



To: All Plan Holders of Record

From: Verdantas LLC
For the Owner

Re: *Addendum No. 1
JR Smith Park Improvements
City of Sunbury, OH*

Date: December 8, 2025

This Addendum forms a part of the contract documents and modifies the original bidding documents dated November 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.

QUESTIONS AND ANSWERS

Q1. Question about the N.I.C. Items on one of the pages. See attached image. Have these already been purchased? Should we quote these or not? Submit a secondary quote for them? Please advise the best course of action.

A1. Items noted as N.I.C. are for reference only, are not listed on the bid tab and are not to be included in any bid pricing.

Q2. Are they accepting equals for the site furnishings, splash pad, and playground?

A2. Vendors may submit or equal products for review and approval. Please refer to Specification Section 012513 – Product Substitution Procedures.

Q3. Would the City be open to extending the completion date into later summer?

A3. There's of course a huge desire to have the splash pad and park area useable next year, but the City understands that the schedule will need to be discussed in detail with the contractor awarded the project and the start date could push the completion back. Weather delays are also permitted and we would expect any major winter delays to be communicated at the time of the inclement event. The selected contractor shall provide an official construction schedule.

Q4. Do you have specifications for the retaining wall material?

A4. Refer to wall detail sheet 26, the precast concrete block product shall be approximately 6 in H x 9 in D x 18 in L rough faced block in a standard color. The proposed product shall be included in the submittal process.

Q5. What is the required invert elevation for the sanitary tie-in shown on Sheet C-12?

A5. 960.00'

Q6. What size water main is to be tapped for the water service?

A6. 6"

Q7. The quantity of stockpile topsoil is roughly double the respread quantity. Should bidders plan to leave excess material onsite, or should export be included? If export is required, will it be paid under a separate item?

A7. Excess topsoil shall be removed from the site. Refer to the enclosed Bid Form BF.9A, Ref. No. 42 - Topsoil Removed, As Per Plan.

Q8. There does not appear to be any 8" reinforced concrete pavement included in this project.

A8. Ref. No. 16 on the enclosed Bid Form BF.8A has been changed to 8 Inch Non-Reinforced Concrete Pavement, As Per Plan, per City details on sheet 22.

Q9. 9. Sheet A102, I noticed that the restrooms are shown with a gypsum ceiling; however, the drawings do not indicate the required type or thickness.

A9. Refer to new Specification Section 092900 Gypsum Board

Q10. Reaching out for information on details for pole base specs for fixture P1 and P2

A10. Refer to the enclosed Revised plan sheet E100 for light pole footer detail.

Q11. Site Furnishing - Bench Swing ?

A11. Refer to the enclosed revised Bid Form BF.10A, Ref. No. 51 - Special - Bench Swing.

Q12 Can you confirm if the Contractor is to provide the 3" water meter? If so, can you provide specifications for such?

A12 Water meter to be purchased from local water authority and installed by contractor.

Q12 Can you provide specs for the UR-01, HB-1, FD-1, FCO & WCO in the building plans?

A12 Refer to the enclosed Revised plan sheets P101 and P201.

BID FORMS

Replace Bid Form, Pages BF.8 to BF.10, with the enclosed Bid Form, Pages BF.8A to BF.10A.

SPECIFICATIONS

Add Specification Section 092900 GYPSUM BOARD with the enclosed.

Addendum No. 1

Date: December 8, 2025

Page 3

PLANS

Replace plan sheets E100, P101 and P201 with the enclosed Revised per Addendum 1 plan E100, P101 and P201.

RW:mep

Enclosures

Z:\Project Files\SA-TZ\Sunburycty\41545 - Sunbury-JR Smith Park Improvements\Working\Bid Documents\Addenda\Addendum 01\Addendum 01.Doc

**Proposal to City of Sunbury
For JR Smith Park Improvements
Base Bid - Site Improvements
Project No. 0000041545**

REF. NO.	DESCRIPTION	QTY.	MEASURE UNITS	UNIT PRICE LABOR	UNIT PRICE MATERIAL	TOTAL UNIT PRICE	ITEM TOTAL
1	(SPC) BONDS AND INSURANCES, AS PER PLAN	1.00	LS	\$ _____	\$ _____	\$ _____	\$ _____
2	(200) EARTHWORK	1.00	UNIT	\$ _____	\$ _____	\$ _____	\$ _____
3	(201) CLEARING AND GRUBBING, AS PER PLAN	1.00	LS	\$ _____	\$ _____	\$ _____	\$ _____
4	(202) STRUCTURE REMOVED, AS PER PLAN	1.00	LS	\$ _____	\$ _____	\$ _____	\$ _____
5	(202) EXCAVATION AND REMOVAL OF EXISTING PAVEMENT, CURB, & BASE, AS PER PLAN	1.00	LS	\$ _____	\$ _____	\$ _____	\$ _____
6	(202) STORM SEWER ABANDONED, REMOVED AND/OR GROUTED, AS PER PLAN	1,159.00	FT	\$ _____	\$ _____	\$ _____	\$ _____
7	(202) REMOVAL MISC.: MISC. SITE ITEMS, AS PER PLAN	1.00	LS	\$ _____	\$ _____	\$ _____	\$ _____
8	(SPC) SPECIAL - BIOTRITION CELL, AS PER PLAN	2.00	EACH	\$ _____	\$ _____	\$ _____	\$ _____
9	(204) SUBGRADE COMPACTION, AS PER PLAN	6,782.00	SY	\$ _____	\$ _____	\$ _____	\$ _____
10	(204) PROOF ROLLING, AS PER PLAN	2.00	HOUR	\$ _____	\$ _____	\$ _____	\$ _____
11	(254) PAVEMENT PLANNING, ASPHALT CONCRETE, AS PER PLAN	667.00	SY	\$ _____	\$ _____	\$ _____	\$ _____
12	(304) AGGREGATE BASE, AS PER PLAN	1,405.00	CY	\$ _____	\$ _____	\$ _____	\$ _____
13	(407) TACK COAT, AS PER PLAN	200.00	GAL	\$ _____	\$ _____	\$ _____	\$ _____
14	(448) ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64-22, AS PER PLAN	405.00	CY	\$ _____	\$ _____	\$ _____	\$ _____
15	(448) ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22, AS PER PLAN	238.00	CY	\$ _____	\$ _____	\$ _____	\$ _____
16	(452) 8 INCH NON-REINFORCED CONCRETE PAVEMENT, AS PER PLAN	101.00	SY	\$ _____	\$ _____	\$ _____	\$ _____
17	(601) ROCK CHANNEL PROTECTION, TYPE C WITH FILTER, AS PER PLAN	10.00	CY	\$ _____	\$ _____	\$ _____	\$ _____
18	(602) MASONRY, MISC.: BLOCK MASONRY WALL WITH BRICK VENEER, AS PER PLAN	1.00	LS	\$ _____	\$ _____	\$ _____	\$ _____
19	(605) 4 INCH SHALLOW PIPE UNDERDRAIN WITH GEOTEXTILE FABRIC, AS PER PLAN	1,160.00	FT	\$ _____	\$ _____	\$ _____	\$ _____
20	(608) 4 INCH CONCRETE WALK, AS PER PLAN	13,164.00	SF	\$ _____	\$ _____	\$ _____	\$ _____
21	(608) 4 INCH COLORED, IMPRINTED, AND TEXTURED CONCRETE PAVING, AS PER PLAN	1,240.00	SF	\$ _____	\$ _____	\$ _____	\$ _____

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REF. NO.	DESCRIPTION	QTY.	MEASURE UNITS	UNIT PRICE LABOR	UNIT PRICE MATERIAL	TOTAL UNIT PRICE	ITEM TOTAL
22	(609) CURB, TYPE 6, AS PER PLAN	1,494.00	FT	\$ 330.00	\$ 55.00	\$ 1,151.00	\$ 1,151.00
23	(SPC) CURB, MISC.: FLUSH CURB, AS PER PLAN						
24	(610) SPECIAL - RETAINING WALL, MISC.: SEGMENTAL CONCRETE UNIT (MANUFACTURED BLOCK) RETAINING WALL	55.00	SF	\$ 100.00	\$ 184.00	\$ 1,151.00	\$ 1,151.00
25	(611) SANITARY SEWER CONNECTION, RESTROOM, AS PER PLAN	1.00	LS	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00
26	(611) 12" CONDUIT, TYPE B, AS PER PLAN						
27	(611) 18" CONDUIT, TYPE B, AS PER PLAN						
28	(611) 24" CONDUIT, TYPE B, AS PER PLAN						
29	(611) CATCH BASIN, NO. 2-2B, AS PER PLAN	4.00	EACH	\$ 2.00	\$ 2.00	\$ 4.00	\$ 4.00
30	(611) CATCH BASIN, NO. 2-3, AS PER PLAN						
31	(611) CATCH BASIN, AS PER PLAN						
32	(611) CATCH BASIN ADJUSTED TO GRADE, AS PER PLAN	4.00	EACH	\$ 9.00	\$ 1.00	\$ 4.00	\$ 4.00
33	(611) INLET, YARD DRAIN, AS PER PLAN						
34	(614) MAINTAINING TRAFFIC, AS PER PLAN						
35	(623) CONSTRUCTION LAYOUT STAKES AND SURVEYING, AS PER PLAN						
36	(624) MOBILIZATION, AS PER PLAN	1.00	LS	\$ 1.00	\$ 1.00	\$ 2.00	\$ 2.00
37	(625) LIGHTING, MISC., AS PER PLAN						
38	(630) SIGN, FLAT SHEET, WITH MOUNTING POST	4.00	EACH	\$ 234.00	\$ 1.00	\$ 937.00	\$ 937.00
39	(638) 3 INCH WATER MAIN WITH FITTINGS, POLYETHYLENE						
40	(642) TRAFFIC PAINT, AS PER PLAN						
41	(651) TOPSOIL STOCKPILED, AS PER PLAN	3,333.00	CY	\$ 1,833.00	\$ 1,500.00	\$ 5,133.00	\$ 5,133.00
42	(651) TOPSOIL REMOVED, AS PER PLAN						
43	(652) PLACING STOCKPILED TOPSOIL, AS PER PLAN						
44	(SPC) LAWN RESTORATION (GRADING, SEEDING, & MULCHING)	1.00	LS	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00

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REF. NO.	DESCRIPTION	QTY.	MEASURE UNITS	UNIT PRICE LABOR	UNIT PRICE MATERIAL	TOTAL UNIT PRICE	ITEM TOTAL
45	(661) DECIDUOUS TREE, 2 INCH CALIPER	32.00	EACH	\$ _____	\$ _____	\$ _____	\$ _____
46	(661) EVERGREEN TREE, 6' HEIGHT, AS PER PLAN	6.00	EACH	\$ _____	\$ _____	\$ _____	\$ _____
47	(680) SPECIAL - SHELTER	1.00	EACH	\$ _____	\$ _____	\$ _____	\$ _____
48	(680) SPLASH PAD, AS PER PLAN	1.00	LS	\$ _____	\$ _____	\$ _____	\$ _____
49	(680) SPECIAL - TRASH RECEPTACLE	3.00	EACH	\$ _____	\$ _____	\$ _____	\$ _____
50	(680) SPECIAL - DOG WASTE STATION	2.00	EACH	\$ _____	\$ _____	\$ _____	\$ _____
51	(SPC) SPECIAL - BENCH SWING	2.00	EACH	\$ _____	\$ _____	\$ _____	\$ _____
52	(SPC) BASKETBALL COURTS, AS PER PLAN	1.00	LS	\$ _____	\$ _____	\$ _____	\$ _____
53	(680) METAL HANDRAIL, AS PER PLAN	150.00	FT	\$ _____	\$ _____	\$ _____	\$ _____
54	(SPC) TEMPORARY SEDIMENT AND EROSION CONTROL, AS PER PLAN	1.00	LS	\$ _____	\$ _____	\$ _____	\$ _____
55	(SPC) CONTINGENCY/DISCRETIONARY ALLOWANCE	1.00	LS	\$ -----	\$ -----	\$ 120,000.00	\$ 120,000.00
INFORMAL TOTAL BID							\$ _____

SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 1. Interior gypsum board.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic, and other potential causes of damage. Stack panels flat and supported on risers on a flat platform to prevent sagging.

1.5 FIELD CONDITIONS

- A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written instructions, whichever are more stringent.
- B. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.
- C. Do not install panels that are wet, moisture damaged, and mold damaged.
 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS

2.1 GYPSUM BOARD, GENERAL

- A. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

2.2 INTERIOR GYPSUM BOARD

- A. Gypsum Ceiling Board, Mold-Resistant: ASTM C 1396/C 1396M with moisture- and mold-resistant core and paper surfaces.
 - 1. Manufacturers: Subject to compliance with requirements, provide one of the following, or an approved equal from another manufacturer:
 - a. American Gypsum.
 - b. CertainTeed Corporation.
 - c. Continental Building Products, LLC.
 - d. Georgia-Pacific Gypsum LLC.
 - e. National Gypsum Company.
 - f. PABCO Gypsum.
 - g. USG Corporation.
 - 2. Thickness: 1/2 inch minimum.
 - 3. Long Edges: Tapered.

2.3 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475/C 475M.
- B. Joint Tape:
 - 1. Interior Gypsum Board: Paper.
- C. Joint Compound for Interior Gypsum Board: For each coat, use formulation that is compatible with other compounds applied on previous or for successive coats.
 - 1. Prefilling: At open joints, rounded or beveled panel edges, and damaged surface areas, use setting-type taping compound.
 - 2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use setting-type taping or drying-type, all-purpose compound.
 - a. Use setting-type compound for installing paper-faced metal trim accessories.

3. Fill Coat: For second coat, use setting-type, sandable topping or drying-type, all-purpose compound.
4. Finish Coat: For third coat, use setting-type, sandable topping or drying-type, all-purpose compound.

2.4 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written instructions.
- B. Steel Drill Screws: ASTM C 1002 unless otherwise indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and substrates including welded hollow-metal frames and support framing, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.
- B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 APPLYING AND FINISHING PANELS, GENERAL

- A. Comply with ASTM C 840.
- B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.
- C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than 1/16 inch of open space between panels. Do not force into place.
- D. Locate edge and end joints over supports. Do not place tapered edges against cut edges or ends.
- E. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments. Provide 1/4- to 1/2-inch- wide spaces at these locations. Seal joints between edges and abutting structural surfaces with sealant.

3.3 APPLYING INTERIOR GYPSUM BOARD

- A. Install interior gypsum board in the following locations:
 - 1. Ceiling Type, Mold-Resistant: Ceiling surfaces as indicated.
- B. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

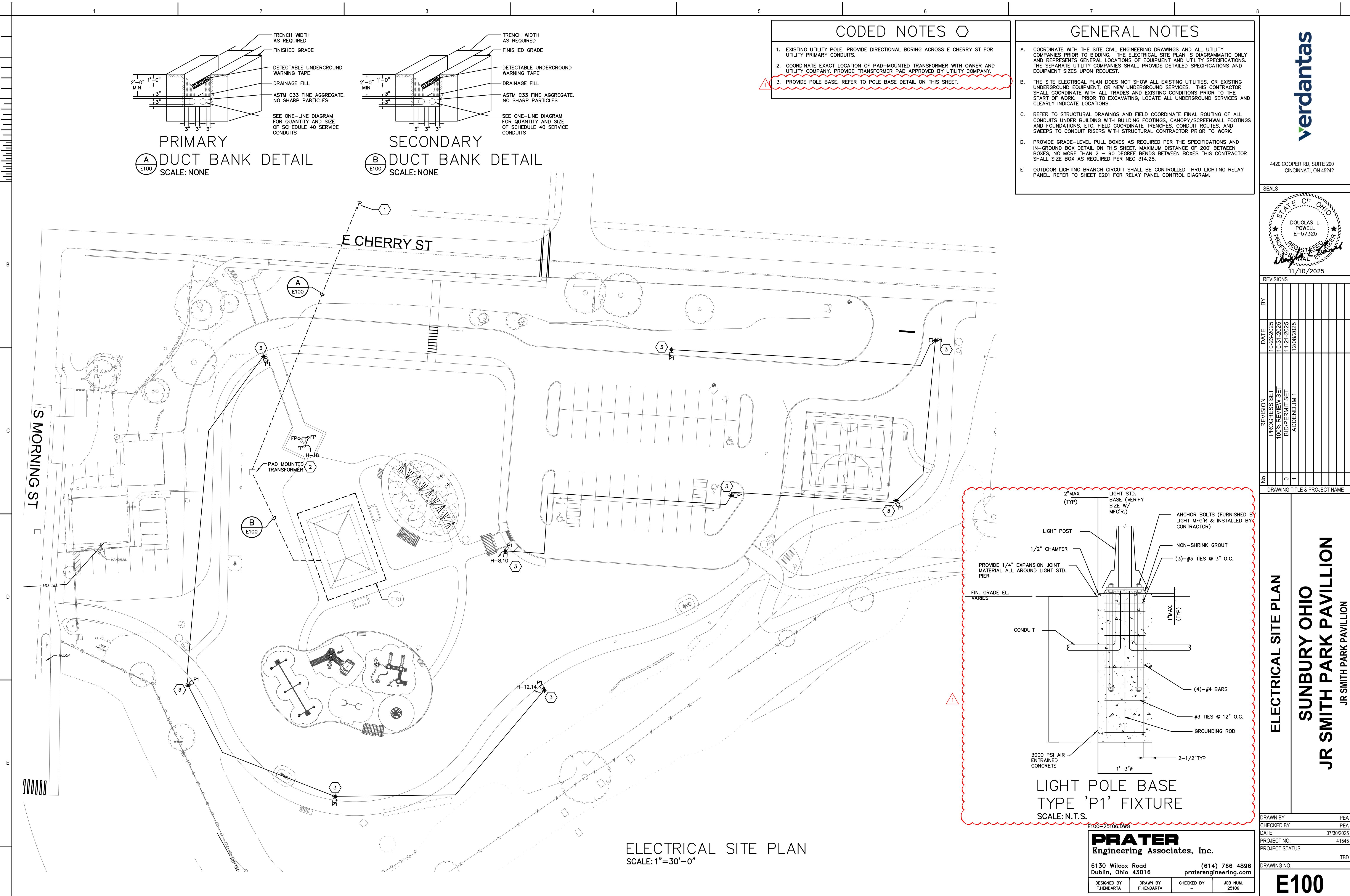
3.4 FINISHING GYPSUM BOARD

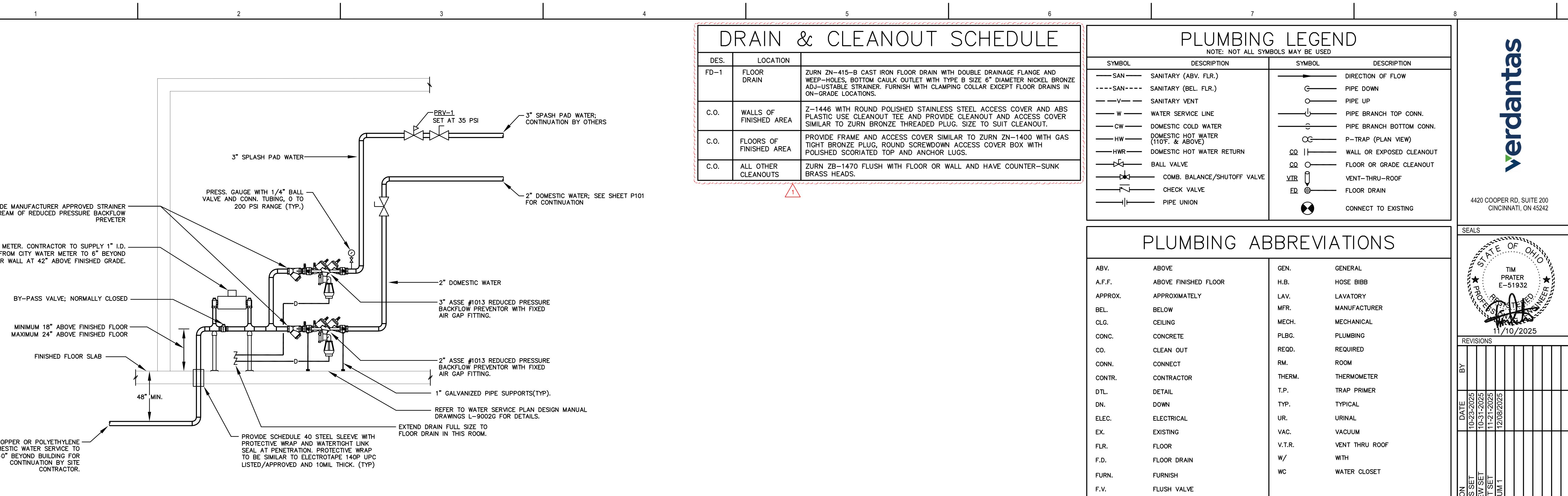
- A. General: Treat gypsum board joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.
- B. Prefill open joints, rounded or beveled edges, and damaged surface areas.
- C. Apply joint tape over gypsum board joints.
- D. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:
 - 1. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated.
 - a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."

3.5 PROTECTION

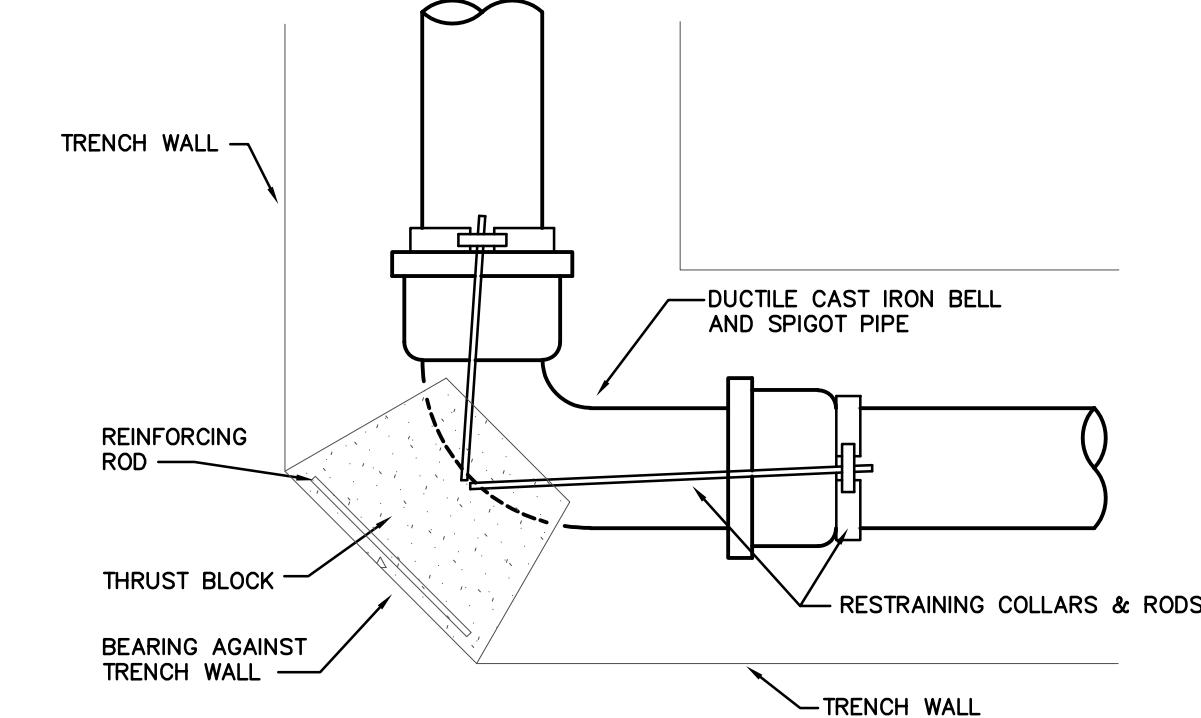
- A. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.
- B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.
- C. Remove and replace panels that are wet, moisture damaged, and mold damaged.
 - 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
 - 2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION 092900

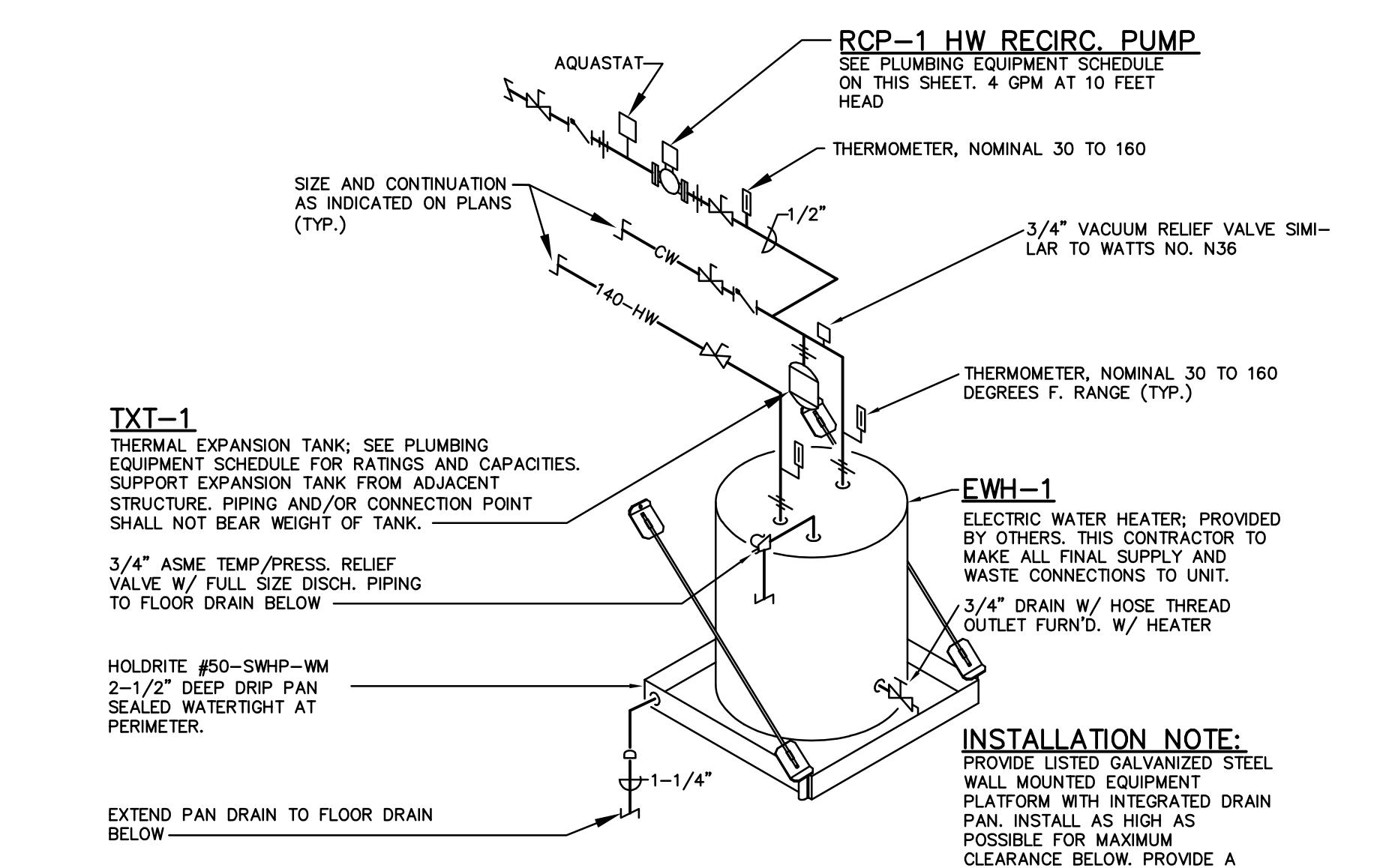




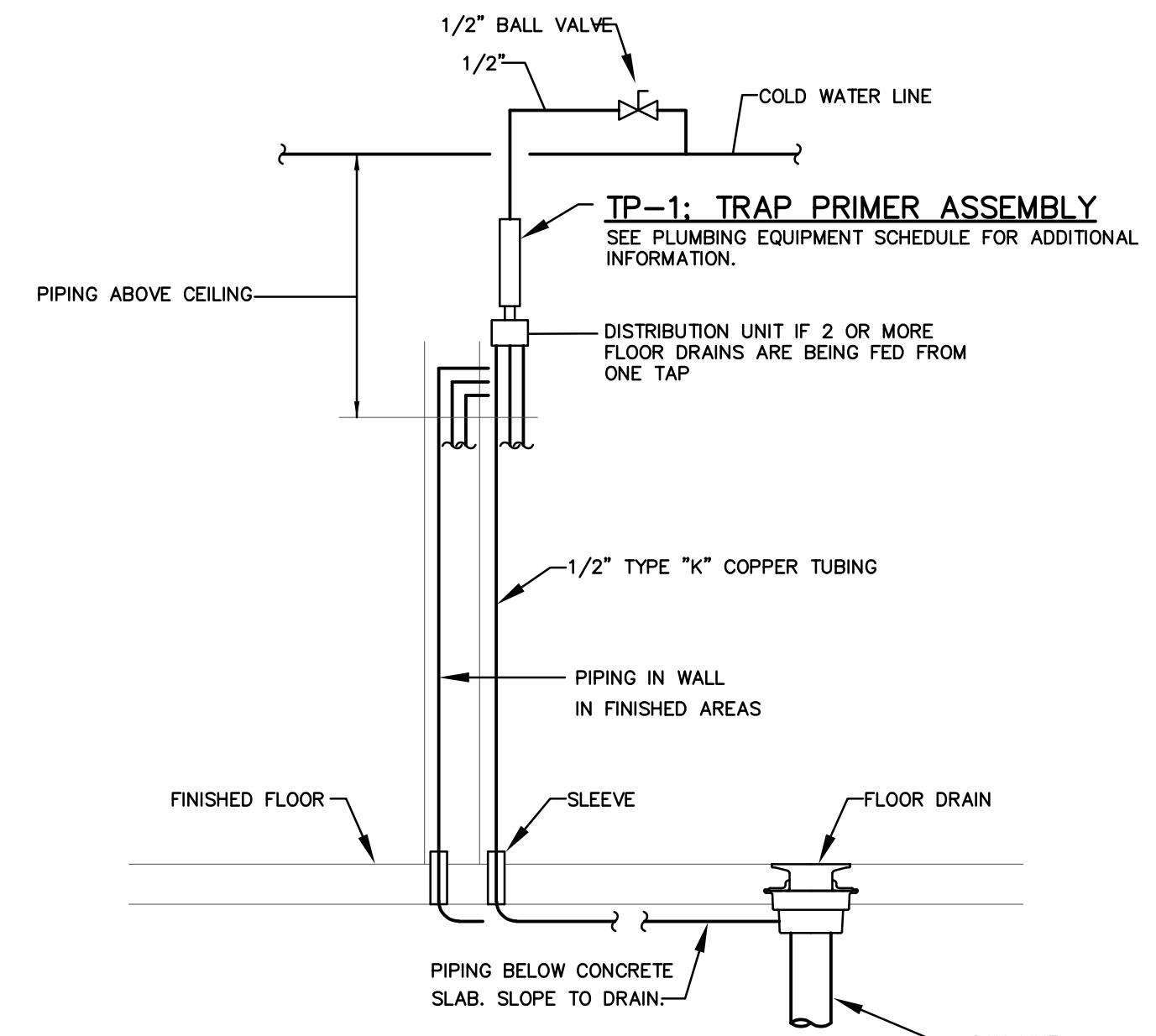
TYPICAL 90° THRUST BLOCK DETAIL
NOT TO SCALE



EWH-1; ELECTRIC WATER HEATER PIPING DIAGRAM
NOT TO SCALE



TP-1; TRAP PRIMER PIPING DIAGRAM
NOT TO SCALE
(TYPICAL AT ALL FLOOR DRAIN LOCATIONS)



P201-25106.DWG

DRAWN BY	PEA
CHECKED BY	PEA
DATE	07/30/2025
PROJECT NO.	41545
PROJECT STATUS	TBD
DRAWING NO.	

PRATER
Engineering Associates, Inc.

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Dublin, Ohio 43016
(614) 766 4896
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DESIGNED BY R. MILLER DRAWN BY R. MILLER CHECKED BY C. ANDERSON JOB NUM. 25106

SUNBURY OHIO
JR SMITH PARK PAVILLION
JR SMITH PARK PAVILLION

verdantas

P201