



**Date:** 10/09/2025

**Project Number:** 76-2829-22

**Project Name:** Henry Count Courthouse - Interior Renovations

**Intent:**

This Addendum provides modifications and clarifications To the Bid Documents dated **Tuesday, September 23, 2025**, Bidder shall ascertain prior to submitting its Bid Form that it has received all Addenda issued and shall acknowledge receipt of each Addendum on the Bid Form.

In the event of a conflict between the terms and provisions of this Addendum and the terms and provisions of the Bidding Documents, the terms and provisions of this Addendum shall control. In all other respects, the Bidding Documents shall remain unchanged and in full force and effect.

| Item                      | Additional Document                                      | Cons. Doc. Reference | Description                                                                                                                                                                                                                                 |
|---------------------------|----------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General:</b>           |                                                          |                      |                                                                                                                                                                                                                                             |
| 1                         |                                                          | CLARIFICATION        | <b>CLARIFICATION:</b> Environmental Testing and Abatement was performed during the 1998 Interior renovation. If any need arises for additional testing and abatement during this project, the Owner will retain and pay for those services. |
| <b>Specifications:</b>    |                                                          |                      |                                                                                                                                                                                                                                             |
| 2                         | REISSUE<br>SPECIFICATION<br>SECTION<br>011000<br>SUMMARY |                      | <b>ADD FIRE ALARM INFORMATION:</b> Add Section 1.4.E 1-7 to the Summary.                                                                                                                                                                    |
| <b>End of Addendum 01</b> |                                                          |                      |                                                                                                                                                                                                                                             |

## SECTION 011000 - SUMMARY - REVISED

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section includes:
1. Project information.
  2. Work covered by Contract Documents.
  3. Work under separate contracts.
  4. Access to site.
  5. Coordination with Owner.
  6. Work Restrictions.

#### 1.2. PROJECT INFORMATION

- A. Project Identification: No. 76-2829-22 – Henry County Courthouse – Interior Renovations.
1. Project Location: 660 North Perry Street, Napoleon, Ohio 43545.
- B. Owner: Henry County Commissioners
1. Owner's Representative: Tracy Busch  
Email: [ema@henrycountyohio.gov](mailto:ema@henrycountyohio.gov)
- C. Architect / Engineer: Technicon Design Group, Inc., 202 West Main Street, Suite 301, Ottawa, Ohio 45875 Phone: 419-523-5323 Email: [info@technicondesigngroup.com](mailto:info@technicondesigngroup.com)
1. Architect of Record: Gillian Stechschulte, AIA  
Email: [gillian@technicondesigngroup.com](mailto:gillian@technicondesigngroup.com)
  2. Architect's Representative: Amber Palte  
Email: [amber@technicondesigngroup.com](mailto:amber@technicondesigngroup.com)
  3. Mechanical Engineer: Scott Birkemeier, P.E.  
Email: [scott@technicondesigngroup.com](mailto:scott@technicondesigngroup.com)
  4. Electrical Engineer: Joe Ellerbrock  
Email: [joe@technicondesigngroup.com](mailto:joe@technicondesigngroup.com)
  5. Contract Administrator: Sandy Knueven  
Email: [sandy@technicondesigngroup.com](mailto:sandy@technicondesigngroup.com)

#### 1.3. FEES PAID BY THE OWNER

- A. The Owner shall secure and pay the fees for any local zoning permits, licenses, capacity charges, tap fees and meter cost and charges required by local authorities having

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jurisdiction over the Project. The Contractor shall give the Architect, Engineers, and the Owner reasonable notice of the date arranged for inspections.

#### 1.4. WORK COVERED BY CONTRACT DOCUMENTS

- A. General Contract: The Owner will award a stipulated sum (Single Prime) contract for construction operations as follows:
  - 1. It is intended that one Single-Prime Contract be awarded for the work required to complete the entire project as follows:
    - a. Sitework, General Construction, Electrical, Plumbing, Mechanical.
  - 2. The General Contract will consist of the following work as well as all incidental work required to accomplish the intent of these Contract Documents.
    - a. Furnish and install all general trade items required for the complete construction of the project, including but not limited to: new sidewalk and curb at locations indicated on plan, seeding of all disturbed lawns. Existing building renovations including construction of new interior partition walls, new interior doors, door hardware, casework, gypsum board, new flooring, painting, and finishes where indicated on drawings.
- B. Work in the Plumbing Sub-Contract will consist of the following specific work items as well as all incidental work as required by the Contract Documents:
  - 1. Demolition of existing fixtures as indicated on drawings.
  - 2. Furnish and install the piping, vents, valves, insulation, plumbing fixtures indicated or required for a complete installation as shown on the plumbing drawings and specifications. Systems shall include domestic water and domestic waste and vents.
  - 3. Furnish and install all plumbing fixtures indicated as new or for replacement or required for a complete installation as shown on the plumbing drawings and specifications. Plumbing Sub-Contractor to provide and coordinate rough-in plumbing and any required cutting and patching of existing walls with General Contractor. Coordinate the installation of piping, fixtures, faucets, etc. with the General Contractor.
  - 4. Complete flushing and testing of piping systems where alterations occur.
- C. Work in the Mechanical Sub-Contract will consist of the following specific work items as well as all incidental work as required by the Contract Documents.
  - 1. Furnish and install snow melt system including pumps, manifolds, heat exchanger, expansion tank, glycol feed system, hangers, piping, accessories and insulation as indicated on Mechanical Drawings and Specifications.
  - 2. Furnish and install exhaust fan, air devices, hangers, accessories and insulation as indicated on Mechanical Drawings and Specifications.
  - 3. Provide and install all temperature controls and necessary accessories for system to execute the sequence of operations called for on Mechanical Drawings and Specifications.

4. Provide all necessary labor and material to test balance and start-up mechanical systems and equipment.
- D. Work in the Electrical Sub-Contract includes, but is not limited to, the following:
1. Furnish and install all conduit, wiring, equipment, fixtures, controls, conductors, connections, data/communication including circuiting, cabling and raceways as indicated or required for a complete installation as shown on the electrical drawings and specifications. Provide and coordinate rough-in electrical with General Contractor. Work shall also include complete installation of the electrical service as indicated on the drawings.
  2. Electrical Sub-Contractor shall secure all electrical permits from authority having jurisdiction including paying all permit fees and any reinspection fees.
- E. Work in the Fire Alarm includes, but is not limited to, the following:
1. Existing fire alarm control panel, pull stations, individual addressable modules (IAMS) relays, smoke detectors, and duct detectors shall be replaced. Existing horns and/or strobes to remain. Field verify the location of all fire alarm devices.
  2. Furnish and install new horns and/or strobes where noted on drawings.
  3. Drawings, calculations, device information, etc. shall be provided by the E.C.'s fire alarm system contractor.
  4. The E.C. shall install rough-in boxes, any raceways, and coordinate work with the E.C.'s fire alarm system contractor.
  5. System, devices, cabling, installation, etc. shall be by the E.C.'s fire alarm system contractor. The E.C.'s fire alarm system contractor shall furnish and install a complete and fully functional fire alarm system.
  6. New fire alarm control panel shall be compatible with all existing devices. This shall include existing horns and/or strobes, elevator controls, dampers, and fourth floor dry system in the tower.
- E. The General Contractor shall be responsible for scheduling the work to allow the project to be completed by the dates or timeline indicated in the Bid Form including allowances for bad weather. Provide the Owner with bi-weekly updates on the progress of the project and any change in projected completion date. Project shall start following award of contracts as indicated in the Notice to Proceed.
- F. Work Performed by Others Under a Separate Contract with the Owner:
1. Technology Equipment Instalation including data rack, network switch and patch panels.
  2. Security software and programming, including access control wiring.
- G. Future Contracts: The Owner reserves the right to award separate contracts for other work being considered including, but not limited to:
1. Furnishings.

#### 1.5. WORK UNDER SEPARATE CONTRACTS

- A. General: Cooperate fully with separate contractors or the Owner's maintenance and I.T. personnel so work on those contracts or self-performed work may be carried out smoothly, without interfering with or delaying work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts or alternates.

#### 1.6. ACCESS TO SITE

- A. General: Contractor shall have access of the building for construction operations during construction period. Contractor's use of building is limited only by the Owner's right to continue performing business operations. Within reason, the Contractor shall phase work to minimize disruption to sections of the building to allow them to remain open to county employees. The Contractor shall close off areas under construction as required to protect the public and county employees.

#### 1.7. COORDINATION WITH OWNER

- A. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.
  - 1. Work shall be performed on one floor at a time with the 4<sup>th</sup> being first, 2<sup>nd</sup> next, then 3<sup>rd</sup>, then 1<sup>st</sup>. Work on the 2<sup>nd</sup> floor shall not take place during the months of November through the second week of February.
  - 2. If applicable, Architect will prepare a Certificate of Substantial Completion for each specific portion of the work to be occupied prior to Owner acceptance of the completed Work.
  - 3. Contractor shall obtain a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.
  - 4. Before limited Owner occupancy, mechanical, electrical, plumbing security systems and fire protection shall be fully operational and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical, electrical, plumbing security and fire protection systems serving occupied portions of work.
  - 5. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of work.

#### 1.8. WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
  - 1. Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.

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- B. Controlled Substances: Use of tobacco products and other controlled substances on the Project site is not permitted.

END OF SECTION 011000