

# Addendum 01

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**DATE:** June 05, 2026

**PROJECT:** Huron County Jail Visitation Renovation  
255 Shady Lane Drive  
Norwalk, Ohio 44857

**PROJECT #:** 25095.00

**OWNER:** Board of Huron County Commissioners  
Contact: Vickie Ziemba  
180 Milan Ave. Ste. 7  
Norwalk, OH 44857

**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 1 page, 0 specification sections, 0 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.

## END OF ADDENDUM





## Pre-Bid meeting

Project name	<u>Huron County Jail Visitation Reno</u>	GM project no.	<u>25095.00</u>
Meeting date	<u>06/02/2026</u>	Meeting location	<u>Huron County Jail</u>

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## Minutes

### 1. Attendees: Sign in sheet attached

### 2. Project overview

The design of the approximately 540 sf renovation is to demo the existing visitation area and turn the area into three new offices.

### 3. Bidding Schedule

Tentative:

Addendum #1 – June 5<sup>th</sup>

Addendum #2 – June 11<sup>th</sup>

- **Bid Date:** 2:00.00 PM on Thursday, June 18<sup>th</sup>, 2026
- Sealed bids will be received by the Commissioners in person at 180 Milan Ave Suite 7 Norwalk Ohio, 44857
- Must use the bid form provided. Bid form must be fully filled out.
- Plans have been submitted to SafeBuilt for review and permits. Review is expected to be returned before the bid opening.

### 4. Bid categories

Lump Sum General Contract

- a. General Contractor is responsible for securing necessary subcontractors.
  - i. Estimate of Construction Work: \$190,000.00
    1. Contingency Allowance to be included in Bid: \$20,000.00 for general construction.
    2. No Alternates

### 5. 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
- c. Pay applications to go to Garmann Miller
- d. Garmann Miller will schedule a preconstruction meeting with the contractor after the notice of award

### 6. Schedule

- a. Tentative award date – Shortly after bid opening with approval
- b. Desired start of construction – July 20<sup>th</sup> 2026
- c. Completion date – November 30<sup>th</sup> 2026



**7. 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
    - 1. Meetings to be monthly
- c. Responsible for sanitary facilities

**8. Temporary electricity**

- a. Contractor may use existing facility electricity. Cost of electricity: By Owner
- b. Any electrical outage shall be coordinated with jail staff. Power outages shall be kept to a minimum.

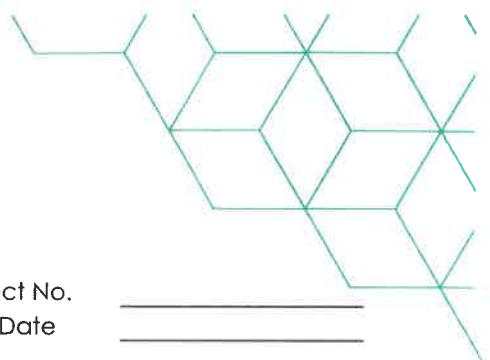
**9. Substitution request:** 8 days prior to bid.

**10. Correspondence**

- a. Correspondence to run through the Garmann Miller
- b. Project Coordinator - **coordinator@creategm.com**
- c. Project Manager – **Eric Schmiesing – eschmiesing@creategm.com**
- d. Architectural – **Lindsay Thobe – lthobe@creategm.com**
- e. Mechanical/Plumbing – **Jacob Sevitz – jsevitz@creategm.com**
- f. Electrical – **Craig Eisert – ceisert@creategm.com**

**11. Additional Comments**

- a. Procedure for workflow:
  - i. Facility is open 24 hours a day. Start time is flexible for contractors.
    - 1. Materials to come in through the front doors.
    - 2. Demoed materials to go out through the front doors.
    - 3. Jail Dispatch button to be used in Jail lobby to get access to work area.
  - ii. Tools will be identified going in and identified going out.
  - iii. Can use a lockbox at the end of the day to store tools at night but will still need to be checked out.
  - iv. Existing Phone System to be removed that is within Visitation Room.
  - v. Patch holes in exposed metal deck left from removed light fixtures or other equipment.
    - 1. Fill holes less than 1/2 inch diameter with metal filler, sand, prime and paint.
    - 2. Patch larger metal openings with metal inserts equal or heavier than 22 gauge larger than the hole from above attached with metal filler. Patches to be done before new paint.
  - vi. Space above metal deck to roof assembly is approximately 3.5ft-4ft.
- b. Huron County Jail Staff
  - i. Chief Deputy - David Ditz
  - ii. Building Engineer - Mitch Zurcher



### Sign-in Sheet

Project Name \_\_\_\_\_ GM Project No. \_\_\_\_\_  
 Meeting Location \_\_\_\_\_ Meeting Date \_\_\_\_\_

Purpose \_\_\_\_\_

### Attendees

<input type="checkbox"/>	Name	<u>Cory Jones</u>	Phone	<u>(412) 913-8769</u>
	Business/Title	<u>H3J Brick Restoration Specialists LLC</u>		
	Email	<u>cory@h3jbrickrestoration.com</u>		
<input type="checkbox"/>	Name	<u>Adam Gessling</u>	Phone	<u>419-366-2591</u>
	Business/Title	<u>Tusing Builders</u>		
	Email	<u>agessling@tusing.com</u>		
<input type="checkbox"/>	Name	<u>Jake Pessiali</u>	Phone	<u>419-370-6609</u>
	Business/Title	<u>All Phase Power &amp; Lighting</u>		
	Email	<u>Jake@AllPhasePL.com</u>		
<input type="checkbox"/>	Name	<u>Andy Yetter</u>	Phone	<u>419-656-5795</u>
	Business/Title	<u>All Phase Power &amp; Lighting</u>		
	Email	<u>Andy@AllPhasePL.com</u>		
<input type="checkbox"/>	Name	_____	Phone	_____
	Business/Title	_____		_____
	Email	_____		_____
<input type="checkbox"/>	Name	_____	Phone	_____
	Business/Title	_____		_____
	Email	_____		_____
<input type="checkbox"/>	Name	_____	Phone	_____
	Business/Title	_____		_____
	Email	_____		_____

@ creategm.com

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