

Addendum 01

DOCUMENT 00 91 00

DATE: May 1, 2026

PROJECT: North Union Schools Art Room Expansion Addition
401 N Franklin Street
Richwood, OH 43344

PROJECT #: 25091.00

OWNER: North Union Local Schools
Contact: Justin Ufferman
12920 OH-739
Richwood, OH 43344

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 April 16, 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, 0 specification sections, 3 re-issued drawing sheets, and 0 exhibits.

FOR INFORMATION ONLY

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

CHANGES TO THE PROJECT MANUAL

1. No changes.



CHANGES TO THE DRAWINGS

1. Drawing Sheet A1.1 First Floor Demo Plan and Plan – Unit E: Detail 2 First Floor Plan – Unit E: Replace two windows in existing kiln room.
2. Drawing Sheet A2.1 Building Elevations: Detail 5 Enlarged Building Elevation: Replace two windows in existing kiln room.
3. Drawing Sheet A6.1 Door Schedule and Door and Window Types and Frames: Detail 7 Window Types: Add window type W2.

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 A1.1, A2.1 and A6.1.

END OF ADDENDUM





Pre-Bid Meeting Minutes

Project name	North Union Schools Art Room Expansion Addition	GM project no.	25091.00
Meeting date	April 29, 2026	Meeting location	North Union Schools

Outline

1. Attendees: Sign in sheet
2. Introductions
3. Project overview
4. Bidding
 - a. Date: May 12th 2026 @ 11:00am
 - b. Location: North Union Local School District Board of Education
Attn. Scott Maruniak CFO/Treasurer
Address:
12920 St Rt 739
Richwood, Ohio 43344
 - c. Use the bid form provided
 - i. Bids will be received and **opened** at the address above.
 - d. Plans have been submitted for plan review, costs to be paid by owner. Permits required by the County will be the responsibility of the contractor performing the work. Cost to be by the contractor
5. Bid categories
 - a. Single Prime
6. Alternates
 - a. Alternate 01: Concrete Patio
7. Contingency amounts to be included in bid.
 - a. General construction: \$20,000
8. Contracts will be administered by Garmann/Miller & Associates, Inc.
 - a. All questions and correspondence to go through Garmann Miller
 - b. All RFIs to go through Garmann Miller. Deadline for questions is May 5th at 5:00 PM. Any questions asked after May 5th will be documented only.
 - c. Addendums will be distributed on May 1, and May 7, 2026 by DC Reprographics
 - d. Final Pay applications to go to Garmann Miller for signature. Pencil copies to be submitted to GM Construction Administrator
 - e. Garmann Miller will schedule a preconstruction meeting with the contractor after the notice of award



9. Schedule
 - a. Tentative award date – May 18th Board of Education meeting
 - b. Start of construction – May 28th
 - c. Milestone dates – Renovation substantially complete on August 7th
 - d. Completion date for the art room addition November 20th, 2026
 - i. Liquidated Damages – Reference specification OCA-3.
 - ii. Weather days are to be documented and reviewed at progress meetings.

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 field office
 - d. Responsible for sanitary facilities
 - e. Barriers and fencing
 - f. Exterior and interior enclosures
 - ~~g. Project sign – Discussion~~ No project sign required.

11. 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

12. Temporary heat
 - a. Prior to building enclosure: Contractor requiring
 - b. After building enclosure:
 - i. Method by HVAC contractor

13. 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 location required. Please conserve water.
 - b. Cost of water used: By owner

14. Substitution request to be submitted by May 5th. This is 8 calendar days prior to bid. This has changed from the specifications and will be included as a reminder in Addendum 01. Requests submitted after May 5th will not be considered.

15. Correspondence
 - a. Correspondence to run through Garmann Miller
 - b. **Lindsay Thobe**– lthobe@creategm.com



Questions and Comments:

North Union Schools:

- Owner will provide payment within a week of receiving pay applications.

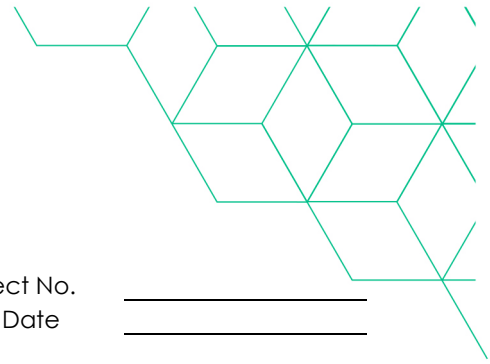
Contractors

- Background checks are required for all contractors. Available at the board office for \$60 per person.
- Is there a preferred fire alarm service?
 - o OVIS, Simplex

Site walk – School is in session

- Temporary construction fence is required.
 - o Laydown area is to be entirety of back parking lot.

END OF MEETING



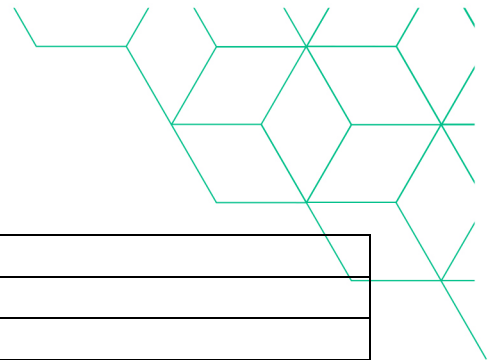
Sign-in Sheet

Project Name _____ GM Project No. _____
Meeting Location _____ Meeting Date _____

Purpose _____

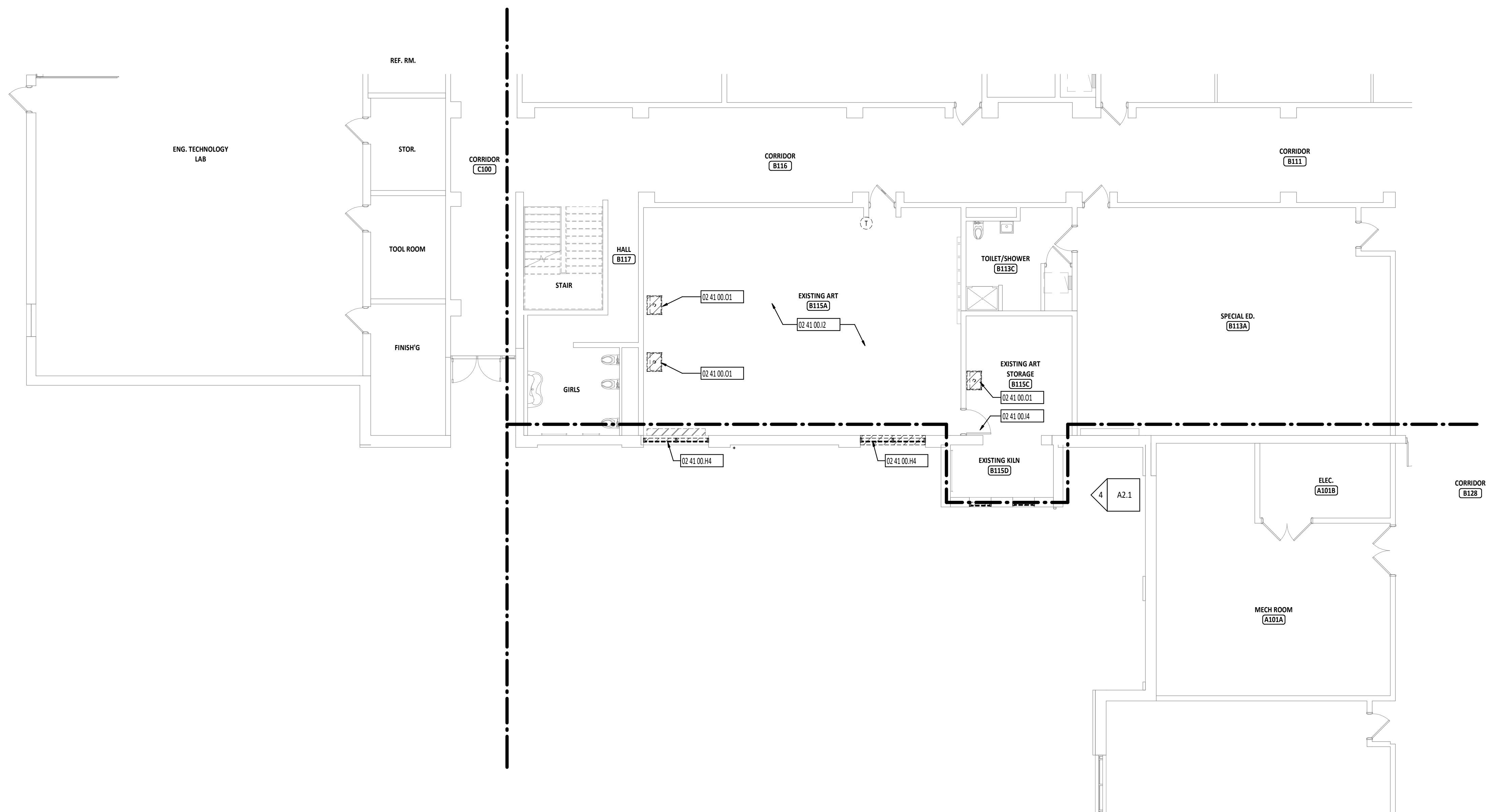
Attendees

Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	
Name _____	Phone _____
Business/Title _____	
Email _____	

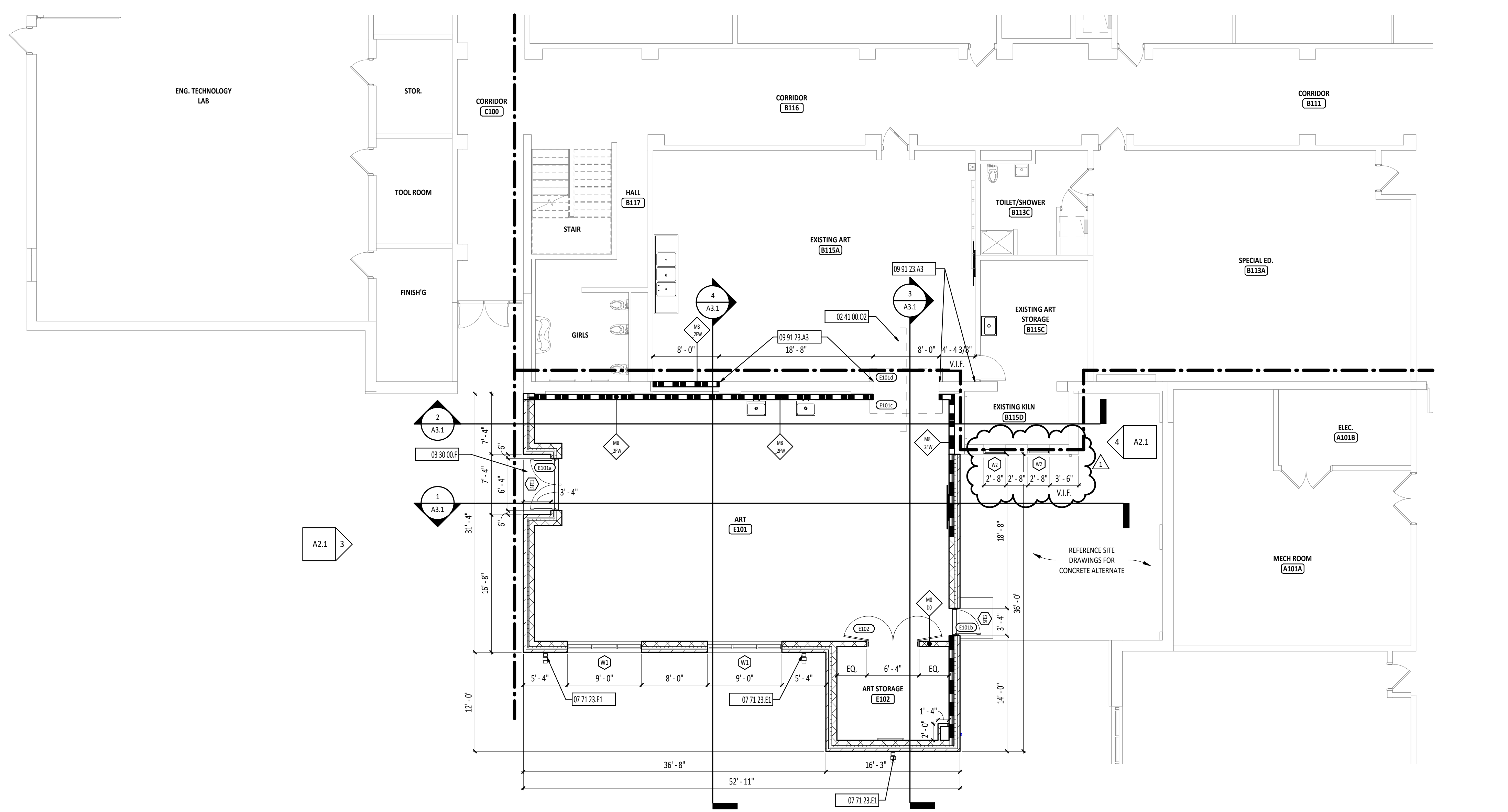


Name	_____	Phone	_____
Business/Title	_____		
Email	_____		
Name	_____	Phone	_____
Business/Title	_____		
Email	_____		
Name	_____	Phone	_____
Business/Title	_____		
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Business/Title	_____		
Email	_____		
Name	_____	Phone	_____
Business/Title	_____		
Email	_____		





1 FIRST FLOOR DEMOLITION PLAN - UNIT E
1/8" = 1'-0"

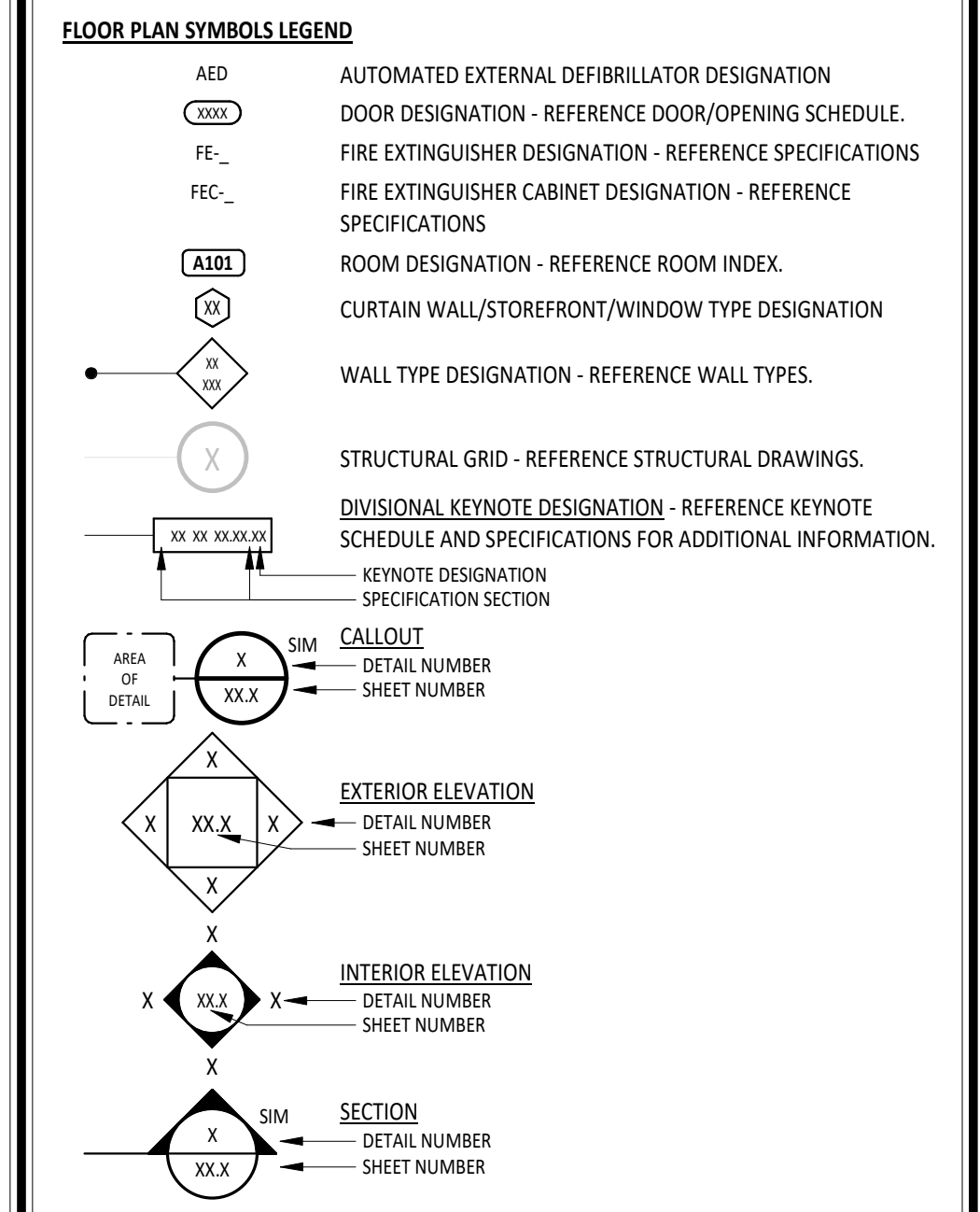


2 FIRST FLOOR PLAN - UNIT E
1/8" = 1'-0"

FIRST FLOOR PLAN ROOM INDEX - UNIT E		
ROOM NUMBER	ROOM NAME	AREA
E101	ART	1,438 SF
E102	ART STORAGE	152 SF

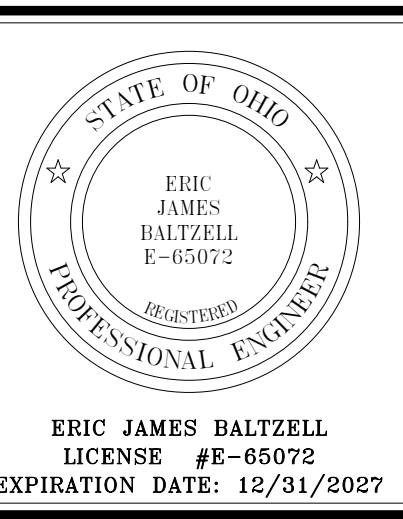
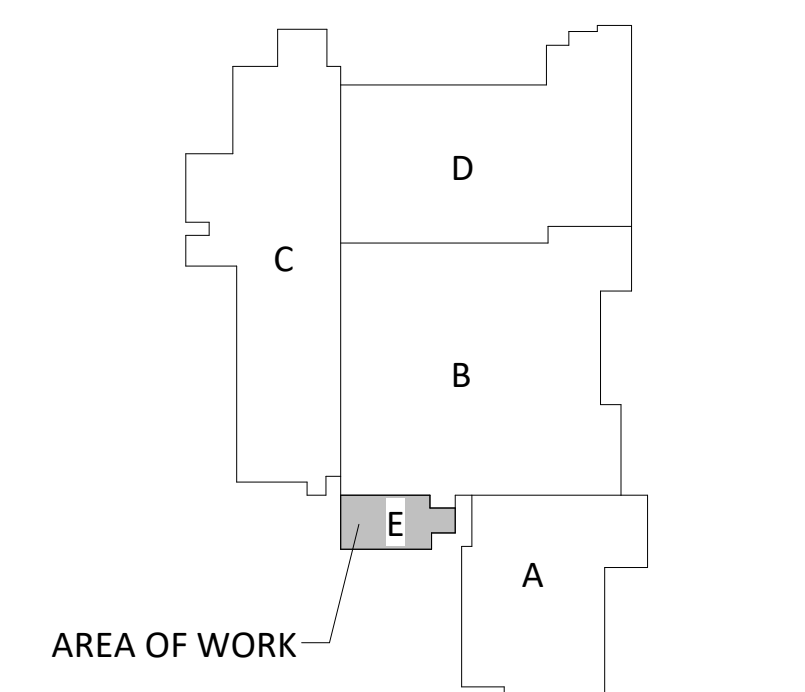
- DEMOLITION FLOOR PLAN GENERAL NOTES**
- THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS. FOR DEMOLITION NOTES AND SYMBOLS APPLICABLE ONLY TO DRAWINGS OF DISCIPLINE OTHER THAN ARCHITECTURAL, REFER TO SPECIFIC DRAWINGS OF THAT GENERAL DEMOLITION NOTES DISCIPLINE.
 - FIELD VERIFY CONDITIONS AND COORDINATE DEMOLITION OR REMOVAL WORK WITH CORRESPONDING NEW CONSTRUCTION WORK AND WITH ALL APPROPRIATE TRADES PRIOR TO STARTING DEMOLITION WORK. IF DISCREPANCIES ARE FOUND BETWEEN CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS, NOTIFY ARCHITECT IMMEDIATELY.
 - OWNER SHALL REMOVE LOOSE ITEMS, I.E. EQUIPMENT, FURNITURE, ARTWORK, PLAQUES, ETC., PRIOR TO CONTRACTOR'S START OF WORK IN SPECIFIED AREAS. WHERE PARTIAL OCCUPANCY, CONTRACTOR SHALL COORDINATE SCHEDULE WITH OWNER.
 - REMOVE ITEMS TO BE DEMOLISHED IN THEIR ENTIRETY UNLESS OTHERWISE NOTED. DESCRIPTION OF PRIMARY ITEMS TO BE REMOVED IS GENERAL IN NATURE, AND REMOVAL OF SECONDARY COMPONENTS SUCH AS BLOCKING, SUPPORTS, ANCHORS, TRIM, ADHESIVE, PIPING, WIRING, ETC., RELATED TO PRIMARY ITEMS SHALL BE INCLUDED.
 - PROTECT EXISTING SURFACES TO REMAIN IN AREAS ADJACENT TO DEMOLITION WORK. CONTRACTOR TO REPAIR EXISTING SURFACES TO REMAIN DAMAGED DURING CONSTRUCTION AND DEMOLITION.
 - PATCH EXISTING FLOOR, WALL AND CEILING CONSTRUCTION AT ABANDONED PENETRATION LOCATIONS WITH NEW MATERIALS AS REQUIRED TO RECEIVE NEW FINISHES AND TO MAINTAIN ORIGINAL FIRE RATING ASSEMBLY WHERE APPLICABLE.
 - SELECTIVE DEMOLITION FOR INSTALLATION OF NEW MECHANICAL, PLUMBING, OR ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR TRADE REQUIRING THE DEMOLITION.
 - DEMOLISHED MATERIALS ARE THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE AND SHALL BE PROMPTLY DISPOSED OFF SITE IN A LEGAL MANNER.
 - REPAIR FINISHES AND SURFACES LEFT EXPOSED BY DEMOLITION OR REMOVAL OF EQUIPMENT USING NEW MATERIALS TO MATCH SURROUNDING SURFACES. REPAIR EXISTING FLOOR, BASE, WALL AND CEILING FINISHES TO CORRECT DEFECTS CAUSED OR EXPOSED BY DEMOLITION WORK OR EQUIPMENT REMOVAL. REPAIRED SURFACES SHALL BE SMOOTH AND UNDETECTABLE UNDER FINAL FINISHES. AREAS NOTED ON THE DWGS. TO BE REPAIRED OR PATCHED ARE GIVEN FOR REFERENCE AND SHALL NOT BE INTERPRETED TO LIMIT THE SCOPE OF WORK.
 - DIMENSIONAL INFORMATION FOR NEW OPENINGS INDICATED ON DEMOLITION DWGS. ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION AND COORDINATION WITH NEW CONSTRUCTION.
 - PRIOR TO START OF DEMOLITION, DUST AND SOUND BARRIERS SHALL BE CONSTRUCTED.
 - PROPER EGRESS AND APPROVED BARRIERS MUST BE MAINTAINED THROUGHOUT THE DEMOLITION AREA AT ALL TIMES.
 - REMOVE DEBRIS DAILY.

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE MEASURED TO THE FACE OF MASONRY OR THE FACE OF METAL STUD UNLESS NOTED OTHERWISE.
 - ALL CMU CORNERS, HORIZONTAL OR VERTICAL, SHALL BE BULLNOSE UNLESS NOTED OR DETAILED OTHERWISE.
 - INSTALL TREATED WOOD BLOCKING IN WALLS AS REQUIRED TO SECURE ALL EQUIPMENT, ACCESSORIES, HANDRAILS, CABLEWORK, ETC. COORDINATE THIS WORK WITH ALL APPROPRIATE CONTRACTORS, SUPPLIERS AND MANUFACTURERS RECOMMENDATIONS.
 - REFERENCE A0.1 FOR WALL TO DECK TERMINATION DETAILS.
 - HINGE SIDE OF DOOR JAMB AT INTERSECTING WALLS TO BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE - REFERENCE FLOOR PLANS.
 - IF WALL TYPE IS NOT IDENTIFIED, WALL IS TO RUN FULL HEIGHT TO DECK.



#	KEYNOTE DESCRIPTION
02 41 00.04	REMOVE EXISTING WINDOW - PREPARE FOR NEW WORK.
02 41 00.02	REMOVE EXISTING FLOORING AND BASE
02 41 00.04	REMOVE EXISTING BASE
02 41 00.01	REMOVE EXISTING SINK
02 41 00.02	SAWCUT FLOOR AS REQUIRED PER PLUMBING DRAWINGS.
03 30.00.F	ANTH-HEAVE SLAB - REFERENCE STRUCTURAL DRAWINGS.
07 71 23.E1	PREFINISHED METAL SCUPPER WITH 4" X 6" PREFINISHED METAL DOWNSPOUT
09 91 23.A3	MURAL TO REMAIN IN ENTIRETY. VERIFY IN FIELD. DO NOT PAINT. PROTECT DURING DEMOLITION AND CONSTRUCTION.

MARK	DESCRIPTION	NOTES
FE EXIST.	FIRE EXTINGUISHER - EXISTING TO REMAIN	EXISTING TO REMAIN
FE-10	FIRE EXTINGUISHER - 10.0LB - CLASS A-B-C	FURNISHED AND INSTALLED BY GC



NORTH UNION SCHOOLS ART ROOM EXPANSION ADDITION
 401 N FRANKLIN ST, COLUMBUS, OH 43215

ISSUANCES/REVISIONS

CONSTRUCTION DOCUMENTS	DATE
1	06/16/2022
2	05/10/2022

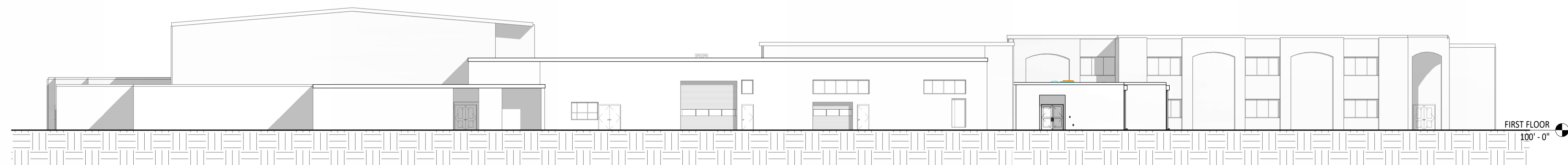
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25091.00	LAT	BCW

SHEET TITLE:
FIRST FLOOR DEMO PLAN AND PLAN - UNIT E

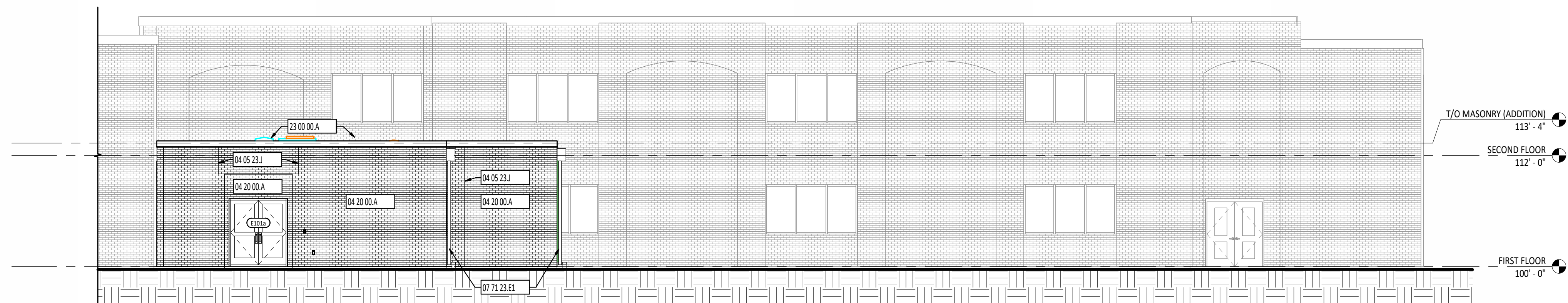
SHEET NUMBER:
A1.1



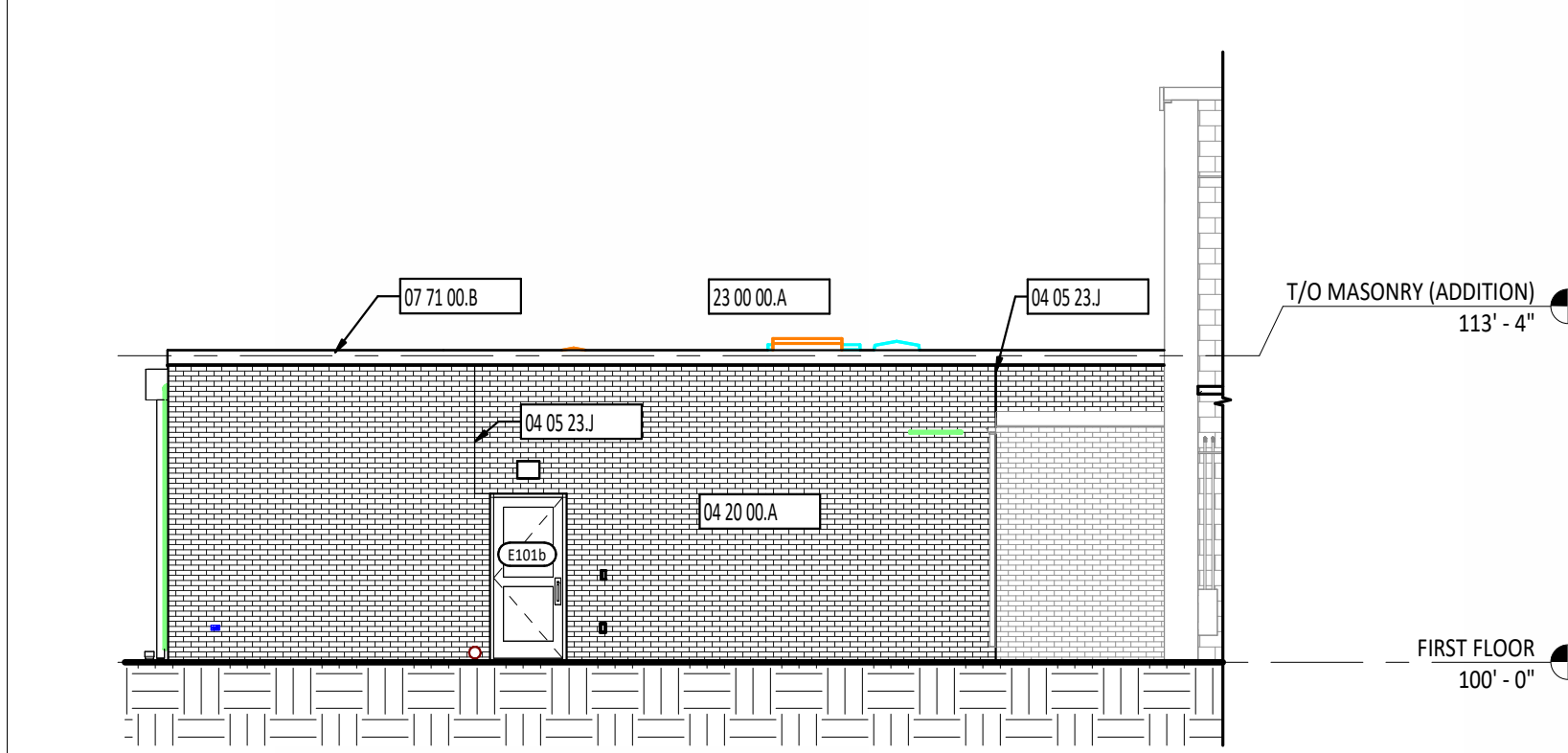
1 BUILDING ELEVATION
1" = 20'-0"



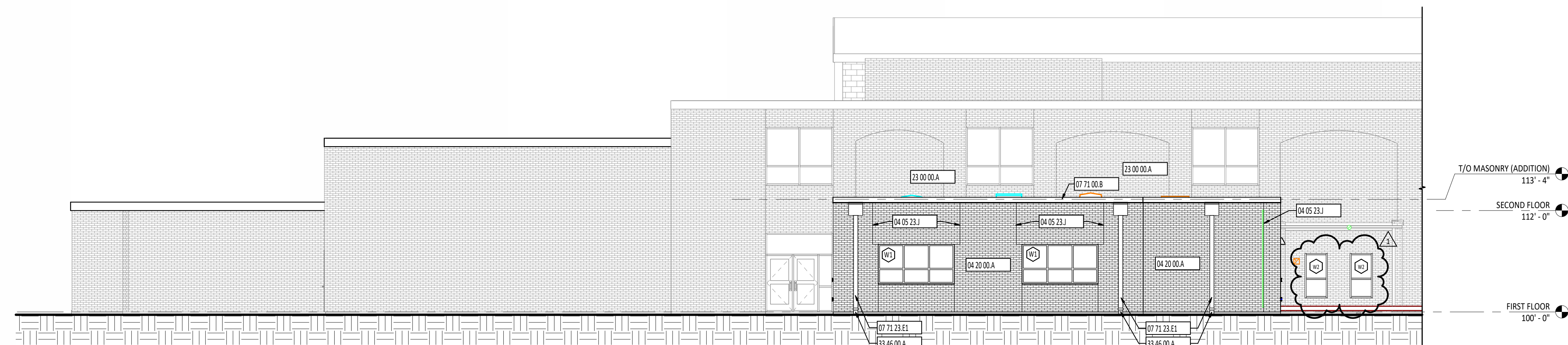
2 BUILDING ELEVATION
1" = 20'-0"



3 ENLARGED BUILDING ELEVATION
1/8" = 1'-0"



4 ENLARGED BUILDING ELEVATION
1/8" = 1'-0"

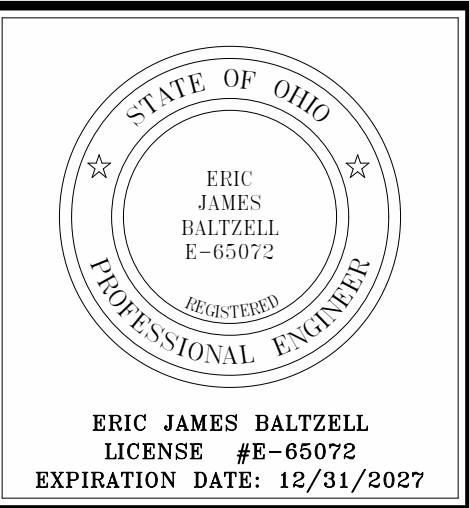


5 ENLARGED BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION AND BUILDING SECTION SYMBOLS LEGEND

- DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE.
- SIGNAGE DESIGNATION - REFERENCE SIGNAGE DETAILS.
- CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
- LEVEL LINE
- LEVEL
- STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
- DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- KEYNOTE DESIGNATION - REFERENCE KEYNOTE SPECIFICATION SECTION
- CALLOUT
— DETAIL NUMBER
— SHEET NUMBER
- SECTION
— DETAIL NUMBER
— SHEET NUMBER

#	KEYNOTE DESCRIPTION
04 05 23 J	BRICK EXPANSION JOINT
04 20 00 A	FACE BRICK VENEER - MODULAR BRICK
07 71 00 B	PREFINISHED COPING WITH ANCHORAGES
07 71 23 E1	PREFINISHED METAL SCUPPER WITH 4" X 6" PREFINISHED METAL DOWNSPOUT
23 00 00 A	MECHANICAL EQUIPMENT - REFERENCE MECHANICAL DRAWINGS.
33 46 00 A	PVC DOWNSPOUT BOOT - BY SITE CONTRACTOR



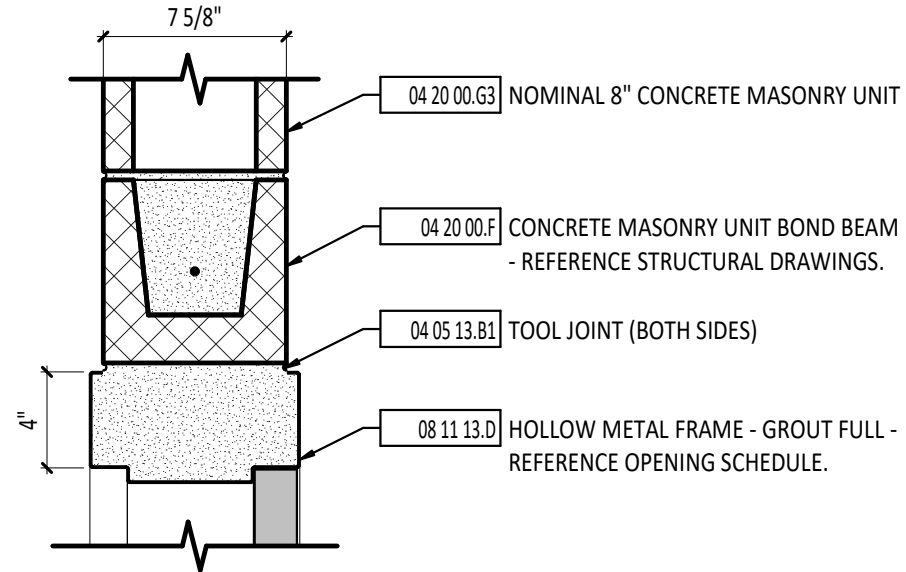
**NORTH UNION SCHOOLS ART ROOM EXPANSION
ADDITION**

ISSUANCES/REVISIONS	
CONSTRUCTION DOCUMENTS	04/16/2022
1 ADDED/REVISED	05/01/2022

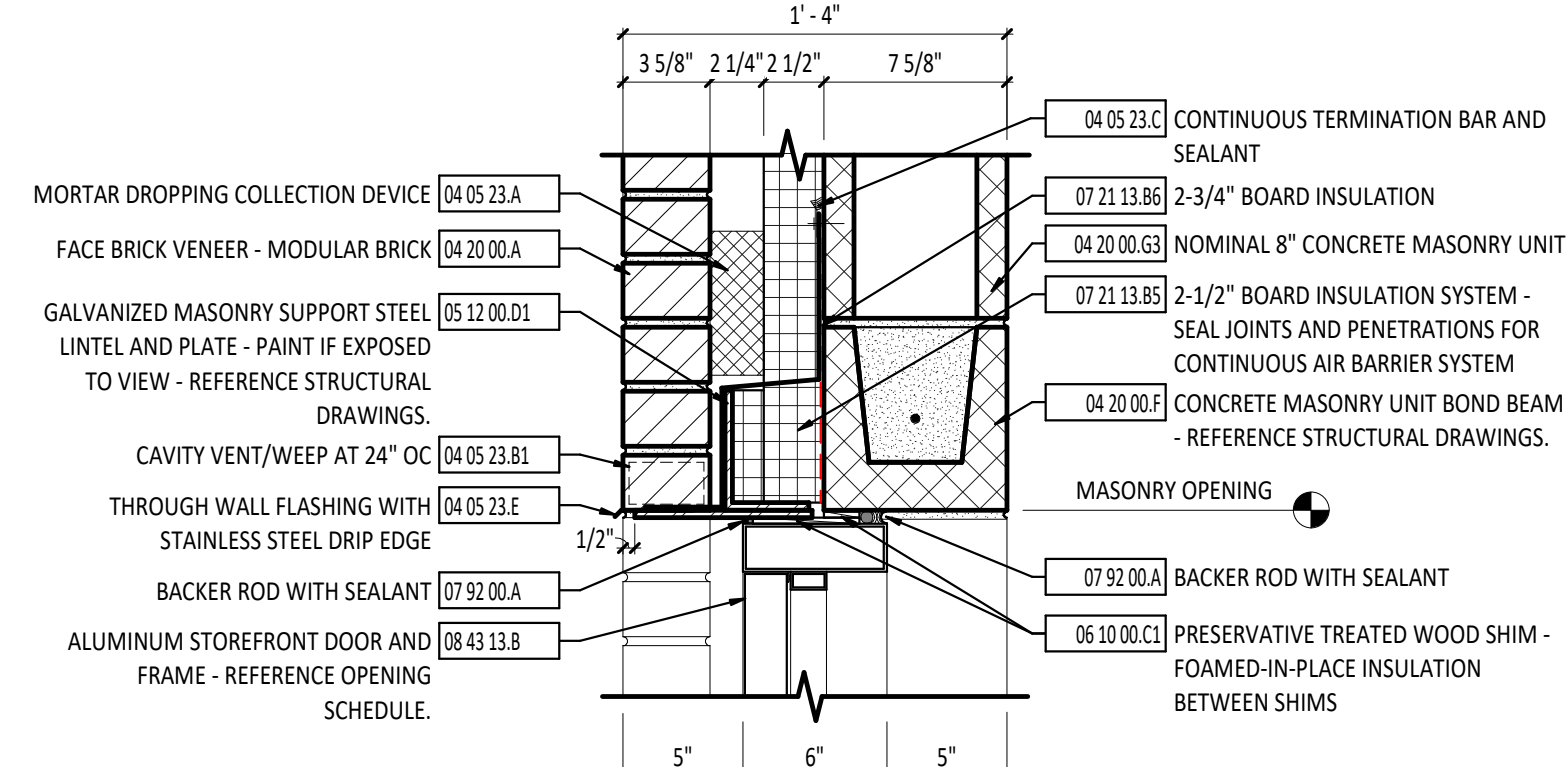
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25091.00	LAT	BCW

SHEET TITLE:
**BUILDING
ELEVATIONS**

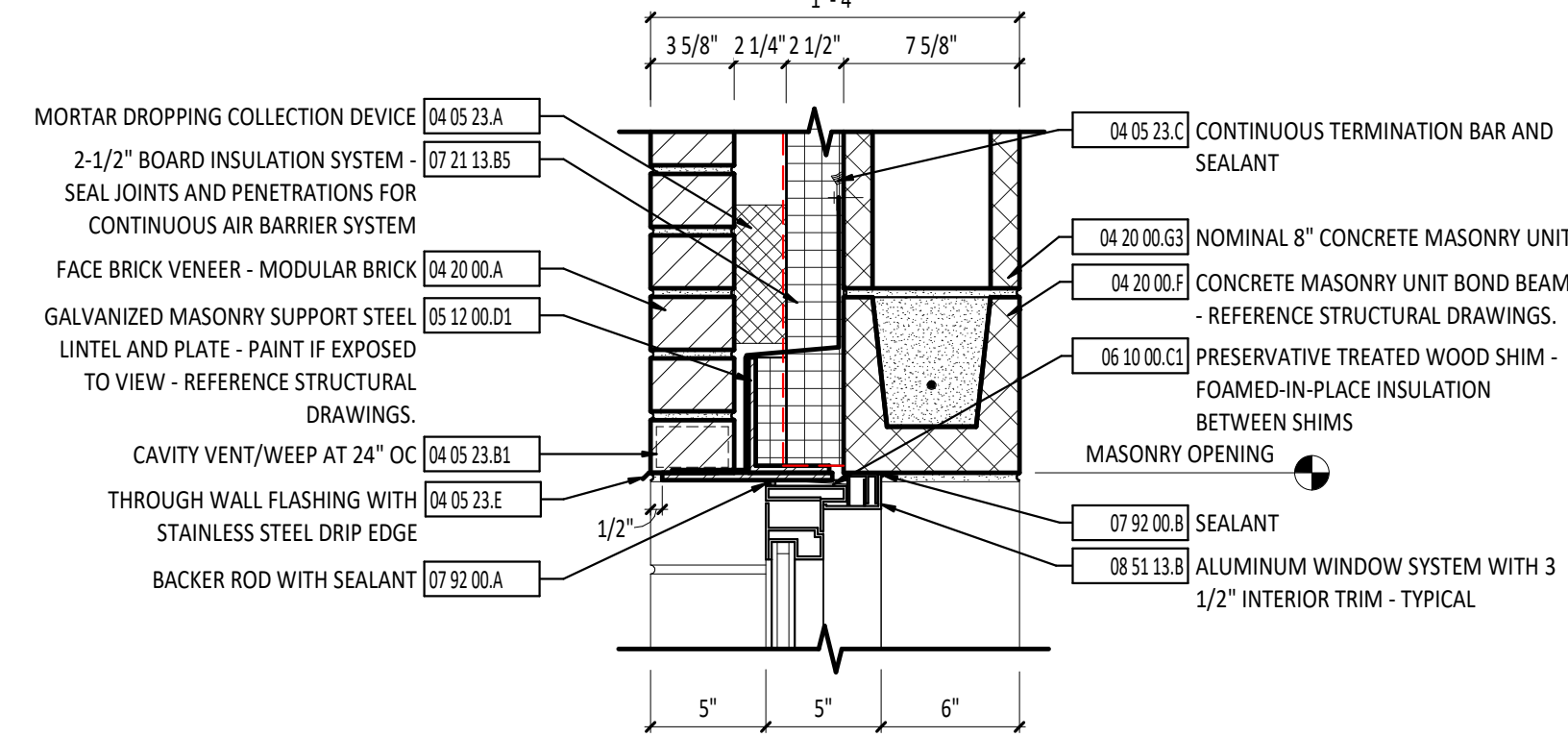
SHEET NUMBER:
A2.1



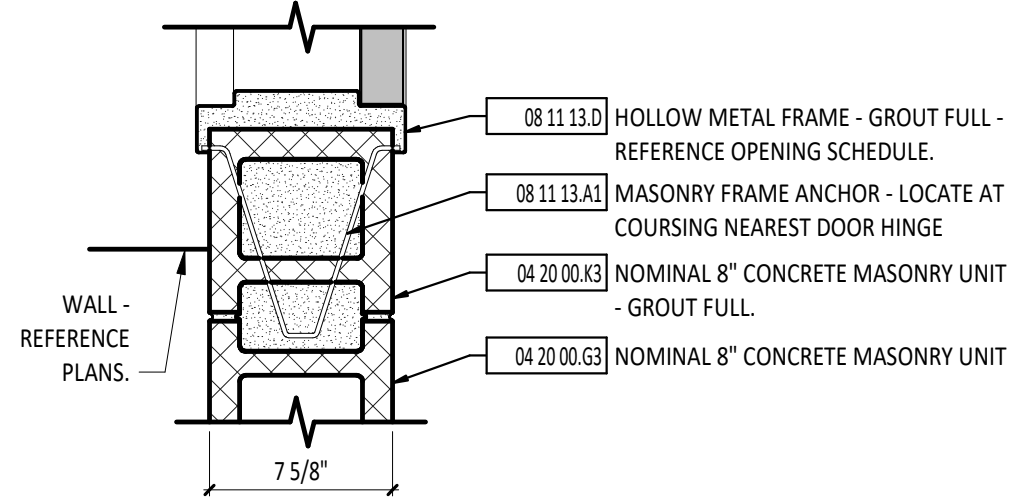
1 HEAD DETAIL - INTERIOR
1 1/2" x 1'-0"



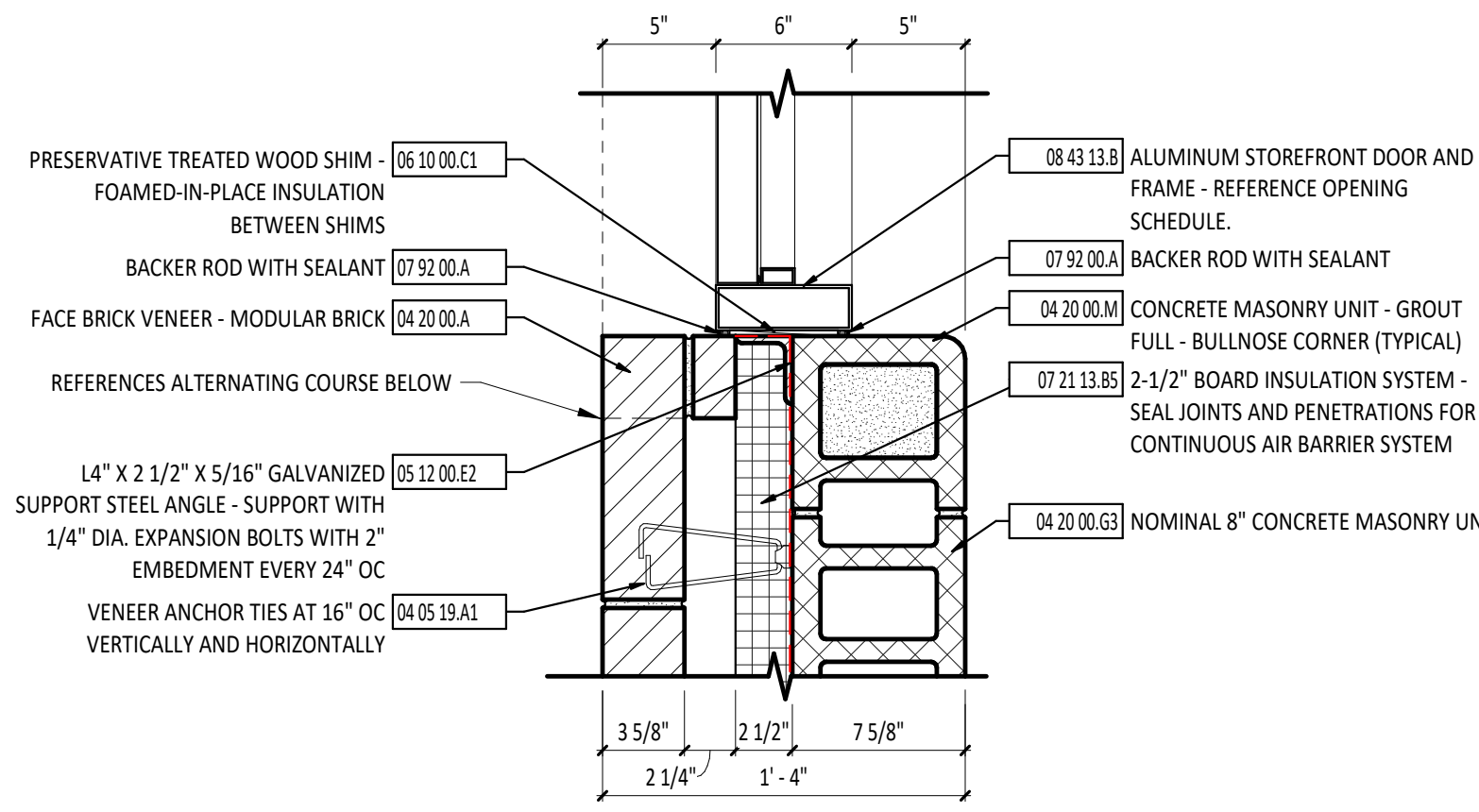
2 HEAD DETAIL - EXTERIOR
1 1/2" x 1'-0"



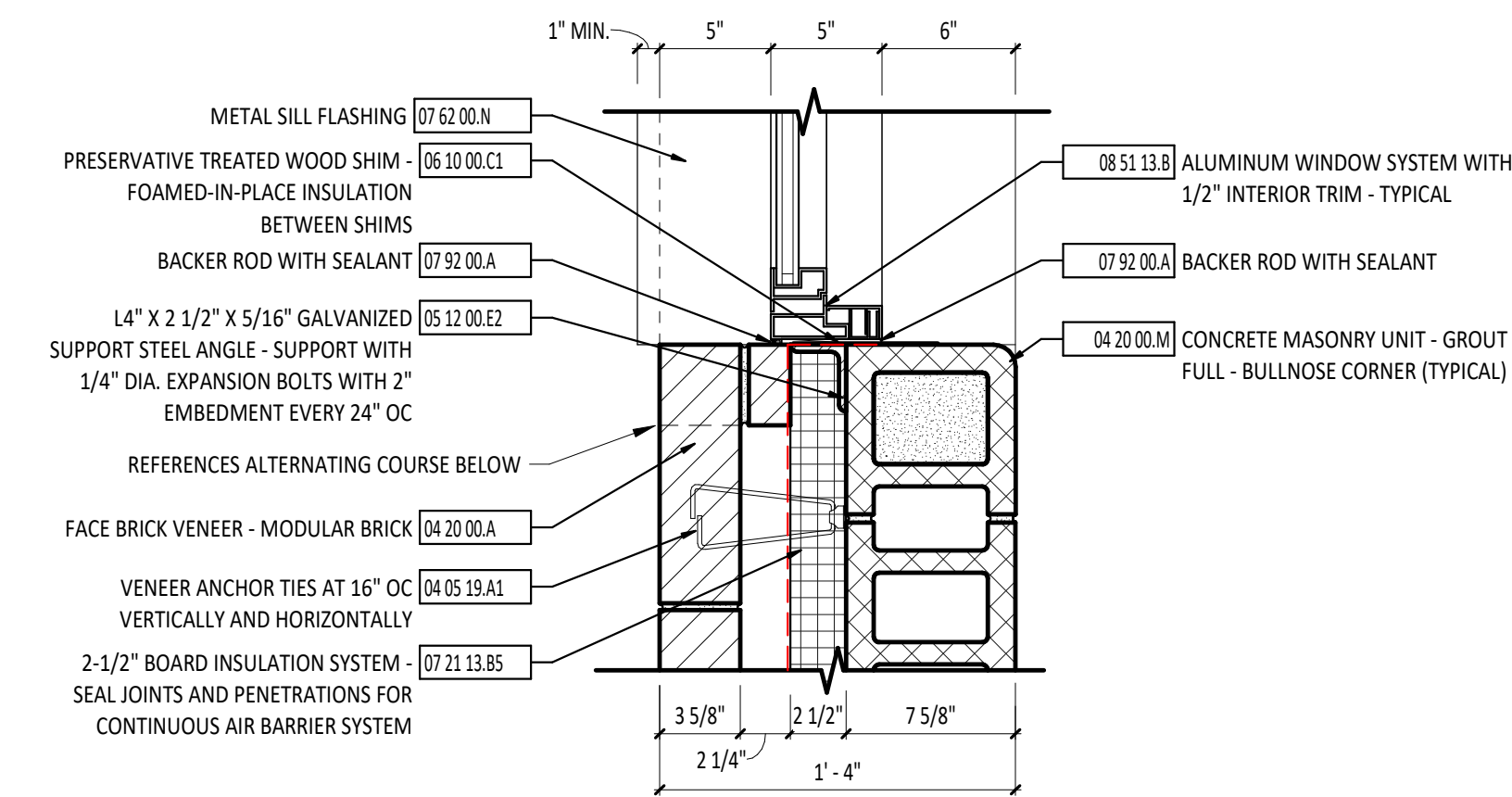
3 HEAD DETAIL - EXTERIOR
1 1/2" x 1'-0"



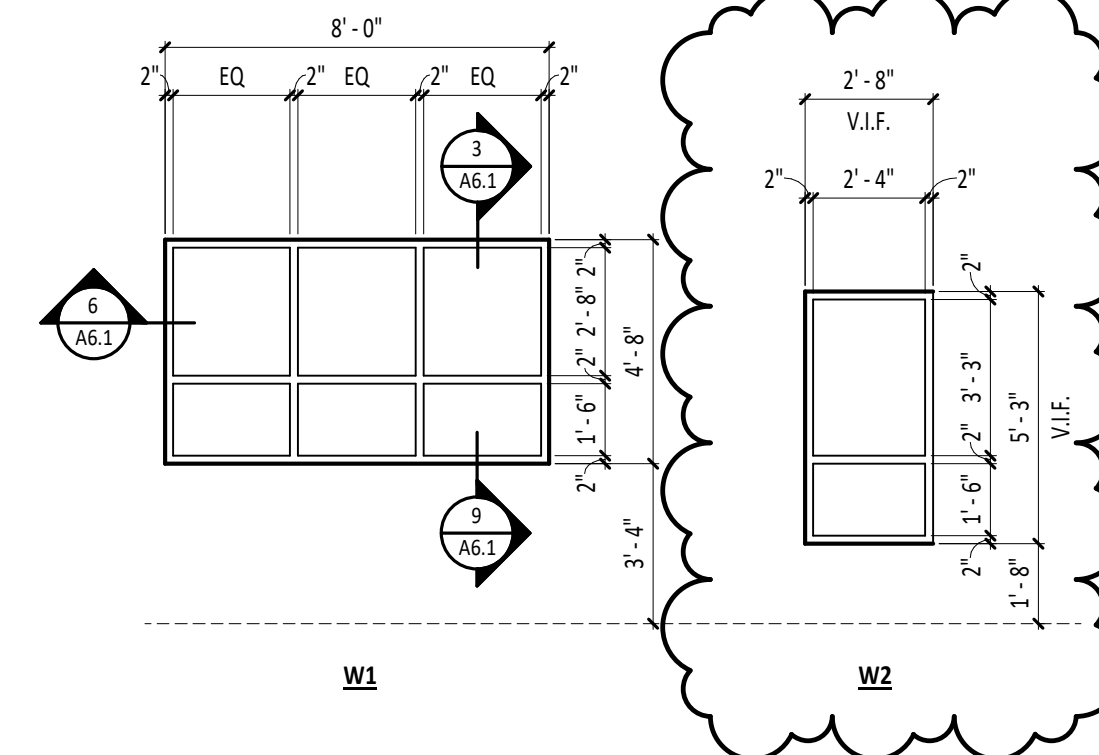
4 JAMB DETAIL - INTERIOR
1 1/2" x 1'-0"



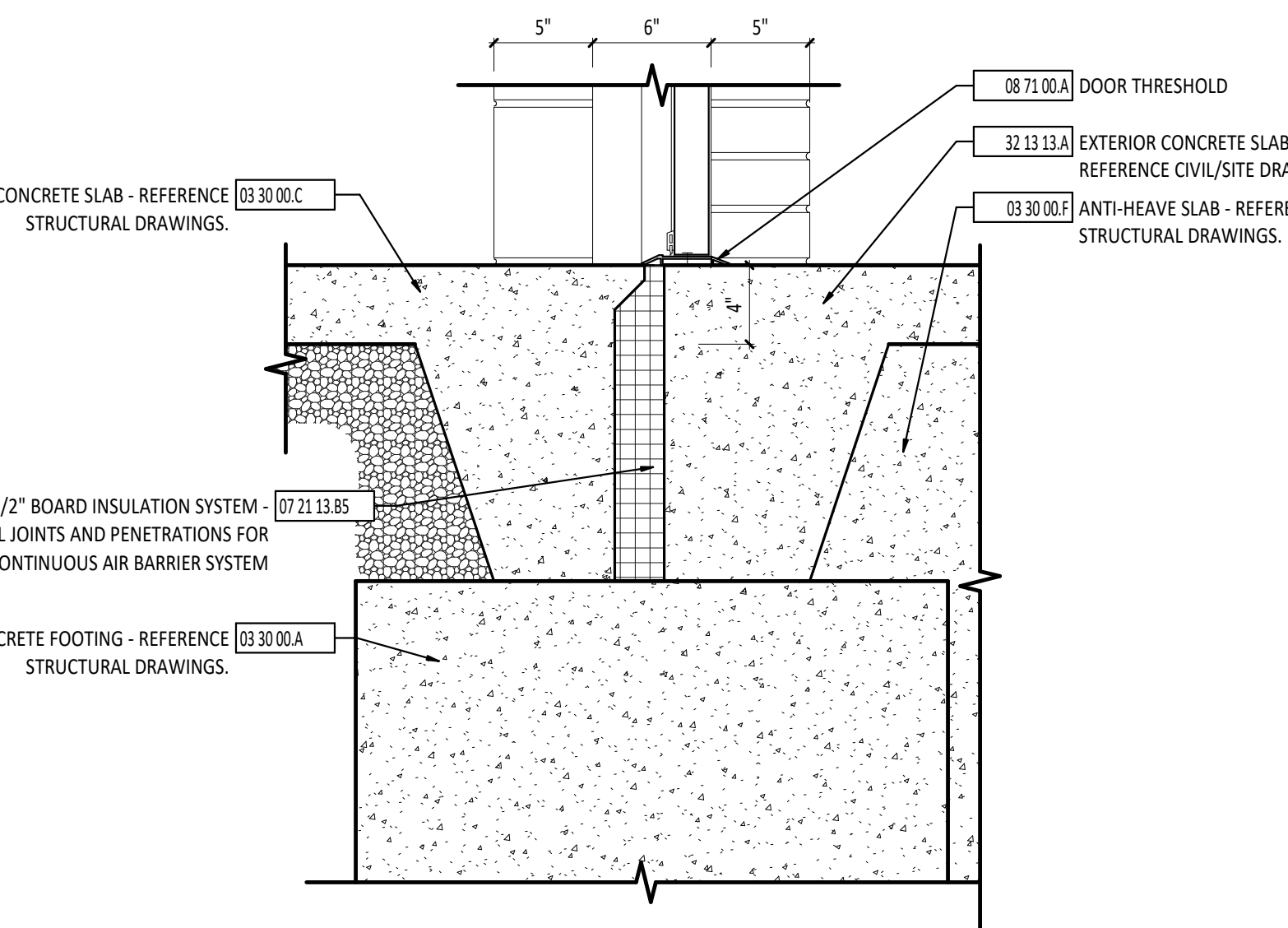
5 JAMB DETAIL - EXTERIOR
1 1/2" x 1'-0"



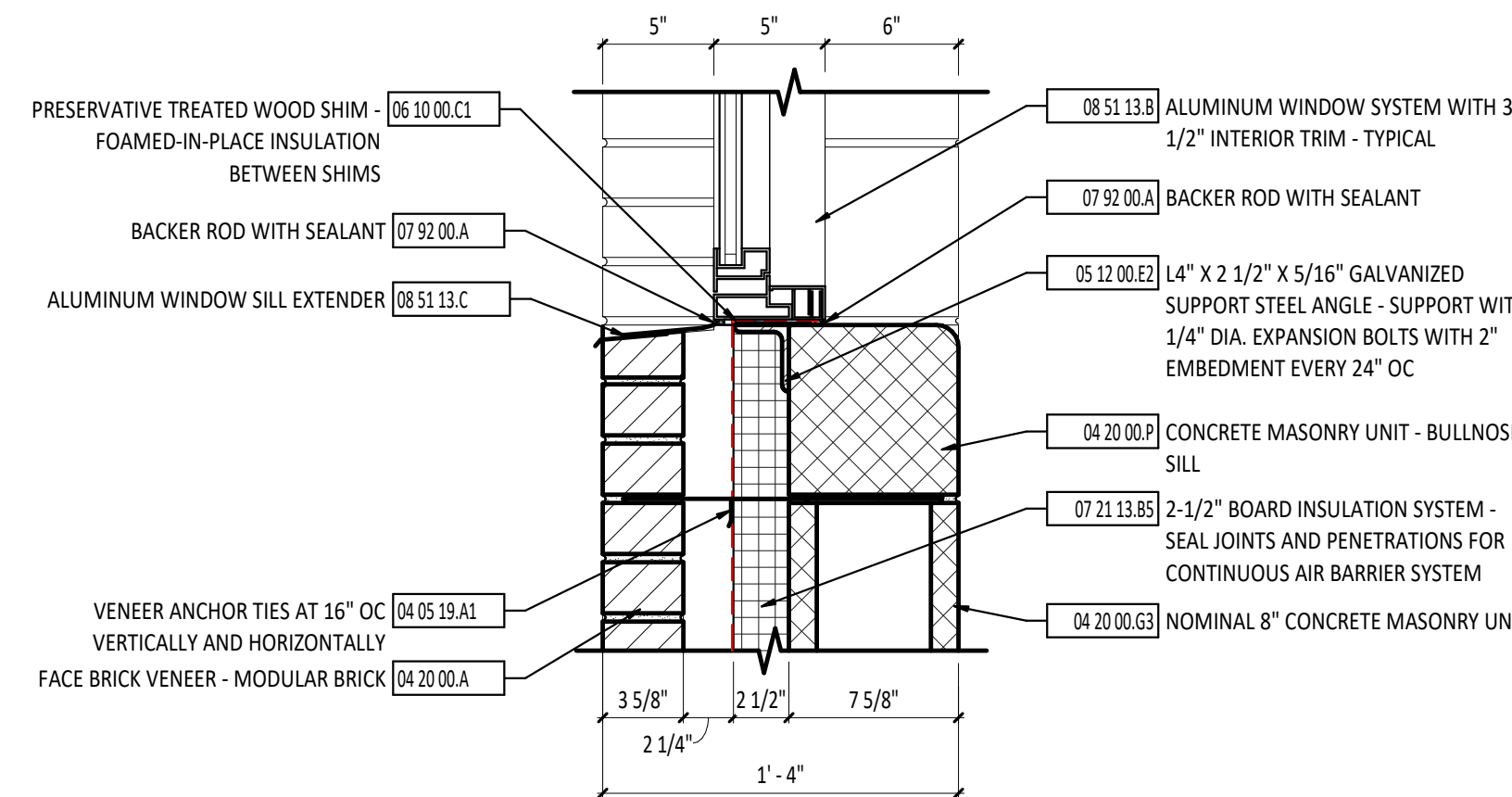
6 JAMB DETAIL - EXTERIOR
1 1/2" x 1'-0"



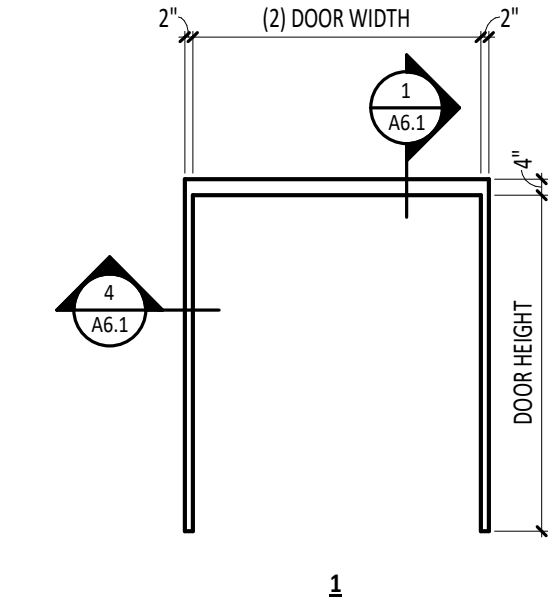
7 WINDOW TYPES
1/4" = 1'-0"



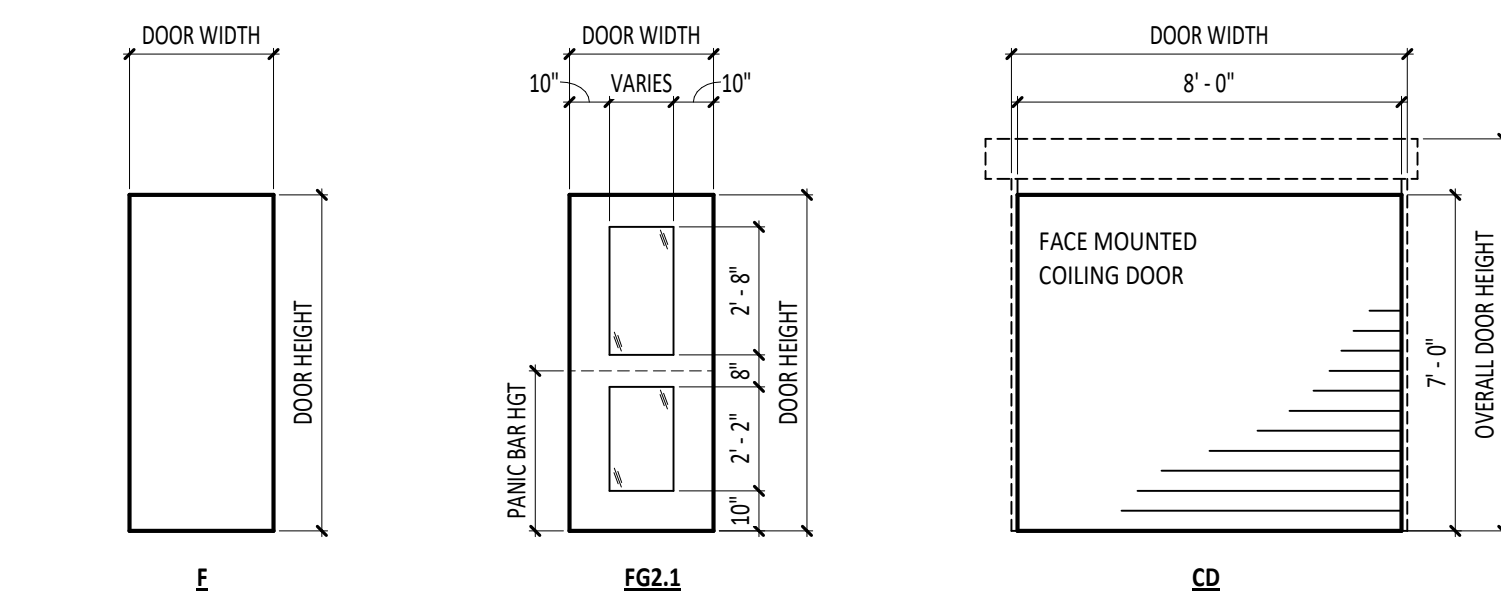
8 SILL DETAIL - EXTERIOR
1 1/2" x 1'-0"



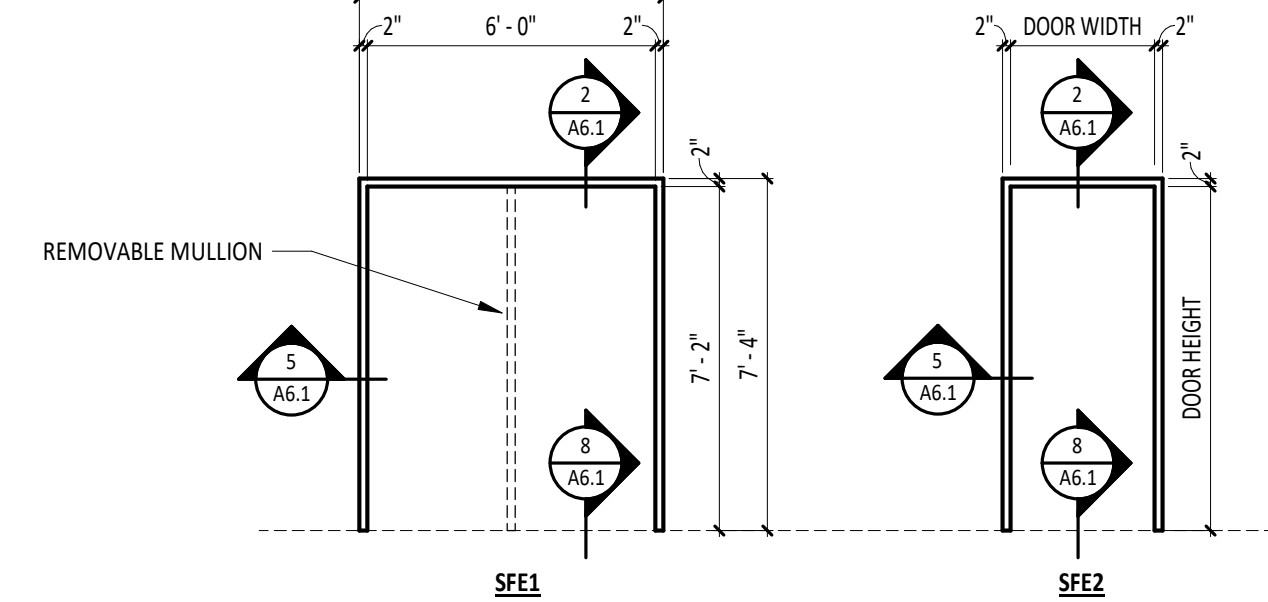
9 SILL DETAIL - EXTERIOR
1 1/2" x 1'-0"



10 HOLLOW METAL DOOR FRAME TYPES
1/4" = 1'-0"



11 DOOR TYPES
1/4" = 1'-0"



12 STOREFRONT TYPES
1/4" = 1'-0"

DOOR/OPENING SCHEDULE																
NUMBER	DOOR					FRAME					HARDWARE SET	FUNCTION	LABEL (MIN)	NOTES		
	SIZE	THK	MATL	TYPE	GLASS	DEPTH	MATL	TYPE	GLASS	DETAIL NUMBER						
										HEAD					JAMB	SILL
E101a	(2) 3'-0" x 7'-2"	1 3/4"	AL	FSZ.1	5/8" - TG - SG - IG	6"	AL	SFE1	1" - TG - IG	2/A6.1	5/A6.1	8/A6.1	1	Exterior	-	REMOVABLE MULLION
E101b	(2) 3'-0" x 7'-2"	1 3/4"	AL	FSZ.1	5/8" - TG - SG - IG	6"	AL	SFE2	1" - TG - IG	2/A6.1	5/A6.1	8/A6.1	2	Exterior	-	
E101c	8'-0" x 7'-0"	0"	STL	CD	0"	0"	-	-	-	-	-	-	-	Interior	90 MIN	
E101d	8'-0" x 7'-0"	0"	STL	CD	0"	0"	-	-	-	-	-	-	-	Interior	90 MIN	
E102	(2) 3'-0" x 7'-0"	1 3/4"	WD	F	-	8 3/4"	HM	1	-	1/A6.1	4/A6.1	-	3	Interior	-	

DOOR GENERAL NOTES

A REFERENCE SPECIFICATION SECTION 08 71 00 FOR HARDWARE SETS.

DOOR/OPENING SCHEDULE ABBREVIATIONS

SYMBOL DESCRIPTION

- AL ALUMINUM
- CD COILING DOOR
- F FLUSH
- FG FULL GLASS
- HM HOLLOW METAL
- W WOOD

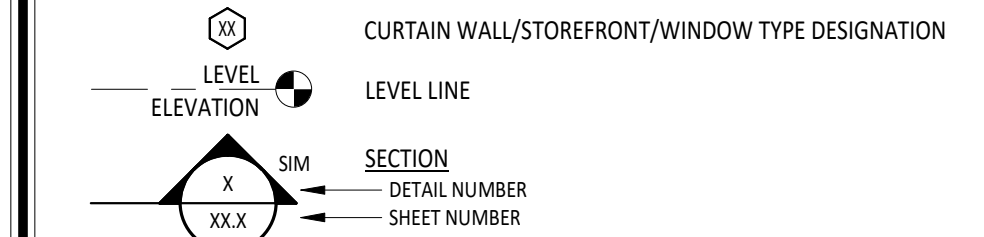
EXTERIOR STOREFRONT SCHEDULE

MARK	DESCRIPTION	FUNCTION	NOTES
SFE1	2' x 6' - STOREFRONT - FRONT SET	Exterior	
SFE2	2' x 6' - STOREFRONT - FRONT SET	Exterior	

NOTES:

1. MANUAL ROLLER SHADE SYSTEM.

CURTAIN WALL/STOREFRONT AND WINDOW TYPE SYMBOLS LEGEND



DOOR HARDWARE SETS

Set 1
Opening E101a Pair Exterior 6'0" (each 3'0" 7'-2" ALF x ALD)

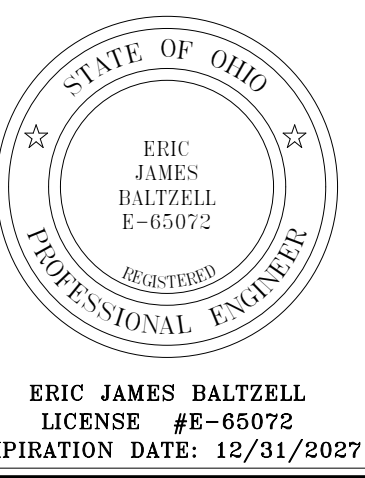
- Each opening to have:
- 2 Continuous Hinges CFM SIF HD1 PT Clear Pemko
 - 2 Electronic Power Transfer EL-CEPT Alum Securon
 - 1 Keyed Removable Mullion L880A Alum Sargent
 - 1 Exit Device MEER LC 55 56 PEB804 ETL 32D Sargent
 - 1 Exit Device MEER LC 55 56 PEB804 ETL 32D Sargent
 - 1 Mullion Cylinder Kit LC 980 CC 32D Sargent
 - 1 Rim Cylinder Primus IC 260 Schlage
 - 1 Mortise Cylinder Primus IC 260 Schlage
 - 2 Closes w/hold open CPS700R 689 Norton
 - 1 Threshold 171A Pemko
 - 2 Sweeps 2932CNB Pemko
 - 2 Electro Lynx QC300 Mckinney
 - 2 Electro Lynx QC-3 Mckinney
- Card Reader and power supply by Security Vendor

Set 2
Opening E101b Single Exterior 3'0" 7'-2" ALF x ALD

- Each opening to have:
- 1 Continuous Hinges CFM SIF HD1 PT Clear Pemko
 - 1 Electronic Power Transfer EL-CEPT Alum Securon
 - 1 Exit Device MEER LC 55 56 PEB804 ETL 32D Sargent
 - 1 Rim Cylinder Primus IC 260 Schlage
 - 1 Closes w/hold open CPS700R 689 Norton
 - 1 Threshold 171A Pemko
 - 1 Sweeps 2932CNB Pemko
 - 1 Electro Lynx QC300 Mckinney
 - 1 Electro Lynx QC-3 Mckinney
- Card Reader and power supply by Security Vendor

Set 3
Opening 102 Pair Interior 6'0" (each 3'0" 7'-0" HMD)

- Each opening to have:
- 6 Hinges TA2714 4-1/2" x 4-1/2" 260 Mckinney
 - 2 Flush Pulls 94 320 Rockwood
 - 2 Ball Catches 582 320 Rockwood
 - 1 Flush Bolt 555 top only 260 Rockwood
 - 1 Classroom Deadbolt LC 4877 280 Sargent
 - 1 Mortise Cylinder Primus IC 260 Schlage
 - 2 Wall Stop/Holder 494 260 Rockwood



NORTH UNION SCHOOLS ART ROOM EXPANSION ADDITION

ISSUANCES/REVISIONS	
1	CONSTRUCTION DOCUMENTS 04/16/2024
1	ADDENDUM 01 05/01/2024

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25091.00	LAT	BCW

DOOR SCHEDULE AND DOOR AND WINDOW TYPES AND FRAMES

SHEET NUMBER:
A6.1