

**ADDENDUM #1**

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|------------------|------------------------------|
| <b>PROJECT</b>   | CMHA Neighborhood House Demo |
| <b>OWNER</b>     | CMHA                         |
| <b>DATE</b>      | August 28, 2023              |
| <b>ARCHITECT</b> | MOODY NOLAN, INC.            |

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*This addendum contains changes to the requirements of the bidding Documents, Project Manual and Construction Drawings which have been issued to date. Such changes are to be incorporated into the Construction Documents and shall apply to the work in the same meaning and force as if they had been included in the original documents. Where ever this Addendum modifies a portion of a paragraph of the Project Manual or a portion of any Drawing, the remainder of the paragraph or Drawing shall remain in force.*

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**SPECIFICATIONS:**None

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**DRAWINGS:**None

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**ARCHITECTURAL:**None

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(END OF ADDENDUM)

**ATTACHMENTS**

Pre-Bid Meeting Minutes with Notes from meeting  
Pre-Bid Meeting Sign-in Sheet



**PRE-BID MEETING:** **With Notes**

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Date: Thursday, August 24<sup>th</sup>, 2023  
Time: 11:00am – 12:00pm  
Subject: Neighborhood House Demo – Pre-Bid Meeting  
Location: 1000 Atcheson St. Columbus, OH 43203

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**1. Project Information / Contact Information**

- a. Owner: Columbus Metropolitan Housing Authority - 880 E. 11<sup>th</sup> Ave., Columbus, Ohio
  - i. William Wilson – Assistant Project Manager– MAIN CONTACT  
[wwilson@cmhanet.com](mailto:wwilson@cmhanet.com)  
614-301-0596 (mobile)
  - ii. Chris Belcastro – AVP: Design & Construction  
[cbelcastro@cmhanet.com](mailto:cbelcastro@cmhanet.com)  
614-512-3876 (mobile)
- b. Architect / Engineer: Moody Nolan
  - i. Jay Boone  
[jboone@moodynolan.com](mailto:jboone@moodynolan.com)  
614-280-1394 (office – Direct)

**2. Pre-Bid Period:**

- a. Pre-Bid Date: Thursday, August 24<sup>th</sup>, 2023 @ 11:00am
  - i. 1000 Atcheson St. Columbus, OH 43203
  - ii. Additional site visits may be requested directly through CMHA:
    1. William Wilson – 614-301-0596
- b. Last day to submit questions: Friday, September 1<sup>st</sup> by 5:00pm.  
Submit questions to:  
William Wilson @ CMHA [wwilson@cmhanet.com](mailto:wwilson@cmhanet.com)  
Jay Boone @ Moody Nolan [jboone@moodynolan.com](mailto:jboone@moodynolan.com)  
Tom Abbinante @ Intertek PSI [Thomas.abbinante@intertek.com](mailto:Thomas.abbinante@intertek.com)
- c. Last addendum to be issued: Thursday, September 7<sup>th</sup>.

**3. Bid:**

- a. Bid Date: Thursday, September 14<sup>th</sup> at 11:00am.
  - i. Bid opening will be held Virtually (via Zoom)
  - ii. Links to the bid opening will be provided the morning of the bid. All interested bidders are to request a link to bid opening prior to 10:00am, the day of the bid.
- b. Submit sealed bids – **1 original and 1 copy.**
  - i. Time stamped prior to 11:00am at the front reception.
    1. Bids may be mailed in or dropped off.
    2. Can be dropped off day of to the security at the front desk. \*This should be done at least 10 minutes prior to 11:00am to ensure the bid is received on time. \*
  - ii. All CMHA Bid forms must 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.

**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 October 5<sup>th</sup> Board Meeting
- 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 90 Days from NTP (3 months)
- e. Liquidated damages are in effect and will be in the sum of \$500 per day.
- f. 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 the winning contractor after bid award for any trade not listed.
    1. **If a trade is NOT listed, for bidding purposes, please use \$30/hour as the labor rate.**

**5. General Information:**

- a. CMHA utilizes the LCP Tracker system for all payrolls.
  - i. GC will be given a log-in and will be responsible for providing logins to their subcontractors.
- b. The awarded contractor will be responsible for acquiring and should include in their cost the value of the demo permit for the project. CMHA and Moody Nolan have not applied for any permits.
  - i. To be included responsibly and base bid costs for the contractor are any potential sewer capping, waterline capping, or other utility capping.
- c. **SECTION 3 / MBE**
  - i. CMHA has a **20% MBE participation GOAL**, and strongly urges contractors to help achieve MBE participation.
  - ii. CMHA has a **10% Section 3 participation GOAL and a 20% Section 3 WORKFORCE participation GOAL**, and strongly urges contractors to help achieve this participation.
  - iii. Defining MBE / Section 3:
    1. CMHA has contracted with Dotted I Alliance to help assist in MBE and Section 3. Contractors and Sub Contractors may not even realize they are eligible for MBE / Section 3.
    2. CMHA encourages all contractors who are unsure to reach out to CMHA for additional information.

**6. Scope of Work:**

- a. The abatement and demolition of the existing buildings, restoring the site to a greenspace.
  - i. **The streetlights on the east side of Bolivar St. and north side of Fabron Ave. are to remain connected to the city grid. If they are disconnected during the demolition, it will be the responsibility of the contractor to reconnect them.**
  - ii. **All roads and parking stay. The extent of the demolition and restoration starts at the backside of the curb. The demolition includes the sidewalk on the west side**

of Bolivar St. leaving the curb. The green space restoration should be graded to the top of the curb. Refer to Drawing 3 of 5 of demolition plan for demo extents.

- b. Approx. Cost: \$350,00
  - i. \$350,000
  
- 7. Questions:
  - a. **Is restoration part of the scope?**
    - i. Yes, return the area to a greenspace.
  - b. **Will the furniture remain and be a part of the demolition?**
    - i. Yes, with a few exceptions.
    - ii. The bathroom partitions in the north bathroom and the pool table are being salvaged by the City of Columbus prior to demo.
    - iii. The furniture residing in the auditorium is the property of the current tenant and they will be taking it when they vacate the space.
  - c. **What if the asbestos numbers aren't 100% accurate?**
    - i. We will work with the awarded contractor if the difference is significant.
  - d. **Are you looking for 1 number regarding the bid?**
    - i. Yes.
  - e. **When will the current tenant be vacating the property?**
    - i. The current tenant will be out by the end of October.
  - f. **Will PSI be onsite full-time?**
    - i. Yes.
  - g. **Does the 10% bid rule apply?**
    - i. Not necessarily. If all the bids come back in the same range but are higher than the approximate budget that is acceptable and CMHA will proceed with the bid.
  - h. **Is the shipping container near the garage included in the demo bid?**
    - i. Yes, the shipping container is included in the demo bid. The contents are still in question, and we have reached out to the necessary parties for direction regarding their relocation or to remain a part of the demo. This will be finalized in a future Addendum.

**END OF MEETING MINUTES**



**NEIGHBORHOOD HOUSE DEMO  
PRE-BID – SIGN-IN SHEET**

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|---|---|
| <b>Project:</b> Neighborhood House Demo | <b>Meeting Date:</b> 8/24/2023                          |
| <b>Facilitator:</b> William Wilson      | <b>Place/Room:</b> 1000 Atcheson St. Columbus, OH 43203 |

| Name            | Company                           | Phone        | E-Mail   |
|-----------------|-----------------------------------|--------------|--|
| Chris Belcastro | CMHA                              | 614-512-3876 | <a href="mailto:cbelcastro@cmhanet.com">cbelcastro@cmhanet.com</a> |
| William Wilson  | CMHA                              | 614-301-0596 | <a href="mailto:wwilson@cmhnet.com">wwilson@cmhnet.com</a>         |
| Chad Melick     | WGC                               | 747-891-8914 | CMelickWGC@gmail.com   |
| Brad Bumpus     | Lepi Enterprises, Inc             | 746-819-0040 | BRAD@LepiEnterprises.com   |
| Marty Whelan    | Complete Reclamation Services Inc | 740-868-6037 | mwhelan@comrecservices.com   |
| Justin Jones    | Ohio Technical Service            | 614-325-0073 | Jones@ohiotechserv.com   |
| BRIAN WALKER    | HINK ENVIRONMENTAL                | 614-314-0142 | bwalker@hinkenvironmental.com                                      |
| Brad Webb       | Dirt Slingers Excavating          | 419-702-0638 | dirtslingersexcavating@gmail.com                                   |
| Tony Wring      | O'Rourke Wrecking                 | 513-871-1400 | TWring@orourkewrecking.com   |
| Joe Hummel      | Environmental Demolition Corp.    | 513-484-8866 | jhummel@edgllc.biz   |
| REYNOLDO CHALCO | GUZMAN'S 6 REMODELING             | 614-515-9570 | rc9978@yahoo.com   |
| JP Martinez     | Quantum Abatement                 | 920-217-7138 | jemartinez@quantumabatement.com                                    |
| Joey Loewendick | Loewendick Demolition             | 614-774-2511 | Joey@Loewendick.com  |
| KEVIN FARSON    | COMPLETE CLEARING INC.            | 614-207-0087 | Kevin@completeclearing.com   |
| STAN POOLE      | BATTLE AXE CONSTRUCTION           | 513 874-4695 | JACKJOE@BATTLEAXECONSTRUCTION.COM                                  |
| JAY BOONE       | MOODY NOLAN                       | 614-562-7846 | JBOONE@MOODYNOLAN.COM  |
| TOM ABBINANTE   | PSI                               | 614-876-8000 | thomas.abbinante@intertek.com                                      |