

**PRE-BID MEETING:**

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Date: Wednesday, September 20, 2017  
Time: 11:00am – 12:00pm  
Subject: 162 N. Ohio Ave. – Renovation – Pre-Bid Meeting  
Location: 162 N. Ohio Ave., Columbus, OH

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- 1) Introductions:
  - a. Owner: Columbus Metropolitan Housing Authority
    - i. Mike Wagner  
[mwagner@cmhanet.com](mailto:mwagner@cmhanet.com)  
614-421-6102 (office) 614-813-4911 (mobile)
    - ii. Chris Belcastro  
[cbelcastro@cmhanet.com](mailto:cbelcastro@cmhanet.com)  
614-421-6077 (office) 614-512-3876 (mobile)
  - b. Architect Team: Moody Nolan; Jezerinac Geers & Associates; Prater Engineering Associates, Inc.; James Burkart Associates, Inc.
    - i. Anup Janardhanan  
[AnupJ@moodynolan.com](mailto:AnupJ@moodynolan.com)  
614-461-4664 (office)
- 2) Submit sealed bids.
  - a. Include 1 ORIGINAL and 1 COPY of all required completed 11 Bid Forms.
  - b. TAB ALL SECTIONS
- 3) Bid date:
  - a. **Thursday October 12<sup>th</sup> @ 11:00am. – CMHA Office Conference Room A&B.**
  - b. Last day for Questions - Friday September 29<sup>th</sup>.
    - i. Submit all questions to Chris Belcastro / Anup Janardhanan
  - c. Last addendum will be issued no later than - Thursday October 5<sup>th</sup>.
- 4) Bidders are to provide bid bond equal to 5% of the bid, 100% of performance bond for winning contractor
- 5) Contractor has 14 days from receiving approved contract to submit bonds, insurance, and workers comp.
  - a. Project is to go to October 27<sup>th</sup> Board.
  - b. Anticipated construction award date to be November 1<sup>st</sup>.
- 6) Project duration is 250 days from NTP.
- 7) CMHA has a goal of 20% MBE Participation on all Projects
  - a. Contractors need to put forth a good effort to achieve this %.

- 8) Davis bacon wage rates apply.
  - a. Additional classifications will need to be filed for all trades not listed.
  - b. Contractor and Sub-Contractors to submit all payrolls through LCP Tracker
    - i. Questions should be directed to Margaret Welch –  
[mwelch@cmahnet.com](mailto:mwelch@cmahnet.com) 614-421-6100
- 9) Brief Overview of Scope – Moody Nolan / Prater / Jezerinac
  - a. Sitework
  - b. Building Envelope
  - c. Interior Renovation
  - d. Unit Prices:
    - i. Brick Repointing (SF)
    - ii. Brick Cleaning (SF)
    - iii. Plaster Repair (SF)
    - iv. Moisture Emissions Sealer (SF)
    - v. Cementitious Leveling (SF)
  - e. Alternates:
    - i. Vinyl Windows in lieu of metal clad.
    - ii. 10'x12' Utility Shed.
    - iii. 20' Wide Ornamental sliding gate.
    - iv. New fiberglass porch columns in lieu of restoration of existing.
- 10) QUESTIONS?
  - a. *Are the contractors responsible for all mechanical demo, as well as install?*
    - i. YES
  - b. *Are the contractors responsible for the utility tie-in at the alley, or street?*
    - i. YES, nothing will be completed to the building prior to the start of construction.
  - c. *Is there any gas on this project?*
    - i. No gas connections required. Everything in the building is powered by electric.
  - d. *When is the anticipated construction start date?*
    - i. CMHA will issue contracts following board review October 27<sup>th</sup>.  
Construction start will depend on how fast the contractor can return the contracts and turn in the rest of the required paperwork. CMHA anticipates construction start no later than Mid November.

- e. *Has all the asbestos been removed from the building?*
  - i. Yes, asbestos has been abated.
- f. *What is the status of Lead Based Paint?*
  - i. Lead based paint exists, but has NOT been removed from the building.
- g. *Has the permit been pulled or should the contractor hold a number for the permit price in their bid?*
  - i. CMHA has already paid for the general permit. All trades are required to pull their own permits accordingly. The plans have been in for review to the city for the last three weeks. Moody Nolan expects to hear comments back, if there are any, within the next few weeks.

**END OF MEETING MINUTES**