

Addendum 01

DOCUMENT 00 91 00

DATE: August 27, 2026

PROJECT: Ridgemont Local School District Renovation
560 W Taylor Street
Mt. Victory, Ohio 43340

PROJECT #: 25039.00

OWNER: Ridgemont Local School District
560 W Taylor Street
Mt. Victory, Ohio 43340

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 August 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 2 pages, the pre-bid meeting minutes, and the pre-bid meeting sign-in sheet.

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. N/A

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: None.

Drawing Sheets: None.

END OF ADDENDUM





Meeting Report

Project Name	Ridgemont Schools Renovation	GM Project No.	25039.00
Meeting Location	Ridgemont Schools District Office	Meeting Date	08/26/2026
Report By	Curt South	Report Date	08/27/2026

Meeting Notes:

1. Attendees: Sign in sheet
2. Introductions
3. Project overview
4. Bidding
 - a. Date: September 9, 2026, 1:00 pm
 - b. Location: 560 W. Taylor Street, Mount Victory, Ohio, 43340
 - a. Use the bid form provided.
 - b. Plans have been submitted to State of Ohio Building Department for review and permits, costs to be paid by owner.
5. Bid categories
 - a. General construction, non-prevailing wage
6. Alternates – none
7. 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.
8. Schedule
 - a. Tentative award date – September 16, 2026
 - b. Start of construction – December 18, 2026
 - c. Completion date – February 26, 2026
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

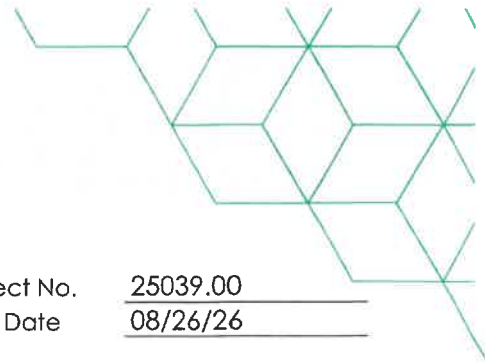
meeting minutes and distributing copies.

- 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 Contractor
11. Temporary heat
- a. Prior to building enclosure: Contractor requiring.
 - b. After building enclosure:
 - i. Method by contractor
 - ii. Cost by Owner
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 request by September 2, 2026, at 5:00 p.m.
14. Correspondence
- a. Correspondence to run through Garmann Miller
 - b. CURT SOUTH – csouth@creategm.com and Zane Wicker – zwicker@creategm.com
15. Questions and Answers
- 1) Question - Which doors will be used to access the project?
 - a) Answer – use the west doors
 - 2) Question – where will the laydown area be?
 - a) Answer – use the south parking lot
 - 3) Question – are background checks required?
 - a) Answer – yes
 - 4) Question – What are the hours when a school district employee will be in the building?
 - a) Answer – 5am to 10pm
 - 5) Question – what are the time of day for bus drop off and pick up?
 - a) Answer – 8:05am to 8:20am and 3:10pm to 3:25pm. Note that trains run through the district and can affect these times.
 - 6) Question – where is the electric located and what panel it will be fed from?



- a) Answer – The existing electrical panels that feed the renovation area are located on the second floor. Refer to Drawing E1.2. There is no electrical scope in Room 1257. Contractor is to verify existing circuits as noted on Panels Schedules. Refer to Drawing E3.2.

END OF MEETING



Sign-in Sheet

Project Name Ridgemont Schools Renovation GM Project No. 25039.00
Meeting Location Ridgemont Schools District Office Meeting Date 08/26/26

Purpose Pre-Bid Meeting

Attendees

Name	<u>Steve Reid</u>	Phone	<u>937-292-7774</u>
Business/Title	<u>Link Construction Group</u>		
Email	<u>SReid@LinkConstructionGroup.Com</u>		
Name	<u>Melissa Pollom</u>	Phone	<u>937-354-2156</u>
Business/Title	<u>Ridgemont / Treasurer</u>		
Email	<u>Melissa.pollom@ridgemont.org</u>		
Name	<u>Ryan Guth</u>	Phone	<u>419-232-6400</u>
Business/Title	<u>Alexander + Bebout Preconstruction Director</u>		
Email	<u>ryan@alexanderbebout.com</u>		
Name	<u>Evan Hopkins</u>	Phone	<u>567-259-6179</u>
Business/Title	<u>Alexander + Bebout Preconstruction Project Engineer</u>		
Email	<u>evan@alexanderbebout.com</u>		
Name	<u>Heidi McMahon</u>	Phone	<u>406-564-6962</u>
Business/Title	<u>Project Manager / Dry Lane Construction</u>		
Email	<u>heidi@drylaneinc.com</u>		
Name	<u>Brian Hogan</u>	Phone	<u>937-210-7841</u>
Business/Title	<u>Superintendent</u>		
Email	<u>brian.hogan@ridgemont.org</u>		
Name	<u>ISAAC Houser</u>	Phone	<u>937-935-8617</u>
Business/Title	<u>MAINT & FACILITIES</u>		
Email	<u>ISAAC.HOUSER@RIDGEMONT.ORG</u>		
Name	<u>CURT SOUTH</u>	Phone	<u>937-205-3510</u>
Business/Title	<u>GARMANN MILLER / PM</u>		
Email	<u>CSouth@creategm.com</u>		

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