

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

BID OPENING: January 7, 2025

ADDENDUM DATE: December 17, 2024

## **ADDENDUM NO. 1**

TO THE PLANS AND SPECIFICATIONS FOR:

**Aspire Columbus**  
360 South Third Street  
Columbus, Ohio 43215

TO ALL BIDDERS:

**Addendum No. 1** to the Drawings and Project Manual, dated November 12, 2024, Aspire Columbus – Demolition Package, 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. Response to Questions**

1. *Does the basement waterproofing that is shown in the hazmat report need removed? It was not listed in the asbestos inspection sample summary.*

**Response:** With respect to the black waterproofing, it is considered a Category II Non-Friable ACM. Per EPA regulations, this material is not required to be abated prior to demolition unless the material would be rendered friable during the demolition process. The only requirement that would then need to be followed, is that the demolition waste debris would need to go to a landfill that accepts non-friable ACM.

2. *Is clean debris from demolition acceptable as a backfill material?*

**Response:** Construction debris cannot be used as fill as mentioned in our GeoReport dated November 6, 2024.

## II. DRAWING REVISIONS

### A. C0.1 DEMOLITION PLAN

1. **REVISE** Existing Fill Soil Removal Note #1 to read, "REMOVE EXISTING FILL SOILS UNDER NEW PAVEMENT AREAS TO A DEPTH OF AT LEAST 3 FEET BELOW THE PROPOSED PAVEMENT SUBGRADE. COORDINATE REMOVAL WITH TESTING AGENCY. TESTING AGENCY SHALL APPROVE REMOVAL PRIOR TO PLACING FILL."
2. **REVISE** Existing Fill Soil Removal Note #5 to read, "FOR BIDDING PURPOSES, ASSUME REMOVAL OF 3 FEET OF SOIL FILL BELOW THE EXISTING SUBGRADE FOR THE PAVEMENT AREA. INCLUDE A UNIT COST FOR ADD OR DEDUCT QUANTITY FOR REMOVAL OF EXISTING FILL SOIL AND REPLACEMENT WITH ACCEPTABLE FILL MATERIAL PER SPECIFICATION SECTION 3100 00."

### B. AD101 DEMOLITION PLANS / EXTERIOR ELEVATIONS

1. **REVISE** General Notes – Demolition Plans Note B to read, "REFER TO HAZMAT REPORT CONTAINED WITHIN THE SPECIFICATIONS FOR SCOPE, QUANTITIES AND DETAILS FOR THE REQUIRED ASBESTOS ABATEMENT AND HAZARDOUS MATERIAL REMOVAL."

## III. ATTACHMENTS

- A. Pre-Bid Meeting Minutes
- B. Pre-Bid – Sign-In Sheet
- C. Drawings: C0.1 and AD101

END OF ADDENDUM NO. 1

**PRE-BID MEETING:**

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Date: Tuesday, December 10<sup>th</sup>, 2024  
Time: 10:00am – 11:00am  
Subject: Aspire Columbus Demolition Package – Pre-Bid Meeting  
Location: 360 South Third Street, Columbus, OH 43215

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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 – 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 / Korda
  - i. Anup Janardhanan  
[anupj@moodynolan.com](mailto:anupj@moodynolan.com)  
614-280-1394 (office – Direct)
  - ii. Rick Krall  
[rkrall@moodynolan.com](mailto:rkrall@moodynolan.com)  
614-280-8987 (office – Direct)

**2. Pre-Bid Period:**

- a. Pre-Bid Date: Tuesday, December 10<sup>th</sup>, 2024 @ 10:00am
  - i. 360 South Third Street, Columbus, OH 43215
  - ii. Additional site visits may be requested directly through CMHA:
    1. William Wilson – 614-301-0596
- b. Last day to submit questions: Monday, December 23<sup>rd</sup> by 5:00pm  
Submit questions to:  
William Wilson @ CMHA [wwilson@cmhanet.com](mailto:wwilson@cmhanet.com)  
Anup Janardhanan @ Moody Nolan [anupj@moodynolan.com](mailto:anupj@moodynolan.com)
- c. Last addendum to be issued: Monday, December 30<sup>th</sup> by NOON.
- d. Plans and Specs can be obtained from CMHA’s website or DC Planroom

**3. Bid:**

- a. Bid Date: Tuesday, January 7<sup>th</sup> at 10:00am.
  - 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 January 24<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 45 Days from NTP
- 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 Elations 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.



**COLUMBUS METROPOLITAN  
HOUSING AUTHORITY**

Columbus Metropolitan Housing Authority  
880 East 11<sup>th</sup> Avenue  
Columbus, Ohio 43211  
[www.cmhanet.com](http://www.cmhanet.com)

**6. Scope of Work:**

- a. The abatement and demolition of the existing building, parking lot, and all utilities within the project site, restoring the space to a greenspace.
- b. Approx. Cost: \$600,000

**7. Questions:**

**END OF MEETING MINUTES**



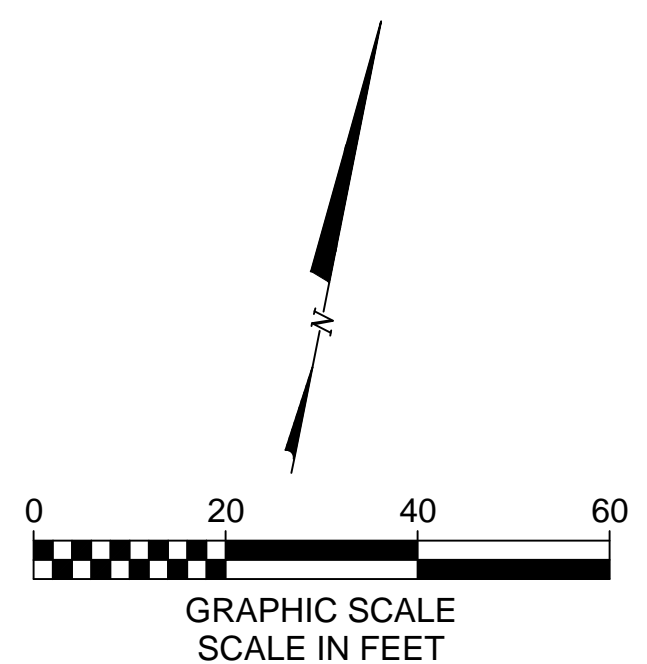
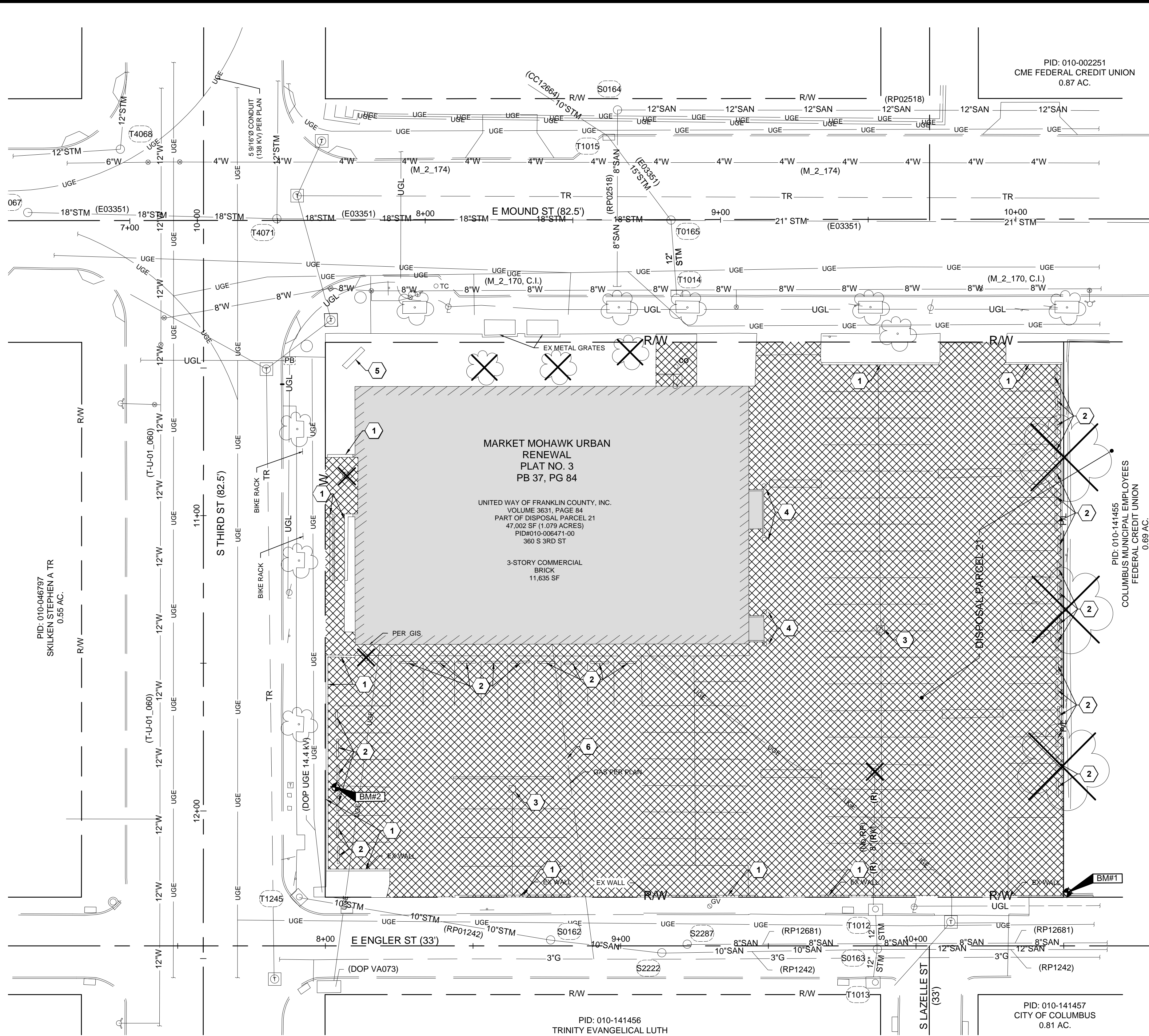
## ASPIRE COLUMBUS – DEMOLITION PACKAGE PRE-BID – SIGN-IN SHEET

<b>Project:</b>	United Way Demolition (Aspire Demo Package)	<b>Meeting Date:</b>	12/17/2024
<b>Facilitator:</b>	William Wilson	<b>Place/Room:</b>	360 S 3 <sup>rd</sup> St. Columbus, OH 43215

Name	Company	Phone	E-Mail
William Wilson	CMHA	614-301-0596	<a href="mailto:wwilson@cmhanet.com">wwilson@cmhanet.com</a>
Chris Belcastro	CMHA	614-512-3876	<a href="mailto:cbelcastro@cmhanet.com">cbelcastro@cmhanet.com</a>
Rick Krall	Moody Nolan	614-280-8987	<a href="mailto:rkrall@moodynolan.com">rkrall@moodynolan.com</a>
Joey Loewendick	Loewendick Demolition	614-402-2001	<a href="mailto:joey@loewendick.com">joey@loewendick.com</a>
Dan Dore	Dore and Associates, Inc.	989-684-8358	<a href="mailto:est@doreassoc.com">est@doreassoc.com</a>
Gabriel Weiser	Brennstuhl Construction Inc.	419-651-1251	<a href="mailto:gabe@brennstuhlconstructioninc.com">gabe@brennstuhlconstructioninc.com</a>
Larry DeLuca	Aster / Rosen Enterprises	740-312-4711	<a href="mailto:mwinland@asterhardwoods.com">mwinland@asterhardwoods.com</a>
Tony Hinkston	Eagle Abatement & Demolition	440-554-8552	<a href="mailto:hinkston@eagleabatement.com">hinkston@eagleabatement.com</a>
Brett Deitering	Advanced Ext Demo LLC	419-890-6824	<a href="mailto:brett@advanceddemolition.us">brett@advanceddemolition.us</a>
Todd J. Sadler	John Cecil Construction	513-919-4365	<a href="mailto:tsadler@johncecilcon.com">tsadler@johncecilcon.com</a>
Jeff Sizemore	SES	513-432-3783	<a href="mailto:jaime@sehlhorst.com">jaime@sehlhorst.com</a>
Chad Melick	WGC	740-891-8919	<a href="mailto:cmelickwgc@gmail.com">cmelickwgc@gmail.com</a>
Kevin Farson	Complete Clearing Inc.	614-207-0087	<a href="mailto:kevin@completeclearing.com">kevin@completeclearing.com</a>
Alisia Garcia	Battle Axe Construction	513-874-4695	<a href="mailto:Algarcia.bac@gmail.com">Algarcia.bac@gmail.com</a>
Ben Cambell	O'Rourke Wrecking	513-372-1789	<a href="mailto:estimating@orourkewrecking.com">estimating@orourkewrecking.com</a>
Paul Williams	Steve Rauch	937-263-2676	<a href="mailto:bids@steverauch.com">bids@steverauch.com</a>
Andy May	Korda	-	<a href="mailto:Andy.may@korda.com">Andy.may@korda.com</a>

Name	Company	Phone	E-Mail
Lee Haskins	Mound Waste & Demolition	740-773-8518	demo@moundwaste.com
Ryan Freeman	Alpha Demolition	513-265-9765	estimating@alphademoinc.com
Matthew Banaga	B & B Wrecking	440-525-1614	mbanaga@bbwreck.com
Jeff Barnard	Brennstuhl Construction Inc.	567-378-2617	jeff@brennstuhlconstructioninc.com





**DEMOLITION LEGEND**

EXISTING	PROPOSED
REFER TO TOPOGRAPHIC SURVEY SHEET	
	REMOVE EXISTING ASPHALT, GRAVEL, AND CONCRETE PAVEMENT, CONCRETE SIDEWALK, AND PAVEMENT BASE MATERIALS
	REMOVE BUILDING STRUCTURE AND BUILDING FOUNDATION, REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
	REMOVE EXISTING CONCRETE / GRANITE CURB
	REMOVE EXISTING STRUCTURE
	REMOVE EXISTING UTILITY LINE
	REMOVE EXISTING TREE

- GENERAL NOTES:**
- SITE SURVEY PERFORMED BY CW DESIGN GROUP, DATED 7/13/2023. REFER TO TOPOGRAPHIC SURVEY SHEET FOR ALL EXISTING SITE FEATURES.
  - DISPOSE OF CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH LOCAL CODES.
  - REMOVE AND DISPOSE OF ON SITE FEATURES AS SHOWN ON THE PLAN.
  - SAW-CUT EXISTING PAVEMENT AT LIMITS OF PAVEMENT REMOVAL TO FULL DEPTH USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
  - CONTRACTOR TO PROTECT EXISTING SITE FEATURES TO REMAIN OUTSIDE CONSTRUCTION LIMITS. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
  - CONTROL DUST AT THE SITE. PROVIDE STREET CLEANING WHEN NECESSARY, AND WHEN REQUESTED BY OWNER.
  - GRADE SITE DURING CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE TO EXISTING AND/OR PROPOSED STORM WATER MANAGEMENT SYSTEMS.
  - PERFORM WORK IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.
  - REFER TO SHEET C2.8 FOR DEMOLITION WITHIN THE RIGHT-OF-WAY.

- CODED NOTES:**
- REMOVE EXISTING CONCRETE RETAINING WALL AND FOUNDATIONS.
  - REMOVE EXISTING PARKING BLOCK.
  - REMOVE EXISTING LIGHT POLE AND FOUNDATIONS.
  - REMOVE EXISTING BOLLARD AND FOUNDATION.
  - REMOVE EXISTING SIGN AND FOUNDATION.
  - REMOVE AND CAP EXISTING GAS SERVICE PER GAS COMPANY STANDARDS.

- EARTHWORK NOTES:**
- REFER TO UNITED WAY DEVELOPMENT - GEOTECHNICAL ENGINEERING REPORT REV. 2, PROJECT NO. N4245270, DATED OCTOBER 2, 2024 FOR SITE SOILS INFORMATION. SITE PREPARATION SHALL BE PER SPECIFICATION SECTION 31 00 00 UNLESS OTHERWISE NOTED IN THESE PLANS. PLEASE NOTE THE FOLLOWING SOIL REMEDIATION PROVISIONS FOR THIS PROJECT:
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, THE CONTRACTOR MAY EMBANK ADDITIONAL TOPSOIL WITHIN LAWN AREAS TO HELP EARTHWORK BALANCE.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ANY DEWATERING OPERATIONS NECESSARY FOR EARTHWORK ACTIVITIES, AS SPECIFIED IN SPECIFICATION SECTION 31 00 00.

- EXISTING FILL SOIL REMOVAL NOTES:**
- REMOVE EXISTING FILL SOILS UNDER NEW PAVEMENT AREAS TO A DEPTH OF AT LEAST 3 FEET BELOW THE PROPOSED PAVEMENT SUBGRADE. COORDINATE REMOVAL WITH TESTING AGENCY. TESTING AGENCY SHALL APPROVE REMOVAL PRIOR TO PLACING FILL.
  - PROOF ROLL NATIVE SOIL AND PREPARE SUBGRADE PER SPECIFICATION SECTION 31 00 00 PRIOR TO FILL PLACEMENT.
  - PLACE FILL IN ACCORDANCE WITH SPECIFICATION SECTION 31 00 00.
  - DISPOSE OF ANY UNSUITABLE FILL OFF-SITE IN ACCORDANCE WITH LOCAL CODES.
  - FOR BIDDING PURPOSES, ASSUME REMOVAL OF 3 FEET OF SOIL FILL BELOW THE EXISTING SUBGRADE FOR THE PAVEMENT AREA. INCLUDE A UNIT COST FOR ADD OR DEDUCT QUANTITY FOR REMOVAL OF EXISTING FILL SOIL AND REPLACEMENT WITH ACCEPTABLE FILL MATERIAL PER SPECIFICATION SECTION 31 00 00.

#	DATE	CHANGE DESCRIPTION
1	12/17/2024	ADDENDUM #1

**ASPIRE COLUMBUS**  
 COLUMBUS METROPOLITAN HOUSING AUTHORITY  
 360 SOUTH THIRD STREET COLUMBUS, OHIO 43215  
 COMMUNITY ORIENTED COLLABORATOR  
**CMHA**

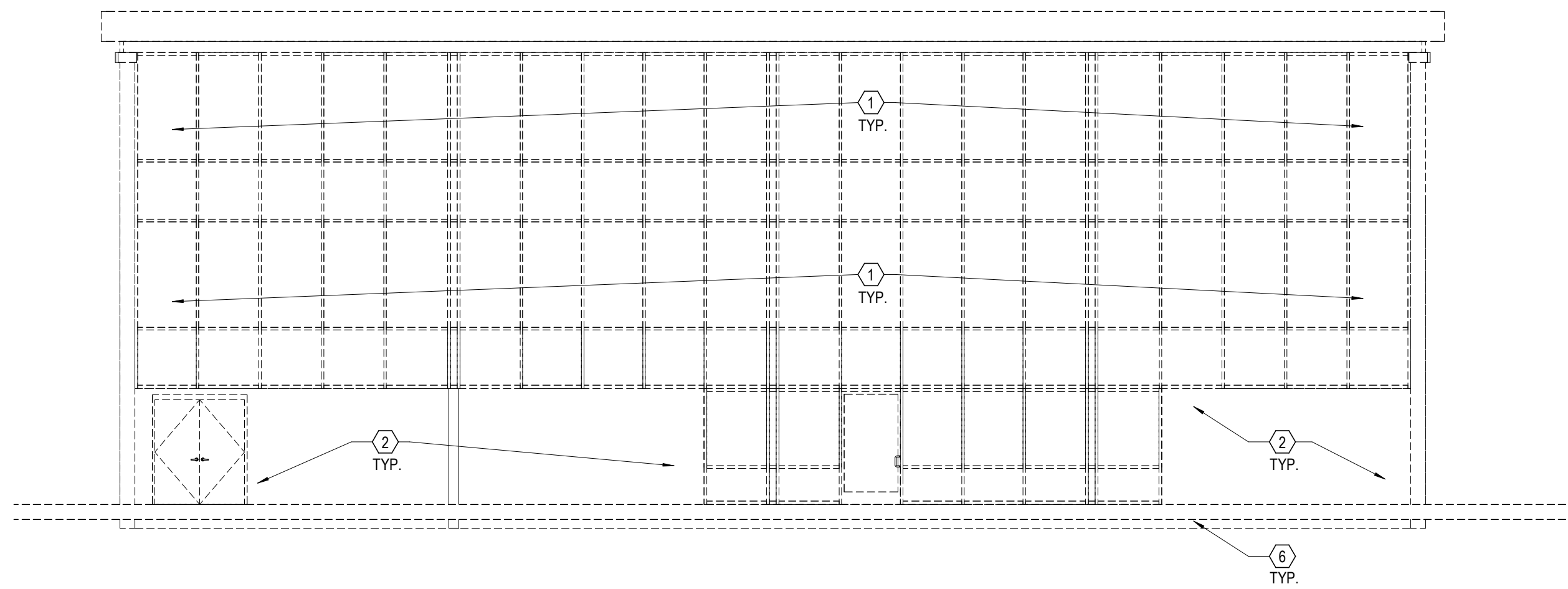
**Moody Nolan**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664  
 CERT. NO: FIRM 00197475

DRAWING TITLE:  
**DEMOLITION PLAN**

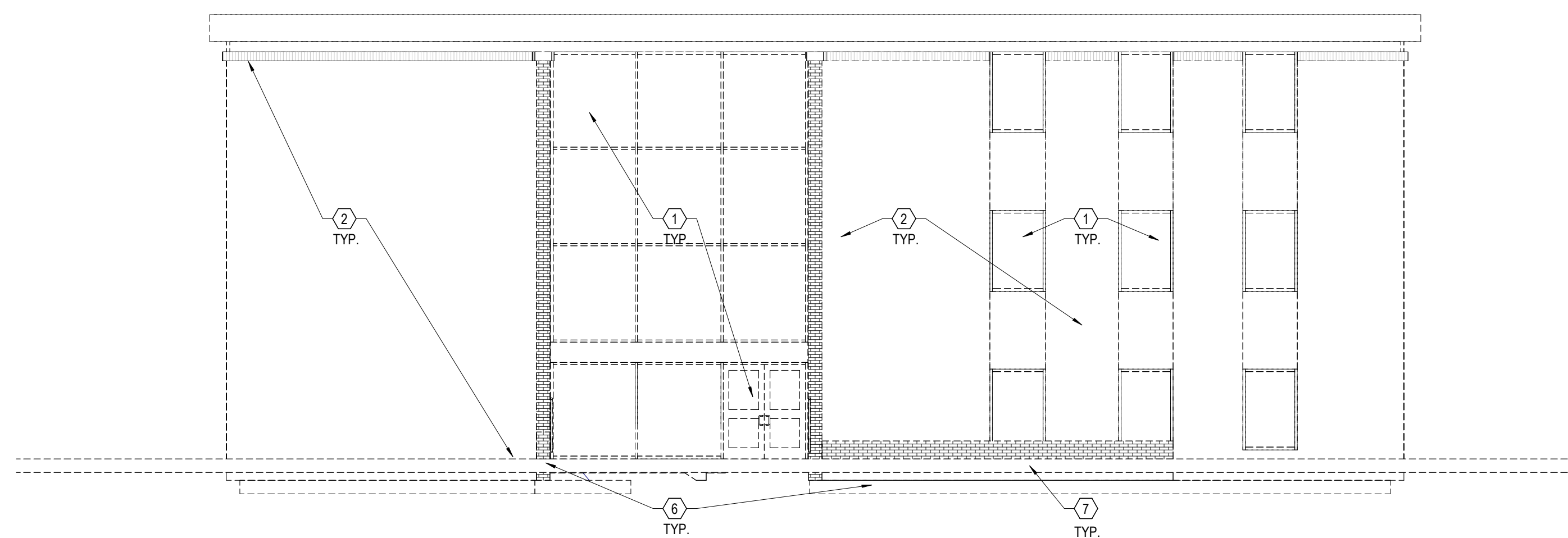
	11/12/2024
	Proj. #24254
	<b>C0.1</b>
DEMOLITION PACKAGE	

**KORDA**  
 KORDA, NEMETH ENGINEERING  
 1650 WATERMARK DRIVE  
 SUITE 200  
 COLUMBUS, OHIO 43215  
 DRAWN BY: AWM  
 DESIGNED BY: AWM  
 CHECKED BY: EJV  
 PROJECT NUMBER: 2022-0431

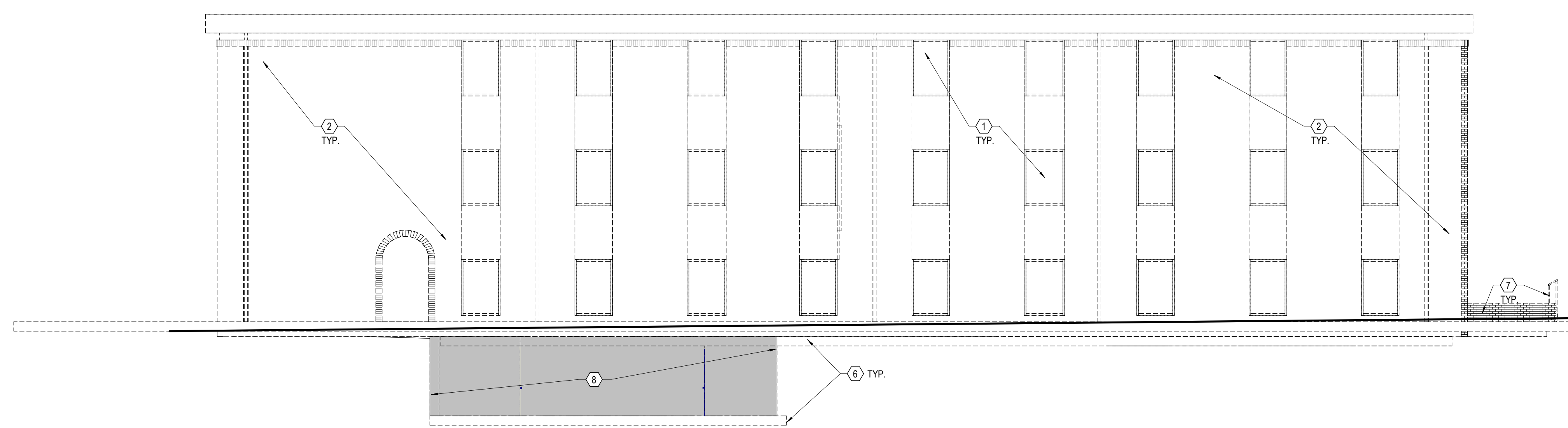




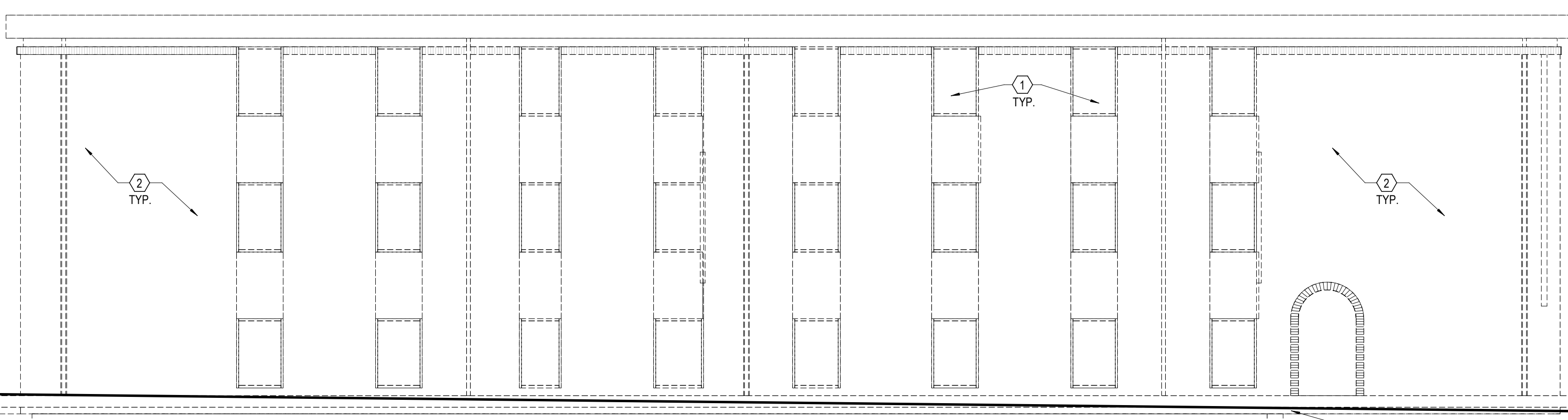
**7 ELEVATION** DEMOLITION - EAST ELEVATION  
 1/8" = 1'-0" REF: 1 / AD101



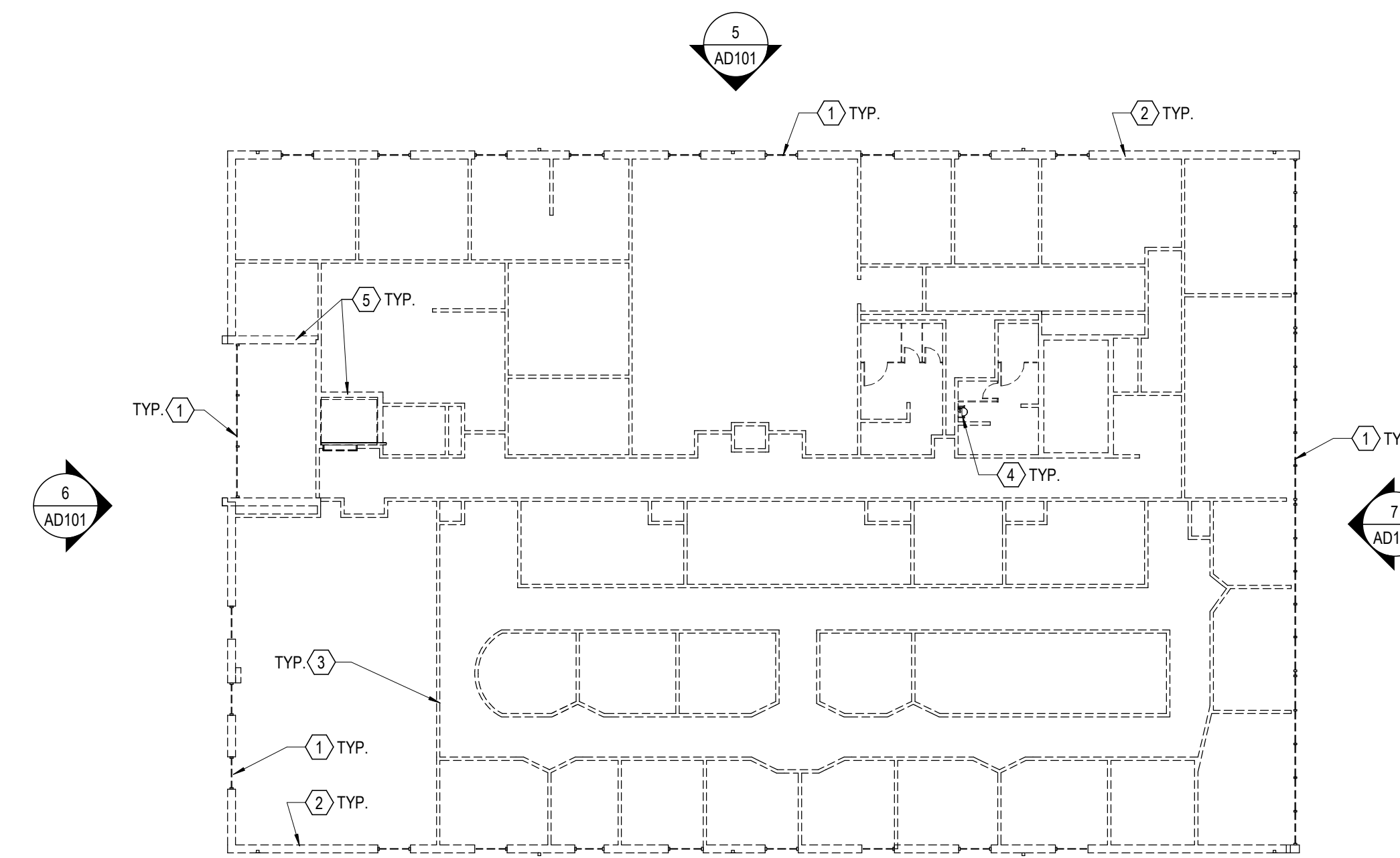
**6 ELEVATION** DEMOLITION - WEST ELEVATION  
 1/8" = 1'-0" REF: 1 / AD101



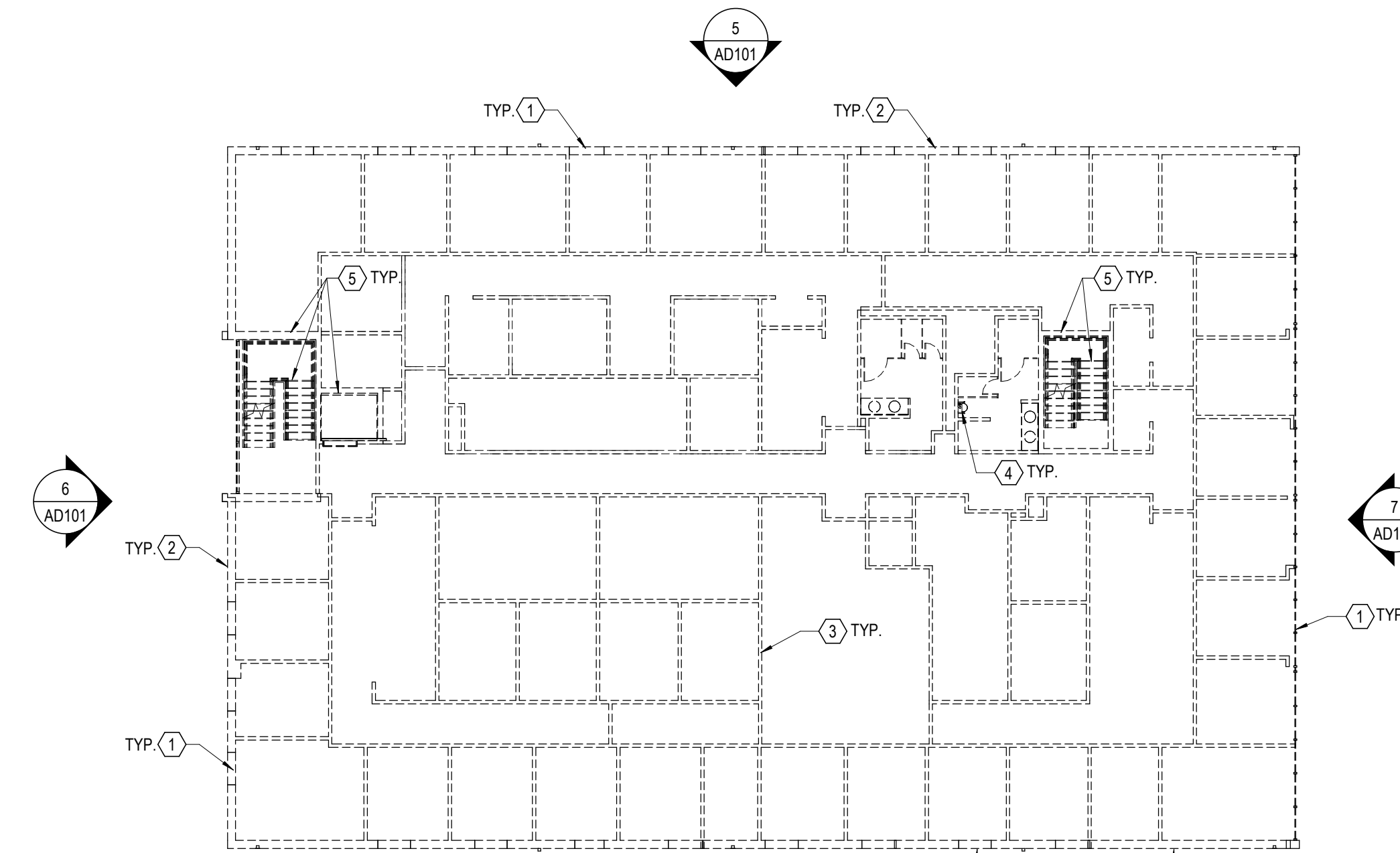
**5 ELEVATION** DEMOLITION - NORTH ELEVATION  
 1/8" = 1'-0" REF: 1 / A107



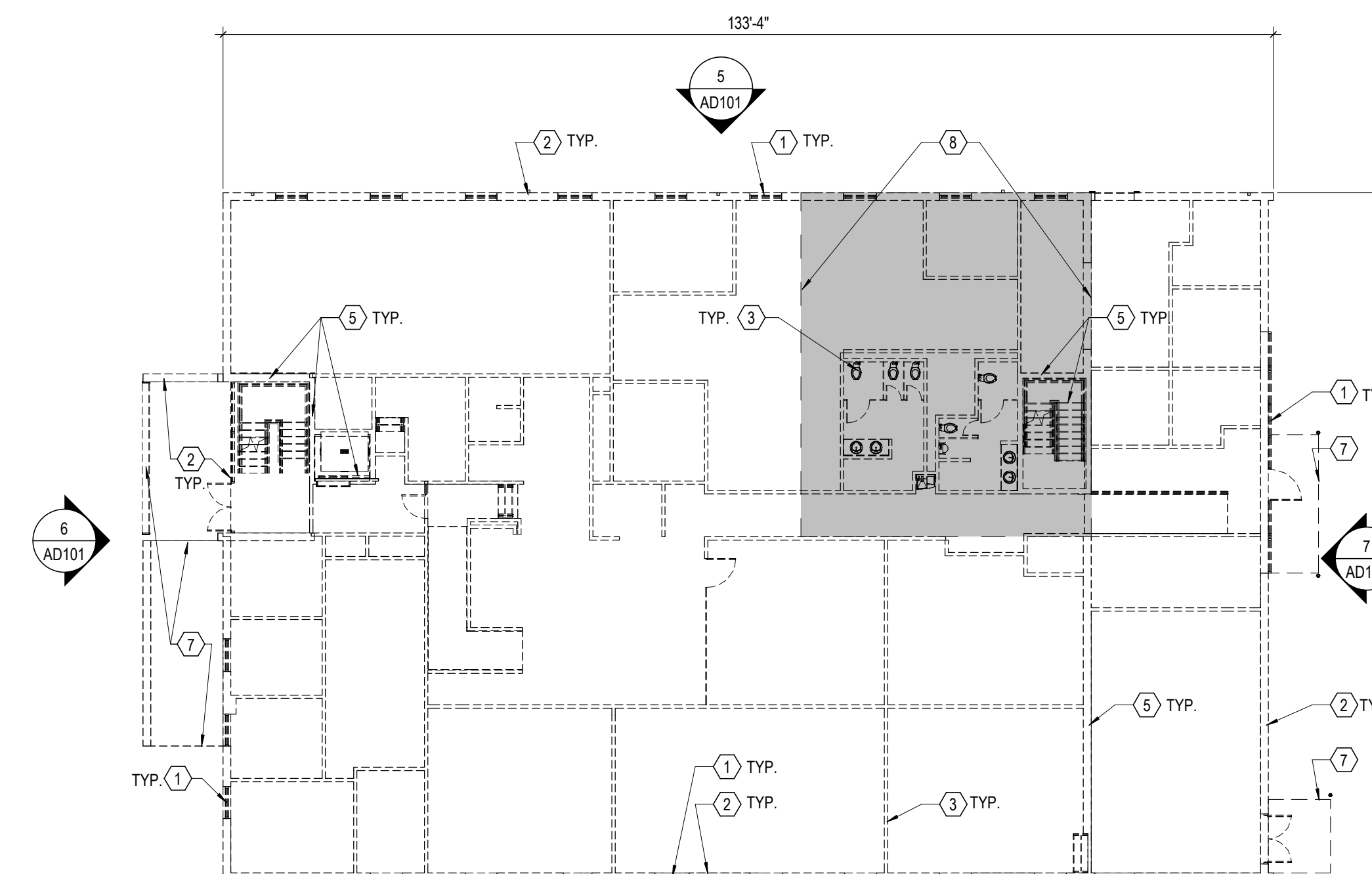
**4 ELEVATION** DEMOLITION - SOUTH ELEVATION  
 1/8" = 1'-0" REF: 1 / AD101



**3 PLAN** LEVEL 03 - DEMOLITION PLAN - OVERALL  
 1/16" = 1'-0"



**2 PLAN** LEVEL 02 - DEMOLITION PLAN - OVERALL  
 1/16" = 1'-0"



**1 PLAN** LEVEL 01 - DEMOLITION PLAN - OVERALL  
 1/16" = 1'-0"

**GENERAL NOTES - DEMOLITION PLANS**

- A. CONTRACTOR TO DEMOLISH ENTIRETY OF BUILDING INCLUDING FOUNDATIONS, FOOTINGS & UNDERGROUND UTILITIES. REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- B. REFER TO HAZMAT REPORT CONTAINED WITHIN THE SPECIFICATIONS FOR SCOPE, QUANTITIES AND DETAILS FOR THE REQUIRED ASBESTOS ABATEMENT AND HAZARDOUS MATERIAL REMOVAL.
- C. CONTRACTOR SHALL LIMIT REMOVAL AND DEMOLITION WORK TO THAT SPECIFICALLY IDENTIFIED IN DRAWINGS. ANY DAMAGE TO THE EXISTING SURROUNDING SITE SHALL BE REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
- D. CONTRACTOR TO DISCONNECT AND PROPERLY CAP ALL UTILITIES TO THE BUILDING. COORDINATE WORK WITH LOCAL UTILITY COMPANIES AND OWNER. REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- E. SECURE SITE WITH FENCING. LOCK ALL GATES WHEN WORK IS NOT IN PROGRESS.

**DEMOLITION LEGEND**

- CONSTRUCTION TO BE REMOVED
- DOOR TO BE REMOVED

**DEMOLITION CODED NOTES LEGEND**

- 1 DEMOLISH ALUMINUM STOREFRONT SYSTEM / WINDOWS
- 2 DEMOLISH EXTERIOR BRICK VENEER ON CMU WALL
- 3 DEMOLISH INTERIOR GYP WALLS
- 4 DEMOLISH PLUMBING FIXTURES
- 5 DEMOLISH CMU WALL, ELEVATOR SHAFTS AND STAIRS
- 6 DEMOLISH BUILDING SUB-STRUCTURE, FOUNDATION AND FOOTING
- 7 DEMOLISH EXTERIOR CONCRETE RAMPS, STEPS, RAILINGS AND BOLLARDS
- 8 DEMOLISH ENTIRETY OF BASEMENT AREA INDICATED IN SHADED AREA

#	DATE	CHANGE DESCRIPTION
1	12/17/2024	DEMO - ADDENDUM #01

**ASPIRE COLUMBUS**  
 COLUMBUS METROPOLITAN HOUSING AUTHORITY  
 300 SOUTH THIRD STREET COLUMBUS, OHIO 43215  
 CMHA

**Moody Nolan**  
 300 SPRUCE STREET SUITE 300 COLUMBUS, OHIO 43215  
 PHONE: 614-461-4664  
 CERT. NO: FIRM 00197475

DEMOLITION PLANS / EXTERIOR ELEVATIONS

11/12/2024  
 Proj. #24254  
**AD101**  
 DEMOLITION PACKAGE

JAY W. BOONE, LIC. #10740  
 EXP. DATE: 12/31/2024