



To: All Plan Holders of Record

From: Verdantas LLC
For the Owner

Re: *Addendum No. 1*
Phase 1 Addition and Building Improvements
Rabbit Run Community Arts Association

Date: May 26,2026

This Addendum forms a part of the contract documents and modifies the original bidding documents dated May 2026 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.

OPINION OF PROBABLE CONSTRUCTION COST

The Opinion of Probable Construction Cost as published in the Legal Notice shall be changed from \$525,000.00 to \$482,000.00. The landscape allowance and the contingency allowance has been removed from the estimate. Rabbit Run Community Arts Association will be responsible for landscaping. The contingency allowance would have been utilized for unforeseen conditions. With its removal from the construction cost and bid form, unforeseen conditions that require addressing will be executed via Change Order.

BID FORMS

Replace Bid Form, Page BF.8, with the enclosed Bid Form, Page BF.8A.

PREVAILING WAGES

Section 8, Prevailing Wage Rates - **Replace** the Wage Rate Schedule with the following:

Building – Decision No. OH20260084, Modification No. 1, dated 05/18/2026

Bidders shall utilize this revised decision when compiling their Bid.

PLANS

- 1. Replace** plan sheet A1.1 with the enclosed plan Revised sheet A1.1.
- 2. Replace** wall sections sheet A4.0 with the enclosed wall sections Revised sheet A4.0.
- 3. Replace** wall sections sheet A4.1 with the enclosed wall sections Revised sheet A4.1.

ADT:mep

Enclosures

Z:\Project Files\QA-RZ\Rabbitruncommunity\43401 - Rabbit Run Theater Phase 1 Alterations\Working\Bid Documents\Addenda\Addendum 01\Addendum 01.Doc

PROPOSAL TO RABBIT RUN COMMUNITY ARTS ASSOCIATION
PHASE I - ADDITION & BUILDING IMPROVEMENTS
BASE BID
PROJECT NO. 43401

REF NO.	DESCRIPTION – BASE BID	QTY	MEASURE UNIT	LABOR	MATERIAL	TOTAL
1.	General Trades	1.00	LUMP	\$ _____	\$ _____	\$ _____

Informal Total Base Bid \$ _____

State: Ohio

Construction Types: Building

Counties: Ohio Counties of
Lake

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

ASBE0003-002 08/01/2024		
	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 43.88	26.93

BROH0005-007 05/01/2023		
	Rates	Fringes
BRICK POINTER/CAULKER/CLEANER.....	\$ 38.13	20.19

BROH0005-009 05/01/2024		
	Rates	Fringes
TILE FINISHER.....	\$ 31.50	16.23

BROH0016-003 05/01/2024		
	Rates	Fringes
BRICKLAYER.....	\$ 38.01	20.64

BROH0036-001 05/01/2024		
	Rates	Fringes
TILE SETTER.....	\$ 36.07	19.49

CARP0373-001 05/01/2024		
	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 37.52	23.50

CARP0435-001 05/01/2024		
	Rates	Fringes
CARPENTER (DRYWALL HANGING AND METAL STUD INSTALLATION ONLY).....	\$ 37.52	23.50

CARP1090-001 05/01/2025		
	Rates	Fringes
PILEDRIVERMAN.....	\$ 36.34	27.50

ELEC0038-005 04/28/2025

	Rates	Fringes
ELECTRICIAN (LOW VOLTAGE WIRING ONLY) FOOTNOTES; A. 6 PAID HOLIDAYS: NEW YEAR'S DAY; MEMORIAL DAY; JULY 4TH; LABOR DAY; THANKSGIVING DAY; & CHRISTMAS DAY B. 1 WEEK'S PAID VACATION FOR 1 YEAR'S SERVICE; 2 WEEKS' PAID VACATION FOR 2 OR MORE YEARS' SERVICE.....	\$ 33.05	14.91

ELEC0038-010 04/28/2025

	Rates	Fringes
ELECTRICIAN: INCLUDING HVAC/TEMPERATURE CONTROLS AND ALARM INSTALLATION; EXCLUDING LOW VOLTAGE WIRING FOOTNOTES; A. 6 PAID HOLIDAYS: NEW YEAR'S DAY; MEMORIAL DAY; JULY 4TH; LABOR DAY; THANKSGIVING DAY; & CHRISTMAS DAY B. 1 WEEK'S PAID VACATION FOR 1 YEAR'S SERVICE; 2 WEEKS' PAID VACATION FOR 2 OR MORE YEARS' SERVICE.....	\$ 46.63	24.92

ELEV0017-002 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC PAID HOLIDAYS: A. NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERN'S DAY, THANKSGIVING DAY, THE FRIDAY AFTER THANKSGIVING, AND CHRISTMAS DAY. B. EMPLOYER CONTRIBUTES 8% OF REGULAR HOURLY RATE TO VACATION PAY CREDIT FOR EMPLOYEE WHO HAS WORKED IN BUSINESS MORE THAN 5 YEARS; 6% FOR LESS THAN 5 YEARS' SERVICE.....	\$ 63.79	38.44

ENGI0018-042 05/01/2024

	Rates	Fringes
POWER EQUIPMENT OPERATOR: CRANE.....	\$ 46.71	16.41
POWER EQUIPMENT OPERATOR (OILER).....	\$ 36.93	16.41

ENGI0066-045 06/01/2017

	Rates	Fringes
POWER EQUIPMENT OPERATOR: GRADER/BLADE.....	\$ 32.42	19.66
POWER EQUIPMENT OPERATOR: FORKLIFT.....	\$ 28.87	19.66
POWER EQUIPMENT OPERATOR (MECHANIC).....	\$ 32.92	19.66

IRON0017-011 05/01/2024

	Rates	Fringes
IRONWORKER (ORNAMENTAL, REINFORCING, & STRUCTURAL)..	\$ 36.83	29.01

LAB00310-002 06/01/2024

	Rates	Fringes
LABORER (COMMON OR GENERAL; MASON TENDER - BRICK & CEMENT/CONCRETE).....	\$ 31.89	22.66

PAIN0181-001 05/01/2024

	Rates	Fringes
GLAZIER.....	\$ 34.82	20.80

PAIN0707-002 05/01/2024

	Rates	Fringes
PAINTER: BRUSH AND ROLLER.....	\$ 32.35	19.45

 PAIN0707-003 05/01/2025
 Rates Fringes
 PAINTER (DRYWALL FINISHING/TAPING ONLY).....\$ 35.45 20.20

PLAS0031-018 05/01/2014
 Rates Fringes
 PLASTERER (INCLUDING FLOOR LAYER: FLOOR
 COATING/EPOXY).....\$ 29.51 15.67

PLAS0404-001 05/01/2025
 Rates Fringes
 CEMENT MASON/CONCRETE FINISHER.....\$ 35.58 23.71

PLUM0055-002 05/05/2025
 Rates Fringes
 PLUMBER (EXCLUDES HVAC PIPE INSTALLATION).....\$ 44.86 30.03

PLUM0120-009 05/01/2025
 Rates Fringes
 SPRINKLER FITTER (FIRE SPRINKLERS).....\$ 49.17 28.55
 PIPEFITTER (INCLUDES HVAC PIPE INSTALLATION).....\$ 49.17 28.55

ROOF0044-003 04/27/2025
 Rates Fringes
 ROOFER.....\$ 40.15 21.28

SHEE0033-044 05/01/2024
 Rates Fringes
 SHEET METAL WORKER (INCLUDING HVAC DUCT AND UNIT
 INSTALLATION).....\$ 43.06 30.11

SUOH2012-086 08/29/2014
 Rates Fringes
 TRUCK DRIVER: DUMP (ALL TYPES).....\$ 24.32 11.73
 PAINTER: SPRAY.....\$ 22.78 12.40
 OPERATOR: ROLLER.....\$ 31.48 12.80
 OPERATOR: PAVER (ASPHALT, AGGREGATE, AND
 CONCRETE).....\$ 31.48 12.80
 OPERATOR: LOADER.....\$ 29.66 12.61
 OPERATOR: BULLDOZER.....\$ 21.15 8.72
 OPERATOR: BOBCAT/SKID STEER/SKID LOADER.....\$ 32.88 12.26
 OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE.....\$ 30.95 10.20
 LABORER: ASPHALT, INCLUDES RAKER, SHOVELER,
 SPREADER AND DISTRIBUTOR.....\$ 24.53 14.55
 CARPENTER: (EXCLUDING DRYWALL HANGING AND METAL
 STUD INSTALLATION, SOFT FLOOR LAYING, AND FORM
 WORK).....\$ 28.26 12.11

UAVGOH0026 01/01/2019
 Rates Fringes
 CARPENTER (FORM WORK ONLY).....\$ 31.87 12.74

 WELDERS - Receive rate prescribed for craft performing

operation to which welding is incidental.

=====

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than **◆SU◆**, **◆UAVG◆**, **◆SA◆**, or **◆SC◆** denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes

over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE:

UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The **◆SU◆** identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

◆SU◆ wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The **◆SA◆** identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the **◆SA◆** identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification

and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

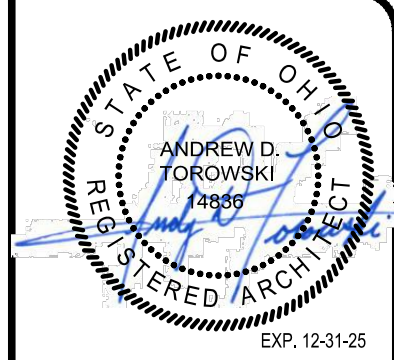
The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

=====
END OF GENERAL DECISION

..



verdantas

NO.	REVISION	DATE
1	ADDENDUM NO. 1	5/26/26

RABBIT RUN THEATER
PHASE 1 BUILDING ADDITION AND IMPROVEMENTS
 5648 WEST CHAPEL RD., MADISON, OH 44057

ADDITION FLOOR PLAN, NOTES AND FOUNDATION PLAN, NOTES AND DETAILS AND KEY PLAN

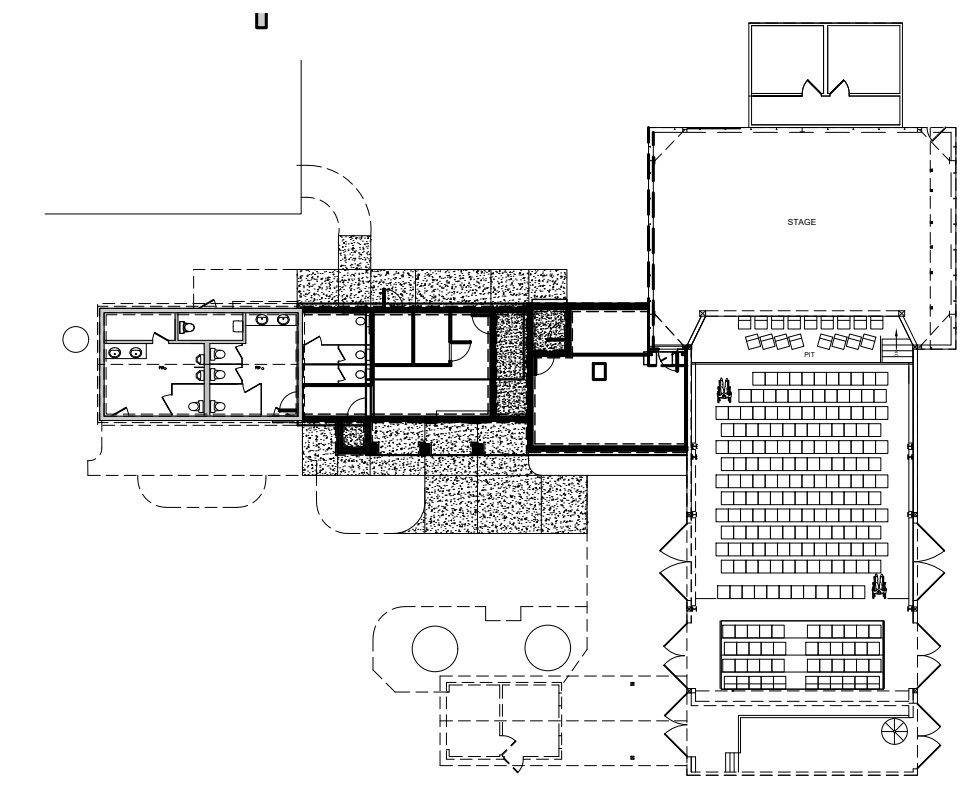
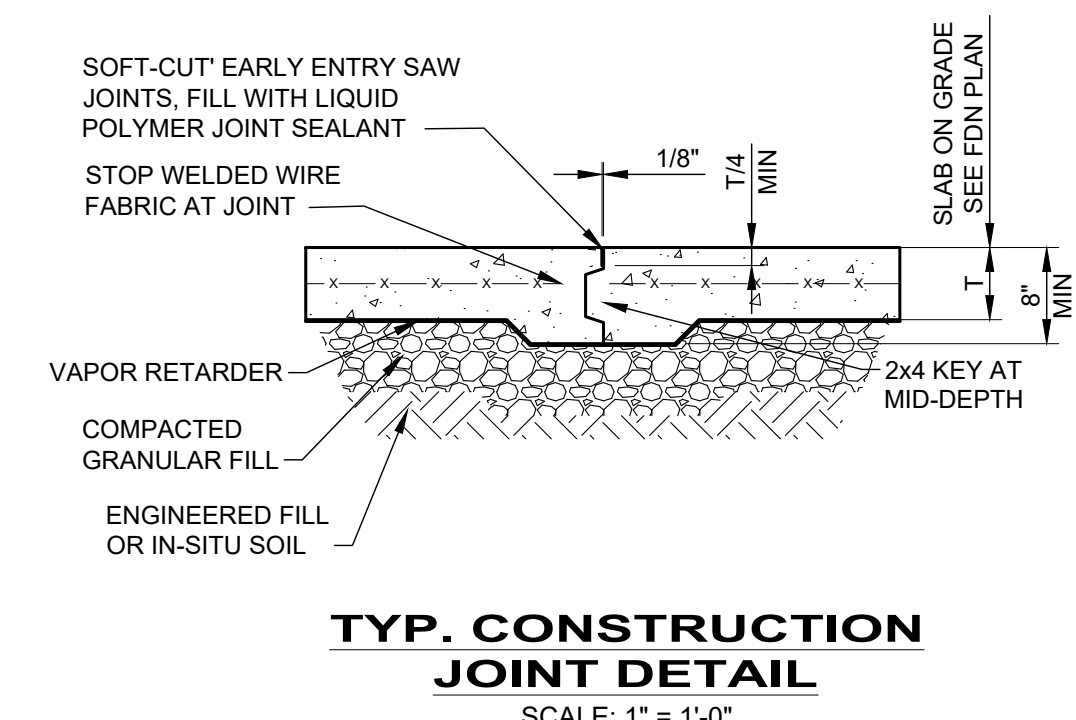
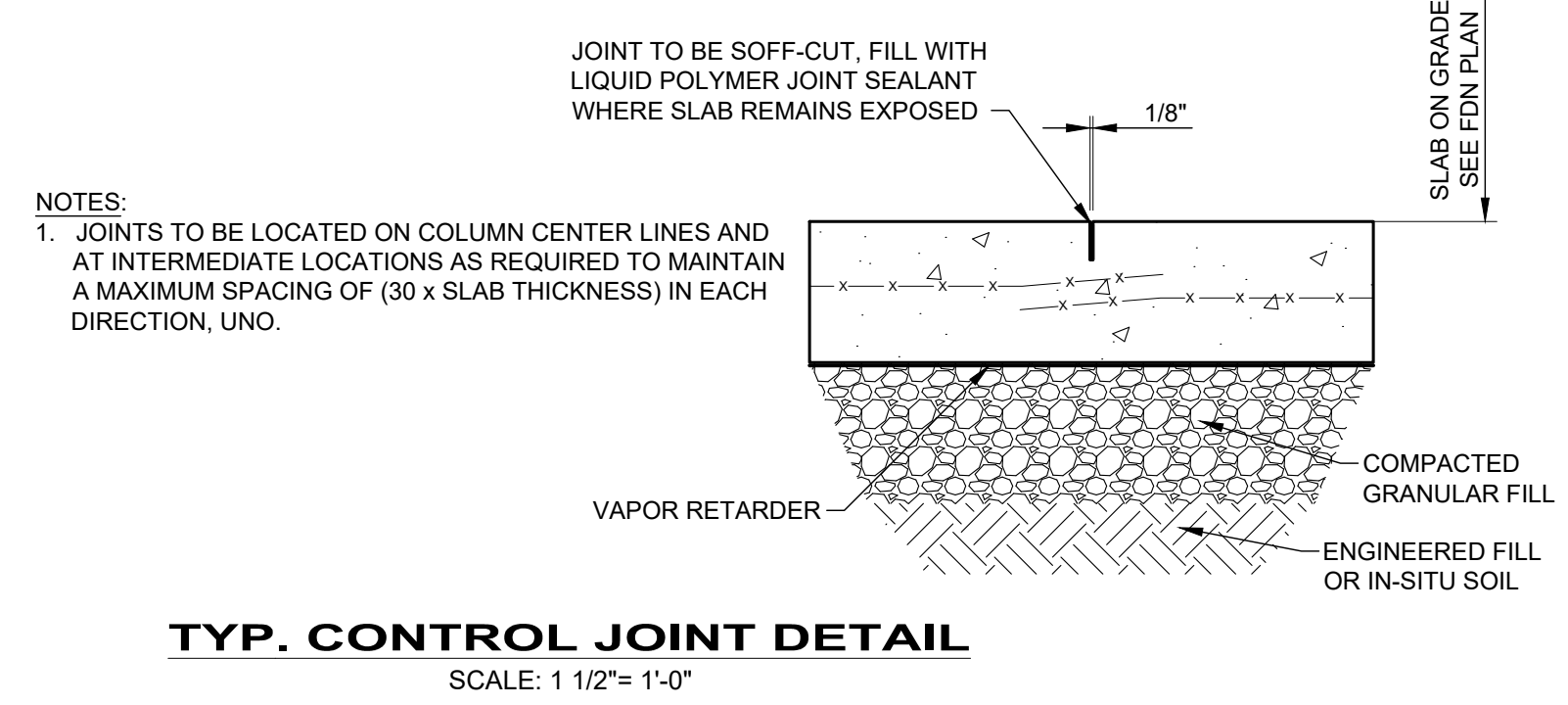
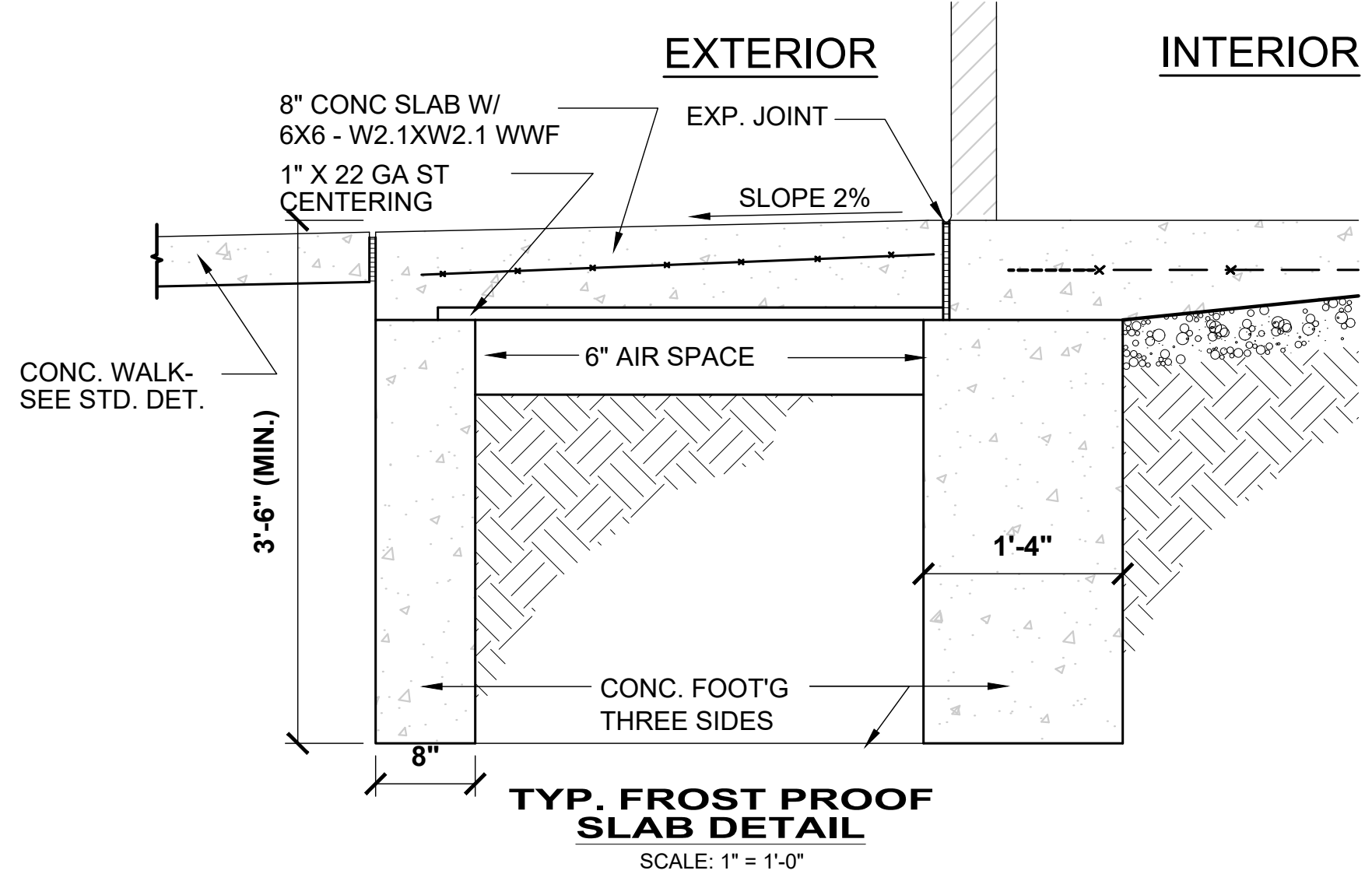
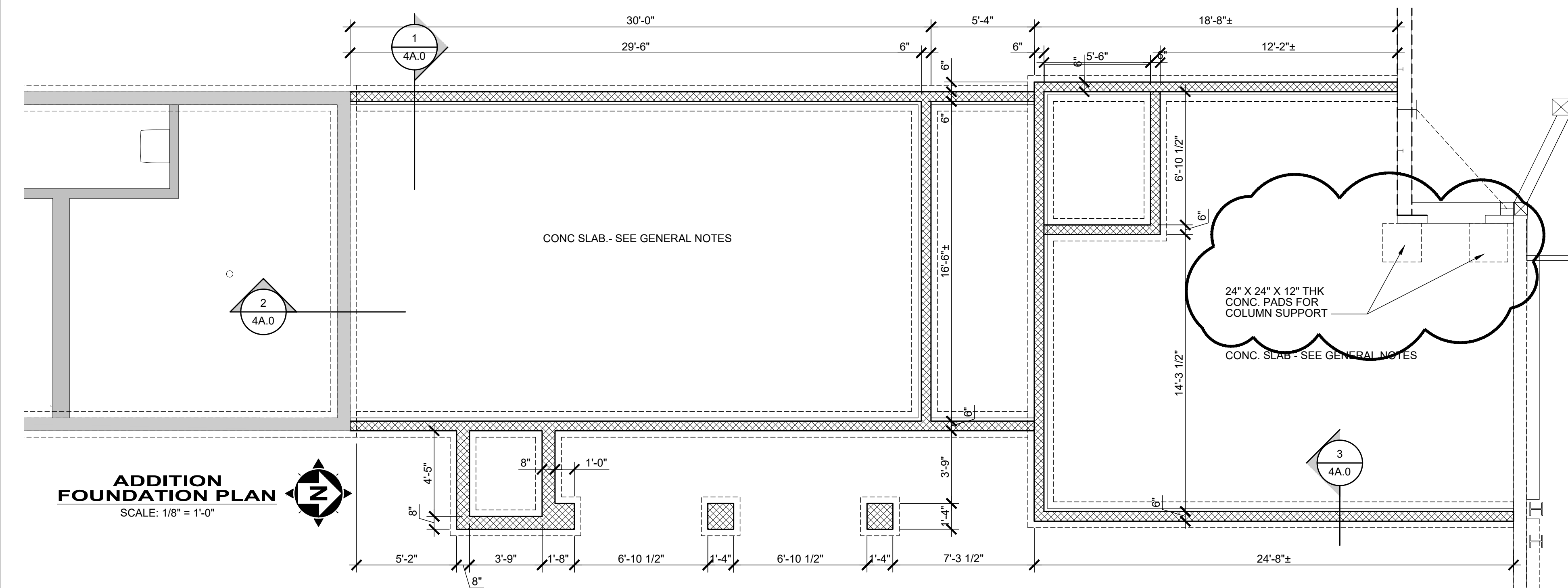
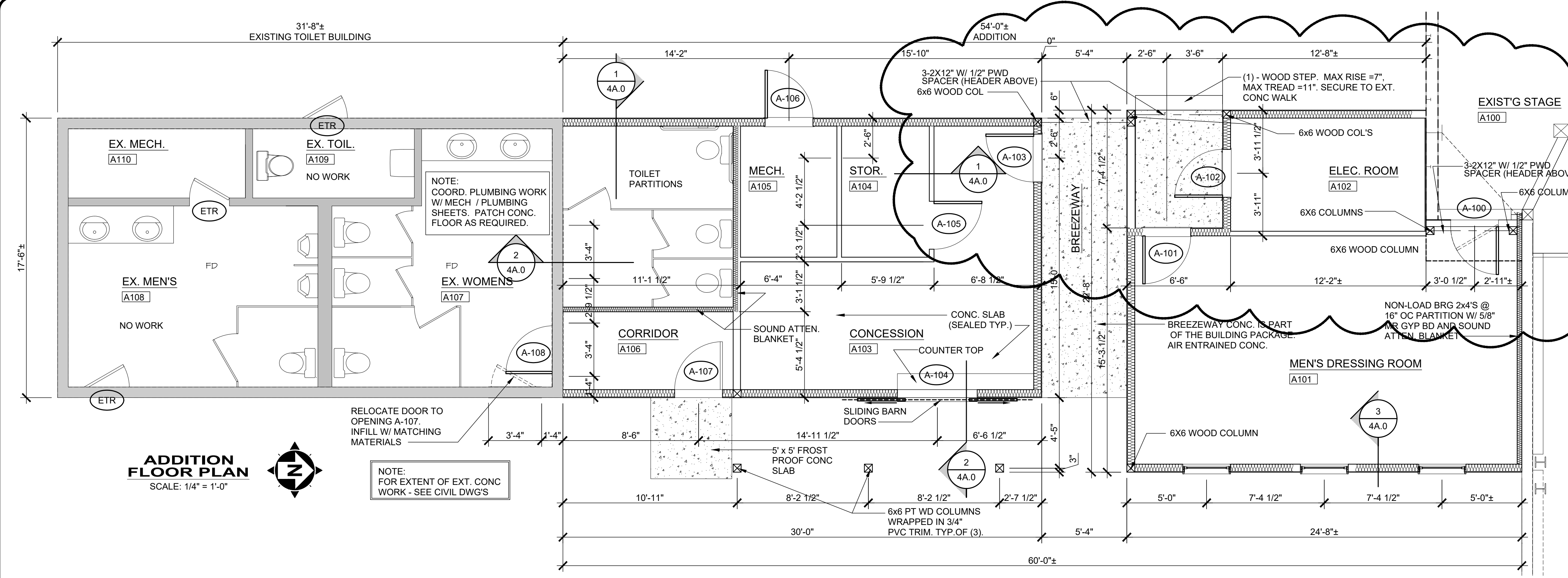
PROJECT NO.	43401
DISCIPLINE	ARCH
SHEET NAME	A1.1
SHEET	3
OF	22

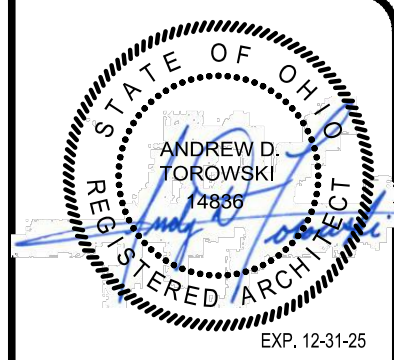
GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL DIMENSION AND EXISTING CONDITIONS BEFORE SUBMITTING BID PACKAGE. DELETIONS FROM DRAWINGS WILL NOT BE ACCEPTED AS JUST CAUSE FOR CHANGING THE CONTRACT COST.
- CONTRACTOR IS RESPONSIBLE FOR ALL SECURITY AND WEATHER-PROOFING RELATED ITEMS DURING CONSTRUCTION. ANY DAMAGE TO EXISTING STRUCTURE OR INTERIOR DUE TO NEGLIGENCE MUST BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO MAINTAIN SITE IN NEAT AND ORDERLY MANNER FOR EXTENT OF CONSTRUCTION.
- CONTRACTOR TO TAKE SPECIAL PRECAUTIONS NOT TO DAMAGE THE SURROUNDING SITE AND EXISTING STRUCTURES DURING CONSTRUCTION.
- CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO THE START OF THE REPAIR WORK AND DOCUMENT ALL AREAS THAT MAY BE IN QUESTION. CONTRACTOR TO REPAIR ALL AREAS DAMAGED AT NO ADDITIONAL COST TO OWNER.

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- DEMOLISH PARTITION
- EXISTING DOOR TO REMAIN
- DEMOLISH DOOR AND FRAME
- NEW DOOR AND FRAME





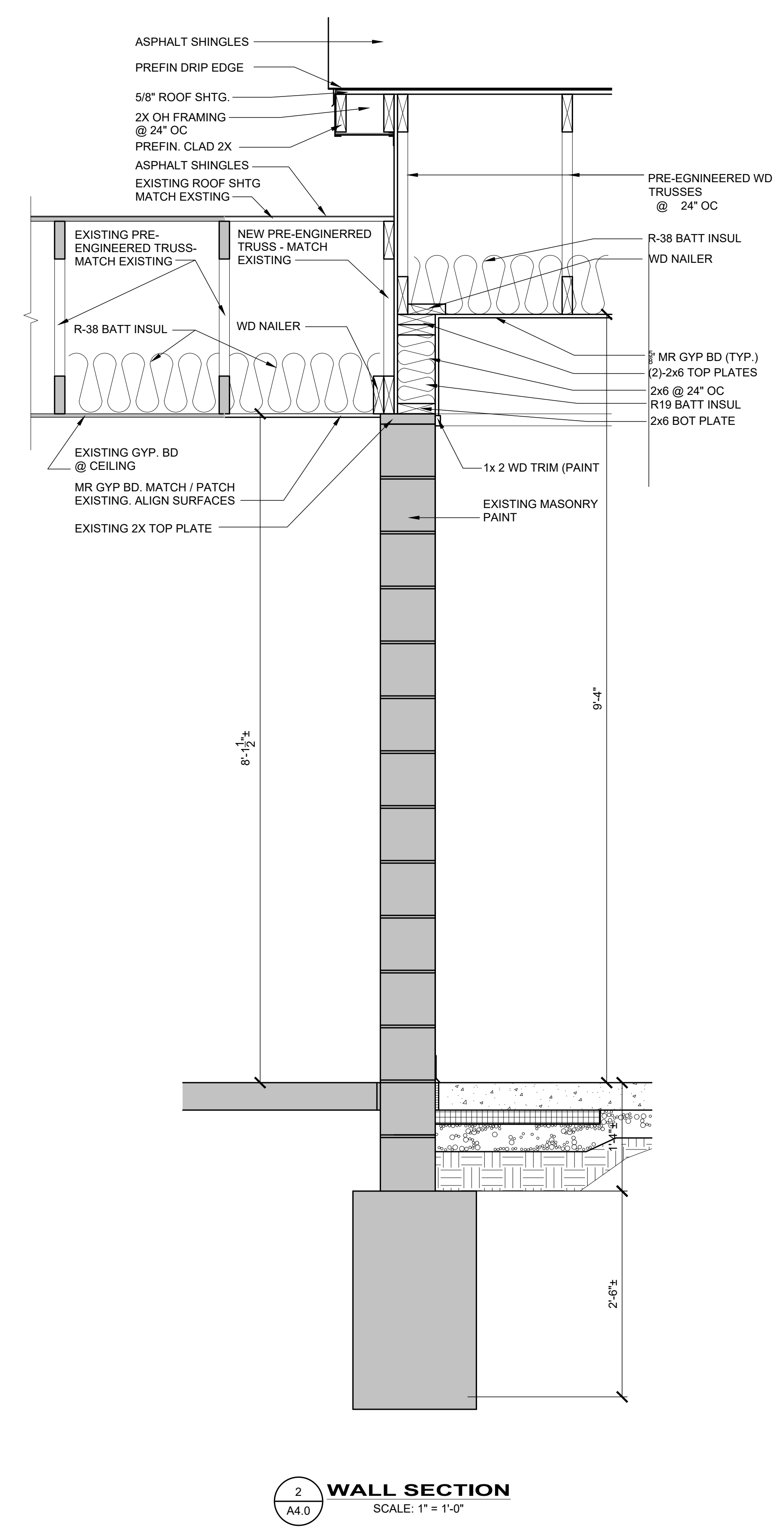
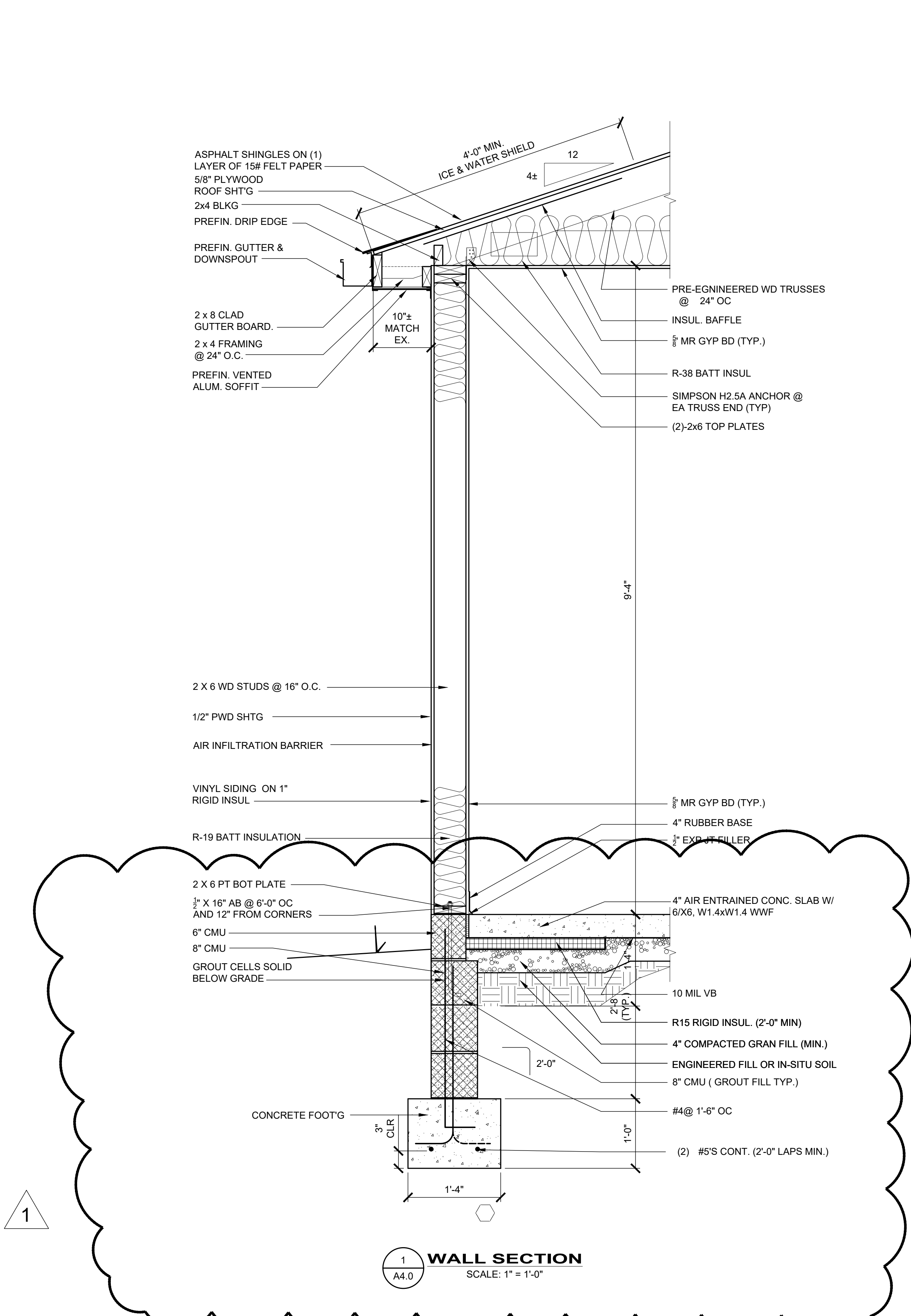
verdantas

NO	REVISION	DATE
1	ADDENDUM NO. 1	5/26/26

RABBIT RUN THEATER
PHASE 1 BUILDING ADDITION AND IMPROVEMENTS
 5648 WEST CHAPEL RD., MADISON, OH 44057

WALL SECTIONS

PROJECT NO.	43401
DISCIPLINE	ARCH
SHEET NAME	A4.0
SHEET	7
OF	22



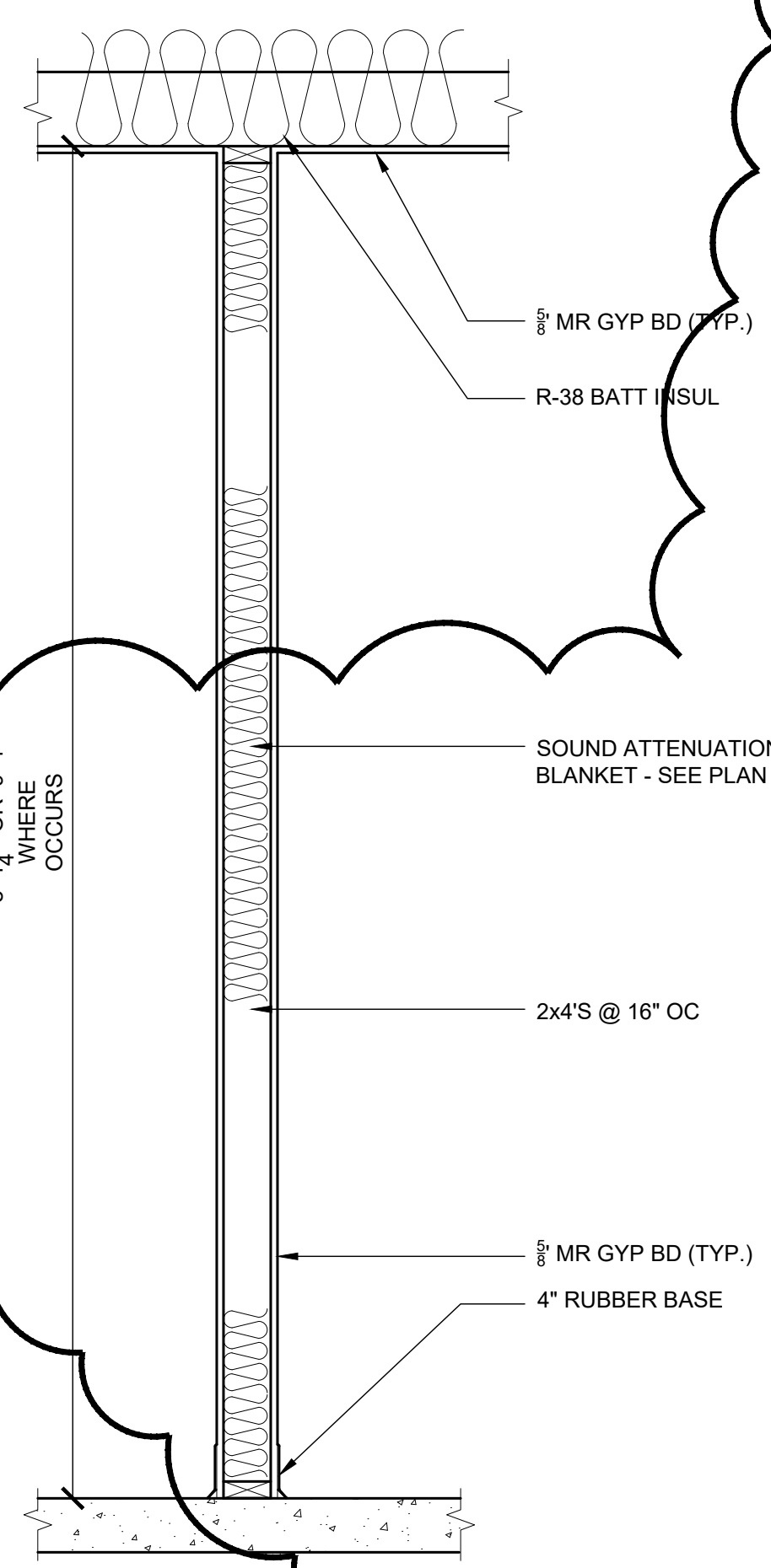
NO.	REVISION	DATE
1	ADDENDUM NO. 1	5/26/25

ISSUED FOR: PROJECT NO. **43401**
 ISSUE DATE: 5/15/25
 SCALE: AS SHOWN
 DESIGNED BY: ADT
 DRAWN BY: ADT
 CHECKED BY: ADT

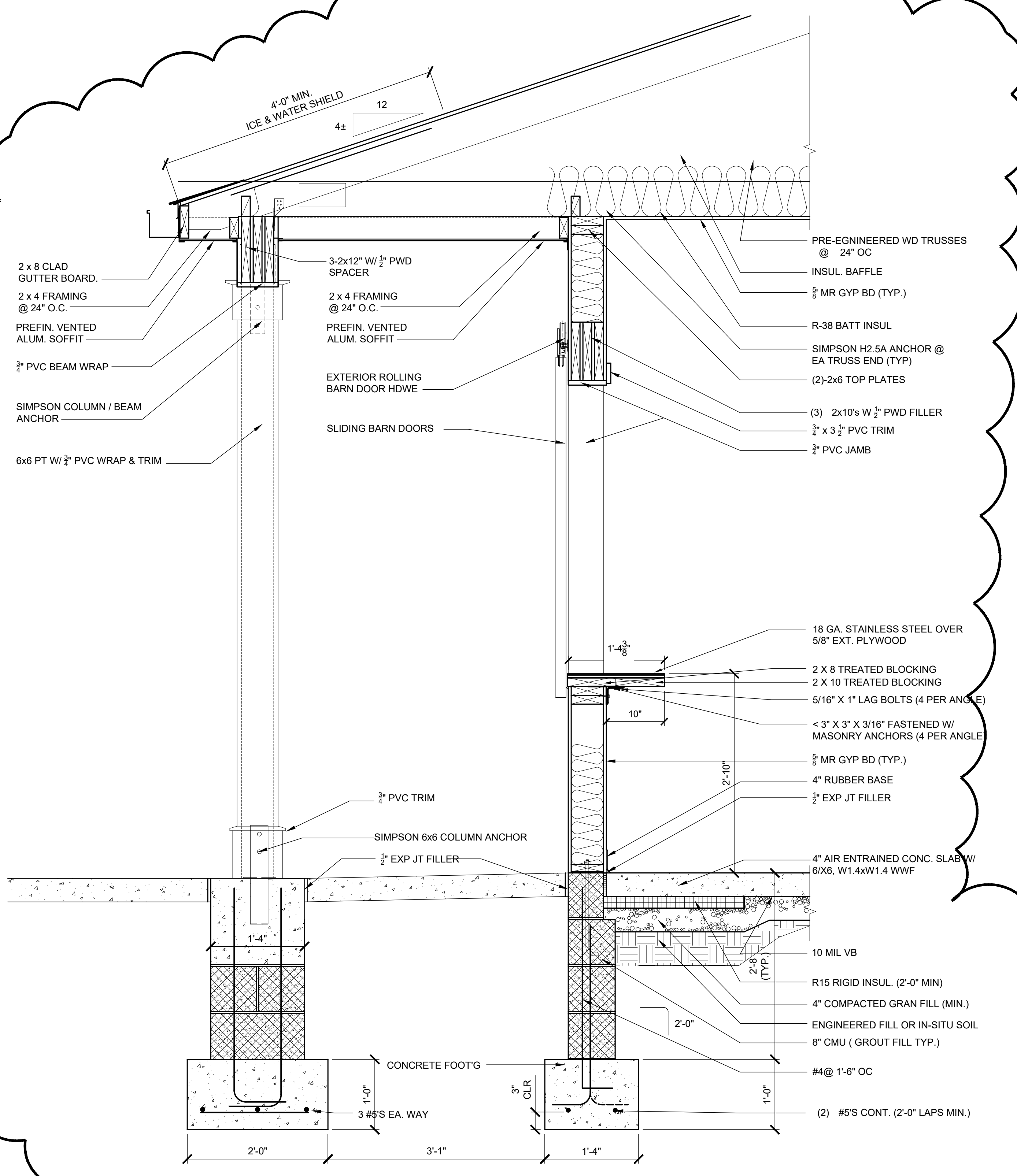
RABBIT RUN THEATER
 PHASE 1 BUILDING ADDITION AND IMPROVEMENTS
 5648 WEST CHAPEL RD., MADISON, OH 44057

WALL SECTIONS

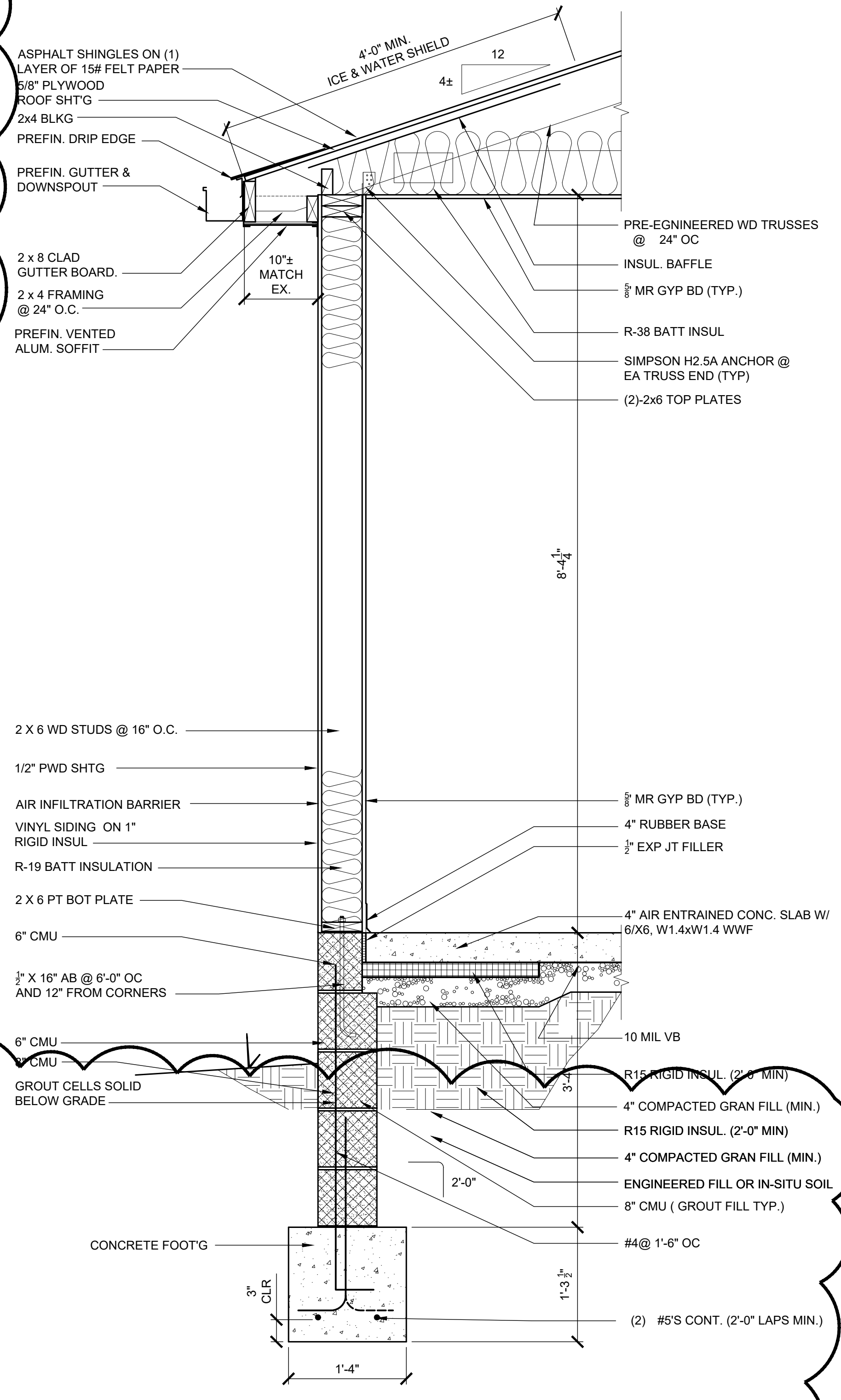
PROJECT NO. 43401	
DISCIPLINE ARCH	
SHEET NAME A4.1	
SHEET 8	OF 22



1 WALL SECTION
 SCALE: 1" = 1'-0"



2 WALL SECTION
 SCALE: 1" = 1'-0"



3 WALL SECTION
 SCALE: 1" = 1'-0"