Addendum 02

DOCUMENT 00 91 00

DATE: October 08, 2026

PROJECT: Village of Minster Library Elevator Renovation
196 East 4th Street
Minster, OH 45865

PROJECT #: 25097.00

OWNER: Village of Minster
5 West 4th Street
P.O. Box 1
Minster, OH 45865

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 September 17, 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, and 2 re-issued drawing sheets.

FOR INFORMATION ONLY

1. Pre-bid meeting minutes and the pre-bid meeting sign-in sheet are attached.
2. The hoistway width has been sized for the basis of design elevator. Garmann Miller has no issues with adjustments to the shaft size and would accept 5'-10" wide or other similar opening size to accommodate one of the other acceptable manufacturers. Cost to adjust shaft size/foundation to be included in bid if required.

CHANGES TO THE PROJECT MANUAL

1. Section 00 11 13 - Advertisement for Bids, added verbiage for Federal Davis Bacon prevailing wages.

GARMANN MILLER

2. Section 00 41 13 - Bid Form, added verbiage for Federal Davis Bacon prevailing wages.
3. Section 00 73 00 - Supplementary Conditions, added verbiage for Federal Davis Bacon prevailing wages.

CHANGES TO THE DRAWINGS

1. Drawing Sheet ED1.1 - Electrical Demolition Plans:
   a. Modified Keynote 1 verbiage to provide a blank cover plate where existing fire alarm devices are being removed.
2. Drawing Sheet E2.1 - Electrical Plans:
   a. Detail 2 First Floor Electrical Plan - Modified new fire alarm device locations.
   b. Detail 3 Second Floor Electrical Plan - Modified new fire alarm device locations.
   c. Detail 3 Second Floor Electrical Plan - Modified disconnect be a fused disconnect.

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: 00 11 13, 00 41 13, and 00 73 00

Drawing Sheets: ED1.1 and E2.1

END OF ADDENDUM

Pre-Bid meeting

Project name	Village of Minster Library Elevator Renovation	GM project no.	25097.00
Meeting date	10/06/2026	Meeting location	196 E. 4th Street

Outline

1. **Attendees: Sign in sheet**

2. **Introductions**

3. **Project overview**
   New LULA elevator within the existing freight elevator shaft. Modifications to the existing freight elevator shaft, mechanical equipment, and fire alarm will be required as part of this project.

4. **Bidding Schedule**
   Tentative:
   Addendum #1 – September 30th
   Addendum #2 – October 8th
   Addendum #3– October 12th
   a. **Bid Date**: 2:00.00 PM on Thursday, October 15th, 2026
   b. Sealed bids will be received by the Village of Minster in person at 5 W. 4th St. Minster Ohio 45865 Administration Building
   c. Must use the bid form provided
   d. Plans have been submitted to Miami County for review and permits, costs paid by owner.

5. **Bid categories**
   Lump Sum General Contract
   a. This project is a prevailing wage project.
   b. General Contractor is responsible for securing necessary subcontractors.
      i. Estimate of Construction Work: $250,000.00
         1. Contingency Allowance to be included in Bid: $20,000.00
         2. No alternates

6. **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

7. **Schedule**
   a. Tentative award date – Shortly after bid opening to be approved at Village Council meeting.
   b. Desired start of construction – November 2026
   c. Completion date – May 31, 2027

8. **General conditions**
    a. Waste Removal: General Contractor
    b. General Contractor
        i. Responsible for construction schedule and general supervision
        ii. Submit preliminary schedule 10 days after notice to proceed
        iii. Responsible for scheduling and administering job meetings; prepare agenda, responsible for meeting minutes and distributing copies
    c. Responsible for sanitary facilities
    d. Responsible for temporary barriers from area of work at elevator from the rest of the facility.

9. **Substitution request by 10 days prior to bid.**

10. **Correspondence**
    a. Correspondence to run through the Garmann Miller
    b. Project Coordinator – **coordinator@creategm.com**
    c. Project Manager – **Eric Schmiesing – eschmiesing@creategm.com**
    d. Architectural – **Wyatt Ellis – wellis@creategm.com**
    e. Mechanical/Plumbing – **Rick Gilbert - rgilbert@creategm.com**
    f. Electrical – **Danielle Stubbs - dstubbs@creategm.com**
    g. Interiors – **Mary Wuebker – mwuebker@creategm.com**

Questions:

1. Is this project a Federal prevailing wage rate project? Yes
2. Is the Owner hiring special inspections? Yes
3. Garmann Miller will submit fire protection and fire alarm drawings through the submittal process from the contractor's shop drawings to Miami County. Fire protection and fire alarm permit fees to be paid for by owner.
4. Will it be ok that the existing fire alarm system will not be functioning while the new portion is tied in (roughly 2+ weeks)? Since this is a "non-required" fire alarm system other than for the new elevator life safety recall functions there will not be an issue with the system being taken down during construction to perform work. If the village decides during construction to shut down the library during this construction timeframe they will do so.
5. Why was a spray insulation spec included? Spray insulation is not called out on the drawings and can be removed from the project.

Sign-in Sheet

Project Name	Minster Library Elevator Renovation	GM Project No.	25097.00
Meeting Location	Minster Library	Meeting Date	10.06.26

Purpose Prebid meeting to meet with potential bidders and open the site up for observation.

Attendees

☑	Name	Eric Nelson	Phone 567.360.0094
	Business/Title	H.A. Dorsten	
	Email	enelson@hadorsteninc.com	
☑	Name	Bill Bergman	Phone 419.628.1049
	Business/Title	SecureCom	
	Email	billb@securecom.com	
☑	Name	Matt Quinter	Phone 419.628.3364
	Business/Title	Baumer Construction	
	Email	matt@baumerconstruction.com	
☑	Name	Jon Wente	Phone 937.394.2300
	Business/Title	CJE Electrical	
	Email	jonw@cjelectric.us	
☑	Name	Erik Heyne	Phone 419.628.3600
	Business/Title	Heyne Construction	
	Email	erik@heyneconstruction.com	
☑	Name	Devon Huffman	Phone 937.722.1858
	Business/Title	Link Construction Group	
	Email	devon@linkconstructiongroup.com	
☑	Name	Jeff Pleiman	Phone 937.538.0505
	Business/Title	Area Electric	
	Email	jpleiman@areaelectric.com	
☐	Name		Phone
	Business/Title		
	Email		

☑	Name	Don Harrod	Phone 419.628.3497
	Business/Title	Village of Minster - Village Administrator	
	Email	dharrod@minsteroh.com	
☑	Name	Lindsay Thobe	Phone 419.628.4240
	Business/Title	Garmann Miller - Architect	
	Email	lthobe@creategm.com	
☑	Name	Wyatt Ellis	Phone 419.628.4240
	Business/Title	Garmann Miller - Architect	
	Email	wellis@creategm.com	
☐	Name		Phone
	Business/Title		
	Email		
☐	Name		Phone
	Business/Title		
	Email		
☐	Name		Phone
	Business/Title		
	Email		
☐	Name		Phone
	Business/Title		
	Email		
☐	Name		Phone
	Business/Title		
	Email		
☐	Name		Phone
	Business/Title		
	Email		
☐	Name		Phone
	Business/Title		
	Email		

SECTION 00 11 13 - ADVERTISEMENT FOR BIDS

Sealed proposals will be received by Village of Minster at, 196 E 4th St, Minster, OH 45865, until October 15 at 2:00.00 PM, at which time and place proposals will be opened publicly and read aloud. Proposals received after October 15 at 2:00.00 PM will be returned unopened. Proposals shall be for the furnishing of materials and the performance of labor necessary for the:

25097.00 Village of Minster Library Elevator Renovation

196 E 4th St, Minster, OH 45865

All in accordance with the Contract Documents prepared by Garmann/Miller & Associates, Inc.,

Ohio | Indiana | Pennsylvania | Maryland | Delaware

A Lump Sum bid for the project will be received.

A prebid meeting will be held at 10:00 AM on October 6, 2026 at 196 E 4th St, Minster, OH 45865. The pre-bid meeting is not mandatory but bidders are strongly encouraged to attend. The facility will be open for inspection at this time.

A Bid Security in the form of a certified check, cashier's check, irrevocable letter of credit, or surety company bond pursuant to Chapter 1305 of the Ohio Revised code in the amount of 10% of the total bid shall accompany each bid; or a bid guaranty bond in accordance with Chapter 153.571 of the Ohio Revised Code in the amount of 100% of the total bid shall accompany each bid.

Successful Bidders shall conform to the Davis-Bacon Act "Schedule of Prevailing Wages". The bidder may access the Federal Prevailing Wages at www.sam.gov under wage determination for current edition of wage rates.

The Contract Documents, including Drawings and Specifications, are on file for public inspection at the office of the Architect: Garmann/Miller & Associates Inc., Phone 419-628-4240: the office of the Village of Minster; Construction News Corporation, the McGraw Hill-Dodge Plan Room, the Builders Exchange and iSqFt.

Contract Documents may be purchased from DC Alphagraphics, 1254 Courtland Ave, Columbus, Ohio 43201; www.DCplanroom.com; Phone 614-297-1200. Each Bidder is responsible for shipping cost or providing a shipping number for billing to the bidders account.

Each bid must be submitted in duplicate on a blank form furnished by the Architect, in a sealed envelope. Mark plainly on the outside of the envelope, the project you are bidding on. No bidder may withdraw their bid for a period of sixty (60) days after the bid opening

The Owner reserves the right to reject any or all bids and to waive informalities, irregularities and/or errors in the bids to the extent permitted by law. This includes the right to extend the date and time for receipt of bids.

This notice is posted on the Village of Minster web site.

Notice can be accessed at: www.minsteroh.com

The Date of this notice: September 21, 2026

By: Village of Minster

196 E 4th St, Minster, OH 45865

SECTION 00 41 13 - BID FORM

THE PROJECT AND THE PARTIES

TO:

Village of Minster

5 W. 4th St

Minster, OH 45865

FOR:

Project: 25097.00 Village of Minster Library Elevator Renovation

Project Number: 25097.00

196 E 4th St, Minster, OH 45865

DATE: _____ (Bidder to enter date)

SUBMITTED BY:

Bidder's Full Name: _____

Address: _____

City, State, Zip: _____

Telephone:_____

Fax No.: _____

E-mail: _____

OFFER

Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by Garmann/Miller & Associates Inc. for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:

Item 1 - Contract A, General Construction - Base Bid:

_____

_____ dollars

All Cash and Contingency Allowances described in Section 01 21 00 are included in the Bid Sum.

We have included the Bid Bond or security deposit as required by the Advertisement, Notice to Bidders, Instructions to Bidders.

This is a Tax Exempt Project.

Builders Risk Insurance is to be furnished by the Owner.

Federal Davis - Bacon Wage Rates, have been included.

ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for sixty days from the bid closing date.

If this bid is accepted by Owner within the time period stated above, we will:

Execute the Agreement within ten (10) days of receipt of Notice of Award.

Commence work within ten (10) days after written Notice to Proceed of this bid.

If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this bid and the bid upon which a Contract is signed.

In the event our bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions of the Instructions to Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

CONTRACT TIME

Owners desired start date: November 15, 2026

Owners desired completion date: May 31, 2027

If this Bid is accepted, we will:

Complete the Work by May 31 2027 or at an earlier date of _____
(Bidder to enter completion date or time frame prior to completion date listed.)

ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

Addendum # _____ Dated _____.
Addendum # _____ Dated _____.
Addendum # _____ Dated _____.

BID FORM SUPPLEMENTS

Bid Bond

Noncollusion Affidavit

Contractor's Affidavit

BID FORM SIGNATURE(S)

_____

(Bidder - print the full name of your firm)

was hereunto affixed in the presence of:

_____

(Authorized signing officer)

_____

(Authorized signing officer, Title)

SEALED SUBMISSION:

Bid is to be submitted in Duplicate.

Bid is to be submitted in a sealed envelope delivered to 5 W. 4th St, Minster, OH 45865 location containing bid and bid form supplements addressed for:

Prime Contract Bid for:
Village of Minster Elevator Renovation
196 E 4th St, Minster, OH 45865

END OF BID FORM

SECTION 00 73 00 - SUPPLEMENTARY CONDITIONS

MODIFICATIONS TO AIA

These Supplementary Conditions amend or supplement the General conditions of the Contract for Construction (AIA Document A201, 2017 edition) and other provisions of the Contract Documents as indicated below. All provisions which are not so amended or supplemental remain in full force and effect.

The terms used in these Supplementary Conditions which are defined in the General Conditions of the Contract of Construction (AIA Document A201, 2017 Edition) have the meanings assigned to them in the General Conditions.

ARTICLE 1 - GENERAL PROVISIONS

Paragraph 1.1 Basic Definitions: Add the following paragraphs

1.1.9 Furnish: The term 'furnish' shall mean to purchase and deliver product to the site ready for installation.

1.1.10 Install: The term 'install' shall mean to take furnished product and assemble, erect, secure in place, connect in operation as applicable.

1.1.11 Provide: The term 'provide' shall mean to furnish and install.

Paragraph 1.2 Correlation and Intent of the Contract Documents:

Add the following paragraph 1.2.1.1

1.2.1.1 In the event of inconsistencies within or between the Contract Documents, the Contractor shall provide the better quality or greater quantity of Work and shall comply with the stricter requirements.

ARTICLE 2 - OWNER

Paragraph 2.1.2.1; Add the following:

The Owner shall prepare a Notice of Commencement for the Project as required by the Ohio Revised Code and provide a copy to the Contractor.

Add paragraph 2.1.3

2.1.3 The Owner shall mean:

Village of Minster
5 W. 4th St,
Minster, Ohio 45865

Paragraph 2.3.4: Modify to read

2.3.4 The owner shall not be responsible for furnishing surveys or other information as to the physical characteristics, legal limitations, or utility locations for the Project site, except as included in the Contract Documents. The Contractor shall confirm the location of each utility.

ARTICLE 3 - CONTRACTOR

Article 3.2 Review of Contract Documents and Field Conditions by Contractor.

Add the following paragraph 3.2.2.1

3.2.2.1 If the contractor finds any perceived conflict, error, omission or discrepancy on, or between the drawings, specifications, or any of the contract documents, the contractors, before proceeding with the work, shall submit a request to the architect for an interpretation or clarification, the contractor shall be responsible for the prompt delivery of such request.

The architect shall respond to the requests for interpretation of the contract documents within three (3) business days.

3.2.2.2 Any interpretation of the Contract Documents made by any party other than the architect or in any manner other than writing, shall not be binding and the contractor shall not rely upon any such interpretation.

Article 3.4 Labor and Material

Paragraph 3.4.2 add the following at the end of the paragraph:

See Substitution Procedures in Section 01 60 00 - Product Requirements for additional requirements.

Article 3.5 Warranty

Add the following to paragraph 3.5.1

The contractor shall warranty and guarantee that all work is in conformity with the Contract Documents and free from defects in workmanship, materials and equipment for a period of one (1) year in addition to other warranties and guarantees specified in the Contract Documents. The performance bond will remain in effect during the warranty period

The warranty and guarantee time period shall commence on the date that the Certificate of Substantial Completion is issued by the architect unless otherwise provided in writing.

The warranty and guarantee provided in this article shall be in addition to and not limitation of any other warranty and guarantee or remedy provided by law or by the Contract Documents.

Should defects in the work become apparent within the warranty and guarantee period, the owner shall promptly notify the contractor in writing and provide a copy of the notice to the architect. Within ten (10) days of receipt of the notice, the contractor shall visit the project in the company of the owner to determine the extent of the defects and shall promptly repair or replace the defective work, including adjacent work damaged as a result of such defects and as a result of remedying the defects whether or not such adjacent work was originally provided by the contractor. The contractor shall be responsible for the cost of temporary materials or equipment required during the repair or replacement of the defective work.

If the defective work is considered by the Owner to be an emergency, the owner may require the contractor to visit the project within one (1) day of receipt of the notice.

Work which is repaired or replaced by the contractor shall be inspected and accepted by the Owner. The repaired and replaced work shall be guaranteed by the contractor for one (1) year from the date of acceptance by the owner.

Article 3.6 Taxes

Add the following:

The Contractor acknowledges that the Owner is a political subdivision of the State of Ohio or tax exempt organization and is exempt from state sales, use and commercial activity taxes. Upon written request, the Owner will provide the Contractor with an applicable certificate of exemption.

Article 3.7 Permits, Fees and Notices

Omit paragraph 3.7.1 and add the following:

3.7.1 The Owner shall secure and pay for the Certificate of Plan Approval and Plumbing Approval as required by the Ohio Building Code. The owner will pay for the sprinkler and fire alarm fees as required by the Ohio Building Code with the sprinkler contractor and the fire alarm contractor submitting drawings and calculations required (seven sets minimum) to the architect. The contractor shall secure and pay for all other building permits, tap fees, user fees, and governmental fees, licenses and inspections. The contractor is to verify the exact cost of permits, fees, licenses and inspections. No

additional cost or change orders will be permitted because of causal or approximated fees or escalation of fees occurring after award of contract.

Article 3.11 Documents and Samples at the Site

Add the following paragraph 3.11.1

3.11.1 The Contractor shall maintain readily accessible to the authorities having jurisdiction, the Architect, and the Owner drawings, project manual and related documents approved by appropriate building departments and authorities having jurisdiction.

Article 3.12 Shop Drawings, Product Data and Samples

Add the following paragraph 3.12.11

3.12.11 Refer to Section 01 30 00 Administrative Requirements for additional requirements.

Article 3.13 Use of the Site

Add the following paragraphs

3.13.1 Damage to road, features, or the grounds, resulting from hauling, storage of materials, or other activities connected with the work shall be repaired by the contractor at his expense to the satisfaction of the Architect.

3.13.2 The contractor and any entity for whom the contractor is responsible shall not erect any sign at the project site without the consent of the owner.

Article 3.16 Access to Work

Add the following to paragraph 3.16

The contractor shall provide proper facilities for such access and observation.

Add the following paragraph 3.16.1

3.16.1 The Contractor shall provide access to the work in preparation and progress as required for special inspection required by the building department or authority having jurisdiction.

ARTICLE 4 - ARCHITECT

Article 4.1.1

Add the following paragraph 4.1.1.1

4.1.1.1 Architect shall mean: Garmann/Miller and Associates, Inc., 38 South Lincoln Drive, Minster, Ohio 45865

ARTICLE 8 - TIME

Add the following to Article 8.4

8.4.Liquidated Damages

8.4.1 Upon Failure to have all work substantially completed within the time period stated, or failure to have the applicable portion of the work substantially complete upon any milestone date, the Owner shall be entitled to retain or recover from the Contractor, as Liquidated Damages, and not as a penalty, the applicable amount set forth in the following table for each and every calendar day thereafter until Contract Completion, unless an extension of time is granted in accordance with the Contract Documents.

Contract Amount	Dollars per Day
less than $50,000.00	$100.00
More than $50,000.00 to $150,000.00	$200.00
More than $150,000.00 to $500,000.00	$300,00
More than $500,000.00 to $2,000,000.00	$500.00
More than $2,000,000.00 to $5,000,000.00	$1,000.00

More than $5,000,000.00	$4,000.00

8.4.2 The amount of Liquidated Damages is agreed upon by and between the Contractor and the Owner because of the impracticality and extreme difficulty of ascertaining the actual amount of damage the Owner would sustain.

ARTICLE 9 PAYMENT AND COMPLETION

ARTICLE 9.3 - **Applications for Payment**

Add the following to Article 9.3.1

9.3.1.3 The form of Application for Payment will be a notarized AIA Document G702, Application and Certificate for Payment with AIA Document G703, Continuation Sheet. Applications for payment shall be made at approximately 30 day intervals. The contractor shall submit in triplicate the Application for Payment and Continuation Sheet. The Continuation Sheet (G703) shall be prepared the same as the Schedule of Values.

9.3.1.4 Contractor shall submit with each Application for Payment a notarized affidavit that payroll, bills for equipment, material and any other indebtedness connected with the work for which the previous Applications for Payment submitted and the owner might any way be responsible, have been paid. Also, submit release of liens arising out of the contract from each subcontractor, supplier, material person and laborer of the contract.

9.3.1.5 Schedule of Values (AIA Form G703 - Application and Certificate for Payment Continuation Sheet) shall utilize the table of contents of the Project Manual to identify each line item with title and number of the specification Section. Each line item including subcontracted work shall be shown with separate amounts for labor and material.

9.3.1.5.1 Identify on separate line items; Bonds, Insurance, Permits, Allowances, Site Mobilization, and Project Closeout (punch list, attic stock, project record drawings, training, final cleaning).

9.3.1.5.2 If the project is of sufficient size or nature, the Schedule of Values various items shall be subdivided into areas or units when requested by the Architect.

9.3.1.5.3 The architect reserves the right to use the approved Schedule of Values to determine the cost or credit resulting from any changes to the Work.

9.3.1.6 Labor Payments - Partial payments for labor performed under lump sum contract shall be made at the rate of 96 percent of the amount invoiced through the Application for Payment which shows the total contract completion at 50 percent or greater. After the contract is 50 percent complete, as evidenced by payments in the amount at least 50 percent of the labor contract price to the contractor, no additional funds will be retained. Retained funds will be deposited accordance to Paragraph 9.3.1.8

9.3.1.7 Material Payments - Partial payments for materials delivered on the site, or other point in the vicinity of the Project, or otherwise stored, as approved by the Architect, under lump sum contract shall be made at the rate of 92 percent of the amount invoiced. Payment for material incorporated into the project shall be made at the rate of 100 percent of scheduled value. Retained funds will be deposited accordance to Paragraph 9.3.1.8. The balance such invoiced cost shall be paid when such material is incorporated into and becomes part of the Project.

9.3.1.8 All funds retained shall be deposited in an escrow account with a bank in the state in accordance with the term as, and conditions provided in an escrow agreement executed by the contractor, the Owner and the applicable bank.

9.3.1.9 When the project is complete and there exists no other reason to withhold retainage, the retained percentages held in connection with such portions shall, upon request of the contractor, be released from escrow and paid to the contractor,

withholding that amount necessary to assure completion. The amount of fund retained to assure completion of the work shall not be less than two (2) times the value of the work as determined by the Architect and Owner.

Add the following to paragraph 9.3.2

9.3.2.1 Where it is to the owner's best interest, materials stored off site will receive payment provided the contractor furnished to the owner with the monthly application for payment the following:

A list of the materials consigned to the project giving the place of storage, together with copies of invoices and reasons why materials cannot be delivered to the site.

Certification that all items are tagged for delivery to the project and that they will not be used for any other purpose.

Evidence of adequate insurance covering the material stored naming the owner as additionally insured.

The owner and architect shall have the right to inspect all materials stored.

When payment is allowed on account of material delivered on the site of the work or in the vicinity thereof or under the possession and control of the contractor but not yet incorporated therein, such material shall become the property of the owner, but if such material is stolen, destroyed, or damaged by casualty before being used, the contractor will be required to replace it at the contractor's expense

Add the following to paragraph 9.3.3

9.3.3.1 No materials or supplies for the work shall be purchased by the contractor or any subcontractor subject to any chattel mortgage, under conditional sale contract or other agreement by which an interest is retained by the seller.

ARTICLE 11 INSURANCE AND BONDS

11.1 - Contractor's Insurance and Bonds

Add the following to Article 11.1.1:

11.1.1.1 A commercial general liability policy and business automobile liability policy, separately or combined, shall be maintained to provide insurance as set forth in paragraph 11.1.1.

11.1.1.2 Such commercial general liability and business automobile liability insurance may be either combined single limits or split limits as provided below. An umbrella or excess liability policy may be used in combination with the commercial general liability and business automobile insurance to meet such limits:

Contracts in the maximum of $100,000 or less shall require coverage in the amount of not less than $1 million general aggregate and per occurrence.

Contracts in excess of $100,000 but not more than $5 million shall require coverage in the amount of not less than $3 million general aggregate and per occurrence.

Such policies shall be endorsed to provide that the general aggregate limit applies separately to each of the insured contractor's projects.

11.1.1.3 If commercial general liability and business automobile liability insurance is written with split limits, the following minimum limits shall be provided:

Contracts in the amount of $100,000 or less shall require coverage in the amount of not less than $500,000 for injuries, including death, to one person, and $1 million per occurrence and $500,000 property damage.

Contracts in excess of $100,000 but not more than $5 million shall require coverage in the amount of not less than $1 million for injuries, including death, to one person, and $1 million per occurrence and $1 million property damage,

together with an umbrella or excess liability policy of not less than $2 million per occurrence.

11.1.1.4 For any demolition, blasting, excavating, tunneling, shoring or similar operations, the contractor shall provide and maintain property damage liability insurance with a limit of liability equal to such limit as specified in the application sections of paragraphs 11.1.1.2 and 11.1.1.3.

11.1.1.5 Insurance polices shall be written on an occurrence basis only.

11.1.1.6 Products and completed operation coverage shall commence with the certification of final Certificate of Payment to the Contractor and extend for not less than two years beyond that date.

11.1.1.7 The Owner shall be provided a copy of the policy and named as a certificate holder on the policies of insurance which are maintained by the Contractor. The Owner shall be notified of any change in policy coverage.

Omit paragraph 11.1.2 and substitute the following:

11.1.2 The contractor shall furnish surety bonds covering faithful performance of the contract and payment of obligations arising there under. Cost of surety bonds shall be included in contract sum. The amount of each bond shall be equal to one hundred percent (100%) of the contract sum. Bond shall be in a form in compliance with the Ohio Revised Code 153.57.

11.1.2.1 If at any time the owner for justifiable cause shall be dissatisfied with a surety, or sureties, the contractor shall within five (5) days after notice from the owner, substitute an acceptable bond (or bonds) in such form and sum by another surety or sureties as may be satisfactory to the owner. The premiums on such bond shall be paid by the contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished a acceptable bond to the owner.

11.2 Owners Insurance

11.2.1.1 - Owners Property Insurance Policy (Builders Risk): The Owner shall provide and maintain, during the progress of the work and until the execution of the certificate of substantial completion by the architect, a Property (builder's risk) Insurance Policy to cover all work in the course of construction including falsework, temporary buildings and structures, and materials used in the construction process that are stored on site. Such insurance shall be on a "Risk of Direct Physical Loss" form policy and shall insure against the perils of fire and extended coverage and physical loss or damage including, but not limited to, theft, vandalism, malicious mischief, earthquake, tornado, lightning, explosion, breakage of glass, flood, collapse and water damage. It shall also include debris removal, demolition occasioned by enforcement of an applicable legal requirement, and shall cover reasonable compensation for the state's services and expenses required to limit further loss.

11.2.1.2 - Coverage must include provision to pay the reasonable extra costs of expediting temporary and/or permanent repairs to, or permanent replacement of damaged property. This shall include overtime wages and the extra cost of "express" or other means for rapidly transporting materials and supplies necessary to such repair or replacement.

11.2.1.4 - Coverage for other perils may be required if specified in the special conditions.

Unless otherwise specified in the contract documents, the builder's risk policy shall be written in the amount equal to 100 percent of the contract price, including landscaping, paving and other site work.

11.2.1.5 - The builder's risk policy shall specifically permit and allow for partial occupancy by the owner prior to acceptance of the project by the architect.

11.2.1.6 Property insurance provided by the Owner shall not cover any tools, apparatus machinery, scaffolding, hoist, forms, staging, shoring, and other similar items commonly referred to construction equipment that may be on site and the capital value of which is not included in the Work, nor shall such insurance cover any material or equipment before these materials and equipment are incorporated into the Work. The contractor shall make its own arrangements for any insurance it may require for such construction equipment, materials, and equipment.

ARTICLE 15 - ARBITRATION

15.4 Arbitration: Delete this article. Arbitration is not an acceptable form of binding disputeresolution for this project.

ARTICLE 16 PAYROLL AND WAGE DETERMINATION

Add the following

16.1 Federal Prevailing Wage Rates

16.1.1 The David-Bacon and related Acts apply to contractors and subcontractors performing work on federally funded project.

16.1.2 The Davis-Bacon Act directs the Department of Labor to determine such locally prevailing wage rates.

16.1.3 Refer to the Federal Davis - Bacon Wage rates may be accessed via the web.

16.2 The following wage information shall be furnished to the prevailing wage coordinator, as designated by the owner.

16.2.1 Every contractor and/or subcontractor as soon as they begin work under this contract shall furnish to the prevailing wage coordinator, a schedule of dates during the life of the contract for which they will pay wage to employees of the project. They shall also deliver to the prevailing wage coordinator monthly two (2) certified copies of his payroll for the project.

16.2.2 Each report (monthly) shall state the period covered and exhibit for each employee paid on the project, their name, current address, social security number, number of hours worked each day on the project during the reporting period, the total hours each week on the project as well as the total work on other projects, their hourly rate, his job classification, fringe payment, all deductions from their wages and net pay.

16.2.3 Each report shall also have certification executed by the contractor, subcontractor, or duly appointed age thereof. It shall recite that the payroll is correct and complete and that the rate rates shown are not less than those required by the contract. It shall also state the name of the union or plan to whom the withheld or unpaid fringes are to be paid. The first report shall also list each fringe and state if it is paid as cash to the employee or to named plan.

16.2.4 Upon final completion and prior to final payment, the contractor will execute, deliver, and require its subcontractors to execute and deliver to the prevailing wage coordinator an affidavit stating that the contractor/subcontractor has fully complied with Section 4115.03 to 4115.16 Ohio Revised Code. The contract sum will not be increased because of increases in the prevailing wages or wage rates.

GENERAL NOTES

CONDITIONS PRECEDENT FOR EXECUTION OF AGREEMENT

THE FOLLOWING ITEMS SHALL BE FURNISHED ELECTRONICALLY:

Declaration of Insurance, including property insurance (builders risk)

Ohio Workers Compensation Certificate

A Contract Cost Breakdown Showing itemized Labor & Material amounts for the Total Contract Price

Performance and Payment Bond, Power of Attorney for the bonding agent.

A Certificate of Compliance issued by the Department of Insurance showing the Bonding Co. is licensed to do business in the State of Ohio.
Financial Statement of Bonding Co.

DOCUMENTS REQUIRED AFTER ISSUANCE OF NOTICE TO PROCEED

The architect shall issue a notice to proceed which shall establish the date for commencement of the project time. The contractor will, within 10 days of the date of the Notice to Proceed, furnish the architect ELECTRONICALLY:

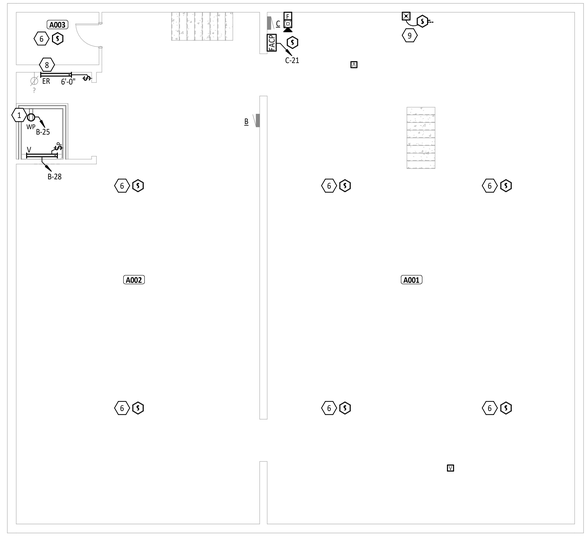
A Schedule of Values (AIA Document G703, Continuation Sheet)
A Time Schedule of the Work.
A list of proposed Sub-contractors.
A list of Material Suppliers.
An estimated schedule of monthly payments.

DISCRIMINATION AND INTIMIDATION

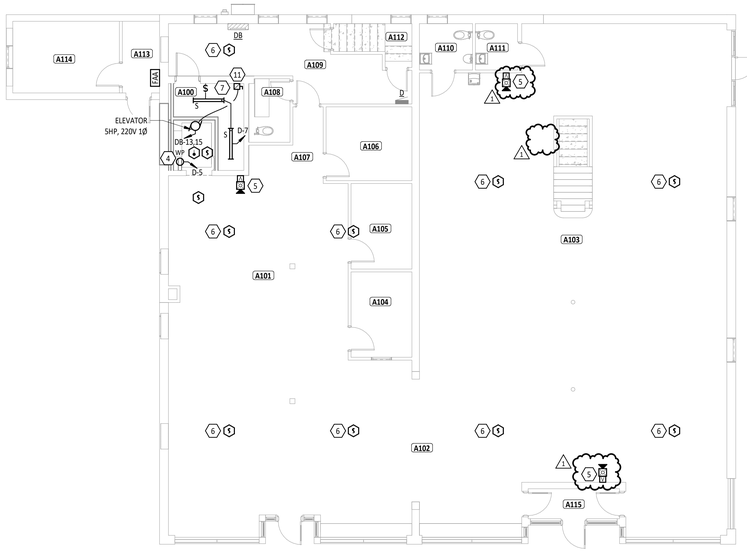
The prohibition against discrimination and intimidation on account of race, creed, or color, and the provisions as to forfeitures to be applied in the event of violation of contract regarding same, as contained in sections 153.59 and 153.60, and sections 4112.01 through 4112.99, inclusive, of the Revised Code of Ohio, shall apply to all contracts entered into in conjunction with the work.

END OF SECTION

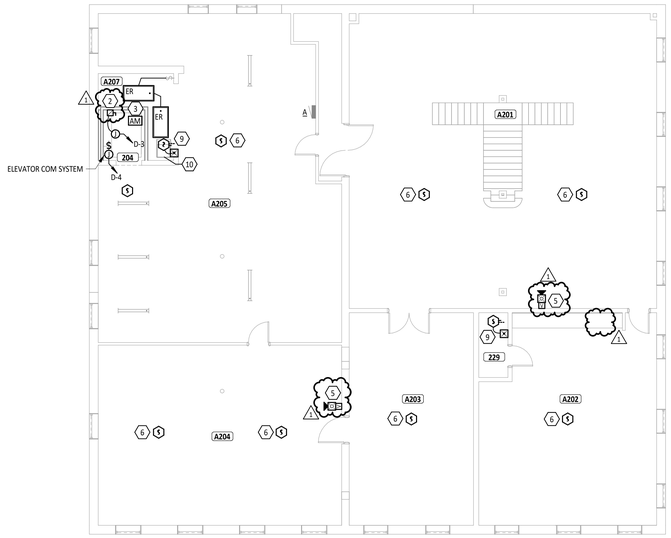
© COPYRIGHT 2026 - GARMANN/MILLER & ASSOCIATES, INC.



1 E2.1 **BASEMENT ELECTRICAL PLAN**
1/8" = 1'-0"



2 E2.1 **FIRST FLOOR ELECTRICAL PLAN**
1/8" = 1'-0"



3 E2.1 **SECOND FLOOR ELECTRICAL PLAN**
1/8" = 1'-0"

LUMINAIRE SCHEDULE

MARK	MOUNTING	LAMPS TYPE	LAMPS MIN. LUMENS	LAMPS CCT	LAMPS CRI	BALLAST/DRIVER	FIXTURE VOLTAGE	INPUT WATTS	FIXTURE DESCRIPTION	COMMENTS	BASIS OF DESIGN & APPROVED MANUFACTURERS
E	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0 W	EXISTING FIXTURE TO REMAIN.		
ER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0 W	EXISTING FIXTURE TO BE RELOCATED.		
S	VARIES	LED	4000 lm	4000K	80 CRI	0-10V DIMMING DOWN TO 10%	UNV	28 W	4' LED STRIP LIGHT, COLD-ROLLED STEEL CHANNEL AND COVER, INJECTION MOLDED PLASTIC HOUSING AND ENDCAPS, DIFFUSED ACRYLIC LENS, WHITE FINISH, U.L. LISTED.		LITHONIA | CSS L48 ALO3 MVOLT SWW3 80CRI OR EQUAL
V	VARIES	LED	4000 lm	4000K	80 CRI	0-10V DIMMING DOWN TO 10%	UNV	28 W	4' LED VAPOR TIGHT STRIP LIGHT, POLYCARBONATE HOUSING AND ENDCAPS, FROSTED POLYCARBONATE LENS, U.L.WET LISTED.		LITHONIA | CSVT L48 ALO3 MVOLT SWW3 80CRI OR EQUAL

ROOM INDEX

ROOM NUMBER	ROOM NAME	AREA
A001	STORAGE	2,677 SF
A002	STORAGE	1,981 SF
A003	STORAGE	74 SF
A100	MACHINE ROOM	63 SF
A101	CHILDREN	983 SF
A102	RECEPTION	603 SF
A103	TEEN / ADULT	2,185 SF
A104	OFFICE	88 SF
A105	BREAK ROOM	89 SF
A106	WORKROOM	108 SF
A107	CORRIDOR	66 SF
A108	RESTROOM	44 SF
A109	STORAGE	223 SF
A110	RESTROOM	42 SF
A111	RESTROOM	33 SF
A112	STAIR	45 SF
A113	VESTIBULE	45 SF
A114	STORAGE	130 SF
A115	VESTIBULE	47 SF
A201	PLAY AREA	1,538 SF
A202	STORYTIME ROOM	603 SF
A203	STORAGE	450 SF
A204	CRAFT ROOM	746 SF
A205	STORAGE	1,134 SF
A206	STAIR	78 SF
A207	MECHANICAL	76 SF

POWER & SYSTEMS GENERAL NOTES

- A WHERE DEVICES ARE SHOWN UNDER CABINETS, CASEWORK, FURNITURE AND THE LIKE; REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT PLACEMENT SO THAT DEVICES SHALL BE LOCATED WITHIN KNEE SPACE OR OPEN AREA.
- B CASEWORK INSTALLER SHALL CUT HOLES IN CASEWORK FOR RECEPTACLES, DEVICES, ETC., UNLESS NOTED OTHERWISE.
- C ALL CONDUCTORS FOR EQUIPMENT CONNECTIONS SHALL BE COPPER UNLESS NOTED OTHERWISE AND APPROVED BY THE MANUFACTURER.
- D COORDINATE WITH ALL OTHER TRADES TO MAINTAIN ALL REQUIRED CLEARANCES ABOUT ELECTRICAL EQUIPMENT WITH ACCORDANCE TO THE NATIONAL ELECTRICAL CODE.
- E REFER TO MECHANICAL, PLUMBING, AND OTHER APPLICABLE DRAWINGS FOR EXACT EQUIPMENT LOCATIONS.
- F MAINTAIN ALL FIRE RATINGS WHERE CONDUIT PENETRATES WALL, CEILINGS, AND FLOORS WITH ONLY U.L. LISTED FIRE ASSEMBLIES.
- G ALL LOW VOLTAGE CABLING FOR THE SCOPE OF WORK BY DIVISION 26, 27, AND 28 IN EXPOSED CEILING SPACES SHALL BE ROUTED INSIDE CONDUIT. COORDINATE WITH INSTALLER OF EACH SYSTEM PRIOR TO ROUGH-IN. PAINT CONDUIT TO MATCH SURROUNDING AREA.
- H CONDUIT IN EXPOSED CEILING SPACES SHALL BE CONCEALED INSIDE WALLS. EXPOSED CONDUIT SHALL ONLY BE ALLOWED IN JOIST SPACE NEAR ROOF.
- I ALL CONDUIT ENDS FOR CABLING NOT CONNECTED TO A BOX OR FITTING SHALL BE PROVIDED WITH NYLON BUSHINGS TO PROTECT CABLING FROM DAMAGE.
- J ALL MOUNTING HEIGHTS REFER TO BOTTOM OF BOX, UNO.

LIGHTING GENERAL NOTES

- A REFER TO ARCHITECTURAL REFLECTED CEILING PLANS ON THE A7 SERIES DRAWINGS FOR ADDITIONAL INFORMATION AND EXACT LOCATION OF LUMINAIRES.
- B VERIFY EXACT LOCATION OF ALL LIGHT SWITCHES AND CONTROLS DEVICES WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
- C WHERE MULTIPLE SWITCHES ARE GROUPED TOGETHER AT A SINGLE LOCATION, ALL SWITCHES SHALL BE INSTALLED UNDER A COMMON FACEPLATE.
- D CIRCUIT ALL EMERGENCY LIGHTS, NIGHT LIGHTS (IF APPLICABLE) AND EXIT LIGHTS TO AN UNSWITCHED HOT CONDUCTOR, UPSTREAM OF ALL CONTROLS.
- E REFER TO THE LUMINAIRE SCHEDULE ON THIS SHEET.
- F ALL LIGHTING CONTROL DEVICES, RELAYS, ETC. ABOVE LAY-IN CEILINGS SHALL BE MARKED WITH A BLACK 3/4" DIAMETER, PRESSURE-SENSITIVE ADHESIVE PAPER CIRCLE.
- G ALL MOUNTING HEIGHTS REFER TO BOTTOM OF LIGHT FIXTURE, UNO.

#	KEYNOTE DESCRIPTION
1	PROVIDE RECEPTACLE LOCATED IN ELEVATOR PIT. COORDINATE LOCATION WITH ELEVATOR CONTRACTOR.
2	PROVIDE 15A FUSED DISCONNECT SWITCH FOR ELEVATOR CAB LIGHTS. COORDINATE EXACT LOCATION AND CIRCUIT CONNECTION WITH ELEVATOR INSTALLER.
3	PROVIDE FIRE ALARM ADDRESSABLE MODULE(S) AS REQUIRED FOR ELEVATOR RECALLS. COORDINATE WORK WITH ELEVATOR INSTALLER.
4	PROVIDE DEVICE(S)/CONNECTIONS INSIDE OF ELEVATOR CONTROL SPACE. COORDINATE WORK WITH ELEVATOR INSTALLER.
5	NEW DEVICE ON EXISTING WALL. FISH WALL IF POSSIBLE. OTHERWISE, PROVIDE 700 SERIES SURFACE MOUNT RACEWAY (OREQ). RACEWAY SHALL BE MOUNTED VERTICALLY FROM BOX HEIGHT TO THE BELOW BASEMENT. PAINT RACEWAY TO MATCH WALL.
6	REUSE EXISTING BOX FOR NEW FIRE ALARM INITIATING DEVICE.
7	PROVIDE CABLING FOR PHONE LINE TO ELEVATOR CONTROL CABINET, FOR EITHER A POTS LINE FROM THE BUILDING D-MARC LOCATION, OR AN ATA (ANALOG TERMINAL ADAPTER) FROM THE BUILDING PHONE SYSTEM. COORDINATE WITH OWNER.
8	UTILIZE EXISTING CIRCUIT PREVIOUSLY FEEDING THIS FIXTURE.
9	PROVIDE AND INSTALL DUCT MOUNTED SMOKE DETECTOR(S) IN RETURN AIR OF MECHANICAL UNIT. COORDINATE LOCATION AND QUANTITY WITH DUCT SIZE. REFERENCE DETAIL 5/E1.1. PROVIDE A REMOTE STATUS INDICATOR ON SIDE OF FURNACE. COORDINATE WITH DIVISION 23.
10	EXISTING FURNACE RETURN DUCT AND OUTSIDE AIR TO BE RELOCATED/REPOSITIONED TO ACCOMMODATE NEW ELEVATOR. MODIFY/RELOCATE THE ELECTRICAL CONNECTION TO THE FURNACE AS REQUIRED. COORDINATE WORK WITH DIVISION 23.
11	PROVIDE 60A, 240V, 1Ø, ELEVATOR DISCONNECT/CONTROL SWITCH, REFER TO SPECIFICATIONS FOR MORE INFORMATION. COORDINATE EXACT LOCATION AND CIRCUIT CONNECTION WITH ELEVATOR INSTALLER.

STATE OF OHIO
MATTHEW R. HIBNER
1416052
REGISTERED ARCHITECT

MATTHEW R. HIBNER
LICENSE #1416052
EXPIRATION DATE: 12/31/2027

GARMANN MILLER
MUNCIE, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA | FORT WAYNE, INDIANA
mmhgfort.com

VILLAGE OF MINSTER LIBRARY ELEVATOR RENOVATION

136 E 4TH STREET, MINSTER, OHIO 45865

ISSUANCES/REVISIONS

	CONSTRUCTION DOCUMENTS	09/17/2026
1	CONSTRUCTION DOCUMENTS - ADDENDUM 02	10/08/2026

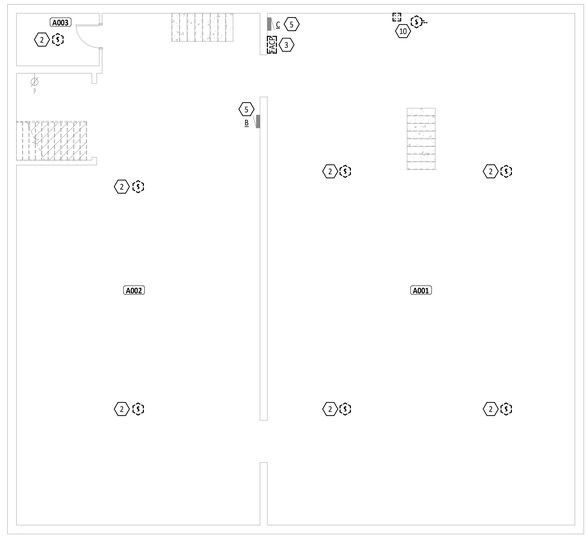
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25097.00	DNS	CDS

SHEET TITLE:
ELECTRICAL PLANS

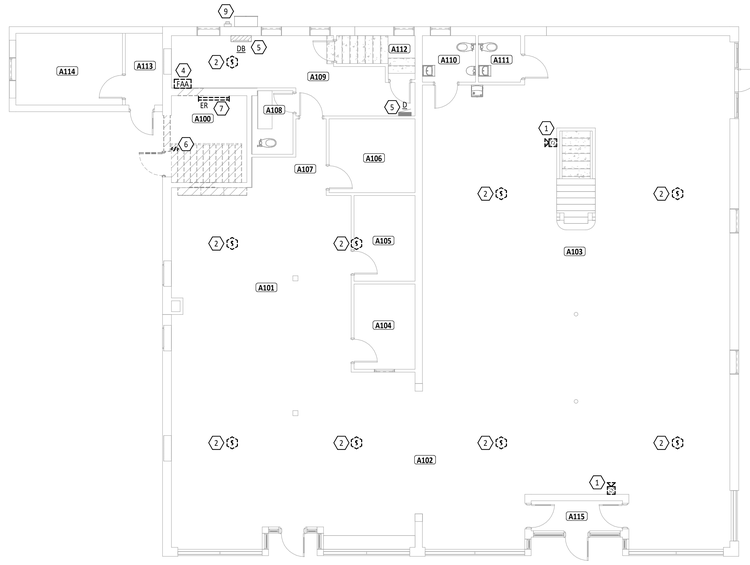
SHEET NUMBER:
E2.1

PRINTED ON: 10/8/2026 11:35:51 AM

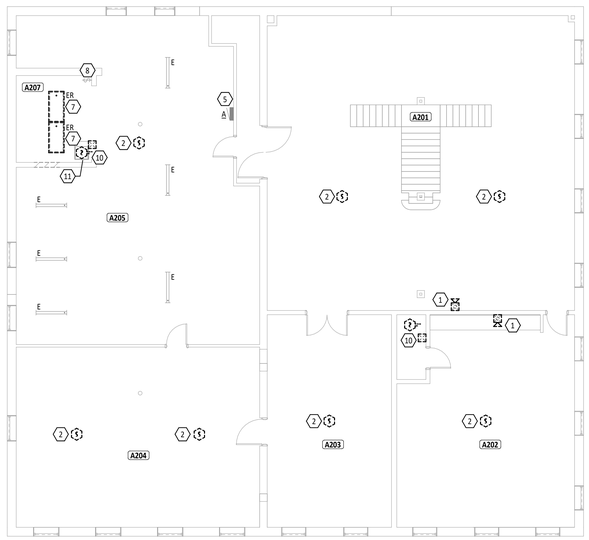
© COPYRIGHT 2026 - GARMANN/MILLER & ASSOCIATES, INC.



1 ED1.1 BASEMENT ELECTRICAL DEMOLITION PLAN
1/8" = 1'-0"



2 ED1.1 FIRST FLOOR ELECTRICAL DEMOLITION PLAN
1/8" = 1'-0"



3 ED1.1 SECOND FLOOR ELECTRICAL DEMOLITION PLAN
1/8" = 1'-0"

ROOM INDEX

ROOM NUMBER	ROOM NAME	AREA
A001	STORAGE	2,677 SF
A002	STORAGE	1,981 SF
A003	STORAGE	74 SF
A100	MACHINE ROOM	63 SF
A101	CHILDREN	983 SF
A102	RECEPTION	603 SF
A103	TEEN / ADULT	2,185 SF
A104	OFFICE	88 SF
A105	BREAK ROOM	89 SF
A106	WORKROOM	108 SF
A107	CORRIDOR	66 SF
A108	RESTROOM	44 SF
A109	STORAGE	223 SF
A110	RESTROOM	42 SF
A111	RESTROOM	33 SF
A112	STAIR	45 SF
A113	VESTIBULE	45 SF
A114	STORAGE	130 SF
A115	VESTIBULE	47 SF
A201	PLAY AREA	1,538 SF
A202	STORYTIME ROOM	603 SF
A203	STORAGE	450 SF
A204	CRAFT ROOM	746 SF
A205	STORAGE	1,134 SF
A206	STAIR	78 SF
A207	MECHANICAL	76 SF

ELECTRICAL DEMOLITION GENERAL NOTES

A. FIELD VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR SITUATION DISCOVERED THAT DOES NOT CONFORM TO CONSTRUCTION DOCUMENTS.

B. ALL WORK PERFORMED IS SUBJECT TO APPROVAL BY THE ARCHITECT AND OWNER. WORK FOUND TO BE UNSATISFACTORY SHALL BE REMOVED AND PROPERLY REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

C. ALL ITEMS AND MATERIAL NOTED AS "REMOVE" SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. COORDINATE REMOVAL OF ITEMS WITH OWNER. OWNER HAS THE OPTION TO CLAIM ANY REMOVED ITEMS.

D. TEMPORARILY SUPPORT ALL EQUIPMENT, CONDUIT, ETC. AS REQUIRED UNTIL FINAL SUPPORTS ARE IN PLACE.

E. CLOSELY COORDINATE ALL WORK WITH THE OWNER AND WITH ALL OTHER CONTRACTORS HIRED BY THE OWNER. CLARIFY IN ADVANCE ANY QUESTIONS AS TO SCOPE OF WORK AND AREAS OF RESPONSIBILITY.

F. CONDUITS, BOXES, AND CIRCUIT BREAKERS MAY BE REUSED WHERE POSSIBLE, IF NOT, MODIFY AS NEEDED FOR NEW WORK.

G. DIV. 26 SHALL REFER TO ARCHITECTURAL, MECHANICAL, AND PLUMBING DEMOLITION PLANS FOR ELECTRICAL DISCONNECTION OR REMOVAL OF ANY ELECTRICAL EQUIPMENT.

H. DIV. 26 SHALL PULL ALL WIRE AND CAP CONDUIT TO ALL CIRCUITS DISCONNECTED AND NOT REUSED.

I. ALL ABANDONED WIRING ABOVE CEILING SHALL BE REMOVED PER THE REQUIREMENTS OF THE NEC.

KEYNOTE	KEYNOTE DESCRIPTION
1	REMOVE FIRE ALARM NOTIFICATION DEVICE AND WIRING. PROVIDE A BLANK COVERPLATE.
2	REMOVE FIRE ALARM INITIATING DEVICE AND WIRING. REUSE BOX AS PART OF NEW WORK.
3	REMOVE FIRE ALARM CONTROL PANEL.
4	REMOVE FIRE ALARM ANNUNCIATOR PANEL.
5	EXISTING ELECTRICAL PANELBOARD TO REMAIN. MODIFY TO ACCOMMODATE NEW WORK AS REQUIRED.
6	REMOVE LIGHT SWITCH AND ASSOCIATED CIRCUITRY.
7	REMOVE LIGHT FIXTURE AND SALVAGE FOR REINSTALLATION AS PART OF NEW WORK.
8	EXISTING LIGHT SWITCH TO REMAIN. MODIFY AS REQUIRED TO ACCOMMODATE RELOCATED LIGHT FIXTURE.
9	EXISTING CT CABINET AND METER BASE TO REMAIN.
10	REMOVE DUCT DETECTOR AND ASSOCIATED CABLING.
11	EXISTING FURNACE RETURN DUCT AND OUTSIDE AIR TO BE RELOCATED/REPOSITIONED TO ACCOMMODATE NEW ELEVATOR. MODIFY/RELOCATE THE ELECTRICAL CONNECTION TO THE FURNACE AS REQUIRED. COORDINATE WORK WITH DIVISION 23.

STATE OF OHIO
MATTHEW R. HIBNER 1416052
REGISTERED ARCHITECT
MATTHEW R. HIBNER
LICENSE #1416052
EXPIRATION DATE: 12/31/2027

GARMANN MILLER
MANSTER, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA | FORT WAYNE, INDIANA
mmmgm.com

VILLAGE OF MINSTER LIBRARY ELEVATOR RENOVATION

196 E. 4TH STREET, MINSTER, OHIO 45865

ISSUANCES/REVISIONS

	CONSTRUCTION DOCUMENTS	09/17/2026
1	CONSTRUCTION DOCUMENTS - ADDENDUM 02	10/08/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25097.00	DNS	CDS

SHEET TITLE:

ELECTRICAL DEMOLITION PLANS

SHEET NUMBER:

ED1.1

PRINTED ON: 10/7/2026 1:45:08 PM