

MOODY•NOLAN LTD.
300 SPRUCE STREET
COLUMBUS, OHIO 43215

BID OPENING: December 20, 2023

ADDENDUM DATE: December 4th, 2023

ADDENDUM NO. 1

TO THE PLANS AND SPECIFICATIONS FOR:

Cobblestone Manor
1050 Lamplighter Drive
Grove City, Ohio 43123

TO ALL BIDDERS:

Addendum No. 1 to the Drawings and Project Manual, dated June 8, 2023, Cobblestone Manor as prepared by Moody Nolan, Inc., 300 Spruce St. Suite 300, Columbus, OH 43215.

This Addendum shall hereby be done and become part of the Contract Documents the same as if originally bound thereto. The following clarifications, amendments, additions, revisions, changes, and modifications change the original Contract Documents only in the amount and to the extent hereinafter specified in this Addendum.

Acknowledge receipt of this Addendum on the Bid Form.

NOTE: Bidders are responsible for becoming familiar with every item of this Addendum.

I. GENERAL REVISIONS

A. None

II. SPECIFICATION REVISIONS

- A. SPECS – Frontends – Section C Bid Documents: Revised to reflect updated Allowances.
- B. SPECS – Frontends – Note to All Contractors: Revised project duration error

III. ATTACHMENTS

- A. Pre-Bid Meeting Minutes with Notes
- B. Pre-Bid Sign-in Sheet
- C. SPECS – Frontends – Section C Bid Documents
- D. SPECS – Frontends – Note to All Contractors

END OF ADDENDUM NO. 1

Cobblestone Manor Pre-Bid Meeting

Date: Wednesday, November 29th, 2023

Time: 11:00am

Subject: Cobblestone Manor – Pre-Bid Meeting

Location: 1050 Lamplighter Drive, Grove City, OH 43123

Project Points of Contact:

William Wilson	CMHA	614-301-0596	wwilson@cmhanet.com
Chris Belcastro	CMHA	614-421-6077	cbelcastro@cmhanet.com
Anup Janardhanan	Moody Nolan	614-280-3220	anupj@moodynolan.com
Rick Krall	Moody Nolan	614-280-8987	rkrall@moodynolan.com

Complete Design Team:

Jezerinac Geers – Structural Engineering

Advanced Engineering Consultants – MEP/T/FP Engineering

EDGE Group – Landscape Architecture

KORDA – Civil Engineering

Sol Design + Consulting – Sustainability

1. Pre-Bid Period:

- a. Pre-Bid Date: Wednesday November 29th, 2023, 11:00am – 12:00pm.
 - i. Onsite
 - ii. Additional site visits may be requested directly through CMHA:
 1. William Wilson – 614-301-0596, wwilson@cmhanet.com
 2. 1050 Lamplighter Drive,
Grove City, OH 43123
- b. Last day to submit questions: Monday December 11th, 2023.
 - i. Submit questions via email only to:
 1. Rick Krall @ Moody Nolan - Rkrall@moodynolan.com
 2. CC: William Wilson @ CMHA – wwilson@cmhanet.com
- c. Last addendum to be issued: Wednesday December 13th, 2023.
- d. Plans are available for purchase from dcplanroom.com
 - i. Plans and Specifications are also available on our website at cmhanet.com as a courtesy.

2. Bid:

- a. Bid Date: Wednesday December 20th, 2023 @ 11:00am.
 - i. Bid Opening will be held at CMHA's Office and Virtual via Zoom
 1. 880 E 11th Ave. Columbus, OH 43211 (Conference Room 1A)
 2. Zoom Link must be requested from William Wilson – wwilson@cmhanet.com
- b. Submit sealed bids – **1 original and 1 copy.**
 - i. ATTN: William Wilson

1. Time stamped prior to 11:00am at the front reception. Bid may be mailed or dropped off prior to the bid opening. Bids being dropped off are requested to be at the office no later than 10:45am the day of the bid to ensure their arrival and time stamp, as CMHA's office is currently closed to the outside public.
- ii. All 9 CMHA Bid forms to be completed.
- iii. TAB ALL SECTIONS
- iv. Bidders are to provide a bid bond equal to 5% of the bid.
 1. 100% performance and payment bond to winning contractor.
- v. **ADDENDUM #1** to be issued following the meeting and will include current Meeting Minutes and Attendance Sheet. Dc planroom

3. Award/Contract Information:

- a. Bids will be reviewed for LOWEST and BEST by both Moody Nolan and CMHA.
- b. CMHA will take the winning bid to the Mid-January Board Meeting (exact date TBD).
- c. Contract will be issued following Board meeting.
 - i. Contractor has 14 days from received approved contract to submit bonds, insurance, workers comp, and other required forms.
 - ii. Contract includes HUD contract 5370 – as found in the specifications.
- d. NTP will be issued based upon conversations between awarded contractor and CMHA.
 - i. NTP will be issued following financial close anticipated in March of 2024
 - ii. Contract time is 487 CALENDAR Days from NTP. (16 Months)
- e. Liquidated damages are in effect and will be in the sum of \$500 per day.
- f. This Project will adhere to RESIDENTIAL DAVIS BACON WAGES.
 - i. Contractors are required to pay wages as found in the Front-End specs.
 - ii. Additional classifications will be required to be filed by winning contractor after bid award for any trade not listed.
 1. ***GC should also reference the BUILDING WAGE RATES, as they contain more of the trades for this type of building.***
 2. If a trade is NOT listed, for bidding purposes, please use \$30/hour as the labor rate.
 - iii. CMHA utilizes the Elations system for all payrolls.
 1. GC will be given a log-in and will be responsible for providing logins to their subcontractors.
- g. This Project will have a Cost Certification
 - i. Details regarding cost certification can be found in the Frontend Specifications
- h. This project is pursuing **LEED**. The Contractor will be required to work with Moody Nolan's Consultant – SOL Design + Consulting to ensure all items are addressed.

4. General Information:

- a. Moody Nolan has already submitted the plans to the City of Columbus and paid for the General Permit. It will be issued once Grove City Tap fees are paid. We have allotted for these costs in an allowance.

- i. *The GC is required to carry all trade permits for completion of the project. If the GC chooses to phase any inspections, this will be subject to means and methods for the GC and CMHA will NOT be paying for any of these costs.*
- b. **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. Understanding MBE / Section 3:
 1. Contractors and Subcontractors may not even realize they are eligible for MBE / Section 3 encourages all contractors who are unsure to reach out to CMHA for additional information.

5. Scope of Work:

- a. The scope of work consists of a new build, three-story, 82-unit multi-family senior facility, complete with furnishings in the offices and community spaces. In addition to the building components, there will be site work, including onsite parking, and landscaping.
- b. The project is carrying Allowances for 5 items to be added to your base bid number:
 - i. Emergency Responder Radio System (\$125k)
 - ii. Interior Graphics and Signage (\$25k)
 - iii. Exterior Building Signage/Number (\$50k)
 - iv. FF&E (\$100k)
 - v. Tap/Aid to construction fee allowance (100K)
- c. There are three alternates on the project.
 - i. Black Exterior finish on windows and sliding glass doors in lieu of specified window color.
 - ii. Deduct Alternate: Installation of two-wide composite single hung windows in lieu of Romeo and Juliette balconies and sliding glass doors at 82 locations.
 - iii. Prefinished Stained interior unit entry doors in lieu of specified prefinished painted doors.
- d. *A Substitution Request form is in the specifications to submit a substitution request for another product. This needs to be completed prior to December 11th.*

6. QUESTIONS:

Is there any restriction to work hours?

A: CMHA is not restricting work hours. Awarded Contractor should check with Grove City regarding restricted work hours.

END OF MEETING MINUTES



PRE-BID – SIGN-IN SHEET

Project: Cobblestone Manor	Meeting Date: 12/4/2023
Facilitator: William Wilson	Place/Room: 1050 Lamplighter Dr. Grove City, OH 43123

Name	Company	Phone	E-Mail
William Wilson	CMHA	614-301-0596	wwilson@cmhanet.com
Rick Krall	Moody Nolan	614-461-4664	rkrall@moodynolan.com
Eric Walsh	Korda	614-487-1650	Eric.walsh@korda.com
Kevin Wirfel	Korda	513-430-4098	Kevin.wirfel@korda.com
Shay Baker	Elford	443-842-8291	sbaker@elford.com
Margarita Garcia	Elford	614-530-6704	mgarcia@elford.com
Jake Roby	Marker	6145579410	jroby@buildwithmarker.com
Travis O'Neal	Marker	614-230-5465	toneal@buildwithmarker.com
Greg Hart	Oberer Thompson	937-459-7299	ghart@gdcg.com
Michael Oswald	Oberer Thomspson	937-458-6512	moswald@gdcg.com
Curtis Davis	ICS	614-684-2500	Curtis.davis@team-icsc.com
Kevin McCaughey	AEC	614-477-5783	Kevin.mccaughey@aecmep.com
Nick Stenger	HGC	513-373-1450	nstenger@hgconstruction.com

SECTION C – BIDDING DOCUMENTS

BID FORM No. 2 – Bid Form

Project Name	Cobblestone Manor
Scope of Work	New Build
Bid Date & Time	Wednesday, December 20, 2023 @ 11:00 a.m. – Virtual Bid Opening (via Zoom)
Company Name	

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and with the Plans and Specifications (including Invitation for Bids, Instructions to Bidders, this Bid Form, the form of Bid Bond, the form of Non-Collusive Affidavit, the form of Contract, and the form of Payment and Performance Bond or Bonds, the General Conditions, the Special Conditions, the General Scope of Work, the Technical Specifications and the Drawings) and Addenda, if any thereto as prepared by the Columbus Metropolitan Housing Authority and on file in the office of the same, hereby proposes to furnish all material, equipment, and perform all labor and services required to construct and complete the work.

A. CONTRACTOR BASE BID: Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Total Material, for the sum	_____	Dollars.....	(\$ _____)
Total Labor, for the sum	_____	Dollars.....	(\$ _____)
Exterior Building Signage/Number Allowance	_____	Dollars.....	(\$ <u>\$50,000.00</u>)
Interior Signage/Graphics Allowance	_____	Dollars.....	(\$ <u>\$25,000.00</u>)
EERS Bi-Directional Antenna Allowance	_____	Dollars.....	(\$ <u>\$125,000.00</u>)
FF&E Allowance	_____	Dollars.....	(\$ <u>\$100,000.00</u>)
Tap/Aid to Construction Fee Allowance	_____	Dollars.....	(\$ <u>\$100,000.00</u>)
TOTAL BASE BID AMOUNT	_____		(\$ _____)
	(use words)		(figures)

B. ALTERNATES

<u>ALTERNATE #1:</u>		
<ul style="list-style-type: none"> • Black exterior finish on windows and sliding glass doors in lieu of specified window color. 		
LUMP SUM ALT. PRICE:	_____	(\$ _____)
	(use words)	(figures)

DEDUCT ALTERNATE #2:

- Installation of two-wide composite single hung windows in lieu of Romeo and Juliette balconies and sliding glass doors at 82 locations.

LUMP SUM DED. ALT. PRICE: _____ (**use words**) (\$ _____) (**figures**)

ALTERNATE #3:

- Prefinished stained interior unit entry wood doors in lieu of specified pre-finished painted doors.

LUMP SUM ALT. PRICE: _____ (**use words**) (\$ _____) (**figures**)

- In submitting the bid, the bidder understands that the Columbus Metropolitan Housing Authority reserves the right to reject any and all bids. If written notice of the acceptance of this bid is mailed or delivered to the undersigned within sixty 60 days after the opening of this bid or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond within ten (10) days after the contract is presented to him/her signed and approved by the Contracting Officer.
- A bid bond is submitted with this bid in accordance with the specification requirements in the sum of _____ **DOLLARS** (\$ _____)
AMOUNT OF BID BOND IN US DOLLARS
 The undersigned also agrees to execute and deliver the required Performance and Payment Bond within 10 days after an approved and executed contract by Columbus Metropolitan Housing Authority is mailed to him/her.
- Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to his proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.
- In reference to the Equal Opportunity and Non-Segregated Facilities present in Section B— paragraph 8 the undersigned represents that he/she _____
HAS / HAS NOT
 participated in a previous contract or subcontract subject to the Equal Opportunity Clause prescribed by Executive Orders 10925, 11114, or 11246 or the Secretary of Labor; that he/she _____
HAS / HAS NOT
 filled all required compliance reports; and that representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained prior to subcontract awards. (The above representation need not be submitted in connection with contracts or subcontracts, which are exempt from the clause.)

Authorized Representative's Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

Subscribed and sworn to before me this _____ day of _____, 20_____

NOTARY SIGNATURE AND SEAL

NOTE TO ALL CONTRACTORS

1. CMHA has revised and updated its Front-End Documents & Bid Forms.

All contractors **MUST** read carefully and thoroughly the revised and updated documents.

Any questions or needed assistance must be directed/to:

Chris Belcastro, Asst. VP of Design & Construction
Phone: (614) 421-6077 • Fax: (614) 421-8012

If not available, call:

Mike Wagner, VP of Design & Construction
Phone: (614) 421-6102 • Fax: (614) 421-8012

2. PRE-BID CONFERENCE

Bidders are asked to attend the pre-bid conference on Wednesday, November 29, 2023, at 11:00 a.m. A Bidder not attending the pre-bid conference might not be considered the BEST Bidder in the evaluation process of their bid. Furthermore, the bidder agrees that any information revealed at the pre-bid conference shall be part of Bid Documents regardless of bidder attendance.

3. Included with its Bid Package, bidders are to submit documentation that establishes it has been licensed by the Authority having jurisdiction on the project to provide necessary construction services for this project. Should such work require a license, such license shall be in good order and maintained continuously for at least one year prior to the bid opening.

Failure to provide such documentation may cause this bid to be NON-RESPONSIVE.

4. Responsive bids will be awarded to the lowest & best bid [i.e., the best bidder submitting the lowest bid].
5. Bid evaluation. Bids will be evaluated by CMHA and the project Architect/Engineer to recommend to the CMHA Board of Commissioners the lowest & best bid for contract award. Criteria for bid evaluation & selection (see Section B, Part III & IV, pages B-13 thru B-20).

Main evaluation criteria:

- 1) Lowest & Best Bid.
 - 2) Pre-Bid attendance.
 - 3) At least One Year's License to perform similar work in Columbus, Ohio.
 - 4) Bid package completeness.
 - 5) Bidder's construction experience (previous similar/compatible projects).
 - 6) Reference's recommendation.
 - 7) The financial condition of the bidder.
6. Contract Award is contingent on Columbus Metropolitan Housing Authority Board of Commissioners approval.
 7. Contractors are to hold all pricing for 60 days.
 8. Project Duration - The Base Bid of this project must be complete within Sixty (487) calendar days of receipt of the Notice to Proceed.
 9. Certified Payroll Electronic Submission. Each contractor and every lower-tier subcontractor and supplier may be required to submit certified payrolls and labor compliance documentation electronically at the discretion of and in the manner specified by the Columbus Metropolitan Housing Authority (CMHA).

Electronic submittal will be a web-based system, accessed on the World Wide Web by a web browser. Each contractor and subcontractor will be given a Log On identification and password to access CMHA's reporting system.

Use of the system may entail additional data entry of weekly payroll information, including employee identification, labor classification, total hours worked, hours worked on this project, wage and benefit rates paid, etc. The contractor's payroll and accounting software might be capable of generating a 'comma delimited file' that will interface with the software.

This requirement will be 'flowed down' to every lower-tier subcontractor and vendor required to provide labor compliance documentation.

For any wage not listed on Wage Determination attached to specifications during Bid Process, the bidder is to assume \$30 per hour.

10. Builders Risk Insurance will be the financial responsibility of the contractor.
11. The project will require Green Certification:
 EGC LEED NONE
12. This project will require a Project Cost Certification post construction.
 YES NO