Addendum 01

DOCUMENT 00 91 00

DATE: November 12, 2026

PROJECT: Miami County Safety Building Cooling Tower Piping Replacement
201 West Main Street
Troy, Ohio, 45373

PROJECT #: 26025.00

OWNER: Miami County Board of Commissioners
201 West Main Street
Troy, Ohio, 45373

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 October 19, 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 1 re-issued drawing sheet.

FOR INFORMATION ONLY

1. Pre-bid meeting minutes are attached.

CHANGES TO THE PROJECT MANUAL

1. Section 00 11 13 Advertisement for Bids: The bid date has been changed to December 3, 2027, at 1:35.00 PM. See attached advertisement for bid with updated information.

2. Section 00 11 30 Abbreviated Scope of Work: Has been changed to reflect the bid date change to December 3, 2027, at 1:35.00 PM.

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3. Section 00 41 13 Bid Form: An updated bid form has been included as part of this addendum with the following updates:
   a. Builder's Risk insurance is to be provided by the contractor.
   b. The owner's desired completion date has been revised to April 2, 2027.

CHANGES TO THE DRAWINGS

1. Drawing Sheet M2.2 First Floor Mechanical Plan – North Section: Added Keynotes 7 and 8 to cut and patch access hole in chase to remove and install condenser water piping.

ATTACHMENTS

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

Pre-bid meeting minutes.

Specification Sections: 00 11 13 - Advertisement for Bids, 00 11 30 - Abbreviated Scope of Work, and 00 41 13 - Bid Form.

Drawing Sheet: M2.2.

END OF ADDENDUM

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Pre-Bid meeting

Project name	Miami Co Cooling Tower Piping Replacement	GM project no.	26025.00
Meeting date	November 3, 2026	Meeting location	Miami Co. Safety Building

Outline

1. Attendees: Sign in sheet

2. Introductions

3. Project overview
   a. General Construction: The general construction work will consist of removal and replacement of ceiling tile in areas noted on the drawings. Additional areas will have the ceiling tiles removed and reinstalled to allow for the HVAC work to be accomplished. There will be minor drywall and masonry repair to allow for the replacement of piping by the HVAC Contractor.
   b. Plumbing Work: The plumbing work consists of replacing shut-off valves on the incoming water main for the building, adding shut-off valves to isolate the southern half of the building, and reworking the water piping at the irrigation system and outdoor fountain.
   c. HVAC Work: The HVAC work consists of replacing portions of the cooling tower piping from the basement up to above the ceiling on the first floor. The piping from first floor vertical riser to the roof will remain and be lined with a new interior finish in place to extend the useful life of the existing piping.

4. Bidding
   a. Date: November 19, 2026 at 1:35 PM
   b. Location:
      Attn. Janelle Barga
      Address: 201 West Main Street
      Address: Troy, Ohio 45373
   a. Use the bid form provided
   b. Plan approval is not needed for this project.
   c. This project will utilize the State of Ohio prevailing wage rates.

5. Bid categories
   a. General construction

6. Alternates
   a. No Alternates

7. Contingency amounts to be included in bid

a. General construction: $15,000

8. 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

9. Schedule
   a. Tentative award date – December 8, 2026
   b. Start of construction – January 4, 2027
   c. Completion date – February 26, 2027
      i. Liquidated Damages – Per Article 8 of specification section 00 73 00

10. General conditions
    a. Waste Removal: Each prime 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 cell phone service.
    d. Sanitary facilities – Can use on-site facilities.
    e. Barriers if needed where work is taking place in an occupied office area.

11. Temporary electricity
    a. The contractor can use the existing electrical power in the building. If the contractor needs power above what is currently available, they are responsible for providing a generator to meet the additional power requirements.
    b. Cost of electricity: by owner

12. Temporary water
    a. The contractor can use the existing domestic water supply in the building.
    b. Cost of water: by owner

13. Substitution request by 10 days prior to bid.

14. Correspondence
    a. Correspondence to run through the Garmann Miller
    b. Architectural/ General – **Chris Monnin – cmonnin@creategm.com**
    c. Mechanical/Plumbing – **Chris Monnin – cmonnin@creategm.com**

SECTION 00 11 13 - ADVERTISEMENT FOR BIDS

Sealed proposals will be received by the Board of Miami County Commissioners, c/o Janelle Barga at, 201 West Main Street, Troy, Ohio 45373, until December 3, 2026 at 1:35.00 PM, at which time and place proposals will be opened publicly and read aloud. Proposals received after December 3, 2026 at 1:35.00 PM will be returned unopened. Proposals shall be for the furnishing of materials and the performance of labor necessary for the:

26025.00 Miami County Safety Building Cooling Tower Piping Replacement

201 West Main Street

Troy, Ohio, 45373

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

Minster, OH | Columbus, OH | Indianapolis, IN | Ft. Wayne, IN

A Lump Sum bid for the project will be received.

A prebid meeting will be held at 10:00.00 AM on November 3, 2026 at 201 West Main Street, Troy, Ohio 45373. 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 Ohio "Schedule of Prevailing Wages". The bidder may access the Ohio Department of Commerce, Wage & Hour Bureau at its website 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 Board of Miami County Commissioners; Construction News Corporation, the McGraw Hill-Dodge Plan Room, the Builders Exchange and iSqFt.

Contract Documents may be purchased from DC Reprographics, 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 Board of Miami County Commissioners web site.

Notice can be accessed at: www.miamicountyohio.gov/Bids.aspx

The Date of this notice: October 19, 2026

By: Board of Miami County Commissioners

201 West Main Street

Troy, Ohio 45373

SECTION 00 11 30 - ABBREVIATED SCOPE OF WORK

THE FOLLOWING IS AN ABBREVIATED SCOPE OF WORK INTENDED TO PROVIDE POTENTIAL BIDDERS WITH INFORMATION AS TO THE SIZE AND NATURE OF THE PROJECT. BIDDERS ARE TO REFER TO THE DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK.

Project: **26025.00 Miami County Safety Building Cooling Tower Piping Replacement**
201 West Main Street
Troy, Ohio 45373

GM Project Number: **26025.00**

Bid Date: **December 3, 2026 at 1:35.00 PM**

Bid Categories: **Lump Sum General Contract**

Estimate of Construction Cost: $ 175,000.00

PROJECT SCOPES OF WORK

General Construction: The general construction work will consist of removal and replacement of ceiling tile in areas noted on the drawings. Additional areas will have the ceiling tiles removed and reinstalled to allow for the HVAC work to be accomplished. There will be minor drywall and masonry repair to allow for the replacement of piping by the HVAC Contractor.

Plumbing Work: The plumbing work consists of replacing shut-off valves on the incoming water main for the building, adding shut-off valves to isolate the southern half of the building, and reworking the water piping at the irrigation system and outdoor fountain.

HVAC Work: The HVAC work consists of replacing portions of the cooling tower piping from the basement up to above the celing on the first floor. The piping from first floor vertical riser to the roof will remain and be lined with a new interior finish in place to extend the useful life of the existing piping.

END OF SECTION

SECTION 00 41 13 - BID FORM

THE PROJECT AND THE PARTIES

TO:

Board of Miami County Commissioners
201 West Main Street
Troy, Ohio45373

FOR:

Project: 26025.00 Miami County Safety Building Cooling Tower Piping Replacement

Project Number: 26025.00
201 West Main Street
Troy, Ohio45373

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 Contractor.

State of Ohio Prevailing 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: December 2026

Owners desired completion date: April 2, 2027

If this Bid is accepted, we will:

Complete the Work by April 2, 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:

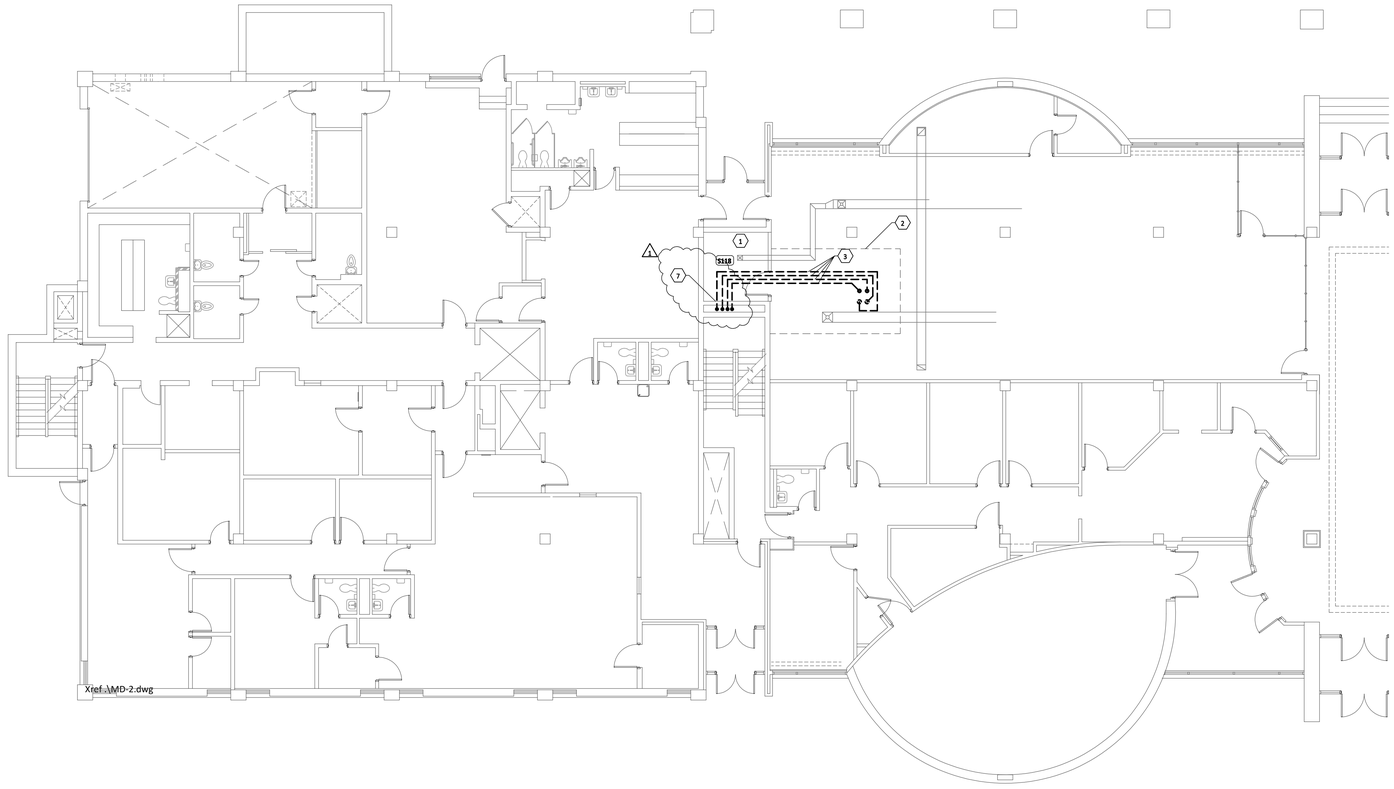
Bid is to be submitted in Duplicate.

Bid is to be submitted in a sealed envelope containing bid and bid form supplements and addressed and delivered to the following location:

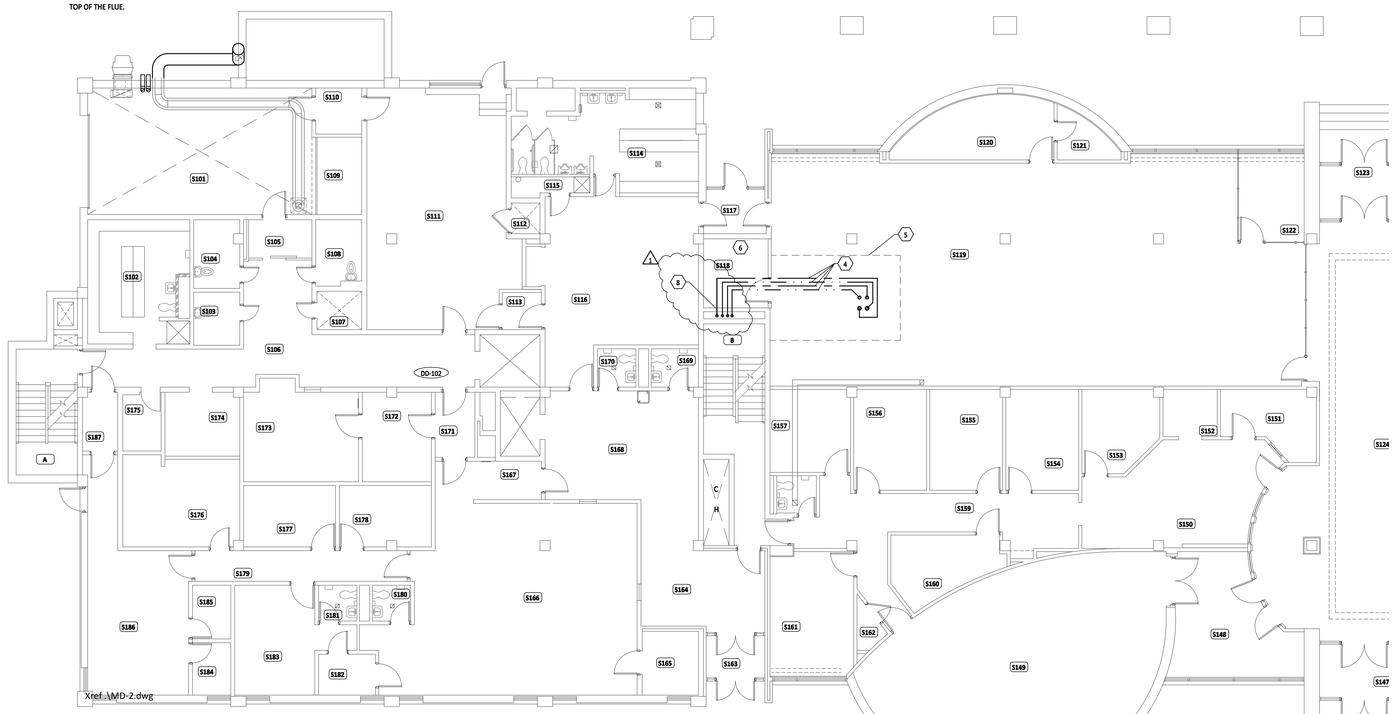
Prime Contract Bid for:
Board of Miami County Commissioners
201 West Main Street
Troy, Ohio 45373

END OF BID FORM

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1 M2.2 FIRST FLOOR MECHANICAL DEMOLITION PLAN - NORTH SECTION
1/8" = 1'-0"



2 M2.2 FIRST FLOOR MECHANICAL PLAN - NORTH SECTION
1/8" = 1'-0"

SAFETY BUILDING - ROOM INDEX - FIRST FLOOR

ROOM NUMBER	ROOM NAME	CEILING TYPE	CEILING HEIGHT
A	STAIR A	EXPOSED STRUCTURE	-
B	STAIR B	EXPOSED STRUCTURE	-
C	STAIR C	EXPOSED STRUCTURE	-
D	STAIR D	EXPOSED STRUCTURE	-
S101	SALLY PORT	EXPOSED STRUCTURE	-
S102	SEARCH / CLEANUP	EXPOSED STRUCTURE	-
S103	HOLDING CELL	EXPOSED STRUCTURE	-
S104	HOLDING CELL	EXPOSED STRUCTURE	-
S105	SECURITY VESTIBULE	ACT (2x4)	8'-5"
S106	CORRIDOR	ACT (2x4)	8'-5"
S107	PADDED CELL	EXPOSED STRUCTURE	-
S108	HOLDING CELL	EXPOSED STRUCTURE	-
S109	FOOD STORAGE	EXPOSED STRUCTURE	-
S110	VESTIBULE	EXPOSED STRUCTURE	-
S111	RECREATIONAL ROOM	PLAS	9'-0"
S112	TECHNOLOGY CHASE	EXPOSED STRUCTURE	-
S113	VESTIBULE	EXPOSED STRUCTURE	-
S114	LOCKER ROOM	ACT (2x4)	8'-8"
S115	JANITOR CLOSET	EXPOSED STRUCTURE	-
S116	PATROL ASSEMBLY REPORT	ACT (2x4)	8'-8"
S117	VESTIBULE	GWB	9'-11"
S118	OFFICE	ACT (2x4)	9'-2"
S119	COUNTY RECORDERS	ACT (2x4)	9'-2"
S120	WORKROOM	ACT (2x4)	7'-9"
S121	STORAGE/TECH CLOSET	ACT (2x4)	7'-9"
S122	RECORDER'S OFFICE	ACT (2x4)	9'-2"
S123	VESTIBULE	GWB	9'-10"
S124	LOBBY	GWB/ACT (1x1)	10'-7"
S125	VESTIBULE	ACT (2x4)	8'-5"
S126	FEDERAL JUDGE'S OFFICE	ACT (2x4)	8'-5"
S127	STORAGE	ACT (2x4)	9'-0"
S128	COPY ROOM	ACT (2x4)	9'-0"
S129	ENGINEER'S OFFICE	ACT (2x4)	9'-0"
S130	TAX MAP OFFICE AREA	ACT (2x4)	9'-0"
S131	ENGINEER'S WORKROOM	ACT (2x4)	9'-0"
S132	ENGINEER'S OFFICE	ACT (2x4)	9'-0"
S133	REAL ESTATE OFFICE	ACT (2x4)	9'-0"
S134	AUDITOR'S OFFICE	ACT (2x4)	9'-0"
S135	AUDITOR'S OFFICE	ACT (2x4)	9'-0"
S136	CORRIDOR	ACT (2x2)/ACT (1x1)	9'-0" / 8'-0"
S137	ACCOUNTING OFFICE	ACT (2x4)	9'-0"
S138	STORAGE	ACT (2x4)	9'-0"
S139	ACCOUNTING OFFICE	ACT (2x4)	9'-0"
S140	TREASURE'S GENERAL OFFICE	ACT (2x4)	8'-11"
S141	TREASURER'S OFFICE	ACT (2x4)	8'-11"
S142	SUPPLIES	ACT (2x4)	8'-5"
S143	VAULT	ACT (2x4)	8'-5"
S144	MEN'S TOILET	ACT (2x4)	7'-10"
S145	WOMEN'S TOILET	ACT (2x4)	7'-10"
S146	JANITOR CLOSET	EXPOSED STRUCTURE	-
S147	VESTIBULE	GWB	9'-10"
S148	LOBBY	ACT (2x2)	8'-5"
S149	COMMISSIONER'S MEETING ROOM	GWB/ACT (1x1)	10'-0"
S150	COMMISSIONER'S RECEPTIONIST	ACT (2x2)	8'-5"
S151	OFFICE	ACT (2x2)	8'-5"
S152	SUPPLIES	ACT (2x2)	8'-5"
S153	COMMISSIONER'S OFFICE	ACT (2x2)	8'-5"
S154	COMMISSIONER'S OFFICE	ACT (2x2)	8'-5"
S155	COMMISSIONER'S OFFICE	ACT (2x2)	8'-5"
S156	COMMISSIONER'S OFFICE	ACT (2x2)	8'-5"
S157	COMMISSIONER'S OFFICE	ACT (2x2)	8'-5"
S158	TOILET	ACT (2x2)	7'-6"
S159	CORRIDOR	ACT (2x2)	8'-5"
S160	OFFICE	ACT (2x2)	7'-10"
S161	CONFERENCE ROOM	ACT (2x2)	8'-10"
S162	STORAGE	ACT (2x4)	7'-10"
S163	VESTIBULE	GWB	7'-10"
S164	FOYER	ACT (2x4)	9'-9"
S165	SUPPLIES	ACT (2x4)	8'-5"
S166	OPEN OFFICE AREA	ACT (2x4)	8'-5"
S167	CORRIDOR	ACT (2x4)	8'-5"
S168	LOBBY	ACT (2x4)	8'-11"
S169	TOILET	ACT (2x4)	7'-5"
S170	TOILET	ACT (2x4)	7'-5"
S171	SECURITY VESTIBULE	ACT (2x4)	8'-5"
S172	WARDEN	ACT (2x4)	8'-5"
S173	CONTROL	ACT (2x4)	8'-5"
S174	PHOTOGRAPH/FINGERPRINT ROOM	ACT (2x4)	8'-5"
S175	INTERVIEW ROOM	ACT (2x4)	8'-5"
S176	OFFICE	ACT (2x4)	7'-5"
S177	OFFICE	ACT (2x4)	7'-10"
S178	OFFICE	ACT (2x4)	7'-11"
S179	CORRIDOR	ACT (2x4)	8'-5"
S180	TOILET	ACT (2x4)	7'-5"
S181	TOILET	ACT (2x4)	7'-5"
S182	CLOSET	ACT (2x4)	8'-5"
S183	SHERIFF'S OFFICE	ACT (2x4)	7'-10"
S184	CLOSET	ACT (2x4)	8'-6"
S185	CLOSET	ACT (2x4)	8'-6"
S186	DETECTIVE SECTION	ACT (2x4)	8'-6"
S187	VESTIBULE	ACT (2x4)	8'-6"
S188	FAMILY RESTROOM (ALTERNATE)	ACT (2x2)	9'-0"

CONTRACTOR TO VERIFY EXISTING CEILING HEIGHTS OF AFFECTED AREAS PRIOR TO COMMENCEMENT OF WORK.

KEYNOTE SCHEDULE

#	KEYNOTE DESCRIPTION
1	REMOVE CEILING TILE AND GRID FROM OFFICE, S118. SALVAGE TILE AND TEES TO REPLACE ANY DAMAGED IN THE COUNTY RECORDS ROOM, S119.
2	CAREFULLY REMOVE CEILING TILE AND GRID AS REQUIRED TO ACCESS THE CONDENSER WATER PIPING ABOVE THE CEILING. STORE MATERIAL FOR REPLACEMENT AFTER THE CONDENSER PIPING IS REPLACED.
3	REMOVE BLACK IRON CONDENSER WATER PIPING FROM THE FLOOR THROUGH THE ELBOW AT THE BASE OF THE RISER THROUGH THE SECOND FLOOR. REMOVED PIPING SHALL BE DISPOSED OF OFF SITE.
4	INSTALL 6" SCH 80 PVC CONDENSATE PIPING FROM THE BASEMENT TO THE VERTICAL RISER TO THE SECOND FLOOR.
5	REPLACE CEILING GRID AND TILE IN COUNTY RECORDS, S119. DISPOSE OF UNUSED MATERIAL OFF SITE.
6	INSTALL NEW CEILING GRID AND TILE IN OFFICE, S118. GRID AND TILE TO MATCH EXISTING MATERIALS IN COUNTY RECORDS, S119.
7	CUT ACCESS HOLE IN CMU CHASE WALL OF SUFFICIENT SIZE TO REMOVE EXISTING CONDENSER WATER PIPE AND INSTALL NEW PVC PIPE. INSTALLATION WILL REQUIRE AN ELBOW ABOVE THE CEILING AND MAY REQUIRE FEEDING THIS PIPE DOWN TO THE BASEMENT TO AVOID THE TIME CONTROL PANEL MOUNTED ON THE WALL BELOW.
8	PATCH HOLE IN CHASE WALL AFTER INSTALLATION WITH SIMILAR CMU. PAINT ENTIRE WALL WHEN FINISHED. COLOR TO MATCH EXISTING WALLS OF OFFICE S118.

STATE OF OHIO
CHRISTOPHER MONNIN
E-67075
REGISTERED
PROFESSIONAL ENGINEER

CHRISTOPHER MONNIN
LICENSE #E-67075
EXPIRATION DATE: 12/31/2027

GARMANN MILLER
MASTER, OHIO COLUMBUS, OHIO INDIANAPOLIS, INDIANA FORT WAYNE, INDIANA
cmdigm.com

RENOVATION OF

MIAMI COUNTY SAFETY BUILDING
CHILLER PIPING REPLACEMENT

201 WEST MAIN STREET, TROY, OH 45373

ISSUANCES/REVISIONS

	CONSTRUCTION DOCUMENTS	10/15/2026
1	ADDENDUM 01	11/12/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
26025.00	RAG	CSM

SHEET TITLE:

FIRST FLOOR MECHANICAL PLAN - NORTH SECTION

SHEET NUMBER:

M2.2