

Addendum 02

DOCUMENT 00 91 00

DATE: September 03, 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, 3 specification sections, 5 re-issued drawing sheets, and XX exhibits.

FOR INFORMATION ONLY

1. Question: Please clarify whether the casework in the Work Copy Mail room is to be salvaged for the Owner or removed as part of the demolition scope.
 - a. Answer: Workroom existing casework that is not used as part of the project scope, is to be removed and salvaged for owner use.



CHANGES TO THE PROJECT MANUAL

1. Section 00 21 13 Instruction to Bidders, Article E Estimate of Cost
 - a. Added Temporary Heating to the Allowance Chart (\$5,000)
2. Section 00 22 13 Bid Form, Article 2.02
 - a. Added verbiage for Temporary Heating Contingency (\$5,000)
3. Section 22 40 00 Plumbing Fixtures, Article 2.0 Sinks: Added Sink, faucet, and accessories.

CHANGES TO THE DRAWINGS

1. Sheet AD1.1 – Detail 1 – Keynote 12 35 50.13.11 added to clarify existing casework not in the project scope is to be removed and salvaged for owner use.
2. Sheet A1.1 First Floor Plan – Unit A
 - a. Added a wall mounted sink to Staff Restroom (1239)
3. Sheet A9.1 First Floor Finish Plan – Unit A
 - a. Removed interior elevation tag from Staff Restroom (1239)
 - b. Removed interior elevation detail 12
4. Sheet P3.1 First Floor Plumbing Plan – Unit A
 - a. Changed wall-mounted lavatory to drop-in sink S-1 in Work Copy Mail Room (1229)
 - b. Added drop-in sink S-1 to Fixture Schedule
5. Sheet P6.1 Sanitary Isometric
 - a. Changed lavatory L-1 to sink S-1
 - b. Revised waste fixture unit count for vent through roof.

ATTACHMENTS

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

Specification Sections: 00 21 13, 00 22 13, 22 40 40

Drawing Sheets: AD1.1, A1.1, A9.1, P3.1, P6.1

END OF ADDENDUM



INSTRUCTIONS TO BIDDERS

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A. BIDDER'S PLEDGE AND AGREEMENT

1. Each Bidder acknowledges that this is a public project involving public funds and that the Owner expects and requires that each successful Bidder adhere to the highest ethical and performance standards. Each Bidder by submitting a bid pledges and agrees that (a) it will act at all times with absolute integrity and truthfulness in its dealings with the Owner and the Design Professional, (b) it will use its best efforts to cooperate with the Owner and the Design Professional and all other Contractors on the Project and at all times will act with professionalism and dignity in its dealings with the Owner, Design Professional, and other Contractors, (c) it will assign only competent supervisors and workers to the Project, each of whom is fully qualified to perform the tasks that are assigned to him/her, and (d) it has read, understands and will comply with the terms of the Contract Documents.

B. EXAMINATION OF CONTRACT DOCUMENTS AND SITE CONDITIONS AND RELIANCE UPON TECHNICAL DATA

1. Each Bidder shall have a competent person carefully and diligently review each part of the Contract Documents, including the Divisions of the Specifications and parts of the Drawings that are not directly applicable to the Work on which the Bidder is submitting its bid. By submitting its bid, each Bidder represents and agrees, based upon its careful and diligent review of the Contract Documents, that it is not aware of any conflicts, inconsistencies, errors, or omissions in the Contract Documents for which it has not notified the Design Professional in writing at least ten (10) days prior to the bid opening. If there are any such conflicts, inconsistencies, errors, or omissions in the Contract Documents, the Bidder (i) will provide the labor, equipment, or materials of the better quality or greater quantity of Work and/or (ii) will comply with the more stringent requirements. The Bidder will not be entitled to any Change Order, additional compensation, or additional time on account of such conditions for any conflicts, inconsistencies, errors, or omissions that would have been discovered by such careful and diligent review, unless it has given prior written notice to the Design Professional.
2. Each Bidder shall have a competent person carefully and diligently inspect and examine the entire site and the surrounding area, including all parts of the site applicable to the Work for which it is submitting its bid, including location, condition, and layout of the site and the location of utilities, and carefully correlate the results of the inspection with the requirements of the Contract Documents. The Bidder's bid shall include all costs attributable to site and surrounding area conditions that would have been discovered by such careful and diligent inspection and examination of the site and the surrounding area, and the Bidder shall not be entitled to any Change Order, additional compensation, or additional time on account of such conditions.
3. The Bidder may rely upon the general accuracy of any technical data identified in the Owner-Contractor Agreement (e.g., any soils exploration reports, soil boring logs, site survey, or abatement reports) in preparing its bid, but such technical data are not part of the Contract Documents. Except for the limited reliance described in the preceding sentence, Bidder may not, if awarded a contract for the Work, rely upon or make any Claim against the Owner or Design Professional, or any of their agents or employees, with respect to any of the following:
 - (a) the completeness of such reports and drawings for Bidder's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences, and procedures of construction to be employed by the successful Bidder and safety precautions and programs incident thereto; or

- (b) any interpretation by the successful Bidder of or conclusion drawn from any technical data or any such other data, interpretations, opinions, or information. For example, all interpolations and extrapolations of data performed by the Bidder to estimate locations or quantities of subsurface strata are independent factual assumptions, which Owner does not warrant.
4. Each Bidder will be deemed to have actual knowledge of all information provided or discussed at the pre-bid meeting.

C. PROJECT

1. The Project is the District Office portion of the PK-12 Additions and Renovations Project ("the Project"). The Project and Work for the Project consists of the renovation of the existing District Office area by adding a staff restroom near clinic and modifying the clinic accordingly, dividing the open space area into three offices and modifying corridor accordingly, and modifying the door opening to the conference room as well as modifying the conference room accordingly, at 560 W. Taylor Street, Mount Victory, Ohio 43340, in accordance with the Drawings and Specifications prepared by the Design Professional.
2. The Design Professional for the Project is:

Garmann/Miller & Associates, Inc.
1156 Dublin Road, Suite 102
Columbus, Ohio 43215
Design Professional Representative: Curt South
Email: csouth@creategm.com

3. Procurement Schedule:

<u>Description</u>	<u>Date</u>	<u>Time</u>
First Advertisement of Public Notice	August 15, 2026	N/A
Second Advertisement of Public Notice	August 22, 2026	N/A
Pre-Bid Meeting per Section F.5	August 26, 2026	1:00 p.m.
Deadline to Submit Questions per Section M.3	September 2, 2026	5:00 p.m.
Deadline for Submission of Bids per Section G.5	September 9, 2026	1:00 p.m.

D. WORK

1. Only one contract will be issued by the Owner for constructing the Project, the General Contract, which will cover all scopes of work necessary to construct the Project.
2. The Contractor awarded the General Contract (General Contractor) will be responsible for the performance and coordination of any and all subcontractors and suppliers either directly or indirectly contracted with the General Contractor.
3. Owner may provide Bidders access to the Project site to conduct such examinations, investigations, explorations, tests, and studies as Bidder deems necessary for submission of a Bid. Bidder shall fill all holes and clean up and restore the Site to its former condition upon completion of such explorations, investigations, tests, and studies. Bidder shall comply with all applicable Laws and Regulations and Owner's policies relative to excavation and utility locates.

E. ESTIMATE OF COST

The total estimated construction cost for the base bid is **\$200,000** including allowances per Section 012100:
RIDGEMONT LOCAL SCHOOL DISTRICT BOARD OF EDUCATION – INSTRUCTIONS TO
BIDDERS
ITB-3

The Bidder's base bid shall include the following allowances:

Allowance Description	Amount
Construction Contingency	\$25,000
Temporary Heating	\$5,000

F. CONTRACT DOCUMENTS AND PRE-BID MEETING

1. The Contract Documents consist of the Contract Documents listed in Section 1 of the Owner-Contractor Agreement.
2. Electronic copies of the Contract Documents will be available by request, from Curt South, Garmann Miller, at csouth@creategm.com.
3. Bidders shall use complete sets of Contract Documents in preparing bids. Neither the Owner nor the Design Professional assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Contract Documents.
4. The Owner or the Design Professional, in making the Contract Documents available on the above terms, does so only for the purpose of obtaining bids on the Work and does not confer a license or grant for any other use.
5. A pre-bid conference and site visit will be held at the date and time indicated in Section C.3. at the Ridgemont Local School District Board of Education, 560 W. Taylor Street, Mount Victory, Ohio 43340.

Attendance is highly recommended. The Owner shall not be held liable if a bidder is unable to attend due to technical or other issues or obstructions.

G. PREPARATION OF BIDS

1. All bids must be submitted on the "Bid Form" furnished with the Contract Documents.
2. All blank spaces shall be filled in, in ink or typewritten, in words and figures, and in figures only where no space is provided for words, and signed by the Bidder. The wording on the Bid Form shall be used without change, alteration, or addition. Any change in the wording or omission of specified accompanying documents may cause the bid to be rejected. If there is an inconsistency or conflict in the bid amount, the lowest amount shall control, whether expressed in numbers or words.
3. Bidders shall note receipt of Addenda on the Bid Form. If the Bidder fails to acknowledge receipt of each Addendum, the Bid shall be deemed non-responsive, unless the Bid amount clearly and unambiguously reflects receipt of the Addendum or the Addendum involves only a matter of form and does not materially affect the price, quantity or quality of the Work to be performed.
4. Each Bidder shall submit **1 original and 1 copy** of its bid to the Owner. The Bid Form shall be signed with the name typed or printed below the signature. A Bid shall not be submitted by facsimile transmission or any other electronic means. A Bidder that is a corporation shall sign its bid with the legal name of the corporation followed by the name of the state of incorporation and the legal signature of an officer authorized to bind the corporation to a contract.

5. Bids shall be enclosed in a sealed opaque envelope with the Bidder's name, plainly marked on the outside "DISTRICT OFFICE PK-12 ADDITIONS AND RENOVATIONS PROJECT BID," and addressed as follows:

**Ridgemont Local School District Board of Education
ATTN: Brian Hogan, Superintendent
560 W. Taylor Street
Mount Victory, Ohio 43340**

Bids must be received at the location designated above before **1:00 p.m., local time September 9, 2026.**

Hand deliveries to this location are preferred and must be made before the deadline. However, Respondents are responsible for confirming current operating hours.

A public bid opening will take place immediately after the time for submitting bids is expired at the Ridgemont Local School District Board of Education located at 560 W. Taylor Street, Mount Victory, Ohio 43340.

The Owner shall not be held liable if a bidder is unable to attend due to technical or other issues or obstructions.

6. **The completed Bid Form shall be accompanied by the following completed documents:**

Bid Guaranty and if applicable, Contract Bond (See Paragraph G.8 below.)

Contractor's Qualification Statement (See Paragraph H.4 below.)

7. The Bidder shall take the following precautions in preparing its bid:

- a. Sign the bid and check to ensure all blank spaces have been filled in with requested information and that the specified accompanying documents (listed in Paragraph G.6 above) have been included in a sealed opaque envelope addressed as described in item Paragraph G.5 above.
- b. When the Bid Form provides for quoting either an addition or deduction for an Alternate item, indicate whether the sum named is an addition or deduction. If it is not indicated, it will be conclusively presumed that the amount is a deduction.
- c. When the Bid Form provides for quoting a unit price, the Bidder should quote the unit price as set forth in the Contract Documents and as described in Paragraph L.1 below.
- d. When applicable, make sure that the Bid Guaranty is properly executed and signed by:
 - 1) The Bidder
 - 2) The Surety or Sureties
- e. Make sure that the amount of the Bid Guaranty (if the Bid Guaranty is in the form of a certified check, letter of credit, or cashier's check) is for a specific sum in an amount as instructed in Paragraph G.8.a below. If the Bid Guaranty is in the form of the Bid Guaranty and Contract Bond, the amount may be left blank; if an amount is inserted, it must equal the total of the base bid plus the amount of all add alternates included in the bid. If inserted, then the failure to state an amount equal to the total of the base bid and all add alternates shall make the bid non-responsive if the Owner selects alternates not included in the amount.
- f. Make sure that the appropriate bid package and scope of work is inserted in the correct space on the Bid Guaranty and Contract Bond Form. Failure to include work covered by the bid submitted may make the bid non-responsive.

8. Bonds and Guarantees

- a. Bid Guaranty: Bidder shall furnish a Bid Guaranty, in the form prescribed in Sections 153.54, 153.57, and 153.571 of the Ohio Revised Code, in the form of either: (1) a bond for the full amount of the Base Bid plus the amount of all Add Alternates included in the Bidder's bid, in the form of the Bid Guaranty and Contract Bond included in the Contract Documents; or (2) a certified check, cashier's check, or irrevocable letter of credit in a form satisfactory to the Owner in an amount equal to 10% of the bid. Bid amount shall be the total of all sums bid, including all add alternatives, but excluding all deduct alternatives. NOTE: AIA or EJCDC Bid Bond forms are not acceptable.
- b. Contract Bond: The successful Bidder, who, as a Bid Guaranty, submits a certified check, cashier's check, or irrevocable letter of credit in an amount equal to 10% of the bid, shall furnish a Contract Bond in the form Contract Bond included in the Contract Documents in an amount equal to 100% of the Contract Sum. NOTE: AIA or EJCDC Bond forms are not acceptable.
- c. The bond must be issued by a surety company authorized by the Ohio Department of Insurance to transact business in the State of Ohio and acceptable to the Owner. The bond must be issued by a surety capable of demonstrating a record of competent underwriting, efficient management, adequate reserves, and sound investments. These criteria will be deemed to be met if the surety currently has an A.M. Best Company Policyholders Rating of "A-" or better and has or exceeds the Best Financial Size Category of Class VI. Other sureties may be acceptable to the Owner, in its sole discretion.
- d. All bonds shall be signed by an authorized agent of an acceptable surety and by the Bidder.
- e. Surety bonds shall be supported by credentials showing the Power of Attorney of the agent, a certificate showing the legal right of the Surety Company to do business in the State of Ohio, and a financial statement of the Surety.
- f. The Bid Guaranty, as applicable, shall be in the name of or payable to the order of the Owner.
- g. The name and address of the Surety and the name and address of the Surety's Agent should be typed or printed on each bond.

H. METHOD OF AWARD

1. **All bids shall remain open for acceptance for sixty (60) days** following the day of the bid opening, but the Owner may, in its sole discretion, release any bid and return the Bid Guaranty prior to that date. The Bid Guaranty shall be subject to forfeiture, as provided in the Ohio Revised Code, if a bid is withdrawn during the period when bids are being held.
2. The Owner reserves the right to reject any, part of any, or all bids and to waive any informalities and irregularities. The Bidder expressly acknowledges this right of the Owner to reject any or all bids or to reject any incomplete or irregular bid. Bidders must furnish all information requested on or accompanying the Bid Form. Any false representations or failure to provide information may result in disqualification of the bid.
3. Determination of the Lowest Responsible Bid. Subject to the right of the Owner to reject any or all bids, the Owner will award the Contract for the Work to the bidder submitting the lowest responsible bid that is responsive to the bidding requirements, taking into consideration accepted alternates. In evaluating bids, the Owner may consider the qualifications of the Bidders, whether or not the bids comply with the prescribed requirements, and alternates and unit prices, if requested, on the Bid Form. The Owner may also consider the qualifications and experience of subcontractors and suppliers. The Owner may conduct such investigations as

are deemed necessary to establish the qualifications and financial ability of the Bidder and its subcontractors and suppliers. The factors the Owner may consider in determining which bid is the lowest responsible include the factors set forth below. The Owner, in its discretion, may consider and give such weight to these criteria as it deems appropriate.

- a. The Bidder's work history. The Bidder should have a record of consistent customer satisfaction and of consistent completion of projects, including projects that are comparable to or larger and more complex than the Owner's Project, on time and in accordance with the applicable Contract Documents, and based upon the Bidder's claims history. If the Bidder's management operates or has operated another construction company, the Owner may consider the work history of that company in determining whether the Bidder submitted the lowest responsible bid.

The Owner will consider the Bidder's prior experience on other projects of similar scope and/or complexity including prior projects with the Owner and/or Design Professional, including the Bidder's demonstrated ability to complete its work on these projects in accordance with the Contract Documents and on time, and will also consider its ability to work with the Owner and Design Professional as a willing, cooperative, and successful team member. Bringing overstated claims, an excessive number of claims, acting uncooperatively, and filing lawsuits against project owners and/or their design professionals on prior projects of similar scope and/or complexity will be deemed evidence of a Bidder's inability to work with the Owner and Design Professional as a willing, cooperative, and successful team member.

The Bidder authorizes the Owner and its representatives to contact the owners and design professionals (and construction managers, if applicable) on projects on which the Bidder has worked and authorizes and requests such owners and design professionals (and construction managers) to provide the Owner with a candid evaluation of the Bidder's performance. By submitting its bid, the Bidder agrees that if it or any person, directly or indirectly, on its behalf or for its benefit brings an action against any of such owners or design professionals (or construction managers) or the employees of any of them as a result of or related to such candid evaluation, the Bidder will indemnify and hold harmless such owners, design professionals (and construction managers) and the employees of any of them from any claims, whether or not proven, that are part of or are related to such action and from all legal fees and expenses incurred by any of them arising out of or related to such legal action. This obligation is expressly intended for the benefit of such owners, design professionals (and construction managers), and the employees of each of them.

- b. The Bidder's financial ability to complete the Contract successfully and on time without resort to its Surety.
- c. The Bidder's prior experience with similar work on comparable or more complex projects.
- d. The Bidder's prior history for the successful and timely completion of projects, including the Bidder's history of filing claims and having claims filed against it.
- e. The Bidder's equipment and facilities.
- f. The adequacy, in numbers and experience, of the Bidder's work force to complete the Contract successfully and on time.
- g. The Bidder's compliance with federal, state, and local laws, rules, and regulations, including but not limited to the Occupational Safety and Health Act, the Ohio Prevailing Wage laws, and Ohio ethics laws.
- h. The Bidder's participation in a drug-free workplace program acceptable to the Owner, and the Bidder's record for both resolved and unresolved findings of the Auditor of State for recovery as defined in Section 9.24 of the Ohio Revised Code.
- i. The Owner's prior experience with the Bidder's surety.

- j. The Bidder's interest in the Project as evidenced by its attendance at any pre-bid meetings or conferences for bidders.
 - k. Depending upon the type of the work, other essential factors, as the Owner may determine and as are included in the Specifications.
 - l. The number of years the Bidder has been actively engaged as a contractor in the construction industry.
 - m. Financial responsibility demonstrated by the Bidder and whether Bidder possesses adequate resources and availability of credit, the means and ability to procure insurance and acceptable performance bonds required for the Project and whether any claims have been made against performance bonds secured by the bidder on other construction projects.
 - n. The foregoing information with respect to each of the Subcontractors and Suppliers that the Bidder intends to use on the Project.
4. **Qualifications Statement.** Each Bidder will submit with its bid a completed Contractor Qualifications Statement, which is included with the Contract Documents, and thereafter provide the Design Professional promptly with such additional information as the Design Professional may request regarding the Bidder's qualifications. A Bidder shall submit any requested additional information within 24 hours of the date on the request.
5. The failure to submit requested information on a timely basis may result in the determination that the Bidder has not submitted the lowest responsible bid.
6. By submitting its bid, the Bidder agrees that the Owner's determination of which bidder is the lowest responsible bidder shall be final and conclusive, and that if the Bidder or any person on its behalf challenges such determination in any legal proceeding, whether or not proven, the Bidder will indemnify and hold the Owner and its employees and agents harmless from any claims included or related to such legal proceeding, whether or not proven, and from legal fees and expenses incurred by the Owner, its employees, or agents that arise out of or are related to such challenge.
7. **After bid opening, within 24 hours of a request made by the Owner or Design Professional, the apparent low Bidder and any other Bidder so requested must submit the following:**
- a. **SUBCONTRACTORS:** For all subcontracts with an estimated value of at least \$20,000, a list of all Subcontractors that the Bidder will use to construct the Project, as well as an indication of whether or not the Bidder has ever worked with a proposed Subcontractor before, including the following information for the three most recent projects on which the Bidder and each Subcontractor have worked together:
 - Project Owner
 - Project Name
 - Subcontract Scope
 - Subcontract Value
 - Owner's contact name and phone number.

If Bidder and a proposed Subcontractor have not worked together on at least three projects in the five years, Bidder must submit the information set forth above for the three most recent similar projects to the Project that a proposed Subcontractor has worked on.

The above Subcontractor information, as well as the information pertaining to each proposed Subcontractor, shall be used in the Owner's determination of the lowest responsible bid.

Once a Bidder identifies its proposed Subcontractors as set forth herein, and Owner makes no objections, the list shall not be changed unless written approval of the change is authorized by the Owner and Design Professional.

b. FINANCING: The following additional financial information is not a public record under Ohio Revised Code Section 149.43 and will be kept confidential, except under proper order of a court, per Ohio Revised Code Section 9.312(A).

i. Provide a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

- Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);
- Net Fixed Assets;
- Other Assets;
- Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); and
- Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

ii. Provide the name and address of firm preparing attached financial statement, and date thereof.

iii. If the attached financial statement is not for the identical organization named in the completed Contractor's Qualification Statement submitted with the bid, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidary).

8. Affidavit as to Personal Property Taxes. Each successful Bidder shall submit, prior to the time of the entry into the Contract, an affidavit in the form required by Section 5719.042, Ohio Revised Code, regarding the status of the Bidder's personal property taxes. A copy of the affidavit form is included with the Contract Documents.
9. No Bidder may withdraw its bid within **sixty (60)** days after the date bids are opened. The Owner reserves the right to waive any formalities or irregularities or to reject any or all bids.
10. The Owner reserves the right to disqualify bids, before or after opening, upon evidence of collusion with intent to defraud or other illegal practices on the part of the Bidder.
11. Award of Contract. The award of the Contract, when required, will only be made pursuant to a duly adopted resolution of the Owner.

I. EXECUTION OF CONTRACT

1. Within the time designated by the Owner or Design Professional after award of the Contract, the successful Bidder shall execute and deliver to the Owner or Design Professional the required number of copies of the Owner-Contractor Agreement, in the form included in the

Contract Documents, and all accompanying documents requested, including, but not limited to, a Contract Bond (if applicable), insurance certificates, and a valid Workers' Compensation Certificate. The successful Bidder shall have no property interest or rights under the Owner-Contractor Agreement until the Agreement is executed by the Owner.

J. SUBSTITUTIONS/NON-SPECIFIED PRODUCTS

1. Certain brands of material or apparatus are specified. Each bid will be based on these brands, which may be referred to in the Contract Documents as Standards. The use of another brand (referred to as a substitution or proposed equal in the Contract Documents, when a bidder or the contractor seeks to have a different brand of material or apparatus than that specified approved by the Owner for use in the Project) may be requested as provided herein.
2. The products specified in the Contract Documents establish a standard of required function, dimension, appearance, and quality.
3. Bidders wishing to obtain approval to bid non-specified products shall submit written requests to the Design Professional a minimum of ten (10) calendar days before the bid date and hour. To facilitate the submission of requests, a Pre-Bid Substitution Form is included in the Contract Documents. The Bidder shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitution, including the name of the proposed manufacturer and/or product and a complete description of the proposed product including the manufacturer's name and model number or system proposed, drawings, product literature, performance and test data, color selections or limitations, and any other information necessary for evaluation. Include a statement including any changes in other materials, equipment, or other work that would be required if the proposed product is incorporated in the materials, equipment, or other work that would be required if the proposed product is incorporated in the work. The burden of proof of the merit of the proposed product is on the proposer. The Design Professional's decision on approval of a proposed product will be final.

The following will be cause for rejection of a proposed substitution:

- a. Requests submitted by subcontractors, material suppliers, and individuals other than Bidders;
 - b. Requests submitted without adequate documentation;
 - c. Requests received after the specified cut-off date.
4. When the Design Professional approves a product submission before receipt of bids, the approval will be included in an Addendum, and Bidders may include the pricing of this product in their bid. Bidders shall not rely on approvals made in any other manner.
 5. In proposing a non-specified product or a substitution, the Bidder represents and warrants that each proposed product will not result in any changes to the Project, including changes to the Work of other contractors, or any decrease in the performance of any equipment or systems to be installed in the Project and agrees to pay any additional costs incurred by the Owner and the Owner's consultants as a result of a non-specified or substitute product that is accepted.
 6. Following the award of the Contract, there shall be no substitutions for specified products, except pursuant to a Change Order. The Owner in its sole discretion may decline to consider a substitution for a Change Order.

K. ALTERNATES

1. The Owner may request bids on alternates. If the Owner requests bids on alternates, the Bidder should include the cost of the alternates requested on its Bid Form.

2. At the time of awarding the Contract, the Owner will select or reject alternates as it determines is in its best interest. A Bidder's failure to include on its Bid Form the cost of an alternate selected by the Owner and applicable to the Bidder's work shall render the bid non-responsive and be grounds for the rejection of the bid. Otherwise, the failure to include the cost of an alternate will not be deemed material.
3. The Bidder acknowledges that although there is an estimate for the cost of the Project, the market conditions may and frequently do result in the estimate being different from the sum of the bids received, either higher or lower. The Bidder understands that the Owner may include alternates, which may include deduct alternates as well as add alternates, to give it flexibility to build the Project with the funds available. The Bidder further understands and acknowledges that use of add and deduct alternates is a long held customary practice in the construction industry in the State of Ohio. The Bidder also acknowledges that the Owner will not make a decision about the alternates on which to base the award of contracts until the bids are received, and the Owner can compare its available funds with the base bids and the cost or savings from selecting different alternates. The Bidder understands that the award to the Bidder submitting the lowest responsible bid will be based on the lowest base bid plus selected alternates, and may result in an award to a Bidder other than the Bidder that submitted the lowest base bid.
4. If, during the progress of the Work, the Owner desires to reinstate any alternate not included in the Contract, the Owner reserves the right to reinstate the alternate at the price bid by the Contractor provided that such action is taken in sufficient time so as not to delay the progress of the work or cause the Contractor additional expense.

L. UNIT PRICES

1. Where unit prices are requested in the Bid Form the Bidder should quote a unit price. Unless otherwise expressly provided in the Contract Documents, such unit prices shall include all labor, materials, and services necessary for the timely and proper installation of the item for which the unit prices are requested. The unit prices quoted in the bid shall be the basis for any Change Orders entered into under the Owner-Contractor Agreement, unless the Design Professional determines that the use of such unit prices will cause substantial inequity to either the Contractor or the Owner.

M. ADDENDA

1. The Owner reserves the right to issue Addenda changing, altering, or supplementing the Contract Documents prior to the time set for receiving bids. The Design Professional will issue the Addenda to clarify bidders' questions and/or to change, alter, or supplement the Contract Documents.
2. Any explanation, interpretation, correction, or modification of the Contract Documents will be issued in writing in the form of an Addendum, which shall be the only means considered binding; explanations, interpretations, etc., made by any other means shall NOT be legally binding. All Addenda shall become a part of the Contract Documents.
3. Bidders shall submit written questions to **Curt South, Garmann Miller, at csouth@creategm.com by the date and time outlined in Section C.3** to allow sufficient time for the Design Professional to respond. All Addenda will be issued, except as hereafter provided, and e-mailed or otherwise furnished to persons who have obtained Contract Documents for the Project, at least seventy-two (72) hours prior to the published time for the opening of bids, excluding Saturdays, Sundays, and legal holidays. If any Addendum is issued within such seventy-two (72) hour period, then the time for opening of bids shall be extended one (1) week with no further advertising of bids required.
4. Copies of each Addendum will be sent only to the Bidders to whom Contract Documents have been issued and to Plan Rooms where copies of the Contract Documents are maintained. Receipt of Addenda shall be indicated by Bidders in the space provided on the Bid Form.

Bidders are responsible for acquiring issued Addenda in time to incorporate them into their bid. Bidders should contact the Design Professional prior to bid submittal to verify the number of Addenda issued.

5. Each Bidder shall carefully read and review the Contract Documents and immediately bring to the attention of the Design Professional any error, omission, inconsistency, or ambiguity therein.
6. If a Bidder fails to indicate receipt of all Addenda through the last Addendum issued by the Design Professional on its Bid Form, the bid of such Bidder will be deemed to be responsive only if:
 - a. The bid received clearly indicates that the Bidder received the Addendum, such as where the Addendum added another item to be bid upon and the Bidder submitted a bid on that item; or
 - b. The Addendum involves only a matter of form or is one which has either no effect or has merely a trivial or negligible effect on price, quantity, quality, or delivery of the item bid upon.

N. INTERPRETATION

1. If a Bidder contemplating submitting a bid for the proposed Project is in doubt as to the true meaning of any part of the Contract Documents, it may submit a written request for an interpretation thereof to **Curt South, Garmann Miller, at csouth@creategm.com by the deadline for questions per paragraph M.3 above.** Any interpretation of the proposed documents will be made by Addendum only, duly signed by the Design Professional, and a copy of such Addendum will be mailed or delivered to each Bidder receiving a set of Contract Documents and each plan room where the Contract Documents are maintained. The Owner will not be responsible for any other explanation or interpretation of the proposed documents.
2. In interpreting the Contract Documents, words describing materials that have a well-known technical or trade meaning, unless otherwise specifically defined in the Contract Documents, shall be construed in accordance with the well-known meaning recognized by the trade.
3. Bidders are responsible for notifying the Owner and the Design Professional in a timely manner of any ambiguities, inconsistencies, errors, or omissions in the Contract Documents. The Bidder shall not, at any time after the execution of the Contract, be compensated for a claim alleging insufficient data, incomplete Contract Documents, or incorrectly assumed conditions regarding the nature or character of the Work, if no request was made by the Bidder prior to the bid opening.

O. STATE SALES AND USE TAXES

1. The Owner is a political subdivision of the State of Ohio and is exempt from taxation under the Ohio Sales Tax and Use Tax Laws. Building materials that the successful Bidder purchases for incorporation into the Project will be exempt from state sales and use taxes if the successful Bidder provides a properly completed Ohio Department of Taxation Construction Contract Exemption Certificate to the vendors or suppliers when the materials are acquired. The Owner will execute properly completed certificates on request.

P. DATE FOR SUBSTANTIAL COMPLETION/ DATE FOR FINAL COMPLETION /LIQUIDATED DAMAGES

1. The Date for Substantial Completion (aka Contract Time), Date for Final Completion, and Liquidated Damages shall be as defined and set forth in the Owner-Contractor Agreement. **By submitting its Bid, each Bidder agrees that the period for performing its Work is reasonable.**

Q. OWNER'S RIGHT TO WAIVE DEFECTS AND IRREGULARITIES

1. The Owner reserves the right to waive any and all irregularities provided that the defects and irregularities do not affect the amount of the bid in any material respect or otherwise give the Bidder a competitive advantage.

R. MODIFICATION/WITHDRAWAL OF BIDS

1. Modification. A Bidder may modify its bid by written communication to the Owner addressed to the Owner's Representative at any time prior to the scheduled closing time for receipt of bids, provided such written communication is received by Owner's Representative prior to the bid deadline. The written communication shall not reveal the bid price, but should provide the addition or subtraction or other modification so that the final prices or terms will not be known until the sealed bid is opened. If the Bidder's written instructions with the change in bid reveal the bid amount in any way prior to the bid opening, the bid may be rejected as non-responsive.
2. Withdrawal Prior to Bid Deadline. A Bidder may withdraw its bid at any time for any reason prior to the bid deadline for the opening of bids. The request to withdraw shall be made in writing to and received by the Owner prior to the time of the bid opening.
3. Withdrawal after Bid Deadline.
 - a. All bids shall remain valid and open for acceptance for a period of at least 60 days after the bid opening; provided, however, that a Bidder may withdraw its bid from consideration after the bid deadline when all of the following apply:
 - (1) the price bid was substantially lower than the other bids;
 - (2) the reason for the bid being substantially lower was a clerical mistake, rather than a mistake in judgment, and was due to an unintentional and substantial error in arithmetic or an unintentional omission of a substantial quantity of work, labor, or material;
 - (3) the bid was submitted in good faith; and
 - (4) the Bidder provides written notice to the Owner, to the attention of the Owner's Representative, within two (2) business days after the bid opening for which the right to withdraw is claimed.
 - b. No bid may be withdrawn under this provision if the result would be the awarding of the contract on another bid for the bid package from which the Bidder is withdrawing its bid to the same Bidder.
 - c. If a bid is withdrawn under this provision, the Owner may award the Contract to another Bidder determined by the Owner to be the lowest responsible bidder or the Owner may reject all bids and advertise for other bids. In the event the Owner advertises for other bids, the withdrawing Bidder shall pay the costs incurred in connection with the rebidding by the Owner, including the cost of printing new Contract Documents, required advertising, and printing and mailing notices to prospective bidders, if the Owner finds that such costs would not have been incurred but for such withdrawal.

S. COMPLIANCE WITH APPLICABLE LAWS

1. By submitting a bid for Work on the Project, the Bidder acknowledges that it is in compliance with applicable federal, state, and local laws and regulations, including, but not limited to, the following:
 - a. Equal Employment Opportunity/Nondiscrimination. The Bidder agrees that if it is awarded a contract that in the hiring of employees for performance of work under the contract or any subcontract, neither it nor any subcontractor, or any person acting on its behalf or its subcontractor's behalf, by reason of race, creed, sex, disability as defined in Section 4112.01 of the Ohio Revised Code, or color, shall discriminate against any citizen of the state in the employment of labor or workers who are qualified and available to perform work to which the employment relates. The Bidder further agrees that neither it nor any subcontractor or any person on its behalf or on behalf of any subcontractor, in any manner,

shall discriminate against or intimidate any employees hired for the performance of the work under the contract on account of race, creed, sex, disability as defined in Section 4112.01 of the Ohio Revised Code, or color.

- b. Ethics Laws. The Bidder represents that it is familiar with all applicable ethics law requirements, including without limitation Sections 102.04 and 3517.13 of the Ohio Revised Code, and certifies that it is in compliance with such requirements.

T. FINDINGS FOR RECOVERY

- 1. By submitting its bid, each Bidder certifies for reliance of the Owner that it has no unresolved finding for recovery against it issued by the Auditor of the State of Ohio on or after January 1, 2001, except as permitted by Section 9.24 (F) of the Ohio Revised Code.

U. PREVAILING WAGES

- 1. Prevailing wages do not apply.

END OF INSTRUCTIONS TO BIDDERS

BID FORM

1.01 BID SUBMITTED BY:

(Contractor)

Date bid submitted: _____

1.02 DELIVER TO:

Ridgemont Local School District Board of Education
ATTN: Brian Hogan, Superintendent
560 W. Taylor Street
Mount Victory, Ohio 43340

1.03 Having carefully reviewed the Instructions to Bidders, Drawings, Specifications and other Contract Documents for the Project titled **District Office portion of the PK-12 Additions and Renovations Project** including having also received, read, and taken into account the following Addenda:

Addendum No.	Dated
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

and likewise having inspected the site and the conditions affecting and governing the Project, the undersigned hereby proposes to furnish all materials and to perform all labor, as specified and described in the said Specifications and/or as shown on the said Drawings for all Work necessary to complete the Project on a timely basis and in accordance with the Contract Documents regardless of whether expressly provided for in such Specifications and Drawings.

1.04 Before completing the Bid Form, the undersigned represents that it has carefully reviewed the Request for Bids, Instructions to Bidders, this Bid Form, Form of Bid Guaranty and Contract Bond, Contractor's Affidavit (O.R.C. 5719.042), Owner-Contractor Agreement, Drawings, Project Specifications, and other Contract Documents. Failure to comply with provisions of the Contract Documents may be cause for disqualification of the bid.

1.05 BONDS AND CONTRACT: If the undersigned is notified of bid acceptance, it agrees to furnish required bonds as indicated in the Instructions to Bidders.

1.06 COMPLETION OF WORK: In submitting a bid, the undersigned agrees to execute the Owner-Contractor Agreement in the form included in the Contract Documents and to complete its Work as required by the Contract Documents.

NOTE A: The wording of the Bid Form shall be used throughout, without change, alteration, or addition. Any change may cause it to be rejected.

NOTE B: Bidder is cautioned to bid only on the Brands or Standards specified.

NOTE C: If there is an inconsistency or conflict in the Bid amount, the lowest amount shall control, whether expressed in numbers or words.

2.01 BID:

Include the cost of all labor and material for the contract listed below. Bidder is to fill in all blanks related to the Bid Package for which a bid is being submitted. If no bid is submitted for an item, leave the item blank or insert "NO BID" in the blank. For alternate items, indicate whether the amount stated is in addition to or a deduction from the base bid amount (if there is no indication whether the amount for an alternate is an addition or a deduction, the amount shall be a deduction).

2.02 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Lump Sum – All Work, including, a \$25,000 allowance for the Construction Contingency and a \$5,000 allowance for the Temporary Heating Contingency, but not including alternates.

_____	Dollars	(\$ _____)
(Words)		(Figures)

2.03 [Not Used.]

2.04 [Not Used.]

3.01 INSTRUCTIONS FOR SIGNING

- A. The person signing for a sole proprietorship must be the sole proprietor or his authorized representative. The name of the sole proprietor must be shown below.
- B. The person signing for a partnership must be a partner or his authorized representative.
- C. The person signing for a corporation must be the president, vice president or other authorized representative; or he must show authority, by affidavit, to bind the corporation.
- D. The person signing for some other legal entity must show his authority, by affidavit, to bind the legal entity.

4.01 BIDDER CERTIFICATIONS. The Bidder hereby acknowledges that the following representations in this bid are material and not mere recitals:

- 1. **The Bidder acknowledges that this is a public project involving public funds, and that the Owner expects and requires that each successful Bidder adhere to the highest ethical and performance standards. The Bidder by submitting its bid pledges and agrees that (a) it will act at all times with absolute integrity and truthfulness in its dealings with the Owner and the Design Professional, (b) it will use its best efforts to cooperate with the Owner and the Design Professional and all other Contractors on the Project and at all times will act with professionalism and dignity in its dealings with the Owner, Design Professional and other Contractors, (c) it will assign only competent supervisors and workers to the Project, each of whom is fully qualified to perform the tasks that are assigned to him/her, and (d) it has read, understands and will comply with the terms of the Contract Documents.**
- 2. The Bidder represents that it has had a competent person carefully and diligently review each part of the Contract Documents, including any Divisions of the Specifications and parts of the Drawings that are not directly applicable to the Work on which the Bidder is submitting its bid. By submitting its bid, each Bidder represents and agrees, based upon its careful and diligent review of the Contract Documents, that it is not aware of any conflicts, inconsistencies, errors or omissions in the Contract Documents for which it has not notified the Design Professional in writing at least ten (10) days prior to the bid opening. If there are any such conflicts, inconsistencies, errors or omissions in the Contract Documents, the Bidder (i) will provide the labor, equipment or materials of the better quality or greater quantity of Work; and/or (ii) will comply with the more stringent requirements. The Bidder will not be entitled to any additional compensation for any conflicts, inconsistencies, errors or omissions that would have been discovered by such careful and diligent review, unless it has given such prior written notice to Design Professional.

3. The Bidder represents that it has had a competent person carefully and diligently inspect and examine the entire site for the Project and the surrounding area, including all parts of the site applicable to the Work for which it is submitting its bid, and carefully correlate the results of the inspection with the requirements of the Contract Documents. The Bidder agrees that its bid shall include all costs attributable to site and surrounding area conditions that would have been discovered by such careful and diligent inspection and examination of the site and the surrounding area, and the Bidder shall not be entitled to any Change Order, additional compensation, or additional time on account of conditions that could have been discovered by such an investigation.
4. The Bidder represents, understands and agrees that a) the Claim procedures in the General Conditions as modified for the Project are material terms of the Contract Documents, b) if it has a Claim, it will have its personnel provide complete and accurate information to complete and submit the Statement of Claim form on a timely basis, c) the proper completion and timely submission of a Statement of Claim form is a condition precedent to any change in the Contract Sum or the Contract Time(s), and d) the proper and timely submission of the Statement of Claim form provides the Owner and the Design Professional with necessary information so that the Owner may investigate the Claim and mitigate its damages.
5. The Bidder represents that the bid contains the name of every person interested therein and is based upon the Standards specified by the Contract Documents.
6. The Bidder and each person signing on behalf of the Bidder certifies, and in the case of a bid by joint venture, each member thereof certifies as to such member's entity, under penalty of perjury, that to the best of the undersigned's knowledge and belief: (a) the Base Bid, any Unit Prices and any Alternate bid in the bid have been arrived at independently without collusion, consultation, communication or agreement, or for the purpose of restricting competition as to any matter relating to such Base Bid, Unit Prices or Alternate bid with any other Bidder; (b) unless otherwise required by law, the Base Bid, any Unit Prices and any Alternate bid in the bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to the bid opening, directly or indirectly, to any other Bidder who would have any interest in the Base Bid, Unit Prices or Alternate bid; (c) no attempt has been made or will be made by the Bidder to induce any other Person to submit or not to submit a bid for the purpose of restricting competition; and (d) the statements made in this Bid Form are true and correct.
7. The Bidder will execute the form of Owner/Contractor Agreement in the form included with the Contract Documents, if a Contract is awarded on the basis of this bid, and if the Bidder does not execute the Contract Form for any reason, other than as authorized by law, the Bidder and the Bidder's Surety are liable to the Owner.
8. The Bidder certifies that the upon the award of a Contract, the Contractor will ensure that all of the Contractor's employees, while working on the Project site, will not purchase, transfer, use or possess illegal drugs or alcohol or abuse prescription drugs in any way.
9. The Bidder agrees to furnish any information requested by the Design Professional or the Owner's authorized representative to evaluate that the Bidder has submitted the lowest responsible bid and that the bid is responsive to the specifications.
10. The Bidder certifies that it has no unresolved findings for recovery issued by the Auditor of State.
11. The Bidder certifies that it is aware of and in compliance with the requirements of Ohio Revised Code Section 3517.13 regarding campaign contributions.
12. The Bidder further states that it is a duly licensed contractor, for the type of work proposed, in accordance with the local requirements, and that all fees, permits, etc., pursuant to submitting this Bid have been paid in full.

LEGAL NAME OF BIDDER: _____

BIDDER IS (check one): ☐ sole proprietor ☐ partnership ☐ corporation ☐ other legal entity

NAME & TITLE OF PERSON LEGALLY AUTHORIZED TO BIND BIDDER TO A CONTRACT:

Name	Title
DATE SIGNED: _____	SIGNATURE: _____
	ADDRESS: _____

	TELEPHONE: _____
	FAX: _____
	FEDERAL TAX I.D. # _____

When the Bidder is a partnership or a joint venture, state name and address of each partner in the partnership or participant in the joint venture below:

_____	_____
_____	_____
Name	Address
_____	_____
_____	_____
Name	Address
_____	_____
_____	_____
Name	Address
_____	_____
_____	_____
Name	Address
_____	_____
_____	_____
Name	Address

END OF SECTION

**SECTION 22 40 00
PLUMBING FIXTURES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Flush Valve Water closets.
- B. Lavatories.
- C. Sinks.

1.02 RELATED REQUIREMENTS

- A. Section 07 92 00 - Joint Sealants: Sealing joints between fixtures and walls and floors.
- B. Section 22 10 05 - Plumbing Piping.
- C. Section 22 10 06 - Plumbing Piping Specialties.

1.03 REFERENCE STANDARDS

- A. ASME A112.6.1M - Supports for Off-the-Floor Plumbing Fixtures for Public Use; 1997 (Reaffirmed 2017).
- B. ASME A112.18.1 - Plumbing Supply Fittings; 2018, with Errata.
- C. ASME A112.19.2 - Ceramic Plumbing Fixtures; 2018.
- D. ASME A112.19.5 - Flush Valves and Spuds for Water Closets, Urinals, and Tanks; 2017.
- E. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2026.
- F. ISFA 2-01 - Classification and Standards for Solid Surfacing Material; 2013.
- G. NEMA LD 3 - High-Pressure Decorative Laminates; 2005.
- H. NSF 61 - Drinking Water System Components - Health Effects; 2022, with Errata.
- I. NSF 372 - Drinking Water System Components - Lead Content; 2022.

1.04 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide catalog illustrations of fixtures, sizes, rough-in dimensions, utility sizes, trim, and finishes.
- C. Maintenance Data: Include fixture trim exploded view and replacement parts lists.
- D. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with minimum three years of documented experience.
- B. Install per the requirements of the current plumbing code.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Accept fixtures on site in factory packaging. Inspect for damage.
- B. Protect installed fixtures from damage by securing areas and by leaving factory packaging in place to protect fixtures and prevent use.

1.07 WARRANTY

- A. Provide manufacturer's standard warranty for all plumbing fixtures and trim.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

- A. Potable Water Systems: Provide plumbing fittings and faucets that comply with NSF 61 and NSF 372 for maximum lead content; label pipe and fittings.

2.02 FLUSH VALVE WATER CLOSETS

- A. Manufacturers:
 - 1. American Standard, Inc
 - 2. Kohler Company
 - 3. Zurn Industries, Inc
 - 4. Sloan Valve Company.
 - 5. Substitutions: See Section 01 60 00 - Product Requirements.
- B. Bowl:
 - 1. ASME A112.19.2; wall hung, siphon jet flush action, vitreous china closet bowl, with elongated rim, 1-1/2 inch top spud, china bolt caps.
 - a. Water Consumption: 1.28 gallon per flush
- C. Flush Valve
 - 1. Manufacturers:
 - a. Sloan Valve Company.
 - b. Kohler.
 - c. American Standard.
 - d. Zurn Industries, Inc.
 - e. Geberit
 - f. Moen
 - g. Hydrotek
 - h. Substitutions: See Section 01 60 00 - Product Requirements.
 - 2. Manual Flush Valves: ASME A112.19.2; exposed chrome plated, diaphragm or piston type with oscillating handle, escutcheon, seat bumper, integral screwdriver stop and vacuum breaker
 - 3. Water consumption: 1.28 gallons per flush.
- D. Seats:
 - 1. Manufacturers: (Refer to Schedule on Drawings for Model numbers)
 - a. American Standard, Inc
 - b. Beneke
 - c. Bemis Manufacturing Company.
 - d. Church Seat Company.
 - e. Olsonite.
 - f. Zurn Industries, Inc
 - g. Substitutions: See Section 01 60 00 - Product Requirements.
 - 2. Solid white plastic, open front, extended back, self-sustaining hinge, brass bolts, with cover.
- E. Carriers:
 - 1. Manufacturers:
 - a. Jay R. Smith MFG. Co: www.jrsmith.com/#sle.
 - b. Watts Drainage
 - c. JOSAM Company.
 - d. Sloan Valve Company.
 - e. Zurn Industries, Inc.

- f. Wade.
- g. Substitutions: See Section 01 60 00 - Product Requirements.
- 2. ASME A112.6.1M; adjustable cast iron frame, integral drain hub and vent, adjustable spud, lugs for floor and wall attachment, threaded fixture studs with nuts and washers.
- 3. 750 pound load capacity

2.03 LAVATORIES

- A. Manufacturers:
 - 1. American Standard, Inc
 - 2. Kohler Company.
 - 3. Zurn Industries, LLC: www.zurn.com/#sle.
 - 4. Bradley
 - 5. Acorn Engineering
 - 6. Just
 - 7. Elkay
 - 8. Willoughby, Inc.
 - 9. Franke
 - 10. Substitutions: See Section 01 60 00 - Product Requirements.
- B. Vitreous China Wall Hung Basin:
 - 1. ASME A112.19.2; vitreous china wall hung lavatory, rectangular basin with splash lip, front overflow, soap depression, and concealed arm supports.
 - a. Drilling Centers: 4 inch.
- C. Supply Faucet:
 - 1. Manufacturers: (Refer to Schedule on Drawings for Model Numbers)
 - a. Zurn Industries, Inc.
 - b. Chicago.
 - c. American Standard Inc.
 - d. Kohler
 - e. Moen.
 - f. Speakman
 - g. Hydrotek
 - h. T & S Brass.
 - i. Sloan Valve Company.
 - j. Substitutions: See Section 01 6000 - Product Requirements.
 - 2. Sensor Operated Lavatory Faucet :
 - a. ADA Compliant, sensor activated, low voltage transformer, plug-in power, chrome plated brass, lead free in accordance with NSF-61-G, single hole installation, hand washing faucet with laminar flow spray head, thermostatic mixing valve conforming to ASSE 1070, splash proof circuit control module, automatic adjustable sensor range, cover-plate for 4" centers.
 - 1) Supply Faucet Centers: single center hole
 - 2) Water Consumption: 1.0 gpm
- D. Accessories:
 - 1. Chrome plated 17 gage brass P-trap with clean-out plug and arm with escutcheon.
 - 2. ASSE 1070 compliant, point of use thermostatic tempering valve where noted. Mount above ceiling in accessible location.
 - 3. Grid Strainer.
 - 4. Removable key handle stops.
 - 5. Flexible supplies.

6. Under sink piping covers. Refer to specification section 22 0717 Piping Safety Covers.
- E. Carrier:
1. Manufacturers:
 - a. Jay R. Smith MFG. Co: www.jrsmith.com/#sle.
 - b. Zurn Industries, Inc.
 - c. JOSAM Company: www.josam.com.
 - d. Sloan Valve Company: www.sloanvalve.com.
 - e. Wade.
 - f. Watts Drainage.
 - g. Substitutions: See Section 01 60 00 - Product Requirements.
 2. ASME A112.6.1M; cast iron and steel frame with tubular legs, lugs for floor and wall attachment, concealed arm supports, bearing plate and studs.

2.04 SINKS

- A. Manufacturers: (Refer to Schedule on Drawings for Model numbers)
1. Just
 2. Elkay
 3. American Standard Inc.
 4. Kohler Company.
 5. Acorn Engineering
 6. Franke
 7. Substitutions: See Section 01 60 00 - Product Requirements.
- B. Single Compartment Bowl:
1. ASME A112.19.3M; 18 gage thick, Type 304 stainless steel, self-rimming and undercoated, with ledge back drilled for trim.
 - a. Drain: 1-1/2 inch chromed brass drain.
- C. Supply Faucet:
1. Manufacturers:
 - a. Zurn Industries, Inc.
 - b. Chicago.
 - c. American Standard Inc.
 - d. Moen.
 - e. T & S Brass.
 - f. Sloan Valve Company
 - g. Kohler.
 - h. Speakman.
 - i. Substitutions: See Section 01600 - Product Requirements.
 2. Faucets: ASME A112.18.1; chrome plated brass supply, lead free in accordance with NSF-61-G, ceramic disc valving with swing spout, vandal proof water economy aerator, ADA compliant indexed lever handles. Refer to drawings for additional requirements.
 - a. Water consumption: 1.0 gpm
- D. Accessories:
1. Chrome plated 17 gage brass P-trap with clean-out plug and arm with escutcheon.
 2. Removable key handle stop.
 3. Rigid supplies.
 4. Strainer basket where required.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that walls and floor finishes are prepared and ready for installation of fixtures.
- B. Verify that electric power is available and of the correct characteristics.

3.02 PREPARATION

- A. Rough-in fixture piping connections in accordance with minimum sizes indicated in fixture rough-in schedule for particular fixtures.

3.03 INSTALLATION

- A. Install each fixture with trap, easily removable for servicing and cleaning.
- B. Provide chrome plated rigid or flexible braided stainless steel supply hose to fixtures with loose key stops, reducers, and escutcheons.
- C. Install components level and plumb.
- D. Install and secure fixtures in place with wall supports and bolts.
- E. Seal fixtures to wall and floor surfaces with sealant as specified in Section 07 92 00, color to match fixture.

3.04 ADJUSTING

- A. Adjust stops or valves for intended water flow rate to fixtures without splashing, noise, or overflow.

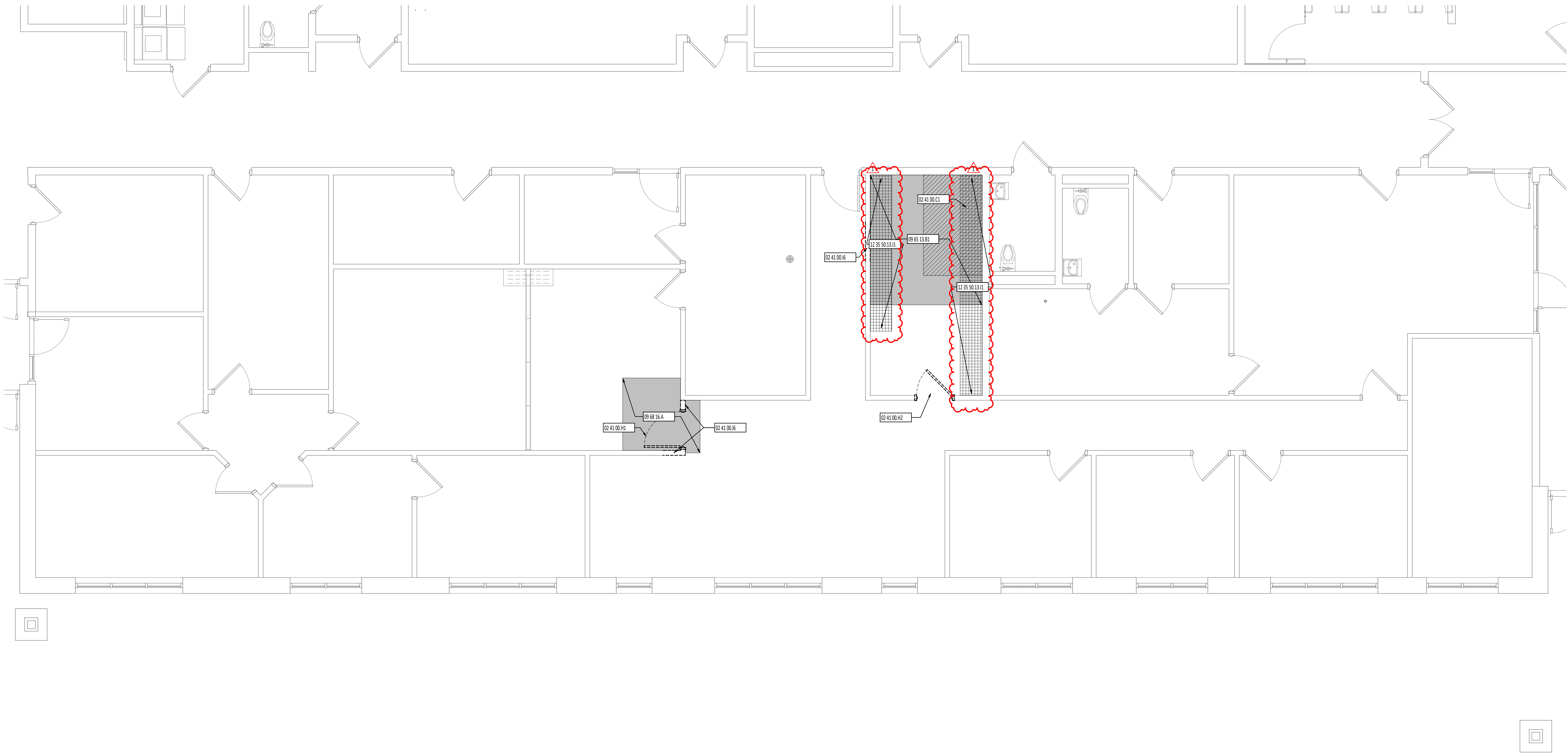
3.05 CLEANING

- A. Clean plumbing fixtures and equipment.

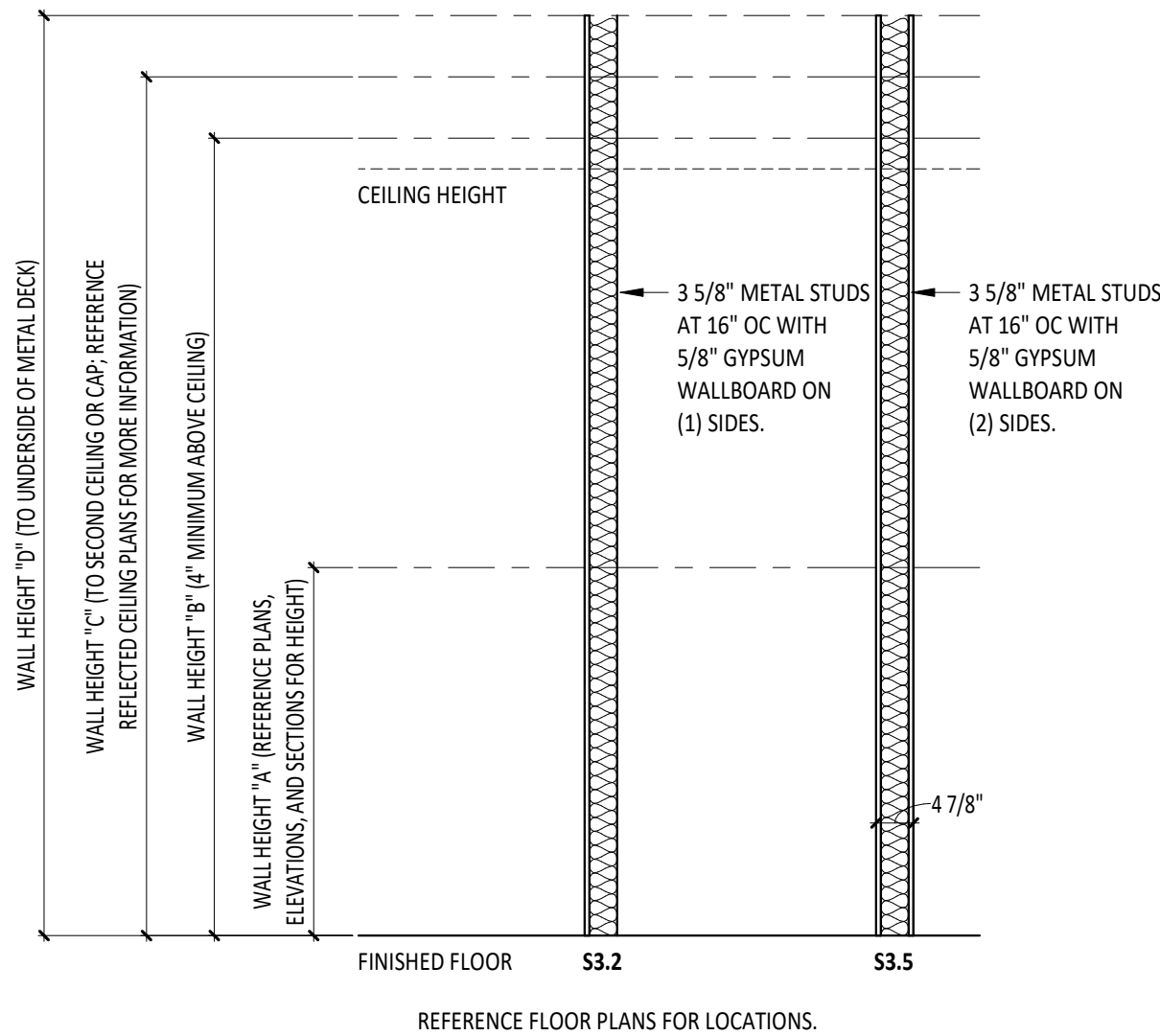
3.06 SCHEDULES

- A. Fixture Heights: Install fixtures to heights above finished floor as indicated on plumbing fixture schedule on drawings. Refer to drawings for locations of ADA fixtures.

END OF SECTION



1 FIRST FLOOR PLAN - UNIT A
1/4" = 1'-0"



2 STUD WALL TYPES (S)
1/2" = 1'-0"

WALL TYPE GENERAL NOTES

- A GYPSUM WALLBOARD TO BE ABUSE-RESISTANT TO 8'-0" ABOVE FINISHED FLOOR WHERE EXPOSED TO VIEW WITH THE EXCEPTION OF THE UNIT B ADMINISTRATION AREA.
- B PROVIDE ACOUSTICAL SEALANT AT ALL JOINTS.
- C PROVIDE DEFLECTION TRACK WHERE STUDS EXTEND TO THE BOTTOM OF STRUCTURE.
- D PROVIDE FIRESTOPPING AT RATED WALLS - REFERENCE SPECIFICATION SECTION 07 84 00.

WALL TYPE INFORMATION

- WALL TYPE SYMBOL
- WALL TYPE (REFERENCE PLAN AND TYPE DETAILS)
- ADDITIONAL INFORMATION; SEE BELOW
- FIRE/SMOKE RATING: 0, 1, 2, 3, OR 5 (SMOKE)
- WALL HEIGHTS; REFERENCE WALL TYPE DETAILS

ADDITIONAL INFORMATION

- A = ACOUSTICAL BATT INSULATION

DEMOLITION FLOOR PLAN GENERAL NOTES

- A 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.
- B 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.
- C 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.
- D 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.
- E PROTECT EXISTING SURFACES TO REMAIN IN AREAS ADJACENT TO DEMOLITION WORK. CONTRACTOR TO REPAIR EXISTING SURFACES TO REMAIN DAMAGED DURING CONSTRUCTION AND DEMOLITION.
- F 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.
- G SELECTIVE DEMOLITION FOR INSTALLATION OF NEW MECHANICAL, PLUMBING, OR ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR TRADE REQUIRING THE DEMOLITION.
- H DEMOLISHED MATERIALS ARE THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE AND SHALL BE PROMPTLY DISPOSED OFF SITE IN A LEGAL MANNER.
- I 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.
- J DIMENSIONAL INFORMATION FOR NEW OPENINGS INDICATED ON DEMOLITION DWGS. ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION AND COORDINATION WITH NEW CONSTRUCTION.
- K PRIOR TO START OF DEMOLITION, DUST AND SOUND BARRIERS SHALL BE CONSTRUCTED.
- L PROPER EGRESS AND APPROVED BARRIERS MUST BE MAINTAINED THROUGHOUT THE DEMOLITION AREA AT ALL TIMES.
- M REMOVE DEBRIS DAILY.

#	KEYNOTE DESCRIPTION
02 41 00.C1	REMOVE PORTION OF EXISTING CONCRETE SLAB AS NEEDED FOR PLUMBING WORK
02 41 00.H1	REMOVE AND SALVAGE EXISTING DOOR AND FRAME FOR REINSTALLATION INTO NEW WALL
02 41 00.H2	REMOVE EXISTING DOOR AND FRAME
02 41 00.J6	REMOVE PORTION OF EXISTING METAL STUD WALL
09 65 13.B1	RUBBER FLOORING - REMOVE FLOORING FOR CONSTRUCTION AS NEEDED. SALVAGE FLOORING TO REUSE. REFERENCE SHEET A9.1 FOR POST CONSTRUCTION RUBBER FLOORING PLACEMENT LOCATION.
09 68 16.A	EXISTING BROADLOOM CARPET TO REMAIN AT THIS LOCATION. PROTECT DURING CONSTRUCTION ACTIVITIES. CARPET TO BE CUT AND ROLLED INTO PLACE ONCE CONSTRUCTION IS COMPLETE.
12 35 50.13.1	WORKROOM EXISTING CASEWORK THAT IS NOT REUSED AS PART OF THE PROJECT SCOPE, IS TO BE REMOVED AND SALVAGED FOR OWNER USE.

RIDGEMONT LOCAL SCHOOL DISTRICT
RENOVATION

PROJECT FOR:

560 W 3010th ST. - MT. VERNON, OHIO 43008

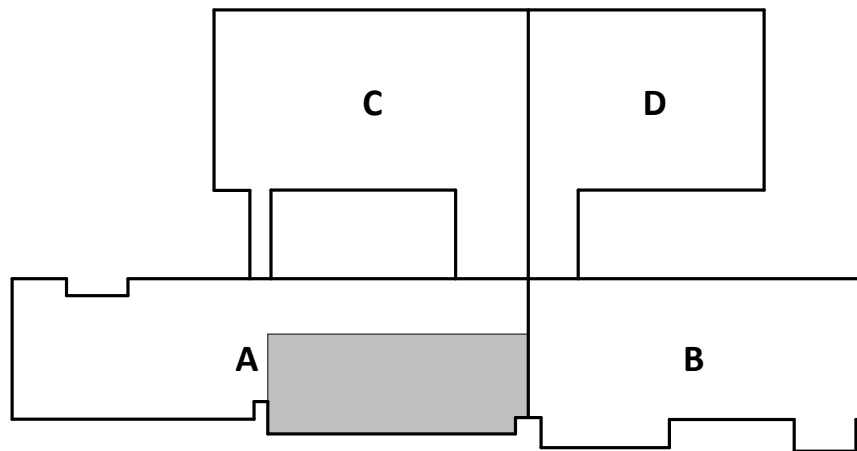
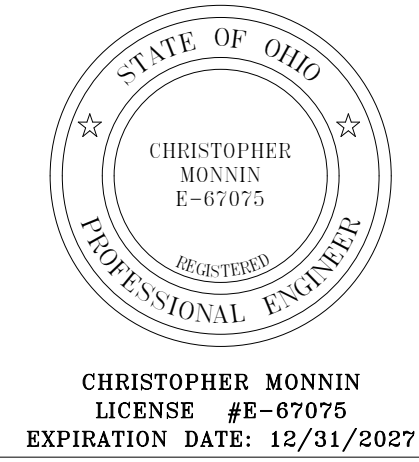
ISSUANCES/REVISIONS

1	CONSTRUCTION DOCUMENTS - ADDENDUM 02	08/13/2026	09/01/2026
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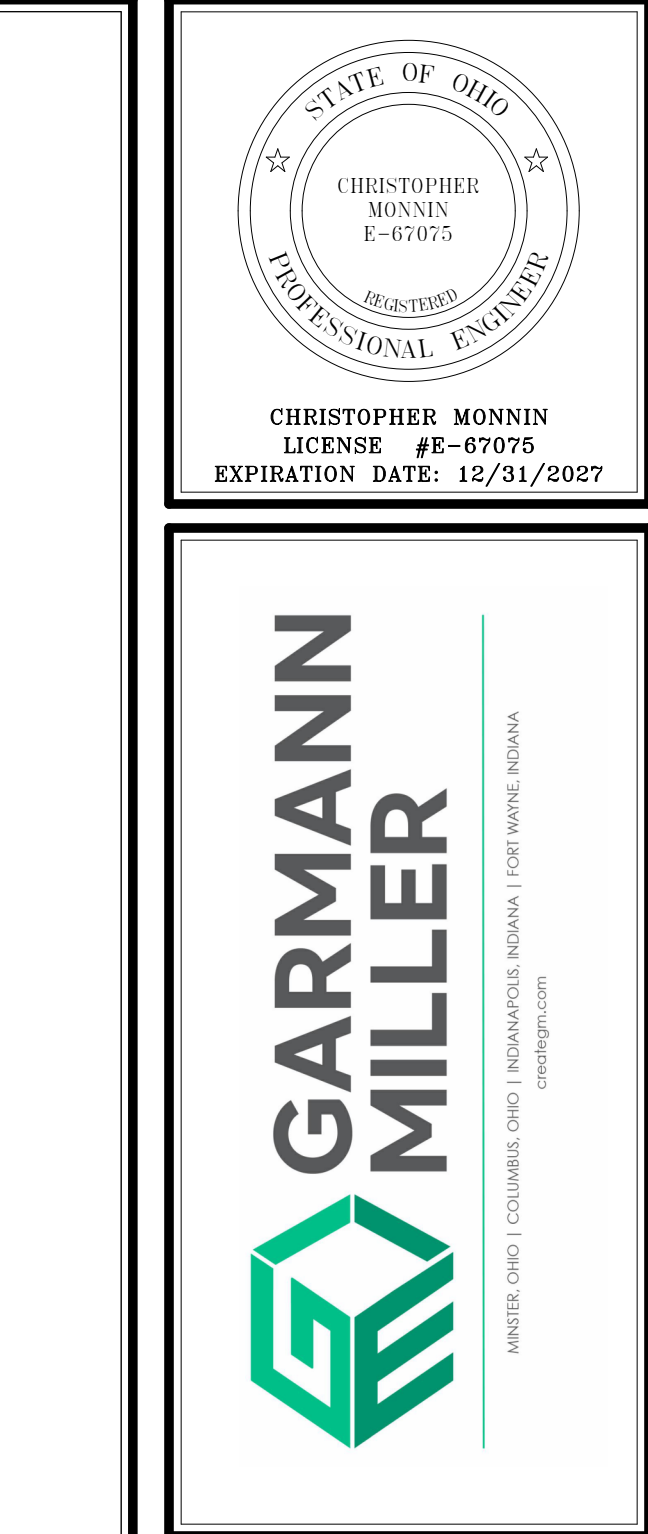
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25039.00	zlw	cws

SHEET TITLE:
FIRST FLOOR
DEMOLITION PLAN
- UNIT A

SHEET NUMBER:
AD1.1



KEY PLAN



PROJECT FOR:
LOCAL SCHOOL INNOVATION
560 W. TAYLOR ST. - MT. VICTORY, OHIO 43340

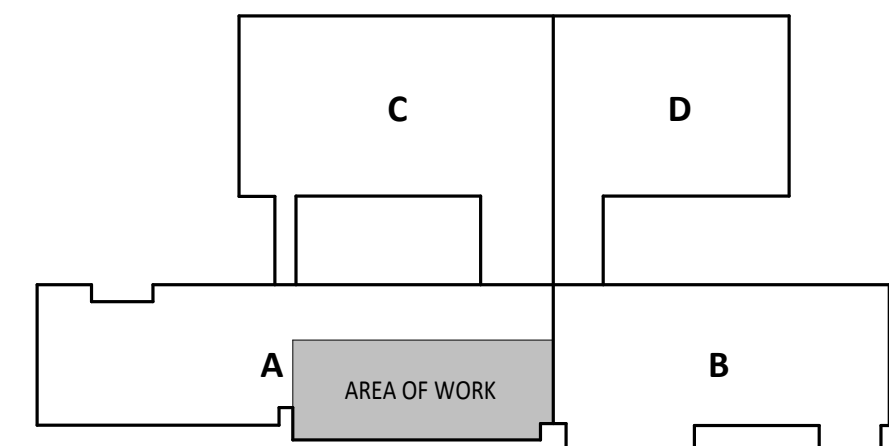
2 ENLARGED RESTROOM PLAN
A1.1 1/2" = 1'-0"

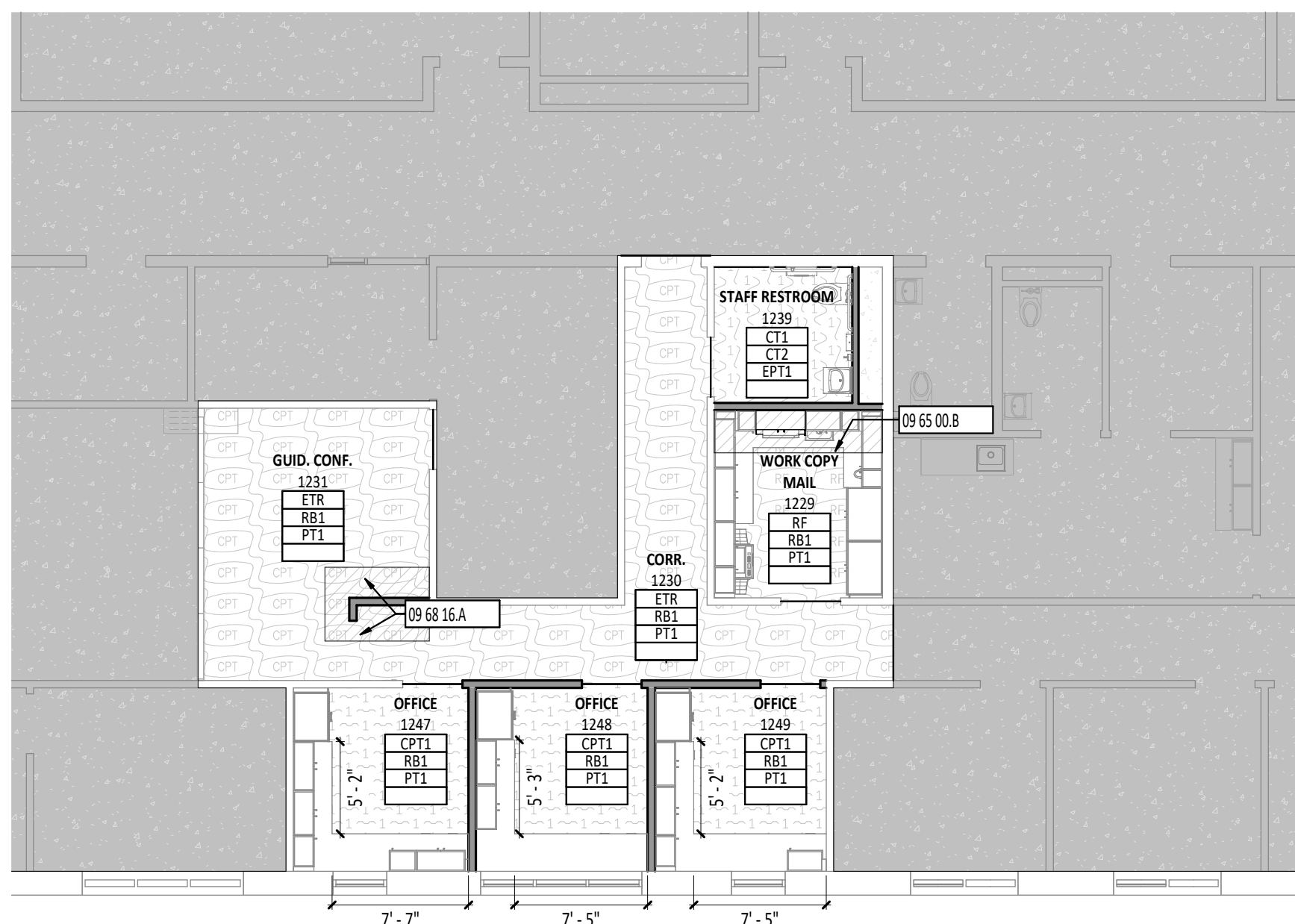
#	KEYNOTE DESCRIPTION
03 30 00.C1	CONCRETE SLAB INFILL MATCH THICKNESS
09 21 16.A3	WRAP GYPSUM WALLBOARD

FLOOR PLAN SYMBOLS **LEGEND**

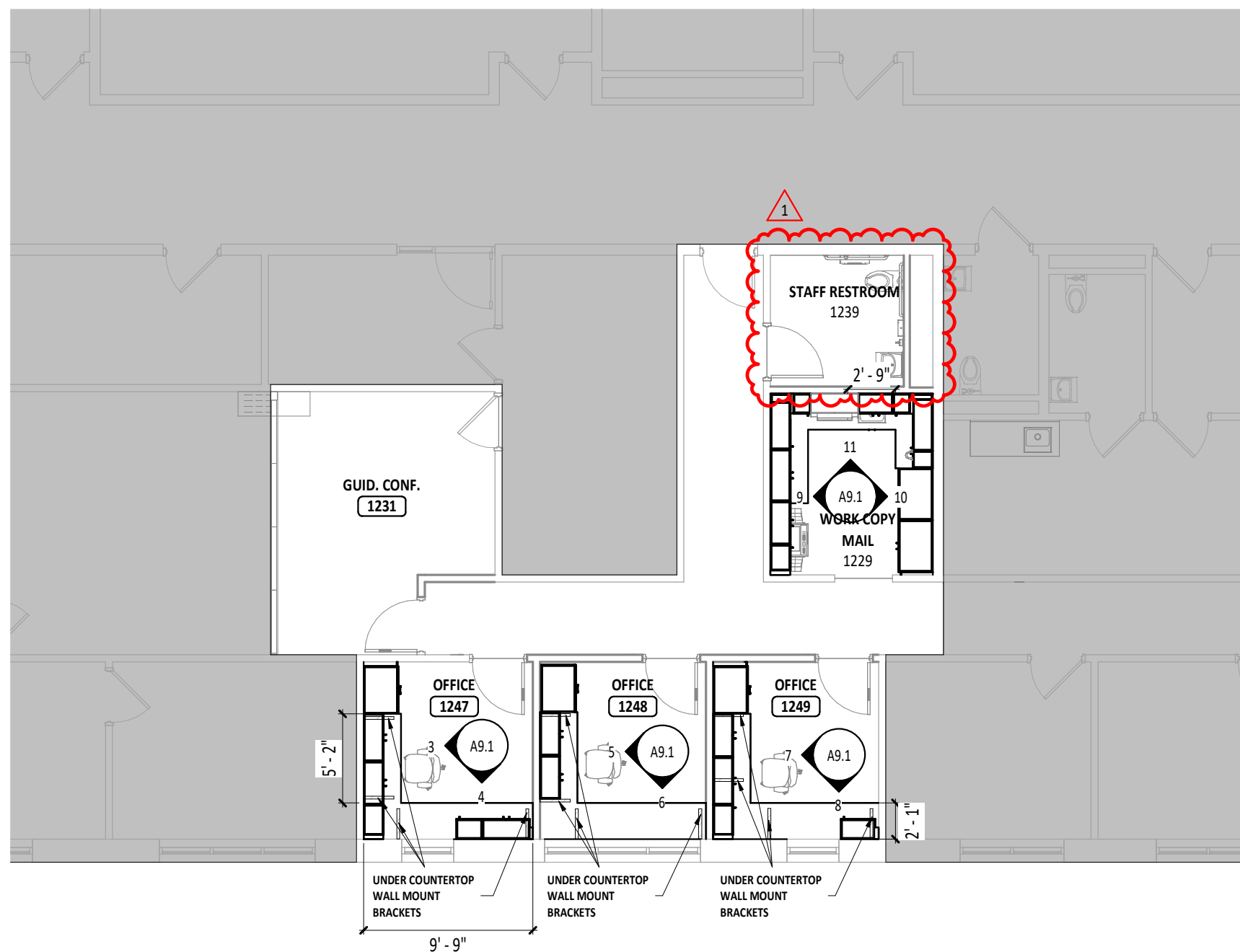
AED
 DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE.
 FE₁...
 FE₂...
 FE₃...
 FIRE EXTINGUISHER CABINET DESIGNATION - REFERENCE SPECIFICATIONS
 ROOM DESIGNATION - REFERENCE ROOM INDEX.
 ROOM SIGNAGE NUMBER
 CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
 WALL TYPE DESIGNATION - REFERENCE WALL TYPES.
 STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
 DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
 KEYNOTE DESIGNATION
 SPECIFICATION SECTION
 **CALLOUT**
 DETAIL NUMBER
 SHEET NUMBER
 **EXTERIOR ELEVATION**
 DETAIL NUMBER
 SHEET NUMBER
 **INTERIOR ELEVATION**
 DETAIL NUMBER
 SHEET NUMBER
 **SECTION**
 DETAIL NUMBER
 SHEET NUMBER

NOTES:
1. PROVIDED AND INSTALLED BY OWNER

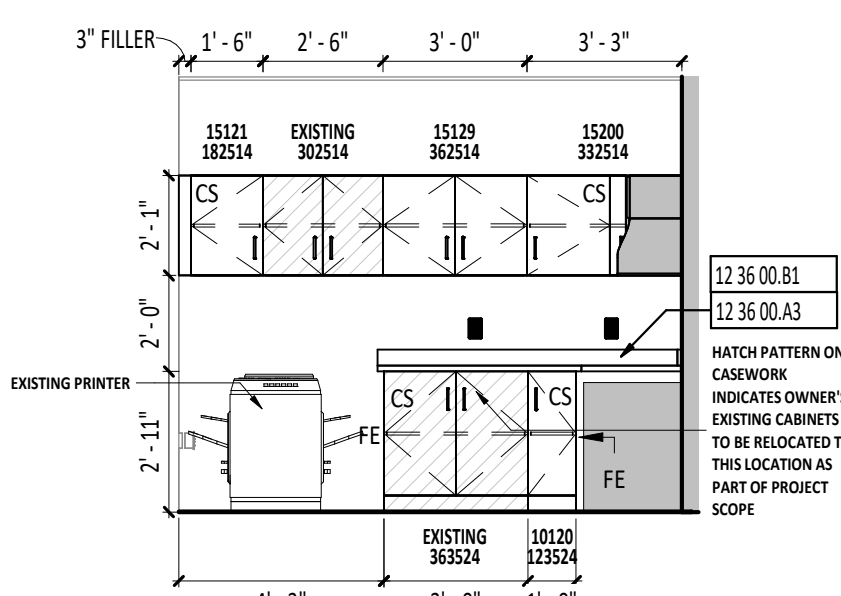




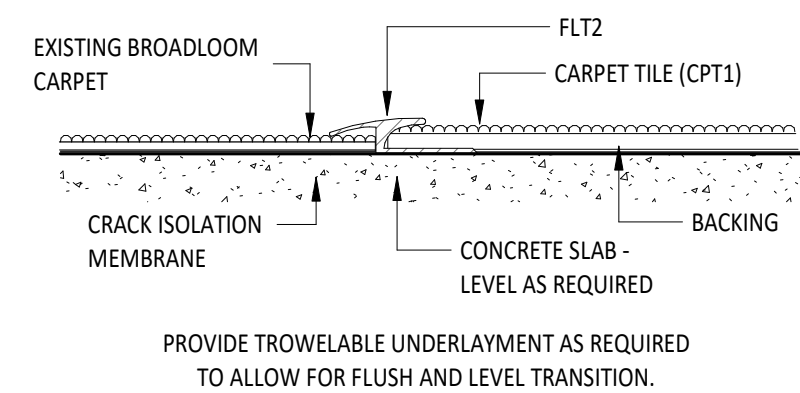
1 FIRST FLOOR FINISH PLAN - UNIT A
1/8" = 1'-0"



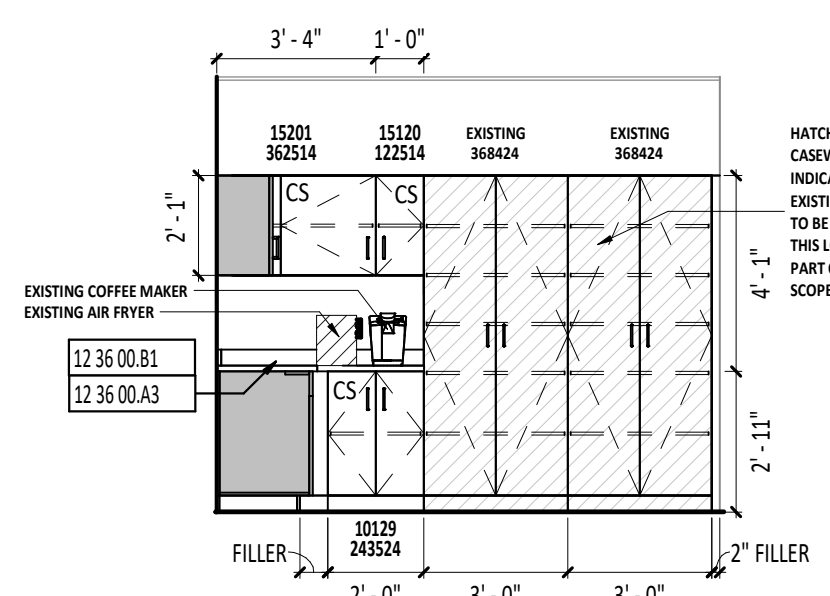
2 FIRST FLOOR EQUIPMENT PLAN - UNIT A
1/8" = 1'-0"



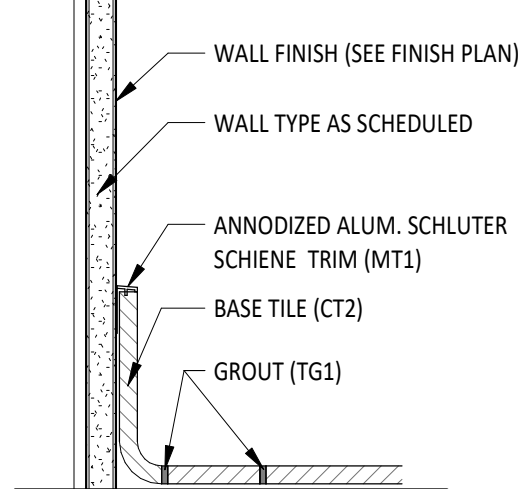
9 WORK COPY MAIL - 1229 WEST
1/4" = 1'-0"



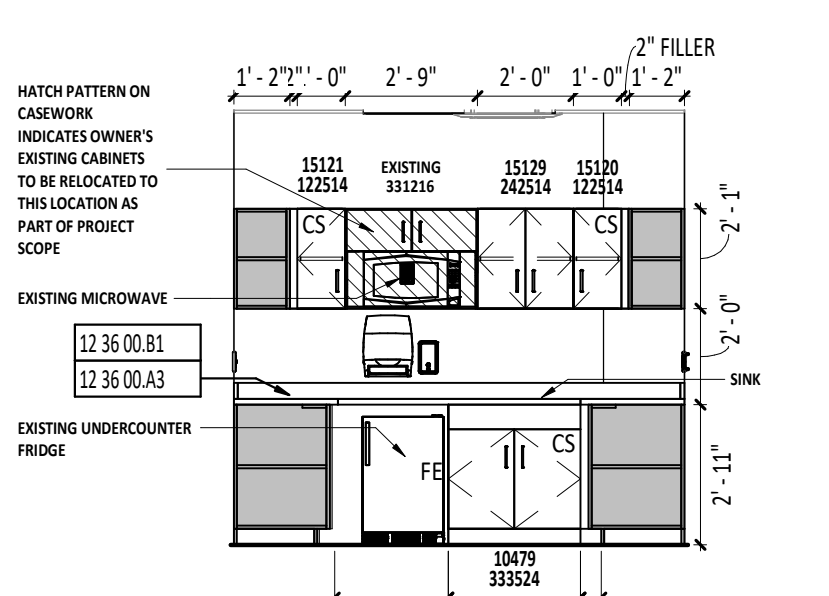
14 FLOOR TRANSITION - EXISTING BROADLOOM CARPET TO CARPET TILE
6" = 1'-0"



10 WORK COPY ROOM - 1229 EAST
1/4" = 1'-0"



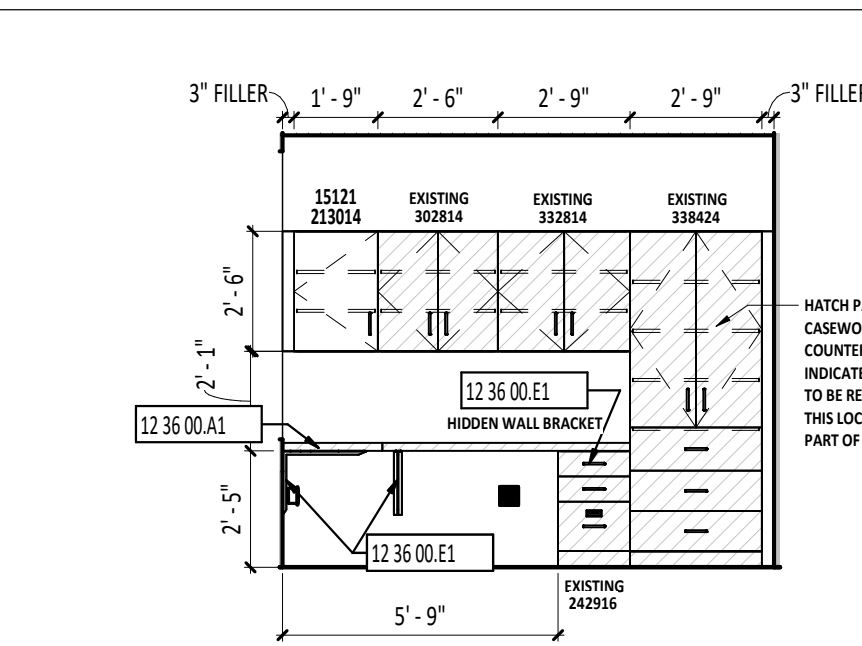
15 WALL TILE TO FLOOR TILE BASE DETAIL
3" = 1'-0"



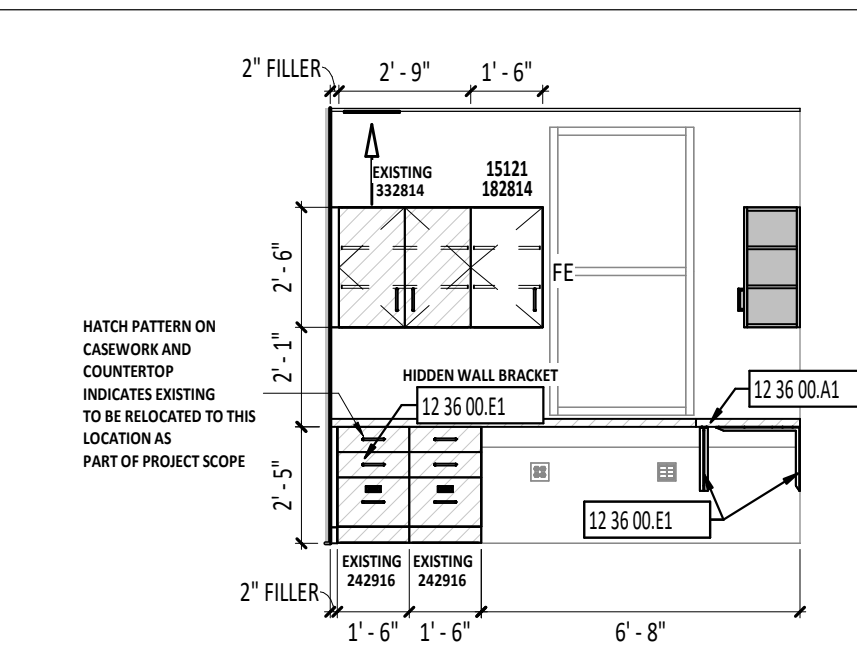
11 WORK COPY ROOM - 1229 NORTH
1/4" = 1'-0"

FINISH MATERIAL SCHEDULE

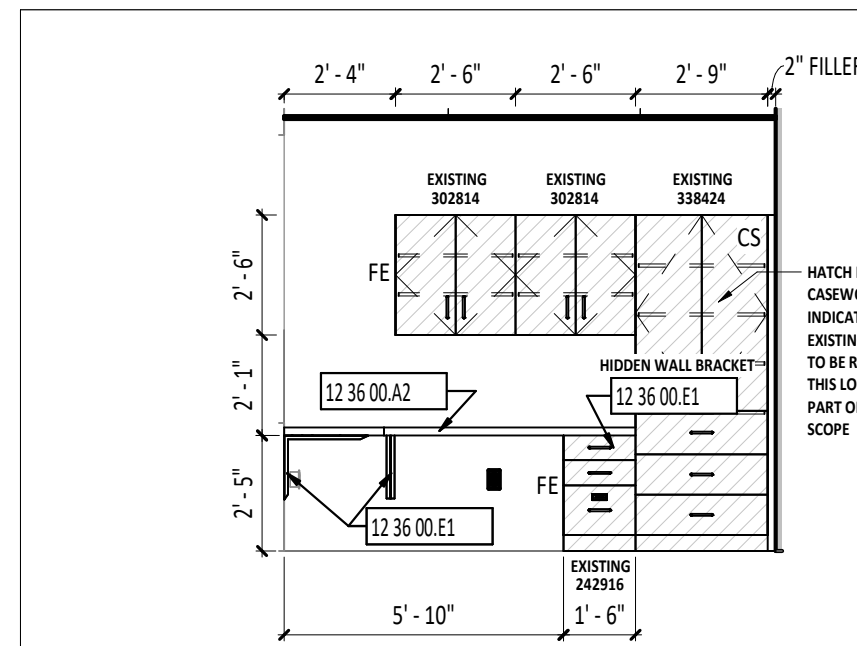
NAME	MANUFACTURER	STYLE	NUMBER	COLOR	SIZE	COMMENTS
08 14 00 WOOD DOORS	--	RED OAK, PLAIN SLICED	--	--	--	MATCH EXISTING, VERIFY IN FIELD
09 30 00 TILING - CERAMIC PORCELAIN TILE						
CT1	DALTILE	PORCELAIN TILE	HM23	HARMONIST - COMPOSURE	12"x12"	MATTE SURFACE FINISH
CT2	DALTILE	PORCELAIN TILE	S36C9	HARMONIST - COMPOSURE	6"x12" TILE	MATTE SURFACE FINISH - COVE BASE IN RESTROOM
09 30 00 TILING - METAL TRIM						
MT1	SCHLUTER	SCHIENE	AE 100	SATIN ANODIZED ALUMINUM	3/8"	USED WITH TILE APPLICATION
09 30 00 TILING - TILE GROUT						
TG1	MAPEI	REFER TO SPECIFICATION	--	TBD	--	USE WITH TILE APPLICATION
09 51 00 ACOUSTICAL CEILINGS - SUSPENSION SYSTEM						
TYPE A	ARMSTRONG	PRELUDE XL	--	WHITE	15/16" WIDE FACE	DOUBLE WEB CONSTRUCTION, CLASS 1 ZINC COATINGS, 8 GAUGE STEEL
09 51 00 ACOUSTICAL CEILINGS - TILE						
TYPE A	ARMSTRONG CEILING	SCHOOL ZONE FINE FISSURED	1734	WHITE	2'X4'	SQUARE EDGE, LIGHT REFLECTANCE 82%, SOUND ABSORPTION 0.70, FIRE PERFORMANCE - CLASS A
09 65 00 RESILIENT FLOORING - RUBBER FLOORING						
RF1	JOHNSONITE / TARKETT	--	168	THUNDER	24"X24"	HAMMERED FINISH, MATCH EXISTING - PATCH AND REPAIR
09 65 00 RESILIENT FLOORING - FLOOR TRANSITIONS						
FLT1	POWERHOLD	3/8" TILE TO 3MM VLT	415380	EA	3/8"	EXISTING BROADLOOM CARPET TILE TO CERAMIC TILE
FLT2	POWERHOLD	VT 754 BLACK	460540	BLACK	1/4" INCH	EXISTING BROADLOOM CARPET TILE TO CARPET TILE
09 65 00 RESILIENT FLOORING - RUBBER BASE						
RB1	JOHNSONITE / TARKETT	TRADITIONAL RUBBER BASE	168	THUNDER	4" BASE	
09 68 00 CARPETING - CARPET TILE						
CPT1	PATCRAFT	COLOR CURRENT	00150	PLEASANT	24" X 24"	MONOLITHIC INSTALLATION
09 91 23 PAINTING - EPOXY PAINT						
EPT1	SHERWIN-WILLIAMS	REFER TO SPECIFICATION	SW6078	REALIST BEIGE	REFER TO SPECIFICATION	
09 91 23 PAINTING - PAINT						
PT1	SHERWIN-WILLIAMS	REFER TO SPECIFICATION	SW6078	REALIST BEIGE	REFER TO SPECIFICATION	
PT2	SHERWIN-WILLIAMS	REFER TO SPECIFICATION	SW7018	DOVETAIL	REFER TO SPECIFICATION	DOOR FRAME COLOR
12 35 50.13 EDUCATIONAL CASEWORK - CASEWORK HARDWARE						
CH1	STEVENS ADVANTAGE	STAINLESS STEEL COLLECTION	SA01955	STAINLESS STEEL	--	BAR 128
12 35 50.13 EDUCATIONAL CASEWORK - PLASTIC LAMINATE						
LT1	NEVAMAR	STANDARD HIGH PRESSURE LAMINATE	--	PURE SPUN YARN	--	COUNTERTOP SURFACE IN OFFICE
LT2	WILSONART	STANDARD HIGH PRESSURE LAMINATE	7960	STUDIO TEAK	--	CASEWORK FINISH IN OFFICES
LT3	PIONITE	STANDARD HIGH PRESSURE LAMINATE	--	CUBICEL PAPEL SUEDE	--	MATCH EXISTING, VERIFY IN FIELD - COUNTERTOP SURFACE IN WORKROOM
LT4	NEVAMAR	STANDARD HIGH PRESSURE LAMINATE	--	SERENE STARDOM	--	CASEWORK FINISH IN WORKROOM



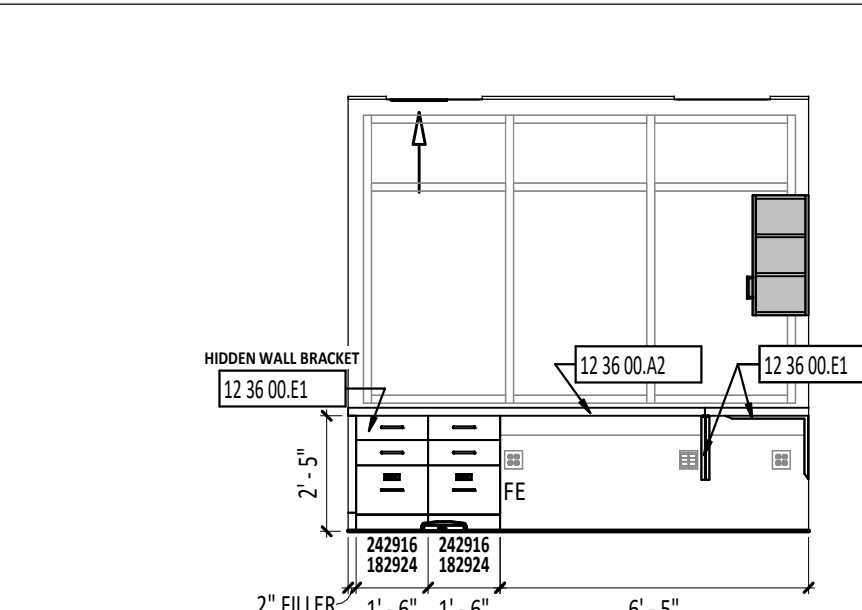
3 OFFICE - 1247 WEST
1/4" = 1'-0"



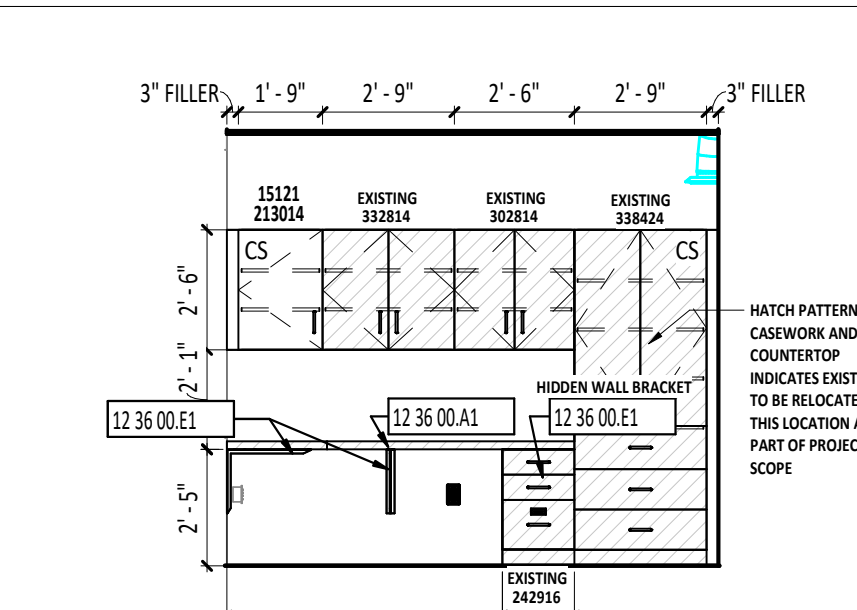
4 OFFICE - 1247 SOUTH
1/4" = 1'-0"



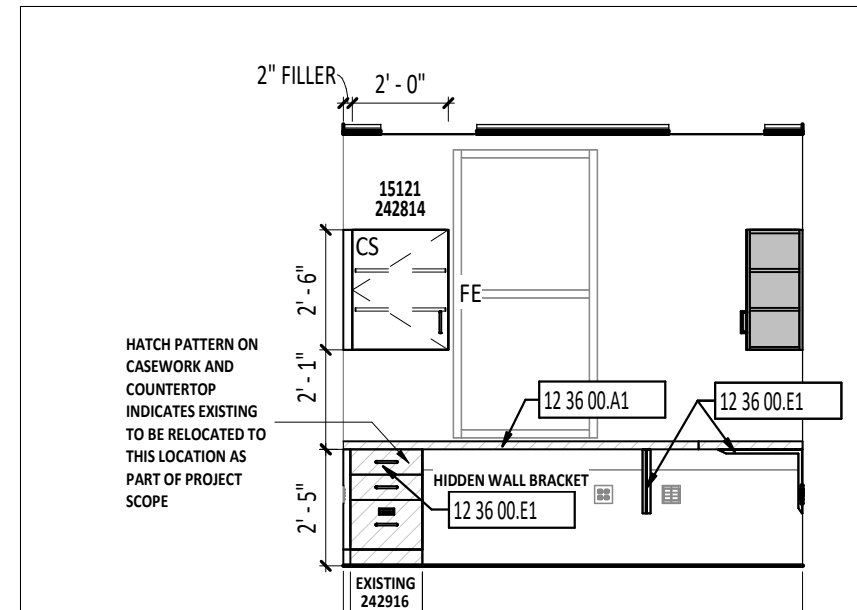
5 OFFICE - 1248 WEST
1/4" = 1'-0"



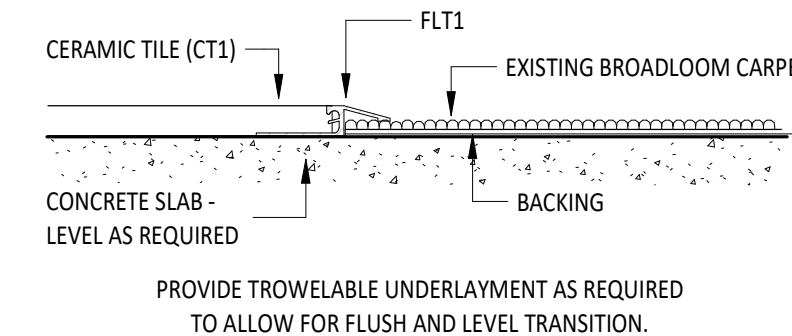
6 OFFICE - 1248 SOUTH
1/4" = 1'-0"



7 OFFICE - 1249 WEST
1/4" = 1'-0"

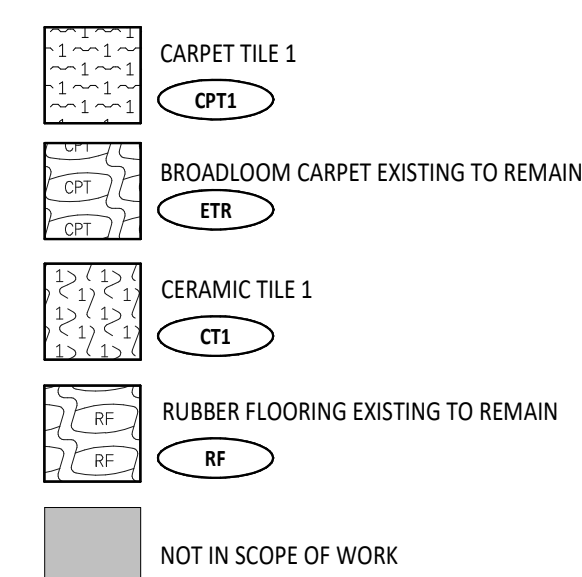


8 OFFICE - 1249 SOUTH
1/4" = 1'-0"



13 FLOOR TRANSITION - CERAMIC TILE TO EXISTING BROADLOOM CARPET
6" = 1'-0"

FLOOR FINISH MATERIAL LEGEND



FIRST FLOOR PLAN ROOM INDEX

ROOM NUMBER	ROOM NAME	AREA
1205	CORR.	746 SF
1220	RECEPTION	270 SF
1221	SECRETARIAL	137 SF
1222A	CLINIC OFFICE	73 SF
1222B	CLINIC	179 SF
1224	CORR.	45 SF
1225	GUIDANCE OFFICE / STORAGE	158 SF
1226	PRINCIPAL	201 SF
1227	AD OFC.	144 SF
1228	ASST. PRINC.	119 SF
1229	WORK COPY MAIL	121 SF
1230	CORR.	98 SF
1231	GUID. CONF.	116 SF
1232	CORR.	173 SF
1233	STAFF RR	86 SF
1234	IT OFC.	44 SF
1235	MOY	98 SF
1236	VAULT / REC. STG.	186 SF
1237	S.E. WORKROOM	116 SF
1239	STAFF RESTROOM	161 SF
1240	RECEPTION	58 SF
1241	CORR.	157 SF
1242	WORK COPY MAIL STG.	62 SF
1243	OFFICE (Supt.)	181 SF
1244	ASST. PRINC. (Sec. Treas.)	184 SF
1245	PRINCIPAL (Treas.)	121 SF
1246	CONF.	144 SF
1247	OFFICE	248 SF
1248	OFFICE	100 SF
1249	OFFICE	98 SF

FLOOR FINISHES GENERAL NOTES

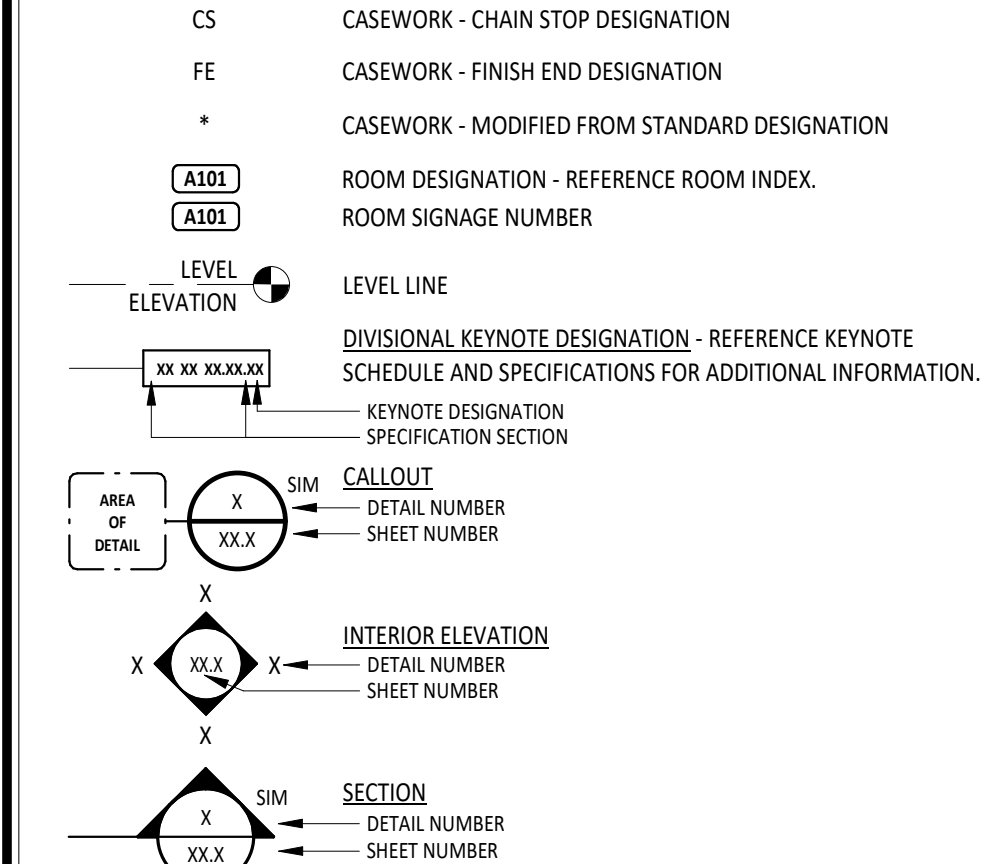
- FLOORING TRANSITIONS AND SEAMS AT DOOR SHALL OCCUR DIRECTLY UNDER THE CENTERLINE OF CLOSED DOOR UNLESS NOTED OTHERWISE.
- FLOORING TRANSITIONS ARE TO BE EASED TO ACHIEVE A SMOOTH AND UNIFORM TRANSITION.
- TRANSITION STRIPS ARE REQUIRED IN ALL INSTANCES WHERE A FLOOR MATERIAL TRANSITION OCCURS.
- FLOOR FINISHES SHALL EXTEND UNDER BUILT-IN COUNTER AND EQUIPMENT.
- REFERENCE THE FINISH MATERIAL SCHEDULE FOR MANUFACTURERS, TYPES, AND COLOR SELECTIONS.
- ALL BASE MATERIALS SHALL BE INSTALLED TIGHT TO FLOORING SURFACE.
- REFERENCE FINISH FLOOR MATERIAL LEGEND FOR SPECIFIC FLOORING MATERIAL AND COLOR.
- OUTER CORNERS AND EXPOSED EDGES OF WALL TILE TO HAVE TILE FINISHING TRIM - REFERENCE TYPICAL DETAILS ON SHEET A9.0 FOR ADDITIONAL INFORMATION.
- ALL INTERIOR WALL FINISH TRANSITIONS SHOULD OCCUR AT AN INSIDE CORNER, IF A MATERIAL OR COLOR CHANGE OCCURS AT AN OUTSIDE CORNER, CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- CARPET TILE (CPT1) TO BE INSTALLED IN THE SAME DIRECTION AS EXISTING CARPET

EQUIPMENT GENERAL NOTES

- KEY CASEWORK LOCKS ALIKE PER ROOM. PROVIDE MASTER KEY FOR ALL LOCKS.
- RESILIENT BASE ALONG ALL CABINET BASE FRONTS IS TO BE PROVIDED BY SPECIFICATION SECTION 09 65 13.
- ALL OPENINGS IN CASEWORK AND COUNTERTOPS TO BE CUT BY CASEWORK CONTRACTOR ONLY.
- REFERENCE FINISH MATERIAL SCHEDULE FOR LAMINATE COLOR SELECTIONS.
- PROVIDE 36" MAXIMUM GROMMET SPACING AT KNEE SPACE - GROMMET LOCATIONS TO BE IDENTIFIED IN SHOP DRAWINGS.
- ALL SIGNAGE TO BE PROVIDED BY THE OWNER
- RESTROOM SOAP DISPENSER, PAPER TOWEL DISPENSER AND TOILET PAPER DISPENSER ARE TO BE PROVIDED BY OWNER

#	KEYNOTE DESCRIPTION
09 65 00.8	RUBBER FLOORING - REMOVE FLOORING FOR CONSTRUCTION AS NEEDED. OWNER TO PROVIDE OVERSTOCK RUBBER FLOORING. CONTRACTOR TO INSTALL.
09 68 16.A	EXISTING BROADLOOM CARPET TO REMAIN AT THIS LOCATION. PROTECT DURING CONSTRUCTION ACTIVITIES. CARPET TO BE CUT AND ROLLED INTO PLACE ONCE CONSTRUCTION IS COMPLETE.
12 36 00.A1	EXISTING AND REUSE PLASTIC LAMINATE COUNTERTOP - CUT DOWN TO FIT NEW CASEWORK CONFIGURATION - VERIFY IN FIELD
12 36 00.A2	PLASTIC LAMINATE COUNTERTOP - LT1
12 36 00.A3	PLASTIC LAMINATE COUNTERTOP - LT3
12 36 00.B1	4" HIGH BACKSPLASH - SAME MATERIAL AS COUNTERTOP AND HEIGHT AS LABELED UNLESS NOTED OTHERWISE
12 36 00.E1	12" W x 8" H x 11" D COUNTER SUPPORT

CASEWORK AND EQUIPMENT SYMBOLS LEGEND



TYPICAL FINISHES

- * UNLESS NOTED OTHERWISE, THESE FINISH SELECTIONS SHALL BE USED THROUGHOUT THE PROJECT. CONTRACTOR SHOULD BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION IMMEDIATELY.

CASEWORK HARDWARE	CH1
EXPOSED HVAC ELEMENTS (CEILING)	MATCH PT1
EXPOSED HVAC ELEMENTS (WALLS)	MATCH ADJACENT WALL FINISH
GWB CEILINGS AND BULKHEADS	PT1
HOLLOW METAL DOOR FRAMES	PT2
INTERIOR WOOD DOORS	WD1
LAMINATE CASEWORK (HORIZONTAL)	LT2
LAMINATE CASEWORK (VERTICAL)	LT3
SWITCH PLATES AND OUTLET COVERS	WHITE

FINISH TAG LEGEND

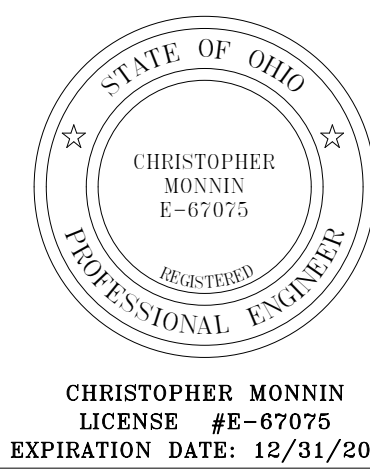
FLOOR FINISH	A1XX	ROOM NUMBER
BASE FINISH	RF1	
WALL FINISH	RB1	
FINISH REMARK	PT1	
	2	

***REMARKS NUMBERS COORDINATE WITH "INTERIOR FINISH REMARKS" NOTES LEGEND ABOVE**

MATERIALS NOTED IN FINISH TAG SHOULD BE CONSIDERED THE OVERALL FINISHES IN THE ROOM MARKED UNLESS NOTED OTHERWISE WITH KEYNOTES ON FINISH PLAN OR INTERIOR ELEVATIONS.

INTERIOR FINISH REMARKS

- MULTIPLE WALL FINISHES IN THIS ROOM. REFER TO INFORMATION NOTED ON FINISH PLANS AND INTERIOR ELEVATIONS.



RIDGEMONT LOCAL SCHOOL DISTRICT RENOVATION

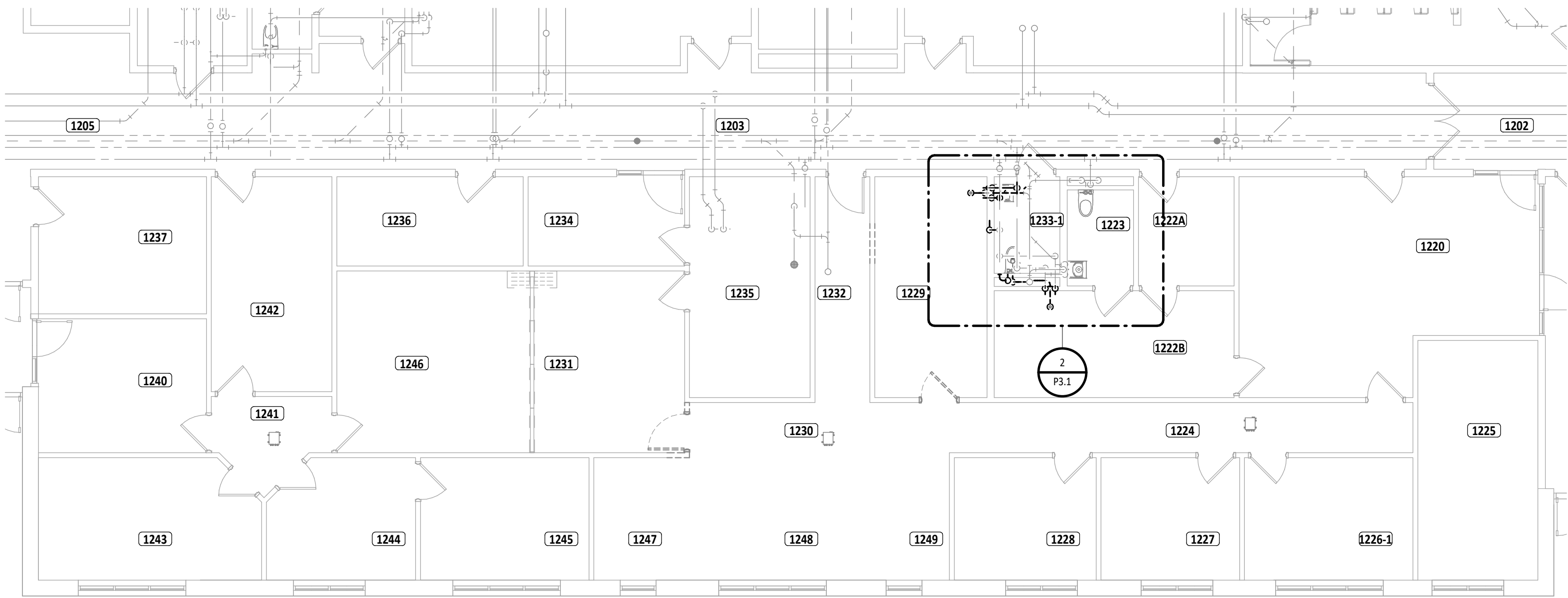
PROJECT FOR:

ISSUANCES/REVISIONS	DATE
1 CONSTRUCTION DOCUMENTS	06/13/2025
2 CONSTRUCTION DOCUMENTS	06/13/2025
3 ADDENDUM 02	

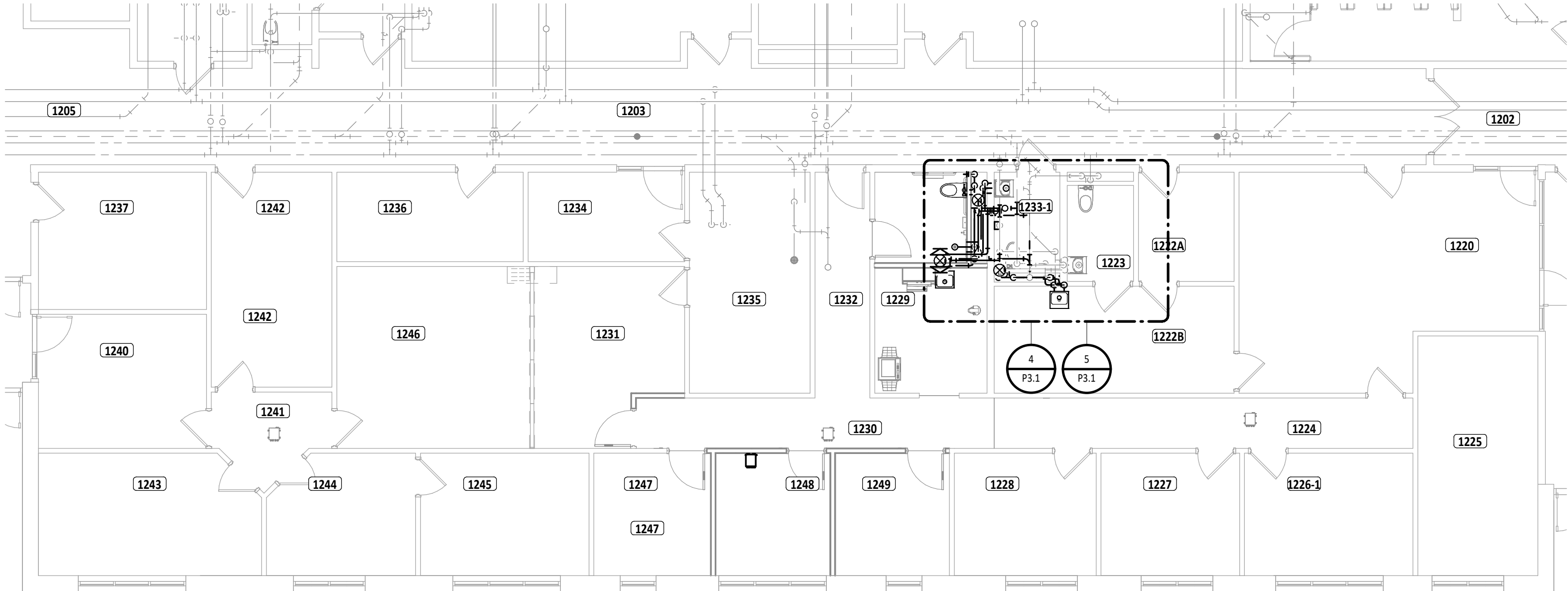
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25039.00	MEK	HEF

SHEET TITLE:
**FIRST FLOOR
FINISH PLAN - UNIT
A**

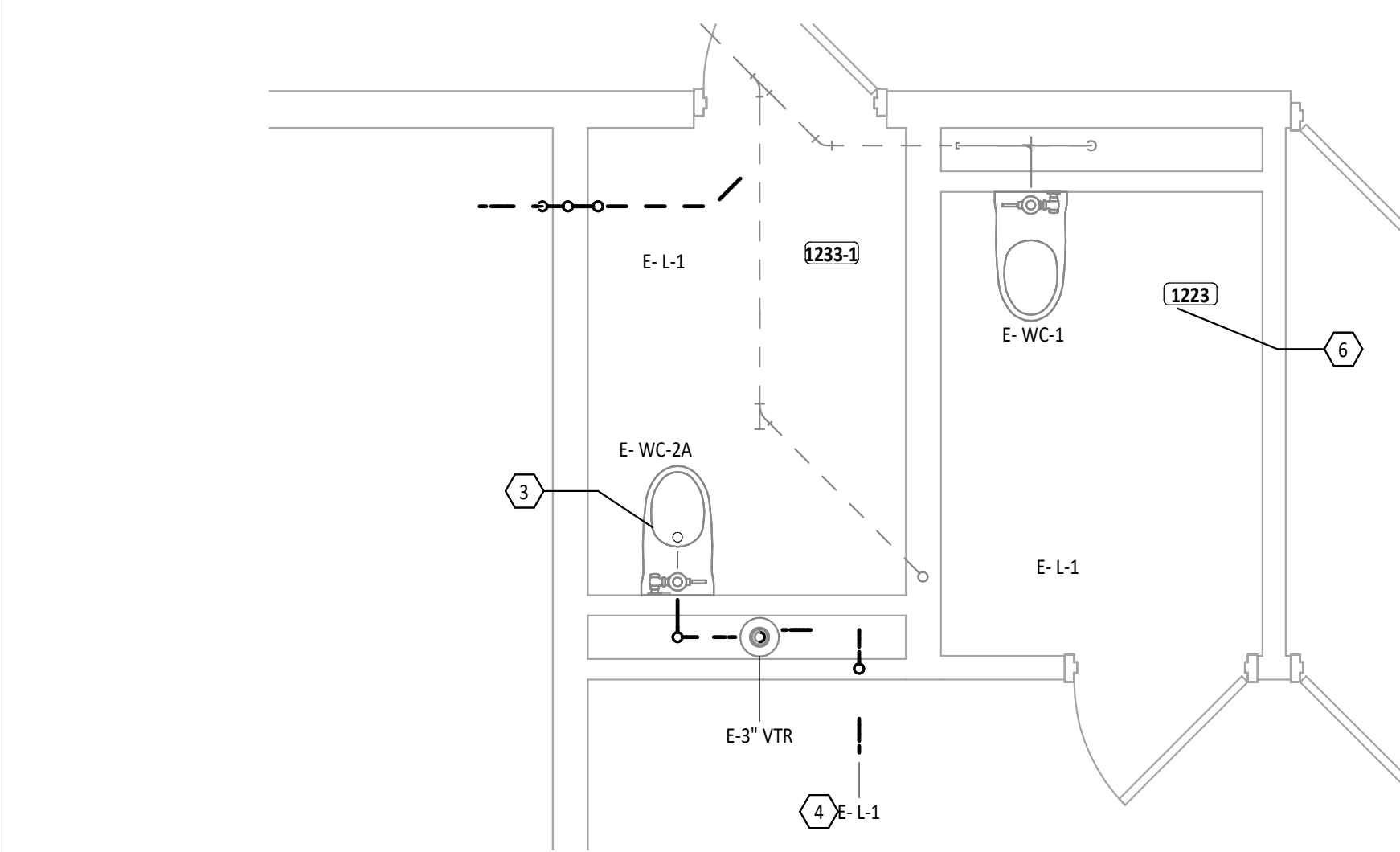
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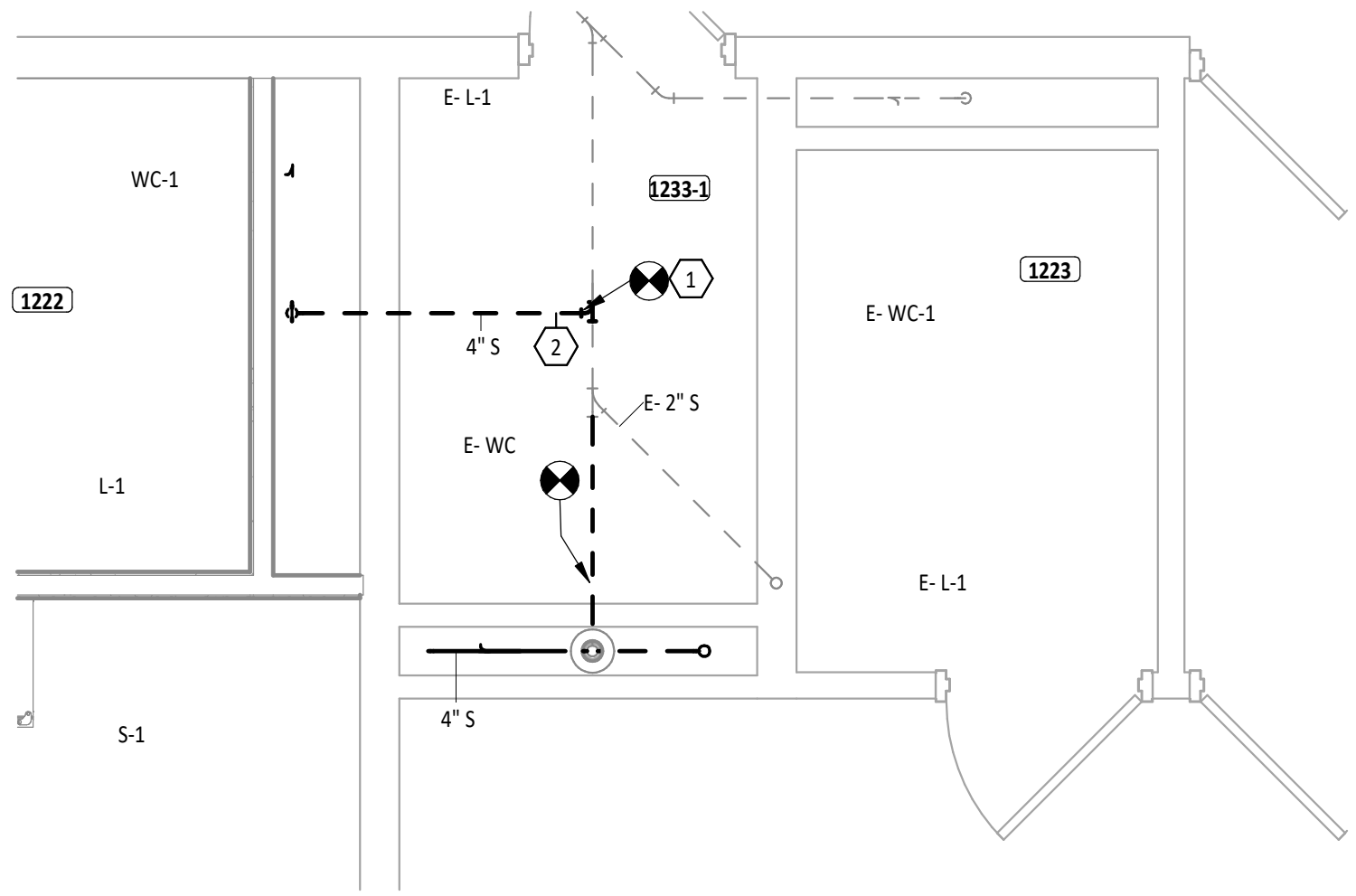
1 FIRST FLOOR PLUMBING DEMOLITION PLAN - UNIT A
1/8" = 1'-0"



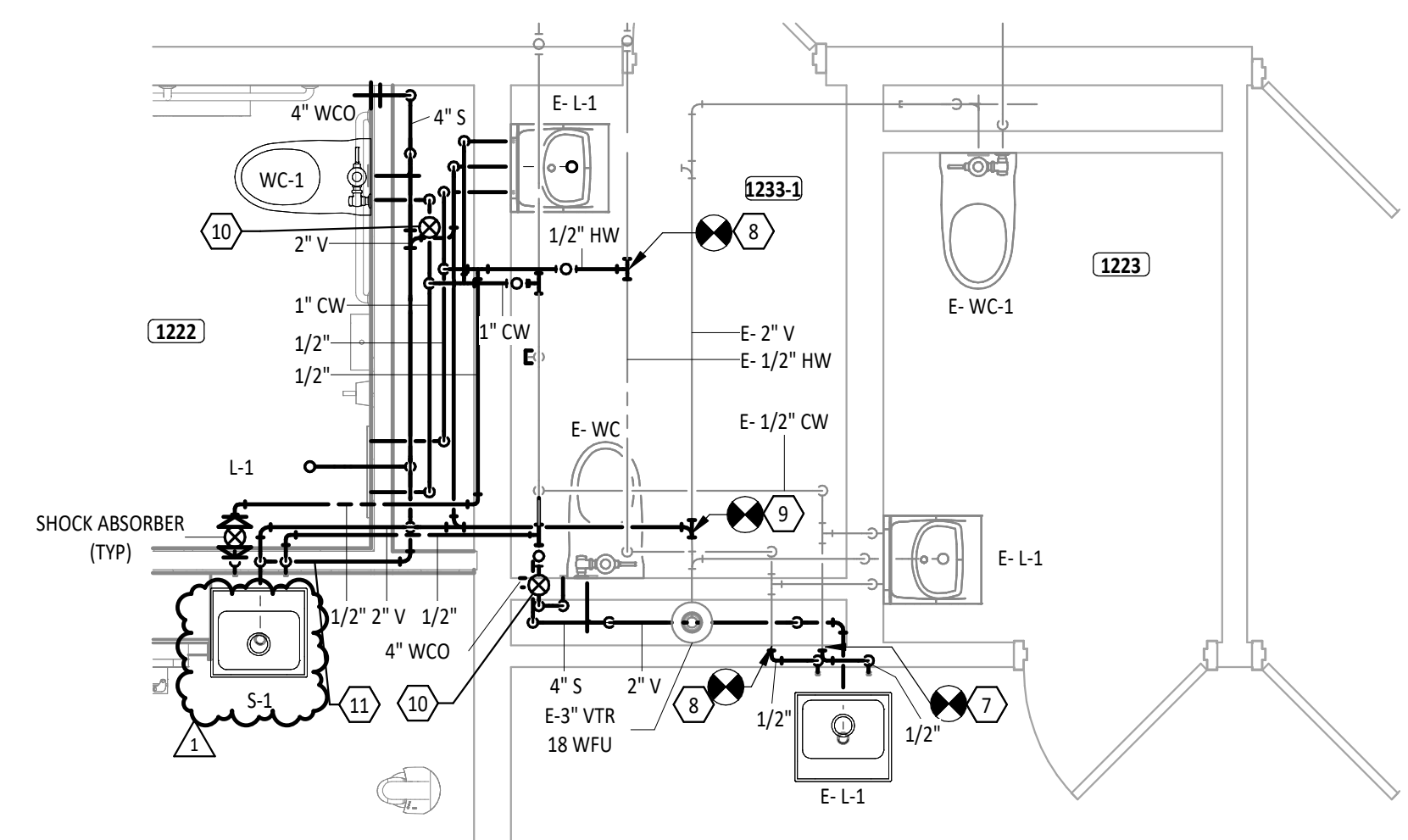
3 FIRST FLOOR PLUMBING PLAN - UNIT A
1/8" = 1'-0"



2 ENLARGED PLUMBING DEMOLITION PLAN - ROOMS 1233-1 AND 1239
3/8" = 1'-0"



4 ENLARGED UNDER SLAB PLUMBING PLAN - ROOMS 1223-1 AND 1239
3/8" = 1'-0"



5 ENLARGED PLUMBING PLAN - ROOMS 1223-1 AND 1239
3/8" = 1'-0"

DOMESTIC FIXTURE SCHEDULE

DOMESTIC FIXTURE SCHEDULE																											
ID	DESCRIPTION	MANUFACTURER	MODEL	QTY	MATERIAL DESCRIPTION	FINISH	MOUNTING HEIGHT	DEPTH	ADA	TRIM				FLOW FIXTURE				FLUSH FIXTURE		WASTE		INDIRECT WASTE PIPE SIZE	VENT PIPE SIZE	COLD WATER ROUGH-IN PIPE SIZE	HOT WATER ROUGH-IN PIPE SIZE	REMARKS	
										MANUFACTURER	MODEL	TYPE	MOTION SENSOR CONTROL	WATER FLOW	COLD WATER TEMP.	HOT WATER TEMP.	MAX. MIXED WATER TEMP.	VOL. PER FLUSH	MIN. VOL. PER FLUSH	ROUGH-IN PIPE SIZE	MIN. WASTE PIPE SIZE						
L-1	LAVATORY - WALL HUNG - ADA	ZURN	Z5340	2	WHITE VITREOUS CHINA	WHITE	34" TO RIM	0" - 6 1/2"			ZURN	Z-6955-CP4-T-MV	ELECTRONIC - HARDWIRED	Yes	0.35 GPM	40 °F	120 °F	105 °F			---	2"	---	1/2"	1/2"	LAVATORY: WALL HUNG LAVATORY, CONCEALED ARM SUPPORTS, FRONT OVERFLOW, FAUCET LEDGE, 4" CENTERS, GRID STRAINER. FAUCET: DECK-MOUNTED FAUCET WITH SENSOR, HARDWIRED TRANSFORMER POWERED, VANDAL RESISTANT SPRAY, EXTERNAL ASSE 1070 COMPLIANT THERMOSTATIC MIXING VALVE, GRID DRAIN, ANGLE STOPS AND SUPPLIES. INSULATE WATER AND WASTE WITH ADA INSULATION KIT. MOUNT AT ADA COMPLIANT HEIGHT.	
S-1	SINGLE BOWL SINK	ELKAY	LR401919PD	1	STAINLESS STEEL	STAINLESS STEEL	COUNTERTOP	0" - 7 1/2"	Yes		ZURN	Z826CA-XLF	MANUAL	No	1.00 GPM	40 °F	120 °F	105 °F			---	2"	---	1/2"	1/2"	SINK: SINGLE BOWL, LAY-IN, CENTER REAR DRAIN CONNECTION, STRAINER BASKET, FAUCET CENTERS. FAUCET: SINGLE POST, 8" GOOSENECK SWING SPOUT WITH VANDAL RESISTANT FEMALE LAMINAR AERATOR, WEST BLADE HANDLES, QUARTER TURN CERAMIC DISC CARTRIDGES.	
WC-1	WATER CLOSET - WALL HUNG - ADA - 17"	ZURN	Z5615-BWL	1	WHITE VITREOUS CHINA	WHITE	17" TO RIM		Yes		ZURN	Z6000AV-HET	MANUAL	Yes		40 °F		40 °F	1.28 gal	1.28 gal	4"	---	2"	1"	1"	WATER CLOSET: ELONGATED WALL HUNG WATER CLOSET, 1-1/2" TOP SPOD, CARRIER, ULTRA LOW CONSUMPTION, ELONGATED SIPHON ACTION JETTED BOWL. FLUSH VALVE: EXPOSED, QUIET CLOG RESISTANT DIAPHRAGM-TYPE, ULTRA LOW CONSUMPTION.	

CLEAN OUT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL	QTY	MATERIAL	FINISH DESCRIPTION	PIPE ACCESSORY DIAMETER	SPECIFICATION	REMARKS
WCO	WALL CLEANOUT	ZURN	Z1446	2	DURA-COATED CAST IRON	POLISHED NICKEL BRONZE	4"	9" ROUND WALL CLEAN OUT WITH SMOOTH STAINLESS STEEL WALL COVER, THREADED CONNECTION, GAS AND WATER TIGHT SEAL	

FIRST FLOOR PLAN ROOM INDEX - UNIT A

ROOM NUMBER	ROOM NAME	AREA
1201	VEST.	381 SF
1202	CORR.	782 SF
1203	CORR.	924 SF
1204	VEST.	72 SF
1205	CORR.	746 SF
1210	WOMEN'S GROUP RR	252 SF
1211	MEN'S GROUP RR	165 SF
1212	TEACHER PREP / OFFICES	402 SF
1213	STAFF RR	43 SF
1220	RECEPTION	270 SF
1221	SECRETARIAL	137 SF
1222A	CLINIC OFFICE	73 SF
1222B	CLINIC	179 SF
1223	CLINIC RR	45 SF
1224	CORR.	158 SF
1225	GUIDANCE OFFICE / STORAGE	201 SF
1226	PRINCIPAL	144 SF
1227	AD OFC.	119 SF
1228	ASST. PRINC.	121 SF
1229	WORK COPY MAIL	98 SF
1230	CORR.	116 SF
1231	GUID. CONF.	173 SF
1232	CORR.	86 SF
1233	STAFF RR	44 SF
1234	IT OFC.	98 SF
1235	MDF	186 SF
1236	VAULT / REC. STG.	116 SF
1237	S.E. WORKROOM	161 SF
1239	STAFF RESTROOM	58 SF
1240	RECEPTION	157 SF
1241	CORR.	62 SF
1242	WORK COPY MAIL STG.	181 SF
1243	OFFICE (Supt.)	184 SF
1244	ASST. PRINC. (Sec. Treas.)	121 SF
1245	PRINCIPAL (Treas.)	144 SF
1246	CONF.	248 SF
1247	OFFICE	100 SF
1248	OFFICE	98 SF
1249	OFFICE	98 SF
1250	K CR	1,068 SF
1252	K RR	40 SF
1253	K RR	40 SF
1254	K CR	1,071 SF
1255	PK CR	826 SF
1256	PK RR	40 SF
1257	MECH	87 SF

PLUMBING GENERAL NOTES

- VERIFY INVERT ELEVATIONS ON UNDERGROUND SANITARY, STORM, AND OTHER UTILITIES. COORDINATE DEPTHS WITH THE BUILDING CONSTRUCTION AND ALL OTHER UTILITIES INSIDE AND OUTSIDE OF THE BUILDING.
- ALL STORM, SANITARY, AND VENT PIPING IN CHASE EXPOSED TO THE PLENUM AND ABOVE CEILING WHERE PLENUM IS USED FOR RETURN AIR SHALL BE CAST IRON. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PITCH UNDERFLOOR SANITARY WASTE AND STORM PIPING 3" AND GREATER AT 1/8" PER FOOT, UNLESS NOTED OTHERWISE. PITCH ALL OTHER WASTE PIPING AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.
- WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR SHALL BE 2" MINIMUM.
- PROVIDE CLEANOUT IN ACCESSIBLE LOCATION AT THE BASE OF ALL PLUMBING SANITARY AND STORM RISERS.
- WHERE FLOOR DRAINS OCCUR WITHIN THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DEBRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK.
- PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
- FIELD VERIFY ALL NEW WATER, WASTE, AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPERLY OPERATING SYSTEMS.

#	KEYNOTE DESCRIPTION
1	CONNECT EXISTING SANITARY SEWER PIPING TO EXISTING SANITARY PIPING IN THIS APPROXIMATE LOCATION. VERIFY EXACT SIZE, TYPE, AND INERT ELEVATION ON SITE. COORDINATE WITH GENERAL CONTRACTOR.
2	DIVISION 22 PLUMBING CONTRACTOR TO REMOVE CONCRETE, EXCAVATE, AND BACKFILL PER 31.2323 ALL SPECIFICATIONS FOR SANITARY INSTALLATION. GENERAL CONTRACTOR TO SAWCUT FLOOR AND PATCH FLOOR.
3	REMOVE EXISTING WATER CLOSET AND CARRIER. STORE WATER CLOSET FOR REUSE IN THIS PROJECT. IF DAMAGED DURING CONSTRUCTION IT SHALL BE REPLACED AT NO EXPENSE TO THE OWNER. DISPOSE OF CARRIER OFF-SITE. VERIFY EXISTING PIPE SIZE, TYPE, AND LOCATION ON SITE. COORDINATE WORK WITH GENERAL CONTRACTOR.
4	REMOVE EXISTING FAUCET AND FIXTURE AND STORE FOR REUSE IN THIS PROJECT. VERIFY EXISTING PIPE SIZE, TYPE, AND LOCATION ON SITE. COORDINATE WORK WITH GENERAL CONTRACTOR.
6	EXISTING FIXTURES IN THIS ROOM TO REMAIN. NO WORK TO OCCUR IN THIS AREA.
7	CONNECT NEW DOMESTIC WATER LINE TO EXISTING IN THIS APPROXIMATE LOCATION. VERIFY EXACT SIZE, TYPE, AND LOCATION ON SITE. COORDINATE WITH GENERAL CONTRACTOR.
8	CONNECT NEW HOT WATER LINE TO EXISTING IN THIS APPROXIMATE LOCATION. VERIFY EXACT SIZE, TYPE, AND LOCATION ON SITE. COORDINATE WORK WITH GENERAL CONTRACTOR.
9	CONNECT NEW VENT LINE TO EXISTING IN THIS APPROXIMATE LOCATION. VERIFY EXACT SIZE, TYPE, AND LOCATION ON SITE. COORDINATE WITH GENERAL CONTRACTOR.
10	EXTEND 3/4" WATER LINE UP TO ABOVE CEILING AND INSTALL WATER HAMMER ARRESTOR ABOVE CEILING FOR MAINTENANCE ACCESS.
11	ROUTE LAVATORY DRAIN THROUGH WALL AND CONNECT TO SANITARY PIPE IN PLUMBING CHASE.



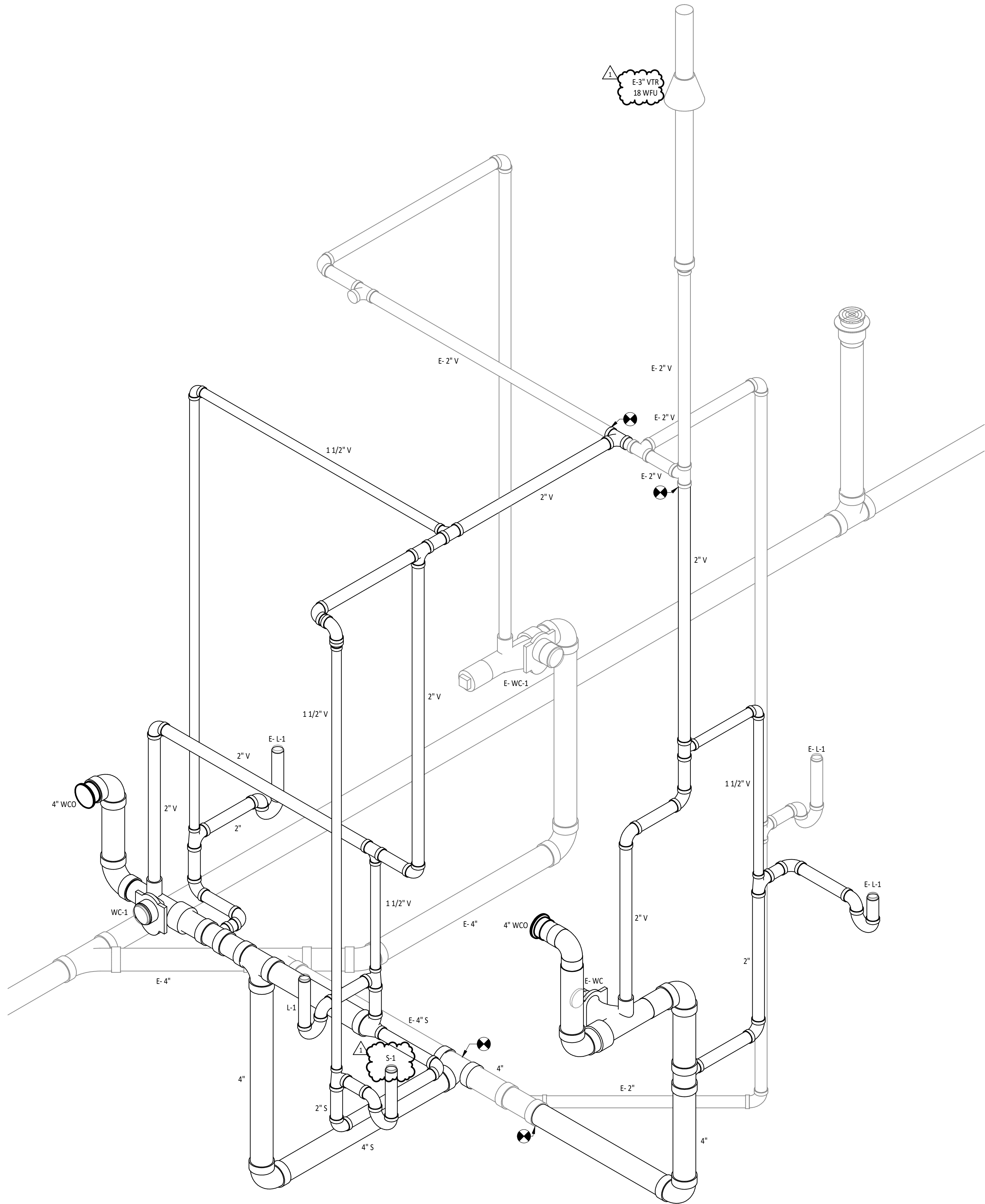
RIDGEMONT LOCAL SCHOOL DISTRICT
RENOVATION

ISSUANCES/REVISIONS		
CONSTRUCTION DOCUMENTS	08/13/2026	
1 CONSTRUCTION DOCUMENTS ADDENDUM #02	09/03/2026	

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25039.00	CME	AIR

FIRST FLOOR
PLUMBING PLAN -
UNIT A

SHEET NUMBER:
P3.1



PROJECTOR
RIDGEMONT LOCAL SCHOOL DISTRICT
RENOVATION

525.656 W 10185 ST, WINSTEDT, OH 43140

ISSUANCES/REVISIONS		
1	CONSTRUCTION DOCUMENTS CONSTRUCTION DOCUMENTS - ADDENDUM #02	06/13/2026 09/03/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25039.00	TJR	RAG

SHEET TITLE:

SANITARY
ISOMETRIC

SHEET NUMBER:

P6.1

