

MOODY•NOLAN
300 SPRUCE STREET
COLUMBUS, OHIO 43215

BID OPENING: Monday July 23rd, 2018 @ 2:00pm.
(REVISED)

ADDENDUM DATE: June 18, 2018

ADDENDUM NO. 1

TO THE PLANS AND SPECIFICATIONS FOR:

CMHA RAD East Renovations

EASTMOOR SQUARE, GLENVIEW ESTATES,
INDIAN MEADOWS AND OHIO TOWNHOUSES

for

Columbus Metropolitan Housing Authority

880 East 11th Avenue
Columbus, Ohio 43211

TO ALL BIDDERS:

Acknowledge receipt of this Addendum on the Form of Proposal.

This Addendum supplements and amends the original plans and specifications and shall be taken into account in preparing proposals and shall become a part of the Contract Documents.

I. GENERAL

- A. Bid date has been revised to Monday July 23rd, 2018 @ 2:00pm.
- B. Pre-bid Meeting minutes. See attached document.
- C. Pre-bid sign-in sheet. See attached document.

II. SPECIFICATION REVISIONS

- A. None

III. DRAWING REVISIONS

- A. None

IV. RFI's and CLARIFICATIONS

1. None.

V. ATTACHMENTS

A. None

END OF ADDENDUM

PRE-BID MEETING: *(Revisions from meeting in GREEN)*

Date: Monday June 11th, 2018
Time: 1:00pm – 4:30pm
Subject: RAD East Renovations – Pre-Bid Meeting
Location: CMHA Office (880 E. 11th Ave.)

1. Project Information / Contact Information

- a. Owner: Columbus Metropolitan Housing Authority - 880 E. 11th Ave., Columbus, Ohio
 - i. Chris Belcastro – Construction Manager – MAIN CONTACT
cbelcastro@cmhanet.com
614-421-6077 (office) 614-512-3876 (mobile)
 - ii. Mike Wagner – VP Design and Constriction
mwagner@cmhanet.com
614-421-6102 (office)
- b. Management Company: Wallick Communities – 6880 Tussing Road, Reynoldsburg, Ohio
 - i. Jim Cruz – Maintenance Manager – MAIN CONTACT
jcruz@wallick.com
614-595-1107 (mobile)
 - ii. Kye Rowel – General Manager
krowel@wallick.com
614-359-0184 (mobile)
- c. Architect / Engineer: Moody Nolan
 - i. Anup Janardhanan
AnupJ@moodynolan.com
614-280-3220 (office - Direct) 614-461-4664 (office – Main)

2. Pre-Bid Period:

- a. Pre-Bid Date: Monday June 11th, 2018, 1:00pm – 4:30pm.
 - i. CMHA Office, 880 E. 11th Ave. Columbus Ohio – Conference Room A&B.
 - ii. Site tours to Glenview Estates, Ohio Townhouses, Eastmoor Square, Indian Meadows
 - iii. Additional site visits may be requested directly through Wallick Communities:
 1. Jim Cruz – 614-595-1107
- b. Last day to submit questions: ~~Wednesday June 20th~~. *Wednesday July 11th*.
 - i. Submit questions to Anup Janardhanan @ Moody Nolan.
AnupJ@moodynolan.com
- c. Last addendum to be issued: ~~Monday June 25th~~. *Monday July 16th*.

3. Bid:

- a. Bid Date: ~~Monday July 2nd, 2018 @ 2:00pm~~. *Monday July 23rd, 2018 @ 2:00pm*.
 - i. CMHA Office, 880 E. 11th Ave. Columbus Ohio – Conference Room A&B.
- b. Submit sealed bids – **1 original and 1 copy**.
 - i. Time stamped prior to 2:00pm at the front reception.

- ii. All 11 CMHA Bid forms to be completed.
- iii. TAB ALL SECTIONS
- iv. Bidders are to provide a bid bond equal to 5% of the bid. 100% performance and payment bond to winning contractor.
- v. *Bid forms to be revised to include 25,000 allowance for Permitting.*

4. Award/Contract Information:

- a. Bids will be reviewed for LOWEST and BEST by Moody Nolan and CMHA.
- b. CMHA will take winning bid to ~~July 27th~~ AUGUST 31st Board.
- c. Contract will be issued following Board meeting.
 - i. Contractor has 14 days from received approved contract to submit bonds, insurance, workers comp.
 - ii. Contract includes HUD contract 5370 – as found in the specifications.
- d. NTP will be issued following receipt of contract information.
 - i. Contract time is 550 Days from NTP.
- e. Liquidated damages are in effect and will be in the sum of \$500 per day.

5. General Information:

- a. *This project is a Tax Credit project. Therefore, a Contractor's and Owner's Cost Certification are required at completion of the project. The contractor is required to pay for their cost certification.*
 - i. *CMHA has utilized The Tidwell Group in the past to perform these cost certifications.*
- b. This Project will adhere to DAVIS BACON WAGES.
 - i. Contractors are required to pay wages as found in the specs.
 - ii. Additional classifications will be required to be filed by winning contractor after bid award for any trade not listed.
 - 1. **If a trade is NOT listed, for bidding purposes, please use \$25/hour as the labor rate.**
- c. CMHA utilizes the LCP Tracker system for all payroll.
 - i. GC will be given a log-in and will be responsible for providing log-in's to their subcontractors.
- d. CMHA/Moody Nolan has already procured all of the General Permits for every building. Contractors are required to pull all trade permits.
 - i. *Bid forms to be revised to include 25,000 allowance for Permitting.*
 - 1. *The additional funds are to be used for permitting above and beyond the 2 inspections per permit per building per each trade.*
- e. CMHA has a **20% MBE participation goal**, and strongly urges contractors to help achieve MBE participation.

6. Scope of Work:

- a. This project will be a PHASED renovation of 255 units across 4 existing properties: Ohio Townhouses (80 units), Glenview Estates (50 units), Eastmoor Square (53 units), and Indian Meadows (72 Units).
 - i. Construction will take place in the order: Ohio, Glenview, Eastmoor, Indian.

- ii. *It is expected that a property is to be completed, or nearly completed prior to moving to another site.*
 - iii. *Some items such as site work can take place prior to / or after working at any given property.*
- b. Renovations will consist of a single general trades package for all items.
- c. 7 ADA additions will be constructed on the sides of existing buildings across Ohio Townhouses (4) and Eastmoor Square (3).
- d. Scope includes but is not limited to; new flooring, painting of all walls and ceilings, new casework, new HVAC systems, hot water tanks, water conservation fixtures, energy saving light fixtures and bulbs, new appliances, exterior improvements. ****Scope of work will VARY per site and not all items will be completed at each site.****
- e. *A Phase I report has been completed for every site.*
 - i. *Radon has been conducted at every site.*
 - ii. *Water texting has been conducted at every site.*
 - iii. *Lead based paint has been tested at every site.*
 - iv. *Asbestos has been tested at every site.*
- f. *Sidewalks should be addressed as identified on the drawings.*
- g. *****Please review the back of the specs for additional information on colored pictures of the sites.*****

END OF MEETING MINUTES



RAD EAST RENOVATIONS – CONTRACTOR PRE-BID – SIGN-IN SHEET

Project: RAD East Renovations	Meeting Date: 6/11/2018
Facilitator: Mike Wagner	Place/Room: CMHA Office / Sites

Name	Company	Phone	E-Mail
Chris Belcastro	CMHA	614-512-3876	cbelcastro@cmhanet.com
Mike Wagner	CMHA	614-813-4911	mwagner@cmhanet.com
Syr Julian Jones	^{GC} Henderson Cont. Corp	614-649-5120	syrjulian@hcc-ohio.com
Randy Kratzer	TAI STATE / GC	614-449-0070	tristate43207@aatt.net
Blaine Fairbanks	Gibraltar / GC	410-573-1000	Blaine@gibconst.com
Kevin Davis	K. Davis Inc MBE, WBE, EDGE	419-307-7051	Keindavisinc@a7.yahoo.com
Yolanka Davis	K. Davis Inc.	419 307-0305	Kevin.davisinc@yahoo.com
Mark Setterlin	Setterlin Building Co (GC)	614 586 0233	m.setterlin@setterlin.com
^{GC} MARK MURPHY	ECS	614-935-4368	mmurphy@ECS BUILDING.COM
John Dunfee	RP Const. GC	614 626-8294	jdunfee@rp.construction.com
Terry Huntsberger	the Habegger Corp	740/270-9672	Terry.Huntsberger@habeggercorp.com
Lisa Kilbaw	Habegger	614-296-4414	lisa.kilbaw@habeggercorp.com
Scott Schroer	Steller	614-706-5854	scott@steller-construction.com
DAVID MILLER	MNI	614-461-4664	d.miller@moodyndean.com
Ann Jancordheman	MNI	614 461 4664	AnnJ@moodyndean.com