

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

BID OPENING: May 13, 2025

ADDENDUM DATE: April 25, 2025

## ***ADDENDUM NO. 1***

TO THE PLANS AND SPECIFICATIONS FOR:

### **CMHA Easton Office Renovation**

3400 Morse Crossing  
Columbus, OH 43219

TO ALL BIDDERS:

**Addendum No. 1** to the Drawings and Project Manual, dated March 28, 2025 for the CMHA Easton Office Renovation, 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. DRAWING REVISIONS**

A. None

#### **III. ATTACHMENTS**

- A. Pre-Bid Meeting Minutes
- B. Pre-Bid Sign-In Sheet

END OF ADDENDUM NO. 1

**PRE-BID MEETING:**

*With Notes*

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Date: Thursday April 17<sup>th</sup>, 2025  
Time: 11:00am – 12:00pm  
Subject: CMHA Easton Office – Renovations – Pre-Bid Meeting  
Location: 3400 Morse Crossing, Columbus, OH 43219

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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. Chris Belcastro – AVP: Design and Construction – MAIN CONTACT  
[cbelcastro@cmhanet.com](mailto:cbelcastro@cmhanet.com)  
614-512-3876 (mobile)
  - ii. William Wilson – Project Manager  
[wwilson@cmhanet.com](mailto:wwilson@cmhanet.com)  
614-301-0596 (mobile)
- b. Architect / Engineer: Moody Nolan
  - i. Dan Bossenbroek  
[dbossenbroek@moodynolan.com](mailto:dbossenbroek@moodynolan.com)  
614-280-3248 (office - Direct) 614-554-3570 (mobile)

**2. Pre-Bid Period:**

- a. Pre-Bid Contractors Meeting
  - i. Thursday April 17<sup>th</sup>, 2025 @ 11:00 am
  - ii. 3400 Morse Crossing Columbus, OH 43219
  - iii. Additional site visits may be requested directly through CMHA.
    1. Chris Belcastro – 614-512-3876 or
    2. William Wilson – 614-301-0596
- b. Last day to submit questions: Friday May 2<sup>nd</sup>, 2025 by close of business.
  - i. Submit questions to Dan Bossenbroek and Chris Belcastro
  - ii. Questions and answers will be formally distributed to all parties via Addendums
- c. Last addendum to be issued: Tuesday May 6<sup>th</sup> by close of business.
- d. Plans and specifications can be obtained as a courtesy from CMHA's website, but the accurate plans will be posted on DC Planroom.
  - i. *Plans were not uploaded at the time of the Pre-Bid walkthrough, however they are posted as of 04/18/2025.*

**3. Bid:**

- a. Tuesday May 13<sup>th</sup>, 2025 @ 11:00 am
  - i. 880 E 11<sup>th</sup> Ave. Columbus, OH 43211
  - ii. Bid opening will be held VIRTUAL via Microsoft Teams.
    1. 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 11:00pm at the front reception.
    - 1. Bids may be mailed in or dropped off.
      - *If a bid is to be mailed in, it must be postmarked by USPS 2 business days PRIOR to the bid opening date. If mailed by another service provider, not associated with the government, any mailed late bids will not be accepted or opened, even if fault of mail service.*
    - 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 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. 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. Contract will be issued following bid opening and complete evaluations.
  - 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.
- c. NTP will be issued following receipt of contract information.
  - i. Contract time is 182 Days from NTP (6 Months).
- d. Liquidated damages are in effect and will be in the sum of \$500 per day.
- e. This Project will adhere to DAVIS BACON WAGES - Building.
  - i. Contractors are required to pay wages as found in the specs. *The wages listed in the specs are for bidding purposes, however the final wage determination will be issued at contract signing.*
  - 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 \$30/hour as the labor rate.**

#### 5. General Information:

- a. CMHA utilizes Elations for all payroll.
  - i. GC will be given a log-in and will be responsible for providing log-in's to their subcontractors.
- b. CMHA/Moody Nolan will procure the General Permits for the project.
  - i. It has been submitted to the City of Columbus for review and approval 4/9/2025
- c. Contractors are required to pull all trade permits.
- d. 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 Subcontractors 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. Renovation of building systems throughout the first floor of the CMHA Easton Building approximately 28,000 square feet. This includes but is not limited to demo of walls and ceilings, flooring, and furnishings, new installation of walls, ceilings, fixtures, and flooring, MEP demo and new work, lighting, and misc. exterior work.
- b. Alternates: *CMHA has already taken the budget for this renovation to its Board for Approval. Several alternates are listed so CMHA can choose via a-la-carte what can be put into the scope of work. Contractors should take pricing seriously for Alternates as they will be added to the base bid and can determine the awarded contractor.*
  - i. ALT #1: Car Chargers
    - 1. Add Two (2) dual electrical car chargers as indicated on the drawings. Provide circuits for an additional two (2) dual chargers.
  - ii. ALT #2: Exterior Patio Extension
    - 1. Extend the existing patio to the west as indicated on the drawings. Work includes concrete slab, decorative aluminum railing & gate, concrete footing, CMU pier foundation, brick & CMU pier with limestone cap, and bushes to match existing.
  - iii. ALT #3: First Floor Flooring
    - 1. Provide new flooring in the following rooms not included in the base bid: 128, 132, 133, 134, 140, and 142. Reference finish plan.
  - iv. ALT #4: Not Used
    - 1. *This was originally in the drawings but was removed. The bid forms and drawings will match so this will be listed on the bid forms as "Not Used"*
  - v. ALT #5: Glass Stair Railing
    - 1. Provide a new railing at the open stairs in the main lobby as indicated on the drawings. This requires removing half-height walls along the stairs and on the second floor around the opening in the floor.
  - vi. ALT #6: Kitchen Casework
    - 1. Replace the casework, sink, and countertops in Kitchen 122 as indicated on the drawings.
  - vii. ALT #7: Kitchenette Casework
    - 1. Replace the casework, sinks, backsplashes, side splashes, and countertops in the two Kitchenettes in Room 133 as indicated on the drawings.

- c. Allowances:
  - i. Allowance #1: Signage and Graphics
    - 1. \$75,000.00 to be carried in base bid. CMHA is working on a graphics package and the sub will be chosen by CMHA.
- d. Addendums:
  - i. Addendum #1: A Furniture package and Gym Equipment package will be included in Addendum #1 to be included in the contractor's base bid. *CMHA is still working through the decision if the Furniture and Gym Equipment packages will be a part of the contractors Base Bid. If they are pulled from scope, some coordination with the GC will still be required.*

**7. Questions?:**

- a. ***The drawings and specifications indicate furnishings, but there isn't anything listed. Will there be?***
  - i. *Yes, furnishings will be listed in an addendum.*
- b. ***What hardware is to be used on the demountable walls?***
  - i. *Door hardware to be provided on demountable walls to be similar to CMHA 880 E. 11<sup>th</sup> Ave. headquarters. Specs will be provided in a future addendum.*
- c. ***Will the door hardware have locks?***
  - i. *Yes, door hardware to include locking mechanism.*

**END OF MEETING MINUTES**



**CMHA EASTON OFFICE - RENOVATION  
PRE-BID – SIGN-IN SHEET**

<b>Project:</b> CMHA Easton Office - Renovations	<b>Meeting Date:</b> 4/17/2025
<b>Facilitator:</b> Chris Belcastro	<b>Place/Room:</b> 3400 Morse Crossing

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@cmhanet.com">wwilson@cmhanet.com</a>
Drew Hake	HGC construction	513 739 3531	Dhenkecahgcconstruction.com
Nick Steyer	HGC Construction	513-373-1450	nstenger@hgcconstruction.com
CHRISTINA MARTINEZ	TURNKEY SERVICES	513-500-5166	christina@turnkeyservices.com
CHRIS CERAR	Riker Development	614-534-0248	chris@rikerdevelopment.com
Enrique Torres	Damler	614 400 4291	enrique@damler.com
Jeff Krebs	Damler	614 400 4291	jeffk@damler.com
Nelson Taylor	Mikes McLellan	(614) 774-0087	nelson.taylor@mikesmcl.com
Jill Richardson	M&O Property Solutions	614-522-2193	jill@mandosolutions.com
Rusty Edwards	Continental Floors	614-666-8135	rusty.edwards@spectraf.com
Kristie Hollinger	Miracle Makeover Designs	614-578-0744	miraclemakeoverdesigns.com
Parker DePancy	M&O Property Solutions	614-581-0162	Parker@mandosolutions.com
Marina Leidschij	M&O Property Solutions	614-361-2956	marina@mandosolutions.com
Kevin Tuminclo	Ferguson	614-267-3317	KTuminclo@Ferguson.com
ANNA GRIESER	SHERWIN WILLIAMS	614-230-4512	anna.j.grieser@sherwin.com
Jeff Sacobs	Office Revolution	607-368-0515	jsacobs@office-revolution.com

