Addendum 01

DOCUMENT 00 91 00

DATE: November 12, 2026

PROJECT: Garrett-Keyser Butler Middle School Roof Replacement
801 East Houston St.
Garrett, IN 46738

PROJECT #: 26083.00

OWNER: Garrett-Keyser Butler Community School District
900 East Warfield St.
Garrett, IN 46738

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 November 03, 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 and 2 re-issued drawing sheets.

FOR INFORMATION ONLY

1. Pre-bid meeting minutes and the pre-bid meeting sign-in sheet are attached.

CHANGES TO THE DRAWINGS

1. Sheet A1.1 - Roof Plan / Details
   a. Scale of each plan and details changed to “NTS”.
2. Sheet A1.2 - Roof Details
   a. Scale of each detail changed to “NTS”.

GARMANN MILLER

ATTACHMENTS

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

Pre-bid meeting minutes and the pre-bid meeting sign-in sheet.

Drawing Sheets: A1.1, A1.2

END OF ADDENDUM

Meeting Agenda/Guide_Pre Bid Meeting

Project Name	Garrett-Keyser-Butler 2026 Roof Project	GM Project No.	26083
Meeting Location	Garrett-Keyser-Butler Administration Building	Meeting Date	11/11/2026

Purpose: Pre Bid meeting with potential bidders of a project.

Meeting Agenda:

1. Introductions
    a. Owner Team
    b. A/E Team
    c. Remind all to sign-in
2. Project information
    a. Brief overview of the project
        i. Contingencies – Construction Contingency of $50,000 preapproved
        ii. Allowances of $50,000 preapproved for unforeseen conditions
        iii. Liquidated Damage - $500/day
    b. Documents are here for reference
    c. Share location of the Plan Room - Eastern Engineering – Fort Wayne
    d. Substitution Requests
        i. Required during bidding phase, will not be accepted during CA
        ii. mblankenburg@creategm.com
3. Schedule
    a. Construction Timeline
        i. Construction Commencement – 6/1/27
        ii. Construction Completion – 8/2/27
    b. Addenda
        i. Addendum 001 – 11/12/26
        ii. Addendum 002 – if needed, 11/16/26
        iii. Addendum 003 – as needed
        iv. Addendum 004 - as needed
    c. RFI due date – 11/13/26
        i. Send RFI's to - Michael at mblankenburg@creategm.com and copy ehower@creategm.com
    d. Bid due date/time/location – 11/18/26 @ 1pm @ 900 East Warfield Street, Garrett, IN 46738
        i. Public Bid Opening
            1. Same time/location as when bids are due
4. Site Visits
    a. Following this meeting or by appointment
        i. Contact Austin Papenbrock and he will coordinate with the owner - apapenbrock@garlandco.com
5. Conclusion
    a. Questions as needed

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i. GM will be looking into the interior protection requirement as it pertains to the kitchen since the owner uses it in the summertime.
ii. GM and owner to coordinate if an earlier start date can be provided

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Garrett-Keyser Butler Community Schools
801 E Houston St.
Garrett, IN. 46738

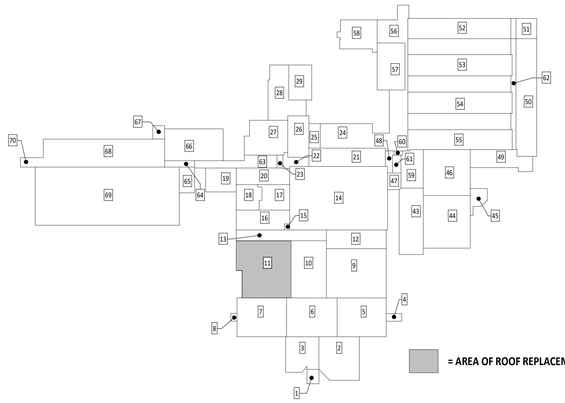
Pre-Bid Meeting Sign-In Sheet: November 11, 2026 **Project Name: Garrett Middle School 2027 Roof Improvement**

NAME	COMPANY NAME/ADDRESS	CONTACT EMAIL
Austin Papenbrock	The Garland Co. Avilla, IN	Apapenbrock@garlandco.com
PETE SCHENKEL	Schust Construction Ft Wayne, IN	pfs@schustconstruction.com
TIM HINES	Graemann Miller	THINES@CREATEGM.COM
Emily Hower	" "	ehower@creategm.com
Noah Ladig	The Garland Company	nladig@garland co.com
Dale Roach	Hoosier Roofing	dale@hoosierroofing.com
Garrett VanBrocklin	Fort Wayne Roofing	gvanbrocklin@tectaamerica.com

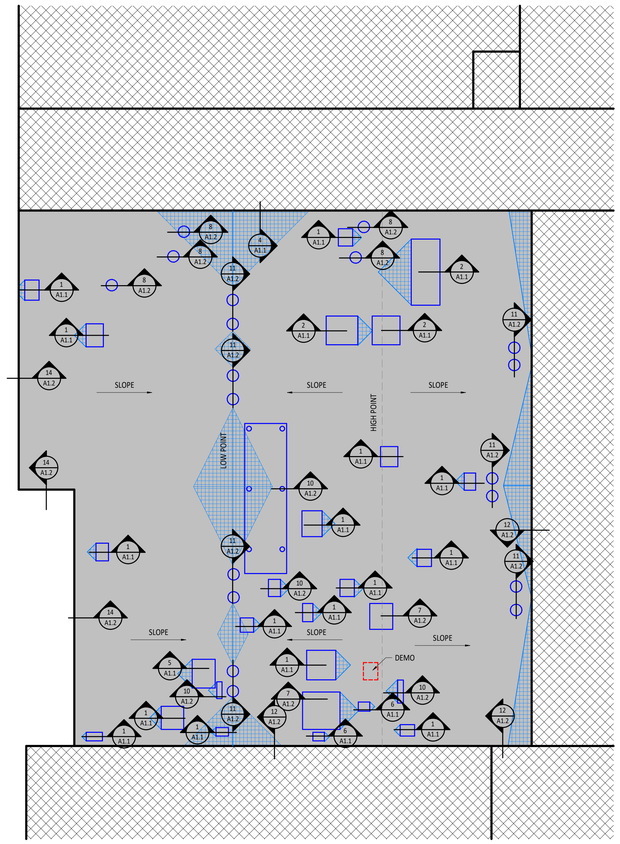
Garrett-Keyser Butler Community Schools
801 E Houston St.
Garrett, IN. 46738

NAME	COMPANY NAME/ADDRESS	CONTACT EMAIL
Aristeo Santamaria	UQC	Aristeo@uniquacityco.com
Phil Leithert	VanDoorn	Phil@vandoornroofing.com
Jerad Eleff	CMS Roofing	Jerad.eleff@cmsroofing.inc.com
Brittany Treesh	GKB CSD	btreesh@gkb.k12.in.us
Shawn Zimmermann	GKB	szimmermann@gkb.k12.in.us

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KEY PLAN



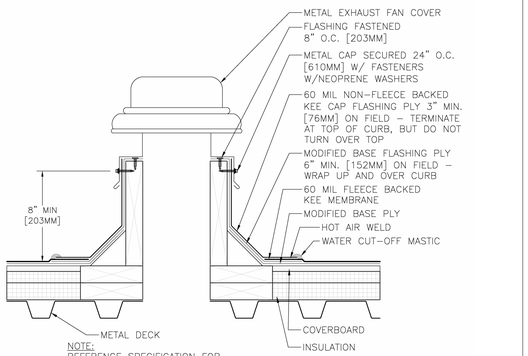
1a A1.1 PARTIAL ROOF PLAN NTS

ROOF PLAN SYMBOLS LEGEND

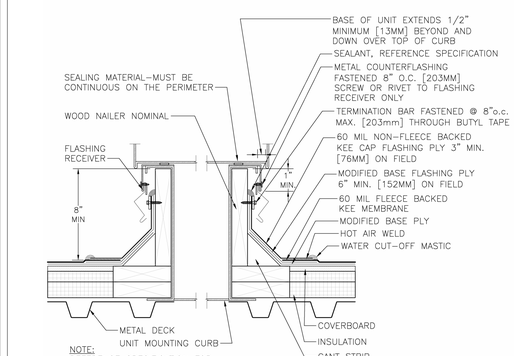
F — FLUE DESIGNATION
V — VENT DESIGNATION
XX XX.XX.XX — DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
KEYNOTE DESIGNATION
SPECIFICATION SECTION
AREA OF DETAIL — SIM — CALLOUT
DETAIL NUMBER
SHEET NUMBER
SIM — SECTION
DETAIL NUMBER
SHEET NUMBER

ROOF PLAN MATERIAL PATTERNS LEGEND

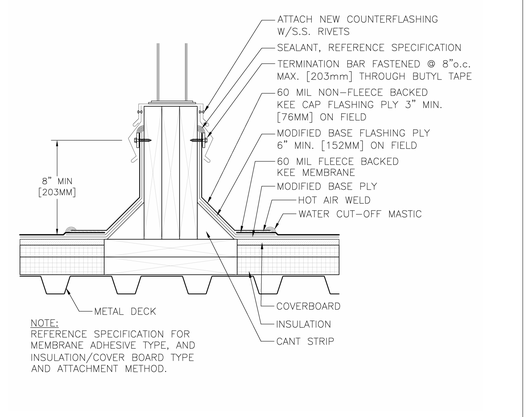
TAPERED INSULATION
NO WORK IN THIS AREA



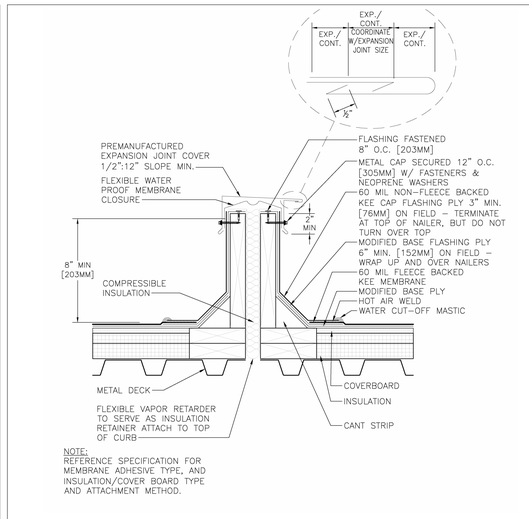
1 A1.1 EXHAUST FAN DETAIL NTS



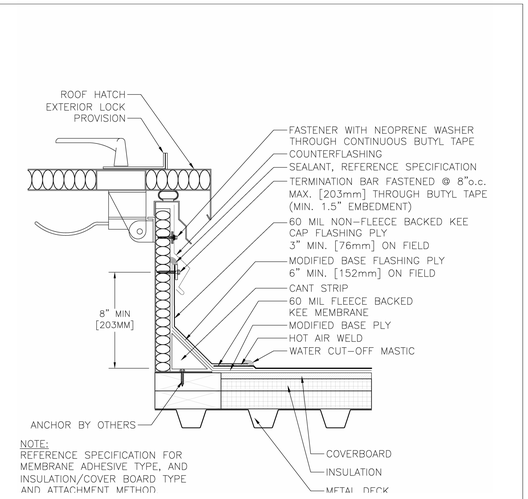
2 A1.1 CURB DETAIL / AIR HANDLING STATION NTS



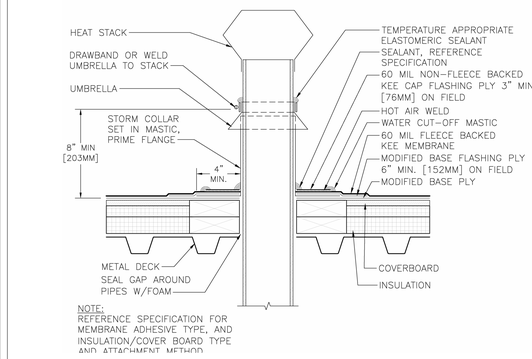
3 A1.1 EQUIPMENT SUPPORT - EXISTING NTS



4 A1.1 EXPANSION JOINT AT WALL WITH THROUGH WALL FLASHING NTS



5 A1.1 HATCH DETAIL NTS



6 A1.1 HEAT STACK NTS

ERIC J. BALTZELL REGISTERED NO. 11200053 STATE OF INDIANA PROFESSIONAL ENGINEER

ERIC J. BALTZELL
LICENSE #11200053
EXPIRATION DATE: 07/31/2028

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ROOF REPLACEMENT FOR

GARRETT MIDDLE SCHOOL RE-ROOF

801 E HOUSTON ST, GARRETT, IN 46738

ISSUANCES/REVISIONS		
	CONSTRUCTION DOCUMENTS	11/03/2026
1	ADDENDUM #1	11/12/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
26083.00	MDB	EL

SHEET TITLE:

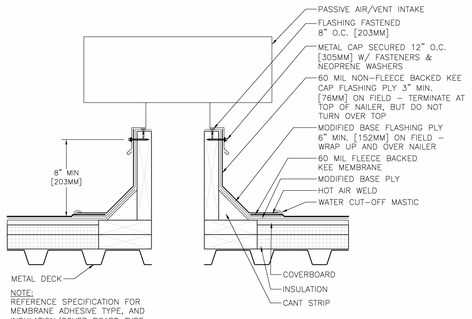
ROOF PLAN / DETAILS

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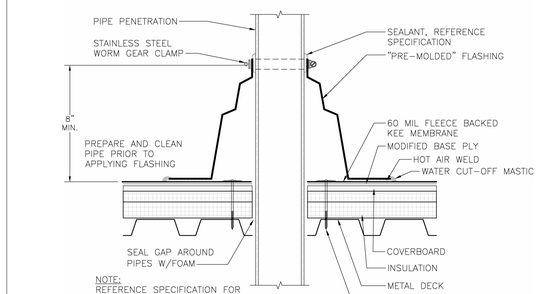
A1.1

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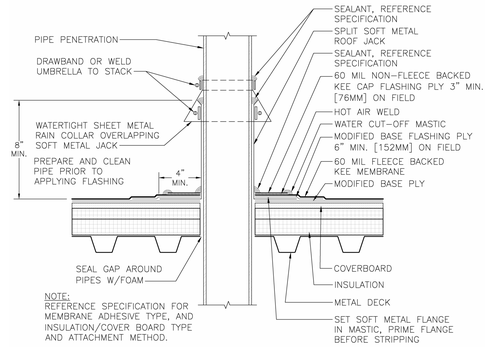
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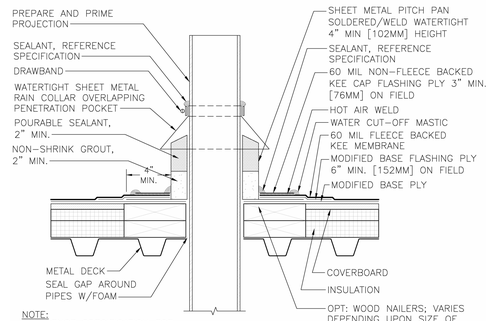
7 A1.2 **PASSIVE AIR VENT INTAKE WITH PANEL** NTS



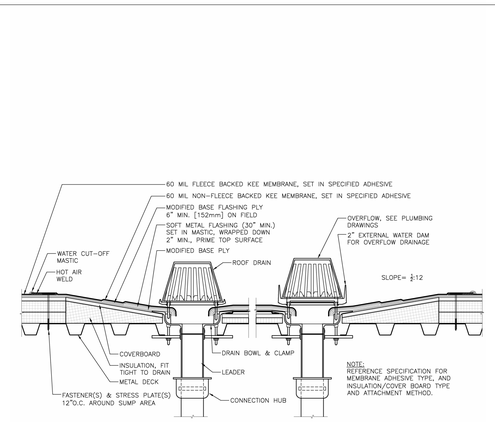
8 A1.2 **PIPE TUBE PENETRATION - PRE MOLDED FLASH** NTS



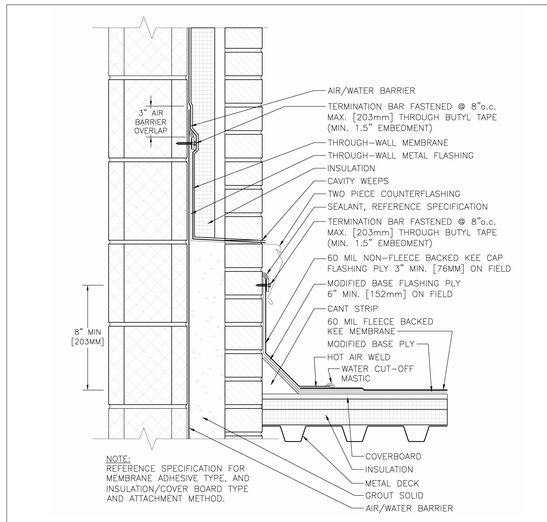
9 A1.2 **PIPE TUBE PENETRATION - SPLIT JACK W/ COLLAR** NTS



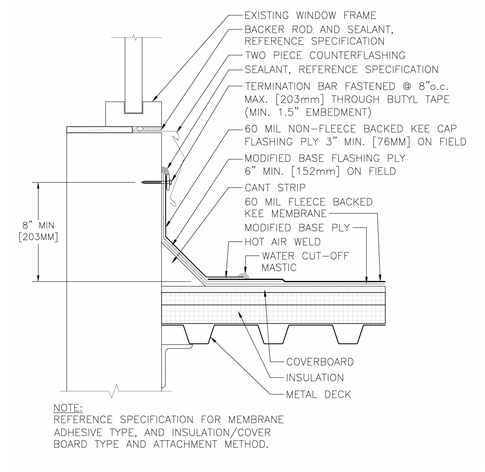
10 A1.2 **PITCH POCKET (PIPE)** NTS



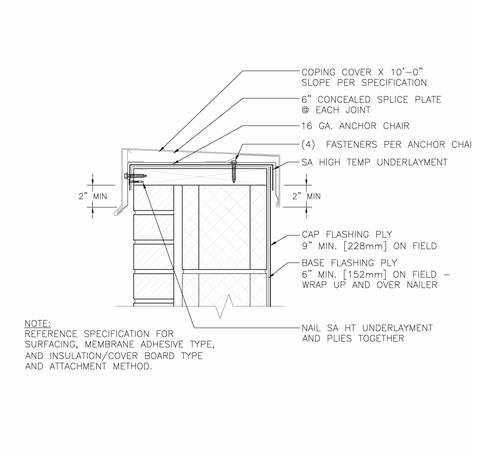
11 A1.2 **ROOF DRAIN AND OVERFLOW SUMPED** NTS



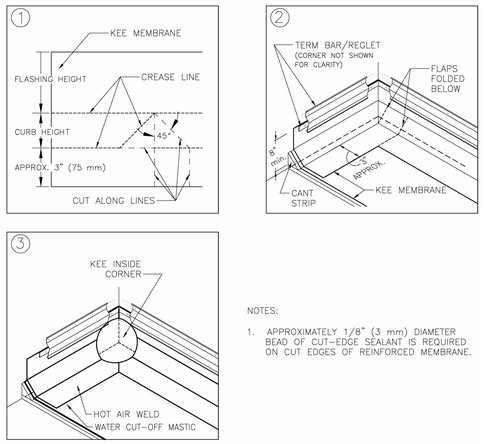
12 A1.2 **WALL FLASHING WITH THROUGH-WALL FLASH** NTS



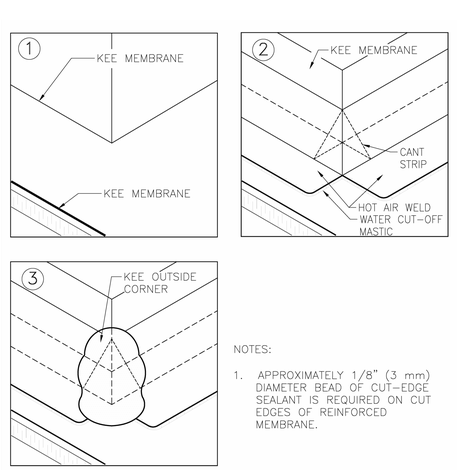
13 A1.2 **PIPE HOUSING** NTS



14 A1.2 **COPING CAP AT MASONRY WALL** NTS



15 A1.2 **PRE-MOLDED INSIDE CORNER FLASHING** NTS



16 A1.2 **PRE-MOLDED OUTSIDE CORNER FLASHING** NTS

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SHEET TITLE:

ROOF DETAILS

SHEET NUMBER:

A1.2