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July 20, 2026

Bryan City Schools
Arts & Education Center
Bryan, Ohio

C4-5004

ADDENDUM 1

This Addendum becomes a part of the Contract Documents and modifies them only to the extent herein set forth. Bidders shall acknowledge receipt of this Addendum on the Bid Form. Each bidder is responsible for distribution of information conveyed by this Addendum to its subbidders and suppliers.

Attachments: Pre-bid Agenda
Pre-bid Sign-in Sheet
Geotechnical Report
Section 03 0100

ITEM NO. 1: Pre-Bid Meeting

A pre-bid meeting was held on July 20, 2026. In addition to those names on the attached sign-in sheet, present were the following: Mark Rairigh (Supt.), Kevin Shaffer (CFO) and Ned Ruffer (Maintenance); all with Bryan City Schools. The meeting agenda is attached and contains additional information.

ITEM NO. 2: 002113 – Instructions to Bidders

For bidders who would like to take another look at the existing building, it will be open on Monday, July 27th from 10:00 to 10:30 am.

ITEM NO. 3: Available Information

A geotechnical report, including soil boring data, is attached. Contractors may rely upon the accuracy of the technical data contained in this report, but not upon non-technical data, interpretations, or opinions contained therein. Contractor shall assume full responsibility with respect to subsurface conditions at the site.

ITEM NO. 4: Section 03 0100 – Maintenance of Concrete

Add attached Section.

ITEM NO. 5: Section 04 2000 – Unit Masonry

Paragraph 2.02: Bowerston Dark Red Flash W/C NB Modular is an approved match.

ITEM NO. 6: Section 07 5000 – Membrane Roofing

Delete Paragraphs 2.01 and 2.02; replace with the following:

2.01 MEMBRANE MANUFACTURERS: In accordance with Section 01 6000.

- A. Holcim Building Envelope; Elevate Rubbergard Fully-Adhered EcoWhite EPDM Sheet Roofing System.
- B. Carlisle Syntec Incorporated; Sure-White EPDM; Design “A” Fully-Adhered Roofing System.
- C. Versico Incorporated; Versigard Fully Adhered Roofing System.

2.02 MEMBRANE MATERIALS:

- A. Fully Adhered EPDM (Ethylene Propylene Diene Monomer) Membrane: ASTM D4637, Type I non-reinforced membrane; white color; 0.060 inch nominal thickness; minimum sheet size 20 x 100 feet.
 - 1. Provide fire retardant membrane where required to meet specified fire hazard classification in combination with the membrane type, insulation type, roof slope, and related project conditions.
 - 2. Provide membrane in largest sheet lengths possible as determined by job conditions.
 - 3. Membrane materials shall conform to the minimum physical properties published in the roofing system manufacturer’s product literature where they exceed the Performance Requirements of this Section.
 - a. Water Absorption: ASTM D471; maximum 5.5 percent.
 - b. Water Vapor Permeance: ASTM E96; maximum 0.03 perms.
 - c. Linear Dimensional Change: ASTM D1204; maximum 1.0 percent.
 - d. Low Temperature Brittleness: ASTM D2136 or D2137; pass at –49 degrees F.
 - e. Tensile Strength: ASTM D751; minimum 1350 lbf.
 - f. Tearing Strength: ASTM D624; minimum 170 lbf.
 - g. Elongation at Break: ASTM D751; minimum 350 percent.
 - h. Puncture Resistance: ASTM D5602; minimum 250 lbf.
- B. Seaming Materials: As recommended by membrane manufacturer.
- C. Flexible Flashings: Same material as membrane; minimum 0.060 inch thick.
- D. Stack Boots: Flexible boot and collar with clamps for pipe stacks through membrane.

Revise paragraph 2.03.B to read: Rubber Walkways: 24 x 24 x 1½ inch thick, or membrane manufacturer’s nearest standard size, with radius corners; with protection membrane.

Add the following to paragraph 3.04.E:

- 2. Adhesive: Apply splicing cement to membrane lap area; apply external lap sealant and secondary sealant in seam.
- 3. Tape: Apply splice tape and external lap sealant.
- 4. Flashing: Overlay splice with minimum 6 inch wide flashing set in splicing cement, with external lap sealant continuous at all edges.

Add the following to paragraph 3.04.G: Provide minimum 2 inch and maximum 6 inch spaces between walkway components for roof drainage.

ITEM NO. 7: Sheet AD110 – Demolition Plans

Add the following to General Demolition Note #7: “This includes when the removal of a wall leaves an unfinished surface or exposed framing/substrate on a wall that remains.”

ITEM NO. 8: Sheet AE111 and AE112 – First and Second Floor Plans

Remove remaining chair mounting studs, patch floor in accordance with Section 03 0100, sand and prep for painting in the existing Auditorium, including the Balcony. Painting of floor will remain in project scope.

END OF ADDENDUM