

Addendum 01

DOCUMENT 00 91 00

DATE: May 27, 2026

PROJECT: Big Walnut Local Schools
High School Ball Diamonds Pressbox and Bleacher Site Improvements
713 Miller Drive
Sunbury, Ohio 43074

PROJECT #: 24084.03

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 May 12, 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, and 3 issued drawing sheets.

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. Drawing Sheets SS1.1, SS1.2 and SS1.3 Existing Conditions Site Survey sheets added.

ATTACHMENTS

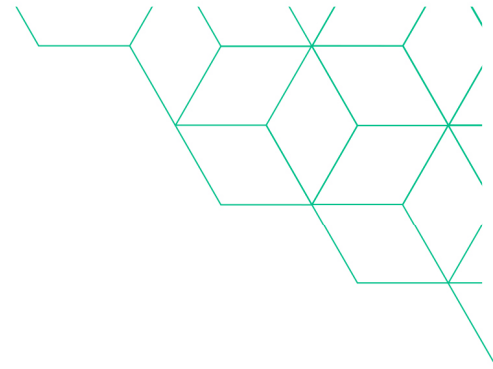
The following attachments are included and are part of this addendum:

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

Drawing Sheets: SS1.1, SS1.2 and SS1.3

END OF ADDENDUM





Pre-Bid meeting

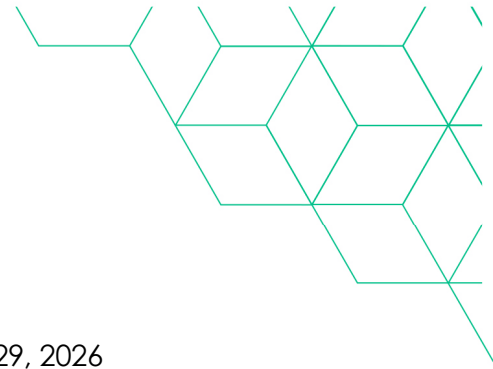
Project name	Big Walnut Local Schools – High School Bleacher & Press Box Site Improvement Project	GM project no.	24084.03
Meeting date	05/21/2026	Meeting location	713 North Miller Drive, Sunbury, OH

Outline

1. Attendees: Sign in sheet
2. Introductions
3. Project overview:
 - a. The project consists of site preparation and installation of concrete walkways to provide access to owner-furnished bleachers and press boxes. The project also includes providing electrical power to the press box panels and installing raceways for future data cabling. The Owner has purchased two (2) bleacher and press box assemblies from Southern Bleacher for the existing baseball and softball fields. Southern Bleacher will provide and install the bleachers, press boxes, and the concrete they sit on. The contractor will be expected to coordinate all work with Southern Bleacher, including, but not limited to, verification of exact site work, electrical work, locations, elevations, and coordination of construction scheduling.
4. Bidding
 - a. Last day to submit bidding questions: **Wednesday, May 27, 2026**
 - b. Bid Date: **2:00 PM, Thursday, June 4, 2026**
 - c. Bids shall be opened and read publicly at this time
 - d. Location:
District Offices
110 Tippet Court
Sunbury, Ohio 43074
 - a. Bids must be submitted in a sealed envelope marked: **“Big Walnut LSD – High School Ball Diamonds Press Box and Bleachers Site Improvements 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: \$125,000.00
- a. Include \$10,000 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.
 - b. Garmann Miller will be responsible for getting the permits for the bleachers and press boxes.
 - i. Drawings are included in the specifications for reference.
- 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. Site Work outside of the bleacher and press box footprint.
 - 1. Electrical trenching, conduit and wire will extend into the footprint.
 - iii. Concrete work outside of the bleacher and press box footprint.
 - iv. 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 June 29, 2026
- b. Start of construction – Following Board Approval
 - i. Southern Bleacher anticipates delivery October 2026, concrete work may start prior to this.
- c. Substantial completion date – November 4, 2026
 - i. Dependent on Southern Bleacher
- d. Final completion date – 30 calendar days after Substantial Completion – approximately January, 2027
 - i. Liquidated Damages: Liquidated Damages do apply, reference the Owner-Contractor Agreement for information.
 - ii. Dependent on Southern Bleacher

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

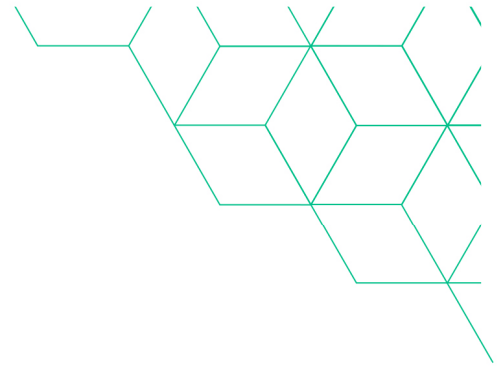
- a. Existing facility water may be used for construction.

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.

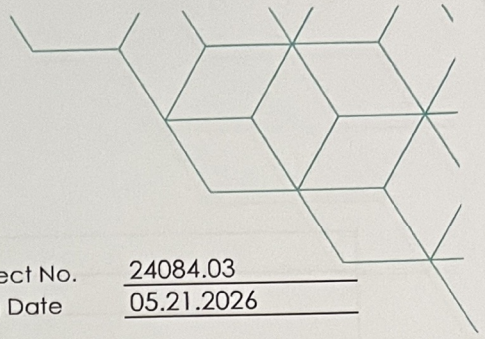
17. Questions



18. Site Visit

@ creategm.com

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



Sign-in Sheet

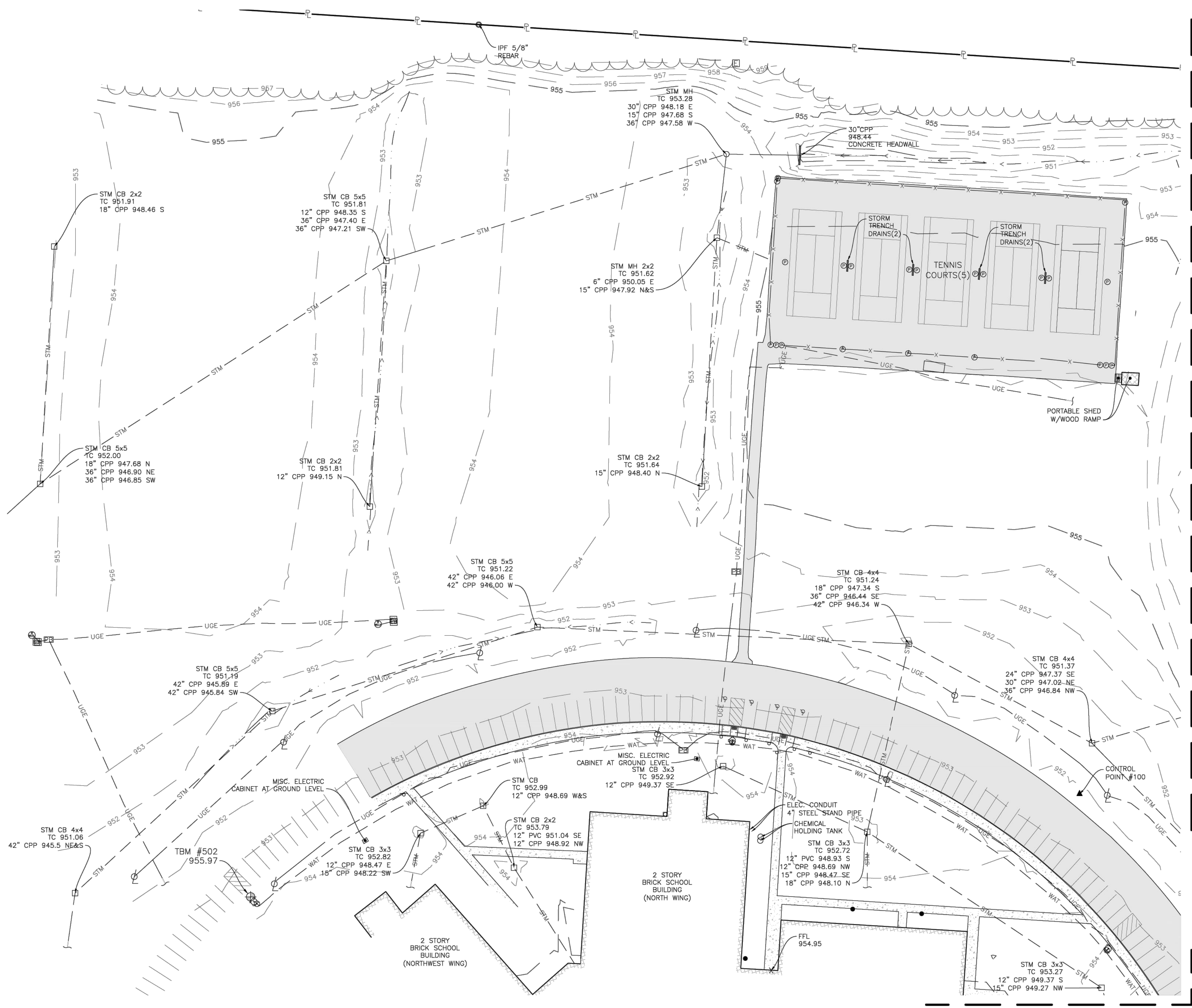
Project Name BWLS Bress Box & Bleacher Site Improvem⁺ GM Project No. 24084.03
 Meeting Location 713 North Miller Drive, Sunbury OH 43074 Meeting Date 05.21.2026

Purpose Pre-Bid Meeting for Big Walnut Local Schools High School Ball Diamonds Press Box and Bleacher Site Improvements 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>937-658-8562</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>Cory Linder</u>	Phone	<u>740.361.4623</u>
	Business/Title	<u>AREA Electric</u>		
	Email	<u>clinder@areaelectric.com</u>		
<input type="checkbox"/>	Name	<u>BRAD MARTIN</u>	Phone	<u>614.499.0833</u>
	Business/Title	<u>B MARTIN CONSTRUCTION</u>		
	Email	<u>BRAD@BMARTINCONSTRUCTIONLLC.COM</u>		
<input type="checkbox"/>	Name		Phone	
	Business/Title			
	Email			
<input type="checkbox"/>	Name		Phone	
	Business/Title			
	Email			

S:\Big Walnut Local Sch 5026 Big Walnut High School Survey\Survey\Draw\Big Walnut HS 5026 - SURVEY.dwg 5/21/2025 2:15 PM



MATCHLINE - SEE SHEET C202

MATCHLINE - SEE SHEET C203

HORIZONTAL REFERENCE BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO NORTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD83 VERTICAL DATUM BY GPS OBSERVATIONS TO THE ODOT VRS RTK NETWORK.

BENCHMARKS

TBM 501 ELEVATION = 960.01 CHISELED 'X' IN THE ARROW BOLT ON THE TOP OF A FIRE HYDRANT LOCATED ±142 FEET WEST OF THE MOST NORTHWEST CORNER OF THE HOME BLEACHERS OF THE ATHLETIC STADIUM AND ALSO BEING ±154 FEET SOUTHWEST OF THE CENTER OF THE WEST FACING WALL OF THE TICKET BOOTH BUILDING

TBM 502 ELEVATION = 955.965 CHISELED 'X' IN THE ARROW BOLT ON THE TOP OF A FIRE HYDRANT LOCATED SOUTH OF THE NORTH PARKING LOT BEING ±77 FEET WEST OF THE WEST CORNER OF THE BUILDING OUTCROPPING ON THE NORTHWEST WING OF THE 2 STORY BRICK SCHOOL AND ALSO BEING ±207 FEET NORTH OF THE NORTHWEST CORNER OF THE OUTCROPPING ON THE WEST WING OF THE 2 STORY BRICK SCHOOL

SURVEYOR'S NOTES

- BOUNDARY LINES ARE DEPICTED FROM RECORD LINES FOUND IN REFERENCES HEREON RECORDED AT THE DELAWARE COUNTY RECORDER'S OFFICE AND DOES NOT REFLECT A BOUNDARY SURVEY PREPARED BY SANDS DECKER.

- NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY.

- FEMA INFORMATION PANELS: 3904100144K & 3904100163K EFFECTIVE DATE: APRIL 16, 2009 ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITIES

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE.

THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKET A522701429:

- COLUMBIA GAS OF OHIO 1-800-344-4077
DEL-CO WATER 1-740-548-7746
CONSOLIDATED ELECTRIC CO-OP 1-740-363-2641
CITY OF SUNBURY (ELECTRIC) 1-740-965-2684
CITY OF SUNBURY (SANITARY) 1-740-965-2684
CITY OF SUNBURY (STORM) 1-740-965-2684

*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS
**DENOTES THE UTILITY LINE IS DRAWN FROM 2020 RECORD SET PLANS FOR THE NEW ATHLETIC FACILITIES PREPARED BY VSWC ARCHITECTS
#DENOTES THE UTILITY LINE IS DRAWN FROM LOCATION PLANS PROVIDED BY THE UNDER GROUND DETECTIVE. SITE VISIT ON MARCH 5, 2025 WORK ORDER NUMBER: 00221766

LEGEND

- PROPERTY LINE, STORM LINE, WATER LINE, UNDERGROUND HIGH VOLTAGE, UNDERGROUND ELECTRIC LINE, EDGE OF GRAVEL, CHAIN LINK FENCE, WOODEN FENCE, TREE LINE, DITCH LINE, MANHOLE, DOWNSPOUT, CATCH BASIN, CLEANOUT, WATER WELL, FIRE HYDRANT, WATER MAIN VALVE, WATER VALVE, LIGHT POLE, HVAC UNIT, ELECTRIC METER, ELECTRIC BOX, PULL BOX, DECIDUOUS TREE, POST, SIGN, PAINTED HANDICAP SYMBOL, FLAG POLE, FINISHED FLOOR, BENCHMARK, IRON PIN FOUND, CONCRETE, ASPHALT, BUILDING

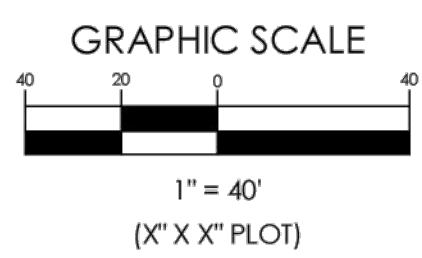


1495 Old Henderson Road Columbus, Ohio 43220 614-459-6992

422 North Broad Street Lancaster, Ohio 43130 740-385-2140

507 Main Street Zanesville, Ohio 43701 740-450-1640

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



BIG WALNUT HIGH SCHOOL -SURVEY 713 MILLER DRIVE SUNBURY, OH 43074

08-15-2025 ISSUED

EXISTING SITE SURVEY

C201

SD PROJECT NO. 5026

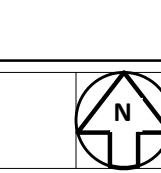


BIG WALNUT LOCAL SCHOOL DISTRICT HIGH SCHOOL BALL DIAMONDS PRESS BOX AND BLEACHERS SITE IMPROVEMENTS

Table with 2 columns: ISSUANCES/REVISIONS, CONSTRUCTION DOCUMENTS. Includes revision 001 dated 05/22/2025.

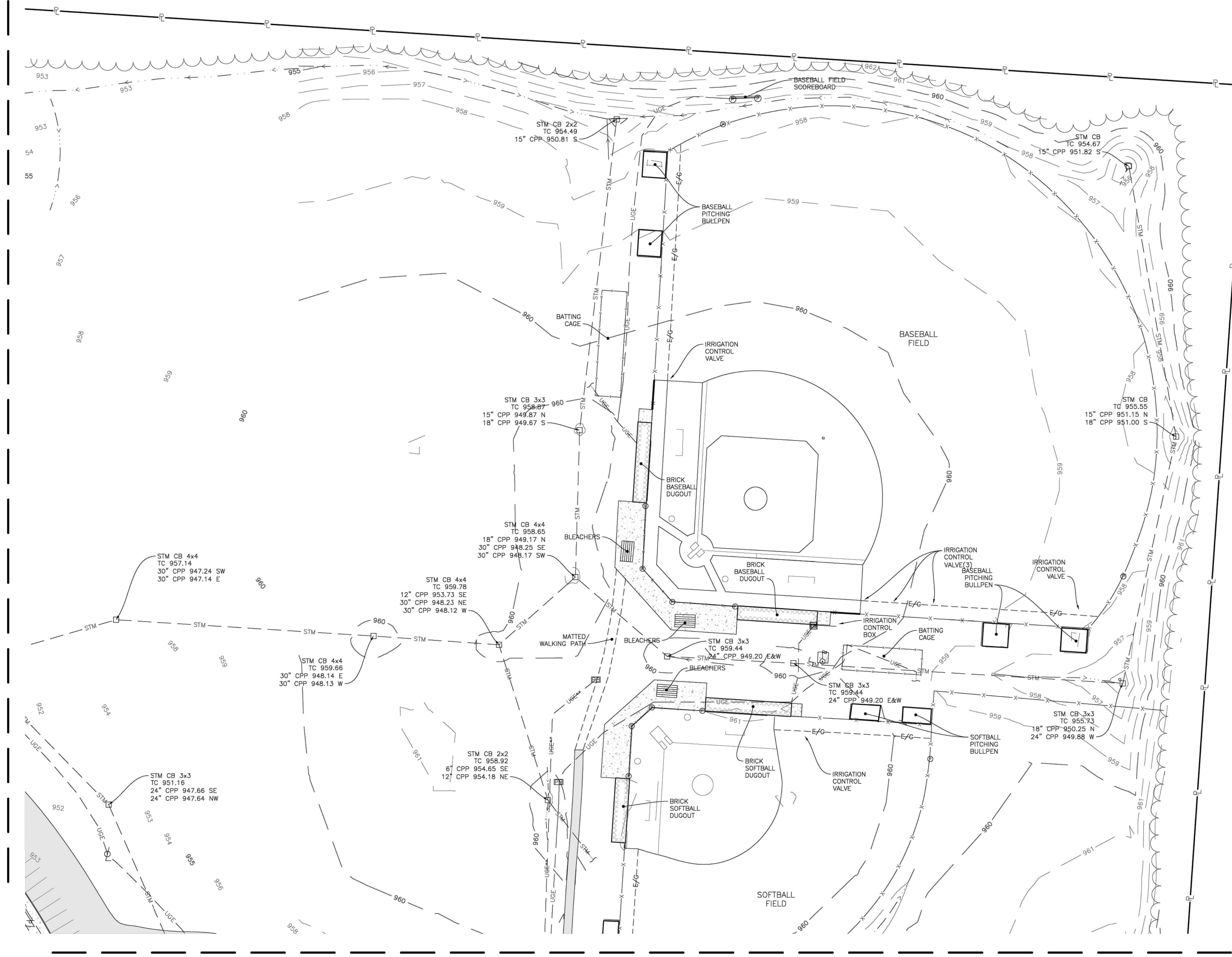
Table with 3 columns: PROJECT NUMBER, DRAWN BY, CHECKED BY. Values: 24084.03, SANDS DECKER, SANDS DECKER.

SHEET TITLE: SITE SURVEY SHEET 1 OF 3. SHEET NUMBER: SS1.1



S:\Big Walnut Local Sch 5026 Big Walnut High School Survey\Survey\Draw\Big Walnut HS 5026 - SURVEY.dwg 5/21/2025 2:15 PM

MATCHLINE - SEE SHEET C201



MATCHLINE - SEE SHEET C203



OFFICES

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

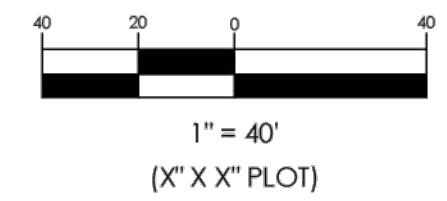
422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Zanesville, Ohio 43701
740-450-1640

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



GRAPHIC SCALE



BIG WALNUT HIGH SCHOOL -SURVEY
713 MILLER DRIVE
SUNBUURY, OH 43074

08-15-2025 ISSUED

EXISTING SITE SURVEY

C202

SD PROJECT NO. 5026



**BIG WALNUT LOCAL SCHOOL DISTRICT
HIGH SCHOOL BALL DIAMONDS PRESS BOX AND
BLEACHERS SITE IMPROVEMENTS**

ISSUANCES/REVISIONS	
CONSTRUCTION DOCUMENTS	05/22/2025
ADDENDUM 001	05/22/2025

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
24084.03	SANDS DECKER	SANDS DECKER

SHEET TITLE:
**SITE SURVEY
SHEET 2 OF 3**

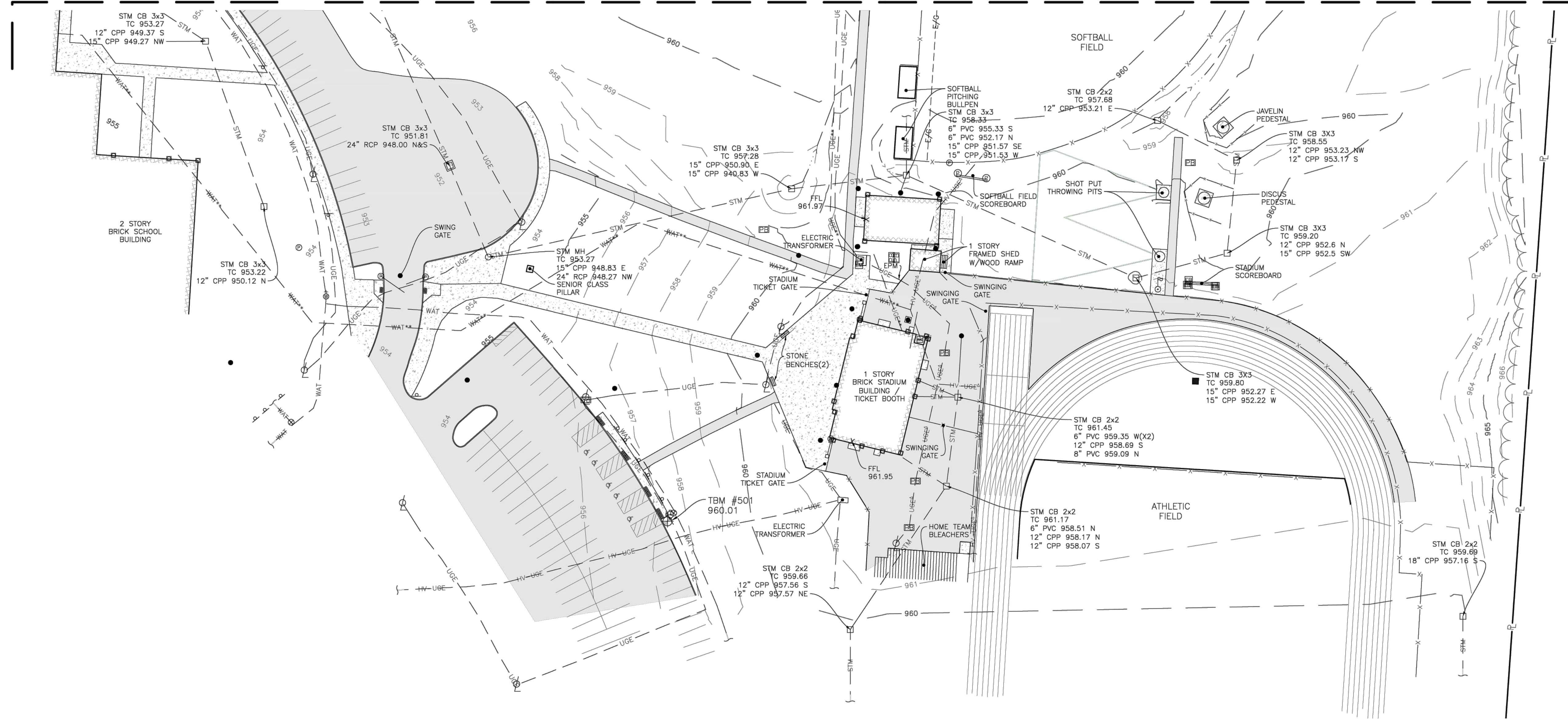
SHEET NUMBER:
SS1.2



S:\Big Walnut Local Sch 5026 Big Walnut High School Survey\Survey\Draw\Big Walnut HS 5026 - SURVEY.dwg 5/21/2025 2:15 PM

MATCHLINE - SEE SHEET C201

MATCHLINE - SEE SHEET C203



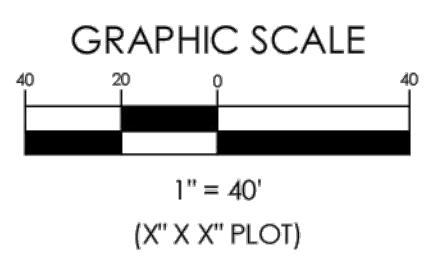
OFFICES

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Zanesville, Ohio 43701
740-450-1640

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



BIG WALNUT HIGH SCHOOL -SURVEY
713 MILLER DRIVE
SUNBUURY, OH 43074

08-15-2025 ISSUED

EXISTING SITE SURVEY

C203

SD PROJECT NO. 5026



**BIG WALNUT LOCAL SCHOOL DISTRICT
HIGH SCHOOL BALL DIAMONDS PRESS BOX AND
BLEACHERS SITE IMPROVEMENTS**

ISSUANCES/REVISIONS	
CONSTRUCTION DOCUMENTS	05/22/2025
ADDENDUM 001	05/22/2025

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
24084.03	SANDS DECKER	SANDS DECKER

SHEET TITLE:
**SITE SURVEY
SHEET 3 OF 3**

SHEET NUMBER:
SS1.3

