



To: All Plan Holders of Record

From: Verdantas, LLC  
For the Owner

***Re: Addendum No. 1  
Senior Center Emergency Generator  
City of Germantown***

Date: June 27, 2025

This Addendum forms a part of the contract documents and modifies the original bidding documents dated June 2025 and all previous addenda, if any. Acknowledge receipt of this addendum in the space provided in the bid forms. Failure to do so may subject the bidder to disqualification.

**MANDATORY PRE-BID CONFERENCE**

Attached are the Meeting Minutes, Site Visit Summary, and Sign-In Sheet.

**BID FORMS**

**Replace** Bid Form, Page BF.8 with the enclosed Bid Form, Page BF.8A.  
Alternate C was added for Relocation of the Telecommunications System.

ND/BR:br

Enclosures

Z:\Project Files\GA-HZ\Germantown\35792 - GermantownSr Center Emergency Generator\Working\Bid Documents\Addenda\Addendum 01\Addendum 01.Doc

# Meeting Minutes

**To:** Attendees

**Subject:** 35792 – *Germantown Senior Center Emergency Generator*

**Date:** June 25, 2025 at 11:00 a.m.

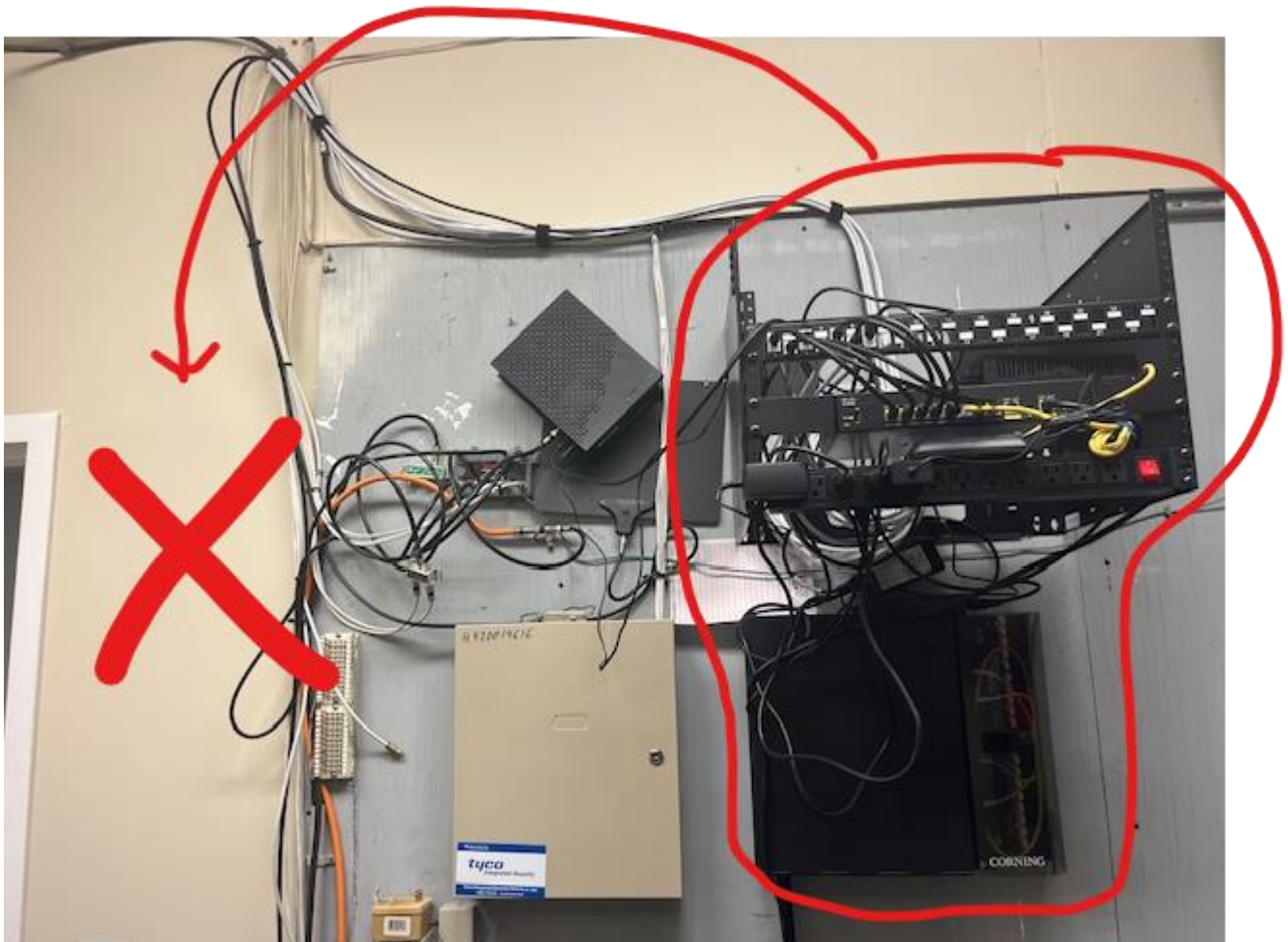
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The following summarizes the discussion at the Pre-bid Conference held on June 25, 2025 at 11:00 a.m. at the Municipality Office, 75 N Walnut St, Germantown, OH 45327:

- Sign-In Sheet & Introductions
  - See attached sign in sheet
- Introduction of the Project
  - Project will install a generator to serve the Germantown Senior Center and associated electrical and natural gas work.
- Funding:
  - Community Development Block Grant (CDBG)
- Schedule
  - Bid Date - 2:00 p.m. on July 2, 2025
  - Project Completion – January 31, 2026
- Review of Bid Sheet
  - General & Electrical Work – Generator including 2 Year Basic Manufacturer’s Warranty and Standard Enclosure (NEMA MG1). Lump Sum.
  - Alternates
    - Additional Warranty – 5 Year Basic Manufacturer’s Warranty
    - Additional Warranty – 5 Year Comprehensive Manufacturer’s Warranty
    - Sound Attenuated Enclosure
- Question and Answers – Note all answers to question are only made final when documented by addendum.
  - In Section 263213, Paragraph 1.14.A lists a one-year maintenance period, but Paragraph 3.3.B references a two-year period. Please clarify.
    - One year maintenance period will be required. Adjustment to be made by addendum.
  - Unclear if there will be one or two Automatic Transfer Switches (ATS)? Please clarify whether one or two are required.
    - Two ATS are required.
  - Can the CT Cabinet remain inside the building or will it need to be moved outside?

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- CT Cabinet may remain in the building.
- Site Visit Summary
  - Electric:
    - No changes to the electrical conduit and wires from the power company pole in alley to CT Cabinet.
    - Electric Meter and CT Cabinet to remain in its current location with no changes.
    - There are two secondary feeds from the CT Cabinet; one to LP1 and one to LP2.
    - Contractor to install two ATS on the wall next to LP1 and LP2.
    - Contractor to wire from the CT Cabinet to each ATS and then to LP1 and LP2.
    - Provide an alternate bid line item to move the telecommunications system to make enough room to install the ATS for LP2. See photo below.



# **35792 – Germantown Sr. Center Emergency Generator**

## **Pre-Bid Meeting Minutes**

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- Generator:

- Generator to be installed in the first parking space at the northwest corner of the building.
- Contractor shall directionally drill a 2-inch gas line from the generator to the gas meter/regulator for gas service. The gas meter will need to be upgraded during the project, which will be coordinated by the City of Germantown. Contractor shall coordinate with the City and Center Point gas company with these upgrades. Center Point Energy permits tie in of generator gas service downstream of the regulator. No new service is required.
- Contractor to install electric conduit and wires underground in the stone landscape bed between the building and the parking lot curb from the generator into the building.

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verdantas

MEETING SIGN-IN: 35792 – GERMANTOWN SENIOR CENTER EMERGENCY GENERATOR

DATE: June 25, 2025 at 11:00 a.m.

| NAME          | COMPANY (REPRESENTING)         | ADDRESS                  | CITY       | ZIP   | PHONE#       | EMAIL ADDRESS              |
|---------------|--------------------------------|--------------------------|------------|-------|--------------|----------------------------|
| Kent Bryan    | Verdantas                      | 4420 Cooper Rd Suite 200 | Cincinnati | 45242 | 419-733-4115 | kbryan@verdantas.com       |
| Nicole Diak   | Verdantas (Via Teleconference) | 4420 Cooper Rd Suite 200 | Cincinnati | 45242 | 937-707-8863 | ndiak@verdantas.com        |
| Chip Wring    | City of Germantown             | One N. Plum St           | Germantown | 45327 | 937-775-6153 | cwring@germantown-oh.us    |
| DAVE ESHBAUGH | City of Germantown             | 1 N Plum St              | Germantown | 45327 | 937-33-4784  | deshbaugh@germantown-oh.us |
| Steve Wells   | Wells Elect.                   | 2015 S. Co Rd 235        | Tracy      | 45373 | 937-430-9999 | S. Wells@att.net           |
| Art Wever     | APS/Ronko                      | 4992 Halbo Rd.           | Wapakoneta | 45349 | 937-200-0284 | kwerner@apsco.com          |
| Doug Keetner  | Graebor                        | 100 Rockledge            | Englewood  | 45322 | 937-771-7202 | dkeetner@germantown-oh.us  |
|               |                                |                          |            |       |              |                            |
|               |                                |                          |            |       |              |                            |
|               |                                |                          |            |       |              |                            |
|               |                                |                          |            |       |              |                            |
|               |                                |                          |            |       |              |                            |
|               |                                |                          |            |       |              |                            |

4420 COOPER ROAD, SUITE 200 | CINCINNATI, OH | 45242 | 513.791.1700 | WWW.VERDANTAS.COM

**PROPOSAL TO CITY OF GERMANTOWN  
FOR SENIOR CENTER EMERGENCY GENERATOR  
ADDENDUM NO. 1  
VERDANTAS PROJECT NO.: 00000 35792**

| REF NO. | DESCRIPTION – BASE BID   | QTY  | MEASURE UNIT | LABOR    | MATERIAL | TOTAL    |
|---------|--|------|--------------|----------|----------|----------|
| 1.      | General & Electrical Work – Generator including 2 Year Basic Manufacturer’s Warranty and Standard Enclosure (NEMA MG1) | 1.00 | LUMP         | \$ _____ | \$ _____ | \$ _____ |

Informal Total Base Bid                      \$ \_\_\_\_\_

| REF NO. | DESCRIPTION – ALTERNATES   | QTY  | MEASURE UNIT | LABOR    | MATERIAL | TOTAL    |
|---------|--|------|--------------|----------|----------|----------|
| A1      | Additional Warranty – 5 Year Basic Manufacturer’s Warranty         | 1.00 | LUMP         | \$ _____ | \$ _____ | \$ _____ |
| A2      | Additional Warranty – 5 Year Comprehensive Manufacturer’s Warranty | 1.00 | LUMP         | \$ _____ | \$ _____ | \$ _____ |
| B       | Sound Attenuated Enclosure   | 1.00 | LUMP         | \$ _____ | \$ _____ | \$ _____ |
| C       | Relocate Telecommunications System                                 | 1.00 | LUMP         | \$ _____ | \$ _____ | \$ _____ |

- Bidder shall attached copies of Manufacturer’s Warranties for the Base Bid and both Alternates A1 & A2 for review by the Engineer.