

# Addendum 01

DOCUMENT 00 91 00

**DATE:** May 6, 2026

**PROJECT:** Morgan Township Volunteer Fire Department  
7106 Big Bear Creek Road  
Lucasville, Ohio 45648

**PROJECT #:** 25063.00

**OWNER:** Morgan Township Board of Trustees  
Contact: Russ Montgomery  
7106 Big Bear Creek Road  
Lucasville, Ohio 45648

**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 March 13, 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 four (4) pages and one (1) re-issued drawing sheet.

## INFORMATION

1. Pre-bid meeting minutes and the pre-bid meeting sign-in sheet are attached.
2. The bid period has been extended. The bid date is revised as follows:

*Sealed proposals will be received by Morgan Township Trustees at, Scioto County Commissioner's Office, 602 7th Street, Room 310, Portsmouth, Ohio 45662, until **May 22, 2026, at 2:00 PM**, at which time and place proposals will be opened publicly and read aloud.*



## CHANGES TO THE PROJECT MANUAL

1. Section 01 11 00 Summary of Work, Part 1 General, add the following:
  - 1.08 **THIS IS A STATE OF OHIO PREVAILING WAGE PROJECT.**
  - 1.09 **BIDDERS AND/OR THEIR SUBCONTRACTORS ARE TO BE AFFILIATED WITH REGISTERED APPRENTICE PROGRAMS THROUGH PROFESSIONAL TRADE ORGANIZATIONS THAT ARE REGISTERED WITH THE DEPARTMENT OF LABOR.**
  
2. Section 13 34 19 Pre-Engineered Buildings, Part 1 General, Paragraph 1.01 Summary – replace paragraph with the following:
  - A. *This Section includes a rigid-frame type pre-engineered metal building of the nominal length, width, eave height, and roof pitch indicated. Mechanical equipment, Electrical equipment and piping loads and framing shall be included in the engineering load criteria.*
    1. Exterior walls are covered with factory-finished wall panels attached to framing members.
      - a) **BASE BID: Insulated Metal Wall Panels with foam core.**
      - b) **ALTERNATE 02 : Exterior metal panel, batten insulation, vapor barrier, and interior liner panel in lieu of Insulated Metal Wall Panels.**
    2. Roof system consists of the manufacturer's standard standing-seam painted roof, over insulation. Provide all roof penetration seals.
    3. Manufacturer's standard building structural components and accessories may be used, provided components, accessories, and complete structure conform to design indicated and specified requirements, including concrete masonry on the elevation.
    4. The intent of this specification section is to provide the manufacturer's standard metal panels that meet or exceed the specifications. In the event a manufacturer's standard panel specification does not comply, the manufacturer is to supply the closest comparable panel products in all aspects.
  
3. Section 13 34 19 Pre-Engineered Buildings, Part 2 Products, insert Paragraph 2.05.1:
  - 2.05.1 METAL WALL PANELS (ALTERNATE 01)
    - A. *Tapered-Rib-Profile, Exposed-Fastener Metal Wall Panels: Formed with raised, trapezoidal major ribs and intermediate stiffening ribs symmetrically spaced between major ribs; designed to be installed by lapping side edges of adjacent panels and mechanically attaching panels to supports using exposed fasteners in side laps.*
      1. Material: Zinc-coated galvanized steel sheet, 26 GA, 50,000 psi (min.).
        - a) Exterior Finish: 2 coat, Fluoropolymer, Kynar 500 / Hylar 5000.



- b) Color: As selected by the Architect from manufacturer's full range.
      - 2. Major-Rib Spacing: 12 inches o.c.
      - 3. Panel Coverage: 36 inches.
      - 4. Panel Height: 1.25 inches.
      - 5. Panel configuration: Equal to Chief Buildings "AP Panel" on exterior of building.
    - B. Tapered-Rib-Profile, Metal Liner Panels: Formed with raised, trapezoidal major ribs and flat pan between major ribs; designed to be installed by lapping side edges of adjacent panels and mechanically attaching panels to supports using exposed fasteners in side laps.
      - 1. Material: Zinc-coated (galvanized) steel sheet, 26 GA, 50,000 psi (min.).
        - a) Panel Finish: White Pigmented Polyester
        - b) Color: As selected by Architect from manufacturer's full range.
      - 2. Major-Rib Spacing: 12 inches o.c.
      - 3. Panel Coverage: 36 inches.
      - 4. Panel Height: 1.25 inches.
      - 5. Panel Configuration: Equal to Chief Buildings "CS Panel"
4. Section 13 34 19 Pre-Engineered Buildings, Part 2 Products, Paragraph 2.06 Insulated Metal Wall Panels – replace paragraph with the following:
  - A. Concealed Fastener, Insulated Metal Wall Panels with foam core: Structural metal panels consisting of exterior metal sheet with five major tapered inverted ribs 1 by 1/4 inches (25.4 by 6.4 mm) with a mesa profile between the inverted ribs, and interior metal sheet with a Mesa or Light Mesa profile, with factory foamed-in-place polyurethane core in thermally-separated profile, with tongue-and-groove panel edges, attached to supports using concealed fasteners.
    - 1. Basis of Design: Metl-Span, **CF Flute**
    - 2. G-90 galvanized coated steel conforming to ASTM A 653 or AZ-50 aluminum-zinc alloy coated steel, conforming to ASTM A 792/A 792M, minimum grade 33, pre-painted by the coil-coating process per ASTM A 755/A 755M.
    - 3. **Exterior Face Sheet: 24 gauge coated thickness, with stucco embossed surface.**
      - a) **Finish: Fluoropolymer two-coat system**
      - b) **Color: As selected by Architect from manufacturer's standard colors.**
    - 4. **Interior Face Sheet: 26 gauge coated thickness, with stucco embossed surface and mesa or light Mesa profile.**
      - a) **Finish: Polyester two-coat system.**
      - b) **Color: As selected by Architect from manufacturer's standard colors.**
    - 5. **Panel Width: 42 inches (1067 mm)**
    - 6. **Panel Thickness: 2.5 inch (64 mm).**
    - 7. Insulating Core: Polyurethane with zero ozone depletion potential blowing agent



- a) *Closed Cell Content: 90% or more as determined by ASTM D 6226*
  - b) *Compressive Strength: As required to meet structural performance requirements and with a minimum of 22 psi as determined by ASTM D 1621*
  - c) *Shear Strength: As required to meet structural performance requirements and with a minimum of 36 psi as determined by ASTM C 273*
  - d) *Tensile Strength: As required to meet structural performance requirements and with a minimum of 41 psi ASTM D 1623*
  - e) *Minimum Density: 2.0 pcf (32 kg/m<sup>3</sup>) as determined by ASTM D 1622*
  - f) **Thermal Resistance (R-Value): minimum of R-21** as determined by ASTM C 518 at 35 degrees Fahrenheit mean temperature.
8. **Insulated Wall and Roof Accessories:** Approved by metal panel manufacturer. Refer to Section 07 72 00 "Roof Accessories" for requirements for curbs, equipment supports, roof hatches, heat and smoke vents, ventilators, and preformed flashing sleeves.

### CHANGES TO THE DRAWINGS

1. Drawing Sheet C1.1 – Utility Plan: Leader for 8" PVC moved to call out the correct pipe.

### ATTACHMENTS

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

- Pre-bid meeting minutes and the pre-bid meeting sign-in sheet.
- Drawing Sheets C1.1

### END OF ADDENDUM







- b. All RFIs to go through Garmann Miller
  - c. Pay applications to go to Garmann Miller
  - d. Garmann Miller will schedule a preconstruction meeting with the contractor after the notice of award
8. Schedule
- a. Tentative award date – May 29, 2026
  - b. Start of construction – June 1, 2026
  - c. Completion date – April 30, 2027
9. General conditions
- a. Waste Removal: by 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 field office
  - d. Responsible for telephone service/fax to field office.
  - e. Responsible for sanitary facilities
  - f. Barriers
  - g. Fencing
  - h. Exterior and interior enclosures
  - i. Project sign
10. Temporary electricity
- a. Electrical contractor to provide service, temporary power, temporary lighting, temporary service to general contractor job trailer.
    - i. Temporary service to other job trailer is the responsibility of individual requiring
  - b. Cost of electricity: By Owner
11. Temporary heat
- a. Prior to building enclosure: Contractor requiring
  - b. After building enclosure:
    - i. Method by HVAC contractor
    - ii. Cost by Contractor
12. Temporary water
- a. The general contractor shall connect to water utility supply and pay for installation of temporary metered service including tap fees and extend temporary water service to location required.
  - b. Cost by Owner
13. Substitution requests and questions by May 8, 2026 at 5:00 p.m.

Garmann Miller will proceed in reliance with this report. Any discrepancies should be brought to our attention in writing within seven (7) days.



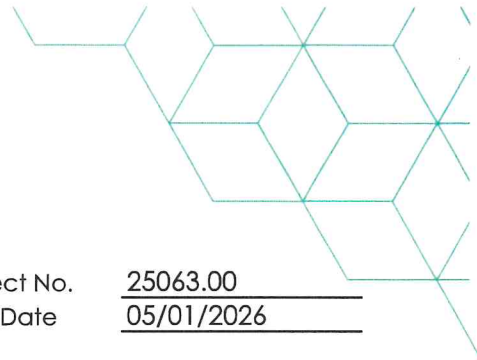
14. Correspondence

- a. Correspondence to run through Garmann Miller
  - i. Ted Musielewicz – [tmusielewicz@creategm.com](mailto:tmusielewicz@creategm.com)
  - ii. Andy Failor – [afailor@creategm.com](mailto:afailor@creategm.com)
  - iii. Garrick Manning [gmannin@creategm.com](mailto:gmannin@creategm.com)

15. Questions and Answers

- a. Question – What form should be used for the bid bond?
  - i. Answer – Bid Bond standard AIA form or complying with Ohio Revised Code – 10%
- b. Question – Is this a prevailing wage project?
  - i. Answer – Yes, this is a State of Ohio Prevailing Wage project.
- c. Question – What are the expectations for the registered apprenticeship program?
  - i. Answer – Clarification to be added to the project manual and issued as part of Addendum 01.
- d. Question – Are substitution requests allowed for metal building suppliers?
  - i. Answer – Substitution requests are allowed and will be verified by Architect that they conform to the performance specifications.
- e. Question – The beam for the mezzanine framing is called out on the structural drawings, but no detail is provided for how it attaches to the PEMB structure.
  - i. Answer – See detail 5/S2.3 for beam attachment. Sourcing of beam from either steel supplier or PEMB supplier is left to the Contractor as means and methods.
- f. Question – Who is responsible for Tap fees?
  - i. Answer – Tap fees will be the responsibility of the Contractor.
- g. Question – How will 3<sup>rd</sup> party inspections be handled?
  - i. Answer – The Owner will contract directly with the inspector.
- h. Question – Will there be a retainage?
  - i. Answer – Yes, 8% retainage on construction progress payments.
- i. Site work clarification – Concrete pad near the roadway will be demolished by owner prior to construction.
- j. Question – Can earthwork spoils be left on site, or do they need to be exported?
  - i. Answer – Earthwork spoils can be left on site – owner to verify location during construction.
- k. Question – Is the bid range for automatic rejection 20%?
  - i. Answer – Yes, bids outside the 20% range are subject to rejection.
- l. Question - C1.1 Shows an 8" line being tied into a 4" line. Please Clarify.
  - a) Answer – C1.1 will be re-issued as part of Addendum

END OF MEETING



**Sign-in Sheet**

Project Name Morgan Township Volunteer Fire Department GM Project No. 25063.00  
 Meeting Location Morgan Township Town Hall and Senior Center Meeting Date 05/01/2026

Purpose Pre-Bid meeting for the Morgan Township Volunteer Fire Department

**Attendees**

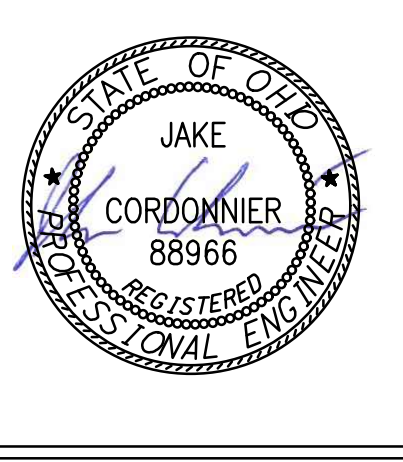
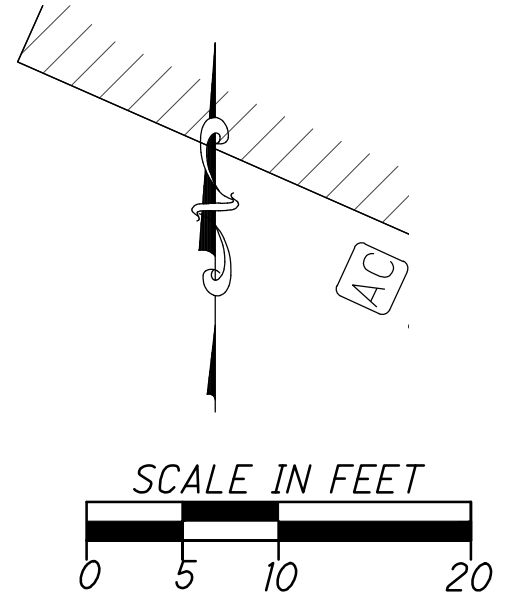
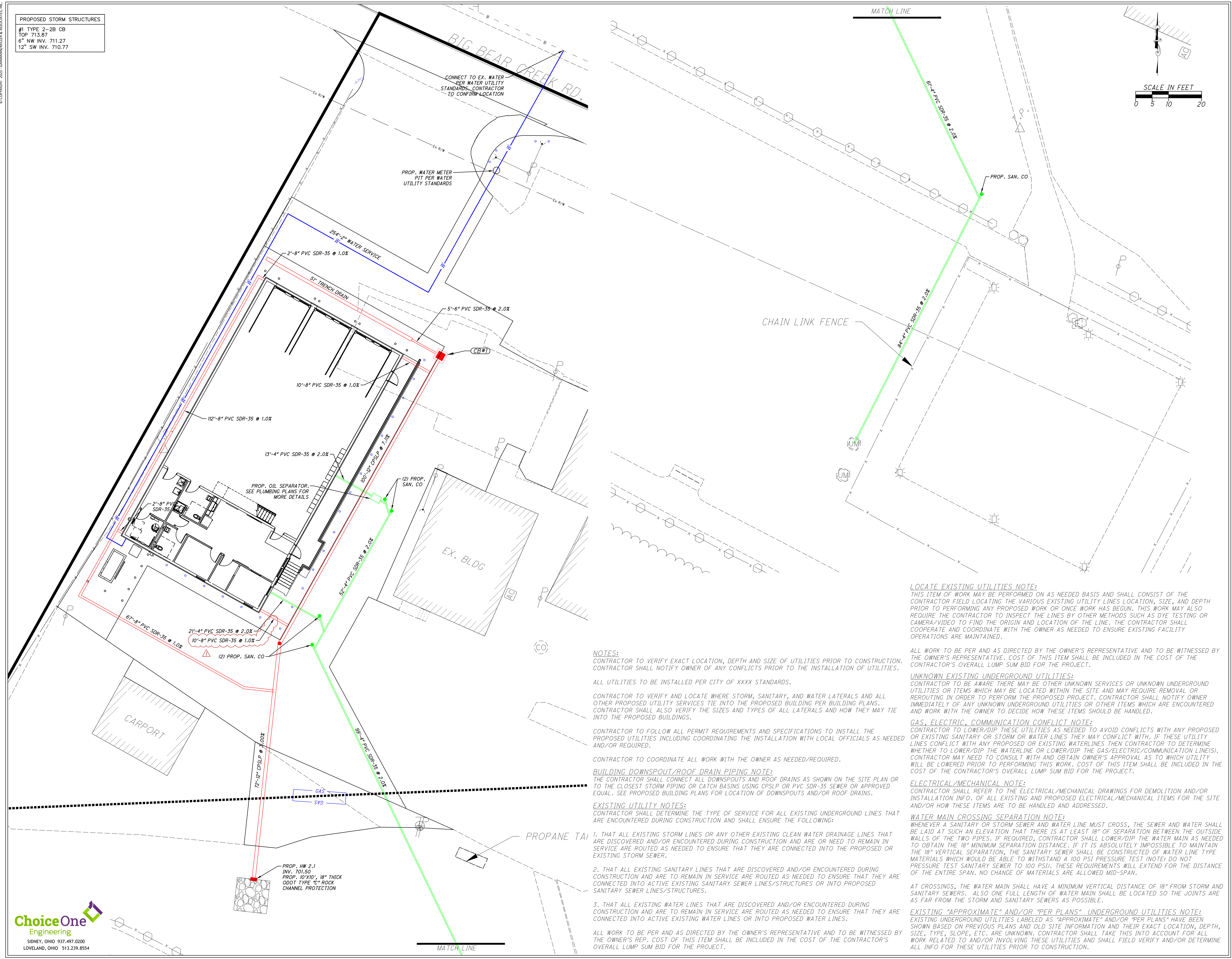
<input type="checkbox"/>	Name	<u>Nick Ralstin</u>	Phone	<u>740-876-9558</u>
	Business/Title	<u>Estimator - Emmett Construction</u>		
	Email	<u>nralstin@emmettconstruction.com</u>		
<input type="checkbox"/>	Name	<u>JASON STAKOS</u>	Phone	<u>740 353 2815</u>
	Business/Title	<u>DISTEL COAST</u>		
	Email	<u>DISTELCO@midOhio.twcbc.com</u>		
<input type="checkbox"/>	Name	<u>Mitchell Hines</u>	Phone	<u>614-643-3028</u>
	Business/Title	<u>Setterlin Building</u>		
	Email	<u>m.hines@setterlin.com</u>		
<input type="checkbox"/>	Name	<u>Tyler Seibert</u>	Phone	<u>740-935-1519</u>
	Business/Title	<u>ORV electric</u>		
	Email	<u>orvelectricllc@gmail.com</u>		
<input type="checkbox"/>	Name	<u>Chris George</u>	Phone	<u>740-352-7549</u>
	Business/Title	<u>Colliee <del>Construction</del> Construction</u>		
	Email	<u>Cgeorge22.cc@gmail.com</u>		
<input type="checkbox"/>	Name	<u>Collin Ghearing</u>	Phone	<u>740-978-6371</u>
	Business/Title	<u>Tat Realty, LLC</u>		
	Email	<u>collinghearing@blackridge-services.com</u>		
<input type="checkbox"/>	Name	<u>Reece Graham</u>	Phone	<u>(740) 710-2304</u>
	Business/Title	<u>TAT Realty, LLC - Estimator</u>		
	Email	<u>reecegraham@blackridge-services.com</u>		
<input type="checkbox"/>	Name		Phone	
	Business/Title			
	Email			

@ creategm.com

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

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PROPOSED STORM STRUCTURES  
#1 TYPE 2-2B CB  
TOP 713.87  
6" NW INV. 711.27  
12" SW INV. 710.77



MORGAN TOWNSHIP VOLUNTEER FIRE DEPARTMENT

ISSUANCE/REVISIONS	CONSTRUCTION DOCUMENTS	03/13/2025
1	ADDENDUM #1	05/06/2025

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25063.00	JAC	JSP

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C1.1**



**NOTES:**  
CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.

ALL UTILITIES TO BE INSTALLED PER CITY OF XXXX STANDARDS.

CONTRACTOR TO VERIFY AND LOCATE WHERE STORM, SANITARY, AND WATER LATERALS AND ALL OTHER PROPOSED UTILITY SERVICES TIE INTO THE PROPOSED BUILDING PER BUILDING PLANS. CONTRACTOR SHALL ALSO VERIFY THE SIZES AND TYPES OF ALL LATERALS AND HOW THEY MAY TIE INTO THE PROPOSED BUILDINGS.

CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED UTILITIES INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.

CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.

**BUILDING DOWNSPOUT/ROOF DRAIN PIPING NOTE:**  
THE CONTRACTOR SHALL CONNECT ALL DOWNSPOUTS AND ROOF DRAINS AS SHOWN ON THE SITE PLAN OR TO THE CLOSEST STORM PIPING OR CATCH BASINS USING CPSP OR PVC SDR-35 SEWER OR APPROVED EQUAL. SEE PROPOSED BUILDING PLANS FOR LOCATION OF DOWNSPOUTS AND/OR ROOF DRAINS.

**EXISTING UTILITY NOTES:**  
CONTRACTOR SHALL DETERMINE THE TYPE OF SERVICE FOR ALL EXISTING UNDERGROUND LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION AND SHALL ENSURE THE FOLLOWING:

1. THAT ALL EXISTING STORM LINES OR ANY OTHER EXISTING CLEAN WATER DRAINAGE LINES THAT ARE DISCOVERED AND/OR ENCOUNTERED DURING CONSTRUCTION AND ARE OR NEED TO REMAIN IN SERVICE ARE ROUTED AS NEEDED TO ENSURE THAT THEY ARE CONNECTED INTO THE PROPOSED OR EXISTING STORM SEWER.
2. THAT ALL EXISTING SANITARY LINES THAT ARE DISCOVERED AND/OR ENCOUNTERED DURING CONSTRUCTION AND ARE TO REMAIN IN SERVICE ARE ROUTED AS NEEDED TO ENSURE THAT THEY ARE CONNECTED INTO ACTIVE EXISTING SANITARY SEWER LINES/STRUCTURES OR INTO PROPOSED SANITARY SEWER LINES/STRUCTURES.
3. THAT ALL EXISTING WATER LINES THAT ARE DISCOVERED AND/OR ENCOUNTERED DURING CONSTRUCTION AND ARE TO REMAIN IN SERVICE ARE ROUTED AS NEEDED TO ENSURE THAT THEY ARE CONNECTED INTO ACTIVE EXISTING WATER LINES OR INTO PROPOSED WATER LINES.

ALL WORK TO BE PER AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND TO BE WITNESSED BY THE OWNER'S REP. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

**LOCATE EXISTING UTILITIES NOTE:**  
THIS ITEM OF WORK MAY BE PERFORMED ON AS NEEDED BASIS AND SHALL CONSIST OF THE CONTRACTOR FIELD LOCATING THE VARIOUS EXISTING UTILITY LINES LOCATION, SIZE, AND DEPTH PRIOR TO PERFORMING ANY PROPOSED WORK OR ONCE WORK HAS BEGUN. THIS WORK MAY ALSO REQUIRE THE CONTRACTOR TO INSPECT THE LINES BY OTHER METHODS SUCH AS DYE TESTING OR CAMERA/VIDEO TO FIND THE ORIGIN AND LOCATION OF THE LINE. THE CONTRACTOR SHALL COOPERATE AND COORDINATE WITH THE OWNER AS NEEDED TO ENSURE EXISTING FACILITY OPERATIONS ARE MAINTAINED.

ALL WORK TO BE PER AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND TO BE WITNESSED BY THE OWNER'S REPRESENTATIVE. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

**UNKNOWN EXISTING UNDERGROUND UTILITIES:**  
CONTRACTOR TO BE AWARE THERE MAY BE OTHER UNKNOWN SERVICES OR UNKNOWN UNDERGROUND UTILITIES OR ITEMS WHICH MAY BE LOCATED WITHIN THE SITE AND MAY REQUIRE REMOVAL OR REROUTING IN ORDER TO PERFORM THE PROPOSED PROJECT. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY UNKNOWN UNDERGROUND UTILITIES OR OTHER ITEMS WHICH ARE ENCOUNTERED AND WORK WITH THE OWNER TO DECIDE HOW THESE ITEMS SHOULD BE HANDLED.

**GAS, ELECTRIC, COMMUNICATION CONFLICT NOTE:**  
CONTRACTOR TO LOWER/DIP THESE UTILITIES AS NEEDED TO AVOID CONFLICTS WITH ANY PROPOSED OR EXISTING SANITARY OR STORM OR WATER LINES THEY MAY CONFLICT WITH. IF THESE UTILITY LINES CONFLICT WITH ANY PROPOSED OR EXISTING WATERLINES THEN CONTRACTOR TO DETERMINE WHETHER TO LOWER/DIP THE WATERLINE OR LOWER/DIP THE GAS/ELECTRIC/COMMUNICATION LINE(S). CONTRACTOR MAY NEED TO CONSULT WITH AND OBTAIN OWNER'S APPROVAL AS TO WHICH UTILITY WILL BE LOWERED PRIOR TO PERFORMING THIS WORK. COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTOR'S OVERALL LUMP SUM BID FOR THE PROJECT.

**ELECTRICAL/MECHANICAL NOTE:**  
CONTRACTOR SHALL REFER TO THE ELECTRICAL/MECHANICAL DRAWINGS FOR DEMOLITION AND/OR INSTALLATION INFO. OF ALL EXISTING AND PROPOSED ELECTRICAL/MECHANICAL ITEMS FOR THE SITE AND/OR HOW THESE ITEMS ARE TO BE HANDLED AND ADDRESSED.

**WATER MAIN CROSSING SEPARATION NOTE:**  
WHenever a SANITARY OR STORM SEWER AND WATER LINE MUST CROSS, THE SEWER AND WATER SHALL BE LAID AT SUCH AN ELEVATION THAT THERE IS AT LEAST 18" OF SEPARATION BETWEEN THE OUTSIDE WALLS OF THE TWO PIPES. IF REQUIRED, CONTRACTOR SHALL LOWER/DIP THE WATER MAIN AS NEEDED TO OBTAIN THE 18" MINIMUM SEPARATION DISTANCE. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION, THE SANITARY SEWER SHALL BE CONSTRUCTED OF WATER LINE TYPE MATERIALS WHICH WOULD BE ABLE TO WITHSTAND A 100 PSI PRESSURE TEST (NOTE: DO NOT PRESSURE TEST SANITARY SEWER TO 100 PSI). THESE REQUIREMENTS WILL EXTEND FOR THE DISTANCE OF THE ENTIRE SPAN. NO CHANGE OF MATERIALS ARE ALLOWED MID-SPAN.

AT CROSSINGS, THE WATER MAIN SHALL HAVE A MINIMUM VERTICAL DISTANCE OF 18" FROM STORM AND SANITARY SEWERS. ALSO ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THE JOINTS ARE AS FAR FROM THE STORM AND SANITARY SEWERS AS POSSIBLE.

**EXISTING "APPROXIMATE" AND/OR "PER PLANS" UNDERGROUND UTILITIES NOTE:**  
EXISTING UNDERGROUND UTILITIES LABELED AS "APPROXIMATE" AND/OR "PER PLANS" HAVE BEEN SHOWN BASED ON PREVIOUS PLANS AND OLD SITE INFORMATION AND THEIR EXACT LOCATION, DEPTH, SIZE, TYPE, SLOPE, ETC. ARE UNKNOWN. CONTRACTOR SHALL TAKE THIS INTO ACCOUNT FOR ALL WORK RELATED TO AND/OR INVOLVING THESE UTILITIES AND SHALL FIELD VERIFY AND/OR DETERMINE ALL INFO FOR THESE UTILITIES PRIOR TO CONSTRUCTION.