Hardin Co. Commissioners / Clerk of the Board</u>	
	Email	<u>torrie.holcomb@hardincountyohio.gov</u>	
<input checked="" type="checkbox"/>	Name	<u>Richard Lawson</u>	Phone <u>419-674-2210</u>
	Business/Title	<u>Hardin Co. Commissioners / Maintenance Supervisor</u>	
	Email	<u>richard.lawson@hardincountyohio.gov</u>	
<input checked="" type="checkbox"/>	Name	<u>FRED RUSH</u>	Phone
	Business/Title	<u>COMMISSIONER</u>	
	Email		
<input checked="" type="checkbox"/>	Name	<u>Tim Striker</u>	Phone
	Business/Title	<u>COMMISSIONER</u>	
	Email		
<input type="checkbox"/>	Name	<u>Tom Sherman</u>	Phone
	Business/Title	<u>Commissioner</u>	
	Email		
<input checked="" type="checkbox"/>	Name	<u>Mital Kadia</u>	Phone
	Business/Title	<u>PUBLIC OBSERVER / CANDIDATE</u>	
	Email		

@ creategm.com

Minster, OH | Columbus, OH | Indianapolis, IN | Fort Wayne, IN



<input type="checkbox"/>	Name	<u>Tyler Weisman</u>	Phone	<u>419-617-2150</u>
	Business/Title	<u>IFOAM / GM</u>		
	Email	<u>tweisman@IFOAM.com</u>		
<input type="checkbox"/>	Name	<u>Joseph Borczyk</u>	Phone	<u>419-821-9977</u>
	Business/Title	<u>JB Spray foam</u>		
	Email	<u>JB Sprayfoam@Holmel.com</u>		
<input type="checkbox"/>	Name		Phone	
	Business/Title			
	Email			
<input type="checkbox"/>	Name		Phone	
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**SECTION 22 07 19
PLUMBING PIPING INSULATION**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Piping insulation.
- B. Jackets and accessories.

1.02 REFERENCE STANDARDS

- A. ASTM C533 - Standard Specification for Calcium Silicate Block and Pipe Thermal Insulation; 2017.
- B. ASTM C534/C534M - Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation in Sheet and Tubular Form; 2020a.
- C. ASTM C547 - Standard Specification for Mineral Fiber Pipe Insulation; 2019.
- D. ASTM C552 - Standard Specification for Cellular Glass Thermal Insulation; 2022.
- E. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2024.
- F. NFPA 255 - Standard Method of Test of Surface Burning Characteristics of Building Materials; National Fire Protection Association; 2006.
- G. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.
- H. ASHRAE Standard 90.1 - Energy Standard for Buildings Except Low-Rise Residential Buildings.

1.03 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide product description, thermal characteristics, list of materials and thickness for each service, and locations.
- C. Manufacturer's Instructions: Indicate installation procedures that ensure acceptable workmanship and installation standards will be achieved.

1.04 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with not less than three years of documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Accept materials on site, labeled with manufacturer's identification, product property performance, and thickness.

PART 2 PRODUCTS

2.01 REGULATORY REQUIREMENTS

- A. Surface Burning Characteristics: Flame spread index/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84, UL 723, or NFPA 255.

2.02 GLASS FIBER

- A. Manufacturers:
 - 1. Johns Manville Corporation; _____: www.jm.com/#sle.
 - 2. Knauf Fiber Glass
 - 3. Owens Corning Corp

4. Manson
 5. Substitutions: See Section 01 60 00 - Product Requirements.
- B. Insulation: ASTM C547 ; rigid molded, noncombustible, end grain adhered to jacket.
 1. K Value: ASTM C177, 0.24 at 75 degrees F.
 2. Maximum Service Temperature: 850 degrees F.
 3. Maximum moisture absorption: 5 percent by weight.
 - C. Vapor Barrier Jacket: White Kraft paper with glass fiber yarn, bonded to aluminized film; moisture vapor transmission when tested in accordance with ASTM E96/E96M of 0.02 perm-inches.
 - D. Tie Wire: 0.048 inch stainless steel with twisted ends on maximum 12 inch centers.
 - E. All joints to be sealed with factory-applied, self-seal lap and butt strips.

2.03 FLEXIBLE ELASTOMERIC FOAM INSULATION

- A. Manufacturers:
 1. Aeroflex USA, Inc; Aerocell
 2. Armacell LLC
 3. K-Flex USA LLC
 4. Nomaco.
 5. Substitutions: See Section 01 60 00 - Product Requirements.
- B. Insulation material shall be an EPDM rubber, flexible, closed-cell elastomeric insulation in tubular or sheet form. The product will be tested for and meet or exceed the requirements defined in ASTM C 534.
- C. EPDM elastomeric insulation material shall be manufactured without the use of CFC's, HFC's or HCFC's.
- D. EPDM elastomeric insulation shall have a flame-spread index of 25 or less and a smoke-developed index of 50 or less when tested in accordance with ASTM E 84, for all products through 2" thickness. Product to be suitable for use from -297F to 300F continuous service temperature, per ASTM C 411.
- E. EPDM elastomeric insulation shall have a maximum thermal conductivity of 0.245 Btu-in./h-ft² F at a 75 F mean temperature when tested in accordance with ASTM C 177 or ASTM C 518.
- F. EPDM elastomeric insulation shall have a maximum water vapor transmission of 0.03 perm-inches when tested in accordance with ASTM E 96, Procedure A, latest revision.
- G. Product must exhibit long-term UV resistance, when unfinished in outdoor installations, per ASTM G 7 and ASTM G 90.
- H. EPDM elastomeric insulation must not contribute to external stress corrosion cracking as when tested by ASTM C 692.
- I. Elastomeric Foam Adhesive: Air dried, contact adhesive, compatible with insulation. Accessories and adhesives shall not detract from any of the system ratings as specified above.

2.04 JACKETS

- A. PVC Plastic.
 1. Manufacturers:
 - a. Knauf
 - b. Owens Corning Corp
 - c. Johns Manville International, Inc
 - d. Certainteed Corp
 - e. Zeston 2000

- f. PROTO PVC Corp.
 - g. VentureClad
 - h. Speedline Corp.
 - i. Substitutions: See Section 01 60 00 - Product Requirements.
2. Jacket: One piece molded type fitting covers and sheet material, off-white color.
- a. Minimum Service Temperature: 0 degrees F.
 - b. Maximum Service Temperature: 150 degrees F.
 - c. Moisture Vapor Permeability: 0.002 perm inch, maximum, when tested in accordance with ASTM E96/E96M.
 - d. Thickness: 10 mil.
 - e. Connections: Brush on welding adhesive.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that piping has been tested before applying insulation materials.
- B. Verify that surfaces are clean and dry, with foreign material removed.

3.02 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install in accordance with the Midwest Insulation Contractors Association (MICA), National Commercial and Insulation Standard.
- C. All insulation shall be applied so that there is no fiberglass exposed to the return air plenum. All fiberglass insulation, including all exposed edges, shall be coated, or mylar or other suitable material shall be provided between fiberglass and the air stream.
- D. Exposed Piping: Locate insulation and cover seams in least visible locations.
- E. Insulated pipes conveying fluids below ambient temperature: Insulate entire system including fittings, valves, unions, flanges, strainers, flexible connections, pump bodies, and expansion joints.
- F. Glass fiber insulated pipes conveying fluids below ambient temperature:
 - 1. Provide vapor barrier jackets, factory-applied or field-applied. Secure with self-sealing longitudinal laps and butt strips with pressure sensitive adhesive. Secure with outward clinch expanding staples and vapor barrier mastic.
 - 2. Insulate fittings, joints, and valves with molded insulation of like material and thickness as adjacent pipe. Finish with glass cloth and vapor barrier adhesive, Hi/Low Temp Inserts, and PVC fitting covers.
- G. Glass fiber insulated pipes conveying fluids above ambient temperature:
 - 1. Provide standard jackets, with vapor barrier, factory-applied or field-applied. Secure with self-sealing longitudinal laps and butt strips with pressure sensitive adhesive. Secure with outward clinch expanding staples.
 - 2. Insulate fittings, joints, and valves with insulation of like material and thickness as adjoining pipe. Finish with glass cloth and adhesive or PVC fitting covers.
- H. Inserts and Shields:
 - 1. Application: Piping 1/2 inches diameter or larger.
 - 2. Shields: Galvanized steel between pipe hangers or pipe hanger rolls and inserts.
 - 3. Insert Location: Between support shield and piping and under the finish jacket.
 - 4. Insert Configuration: Minimum 6 inches long, of same thickness and contour as adjoining insulation; may be factory fabricated.

5. Insert Material: Hydrous calcium silicate insulation or other heavy density insulating material suitable for the planned temperature range.
- I. Continue insulation through walls, sleeves, pipe hangers, and other pipe penetrations. Finish at supports, protrusions, and interruptions. At fire separations, refer to Section 07 84 00.
- J. Pipe Exposed in Mechanical Equipment Rooms or Finished Spaces (less than 5 feet above finished floor): Finish with PVC jacket and fitting covers.
- K. Exterior Applications: Provide vapor barrier jacket. Insulate fittings, joints, and valves with insulation of like material and thickness as adjoining pipe, and finish with glass mesh reinforced vapor barrier cement. Cover with PVC or aluminum jacket with seams located on bottom side of horizontal piping.

3.03 SCHEDULES

- A. Plumbing Systems:
 1. Sanitary Above Grade:
 - a. Glass Fiber Insulation:
 - 1) Pipe Size Range: All sizes.
 - (a) Thickness: 1 inch.
 - b. Flexible Elastomeric Foam Insulation:
 - 1) Pipe Size Range: All sizes.
 - (a) Thickness: 1 inch.
 2. Roof Drainage Above Grade:
 - a. Glass Fiber Insulation:
 - 1) Pipe Size Range: All sizes.
 - (a) Thickness: 1 inch.
 - b. Flexible Elastomeric Foam Insulation:
 - 1) Pipe Size Range: All sizes.
 - (a) Thickness: 1 inch.

END OF SECTION