

Addendum 01

DOCUMENT 00 9100

DATE: December 16, 2025

PROJECT: Fort Loramie Local Schools Athletic Complex Building & Associated Improvements
600 East Park Street
Fort Loramie, Ohio 45845

PROJECT #: 25041.00

OWNER: Fort Loramie Local School Board of Education
575 Greenback Road
Fort Loramie, Ohio 45845

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 Bidding Documents dated December 11, 2025 with amendments and additions noted below.

Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may disqualify the Bidder.

This addendum consists of 1 page, 2 specification sections.

CHANGES TO THE PROJECT MANUAL

1. Section 00 11 13 - Advertisement for Bids: Sealed proposals to be due on **January 13, 2026** at 1:00pm at Fort Loramie High School Office, Door 1, Media Room 310, located at 600 East Park Street, Fort Loramie, Ohio 45845
2. Section 00 11 30 – Abbreviated Scope of Work – Bid date has been modified to **January 13, 2026 at 01:00.00 PM**

ATTACHMENTS

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

Specification Sections 00 11 13 and 00 11 30.

END OF ADDENDUM



SECTION 00 11 13 - ADVERTISEMENT FOR BIDS

Sealed proposals will be received by Fort Loramie Local School District Board of Education at, Fort Loramie High School Office, Door 1, Media Room 310, located at 600 East Park Street, Fort Loramie, Ohio 45845, until January 13, 2026 at 01:00.00 PM, at which time and place proposals will be opened publicly and read aloud. Proposals received after January 13, 2026 at 01:00.00 PM will be returned unopened. Proposals shall be for the furnishing of materials and the performance of labor necessary for the:

25041.00 Fort Loramie Local Schools Athletic Complex Building & Associated Improvements

Redskin Training Center & Locker Room Renovation:
600 East Park Street, Fort Loramie, Ohio 45845

Elementary School Addition:
35 Elm Street, Fort Loramie, Ohio 45845

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 1:00 PM on Thursday, December 18, 2025 at Fort Loramie High School Office, Door 1, Media Room 310, located at 600 East Park Street, Fort Loramie, Ohio, 45845 . 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.

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 Fort Loramie Local School District Board of Education; 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 Fort Loramie Local School District web site.

Notice can be accessed at: www.loramie.k12.oh.us

The Date of this notice: December 16, 2025

By: Fort Loramie Local School District Board of Education

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: 25041.00 Fort Loramie Local Schools Athletic Complex Building & Associated Improvements

600 East Park Street

Fort Loramie, Ohio 45845

GM Project Number: 25041.00

Bid Date: January 13, 2026 at 01:00.00 PM

Bid Categories: Lump Sum General Contract

Estimate of Construction Cost: \$9,000,000.00

PROJECT SCOPES OF WORK

General Construction:

Three proposed building projects within the contract documents. Athletic complex is a new construction building with Masonry, structural steel, and pre-engineered metal building types. Building includes, conventional framed low slope roof weight room, pre-engineered metal building turf room and multipurpose sports court and a masonry bearing mezzanine with athletic equipment. Locker room building is a renovation of the existing weight room into a varsity football locker room. Scope consists of demolition, interior renovations, HVAC improvements and exterior storefront. Elementary building addition scope includes demolition, concrete, masonry, structural steel and wood gymnasium flooring.

Site Work:

Scope includes but is not limited to; site clearing/demolition, new concrete pavement, curbs, asphalt, mill and fill of existing asphalt, louvre screen fence, gravel pavement, grading/earthwork, seeding and planting.

Fire Protection Work:

Scope includes but is not limited to; new riser and sprinkler system as shown on plans.

Plumbing Work:

Scope includes but is not limited to; new plumbing fixtures with water, sanitary, and vent system, gas piping for mechanical equipment, and roof drains with storm piping as shown on drawings.

HVAC Work:

Athletic complex consists of new work, including but not limited to, new mechanical equipment (RTUs, exhaust systems, terminal equipment), and building automation system (BAS). Existing locker room building renovation includes new exhaust and makeup air systems as shown on plans.

Electrical Work:

Demolition of lighting and power in existing building areas. New work consists of, but not limited to fire alarm, power to receptacles (surface raceway where required in existing buildings), and mechanical equipment. New LED lighting throughout the renovation space and the new athletic building controlled by occupancy sensors and low voltage switches. Sound systems in the existing locker room and the athletic building.

Technology Work:

Scope includes but not limited to; Installation of CAT6A, Fiber, and speaker cabling. Installation of security cameras, access control, security system, clocks, and access points. Installation of network rack equipment and network racks. Add new devices to existing camera, access control, and security systems.

END OF SECTION 00 11 30