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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------|
| <b>Project</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CMHA Canals Edge Renovations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Addendum Number</b> | 1          |
| <b>Project Number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 25036                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Date</b>            | 11/18/2025 |
| <b>To</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All Bidders                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |            |
| <i>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. Wherever 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.</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |            |
| <b>Specifications</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |            |
| <b>Drawings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ol style="list-style-type: none"><li>1. G001 - DRAWING INDEX<ol style="list-style-type: none"><li>a. ADDED CONDITIONS OF USE per attached revised sheet G001.</li></ol></li><li>2. L1.01 – OVERALL SITE PLAN<ol style="list-style-type: none"><li>a. Clarified Construction Notes 1-3.</li></ol></li><li>3. L1.02 – SITE IMPROVEMENTS PLAN<ol style="list-style-type: none"><li>a. Clarified Construction Note 1. New landscape areas to receive 12" of topsoil as indicated.</li><li>b. Adjust position of 3-rail fence and new landscaping (southern segment) to avoid conflict with existing water meter pit as indicated. No changes in quantities.</li></ol></li><li>4. A100 - OVERALL PLANS – BLDG TYPE A<ol style="list-style-type: none"><li>a. REVISED Roof Coded notes R3 to NEW RIDGE VENT SYSTEM, TYP.</li></ol></li><li>5. A101 - OVERALL PLANS – BLDG TYPE B<ol style="list-style-type: none"><li>a. REVISED Roof Coded notes R3 to NEW RIDGE VENT SYSTEM, TYP.</li></ol></li><li>6. A102 - OVERALL PLANS – BLDG TYPE C<ol style="list-style-type: none"><li>a. REVISED Roof Coded notes R3 to NEW RIDGE VENT SYSTEM, TYP.</li></ol></li><li>7. A103 - OVERALL PLANS – BLDG TYPE D<ol style="list-style-type: none"><li>a. REVISED Roof Coded notes R3 to NEW RIDGE VENT SYSTEM, TYP.</li></ol></li></ol> |                        |            |
| <b>Attachments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Pre-bid Agenda with Notes</p> <p>Pre-bid sign in sheet</p> <p>Note to All Contractors</p> <p>Sheet G001, L1.01, L1.02</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |            |

**PRE-BID MEETING:**

*With Notes*

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Date: Thursday, November 13, 2025  
Time: 11:00am – 12:00pm  
Subject: Canal's Edge – Renovations – Pre-Bid Meeting  
Location: Canal's Edge – 5303 Amalfi Drive, Canal Winchester

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**1. Project Information / Contact Information**

- a. Owner: Columbus Metropolitan Housing Authority
  - 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. Management Company: Village Green
  - i. Monica Gladwell – Property Manager  
[mgladwell@villagegreen.com](mailto:mgladwell@villagegreen.com)  
614-570-3240
- c. Architect: Moody Nolan
  - i. Anup Janardhanan  
[AnupJ@moodynolan.com](mailto:AnupJ@moodynolan.com)  
614-280-3220 (office - Direct) 614-461-4664 (office – Main)

**2. Pre-Bid Period:**

- a. Pre-Bid Date: Thursday November 13<sup>th</sup>, 2025 – 11:00am-12:00pm.
  - i. Any additional site visits may be requested directly through Village Green:
    - 1. *Monica Gladwell – 614-570-3240*
- b. Last day to submit questions: **December 9<sup>th</sup>, 2025 by 5:00pm.**
  - i. Submit questions to Chris Belcastro @ CMHA [cbelcastro@cmhanet.com](mailto:cbelcastro@cmhanet.com) and Anup Janardhanan @ Moody Nolan [AnupJ@moodynolan.com](mailto:AnupJ@moodynolan.com)
- c. Last addendum to be issued: **December 11<sup>th</sup>, 2025 by 5:00pm.**

**3. Bid:**

- a. Bid Date: **December 18<sup>th</sup>, 2025 @ 11:00am**
  - i. Bid opening will be held Virtually (via Teams)
    - 1. Links to the bid opening will be provided the morning of the bid. All interested bidders are to request link to bid opening prior to 10:00am the day of the bid.
      - a. Please reach out to Chris Belcastro to obtain the link.
- b. Submit sealed bids – **1 original and 1 copy.**
  - i. Time stamped prior to 11:00am at the front reception.
    - 1. Bids are preferred to be dropped off, however they can be mailed in.
      - a. If bids are Mailed in, HUD rules require them to be time stamped prior to the bid opening unless they are via USPS.

**2. Bids being dropped off the of should be given to the security at the front desk. \*This should be done at least 10 minutes prior to 11:00am to ensure bid is received on time.\***

- ii. All 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.

**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 Board.
  - i. CMHA is requesting that contractors hold pricing for 90 days. January Board is on the 23<sup>rd</sup>.
- 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 180 Days from NTP.
    - 1. *Note to Contractors differs from the duration listed in the specs. Corrected form included in Addendum #1. Duration is confirmed 180 days.*
- e. Liquidated damages are in effect and will be in the sum of \$500 per day.
- f. This project is funded by CMHA bonds, so the funding is already in place.
- g. 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 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 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 all of the General Permits for every building. Contractors are required to pull all trade permits.
- 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 project is for the moderate rehabilitation of existing 88 residential units (including the leasing office) and limited site improvements. The scope of building improvements includes the following:
  - i. Replace existing windows with new vinyl windows of the same size and operation. (occupied)
  - ii. New window treatments (occupied)
  - iii. Replace exterior vinyl siding, fascia, drip edge and soffits.
  - iv. Replace gutters & downspouts to match existing conditions and locations.
  - v. Paint garage doors and trim.
  - vi. Upgrade bulk pick up area (pad and fence).
  - vii. Perimeter and trash compactor fencing.
  - viii. Replace unit fencing at patios.
  - ix. Replace existing roof shingles with asphalt shingle roof.
  - x. Replace ridge vents, hat vents and flutes.
  - xi. Paint mailbox kiosk.
  - xii. Sealing and striping of the parking lot.
  - xiii. New property Hot Box
    1. Permitted separately.
  - xiv. Landscaping upgrades
  - xv. Replacement of furnaces and hot water tanks. (occupied)
    1. Unit prices have been included as not all units are to be replaced.
  - xvi. Exterior porch lighting.
  - xvii. Alternate: New canopy for existing mailbox kiosk.
- b. An estimate has been completed for the project:
  - i. Residential Rehab: \$2,500,000

**7. Questions?:**

- a. *For the gas lines which are to be grounded, where does that tie to?*
  - i. ***This should be tied to the electrical panel.***
- b. *Are the contractors only responsible for the Hot Box?*
  - i. ***No, the contractor is required to pick up the domestic water line and put it into the hotbox, including the backflow assembly.***

**END OF MEETING MINUTES**



COLUMBUS METROPOLITAN  
HOUSING AUTHORITY

Columbus Metropolitan Housing Authority  
880 East 11<sup>th</sup> Avenue  
Columbus, Ohio 43211  
www.cmhanet.com

## CANAL'S EDGE - RENOVATIONS PRE-CONSTRUCTION – SIGN-IN SHEET

|                     |                                       |                      |                                     |
|---------------------|---------------------------------------|----------------------|-------------------------------------|
| <b>Project:</b>     | Canal's Edge - Renovations <b>BID</b> | <b>Meeting Date:</b> | 11/13/2025                          |
| <b>Facilitator:</b> | Chris Belcastro                       | <b>Place/Room:</b>   | 5303 Amalfi Drive, Canal Winchester |

| 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>       |
| Michael Rogers     | Allegiance Constr. Co.             | 614-657-3297 | michael.qcc43207@gmail.com                                         |
| Monica Radford     | Allegiance Constr. Co.             | 614-448-7793 | monica.qcc432072@gmail.com                                         |
| Mike Evans         | Prater Eng                         | 614-579-9535 | msevans@praterengr.com                                             |
| Macrester Zacarias | Kairos Construction                | 380-209-0608 | macroster@gmail.com                                                |
| Gina Izu           | Proclean                           |              |                                                                    |
| Keith Stone        | Village Green                      | 614-357-4150 | KStone@VillageGreen.com                                            |
| Josef Moore        | Village Green                      |              | CNE@villagegreen.com                                               |
| Scott Stachler     | Servants Heart General Contracting | 940-272-7416 | Jennifer@servantsheartgc.com                                       |
| Cameron Griffith   | Marker Constr                      | 614-352-5738 | Cgriffith@buildwithmarker.com                                      |
| Faye Bodyke        | ECS                                | 614-746-1351 | Fbodyke@ECSbuilds.com                                              |
| Clement Chiu       | Moody Nolan                        | 614-461-4664 | cchiu@moodynolan.com                                               |
| Buzz Foregi        | EDGE                               | 614-573-6047 | bforegi@edge1a.com                                                 |
| Eric Walsh         | KORDA                              | 614-487-1650 | ERIC.WALSH@KORDA.COM                                               |
|                    |                                    |              |                                                                    |
|                    |                                    |              |                                                                    |

## **NOTE TO ALL CONTRACTORS**

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1. CMHA has revised 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

If not available, call:

William Wilson, PM of Design & Construction

Phone: (614) 301-0596

2. **PRE-BID CONFERENCE**

Bidders are asked to attend the pre-bid conference on **Thursday, November 13, 2025, 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 their Bid Package, bidders are to submit documentation that establishes they have been licensed and bonded by the Authority having jurisdiction over 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 considered **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 through B-20.
6. The Contract Award is contingent on the approval of Columbus Metropolitan Housing Authority Board of Commissioners.
7. Contractors are to hold all pricing for 60 days post-bid opening.
8. Project Duration - The Base Bid of this project must be complete within One Hundred and Eighty (180) calendar days of receipt of the Notice to Proceed.
9. This project will adhere to Davis Bacon Wages.

☒ YES

☐ NO

If so, type:

☒ Residential

☐ Building

☐ Heavy ☐ Highway

**For any wage not listed on the Wage Determination attached to specifications during the Bid Process, the bidder is to assume \$50 per hour.**

10. Certified Payroll Electronic Submission. Each contractor, 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).

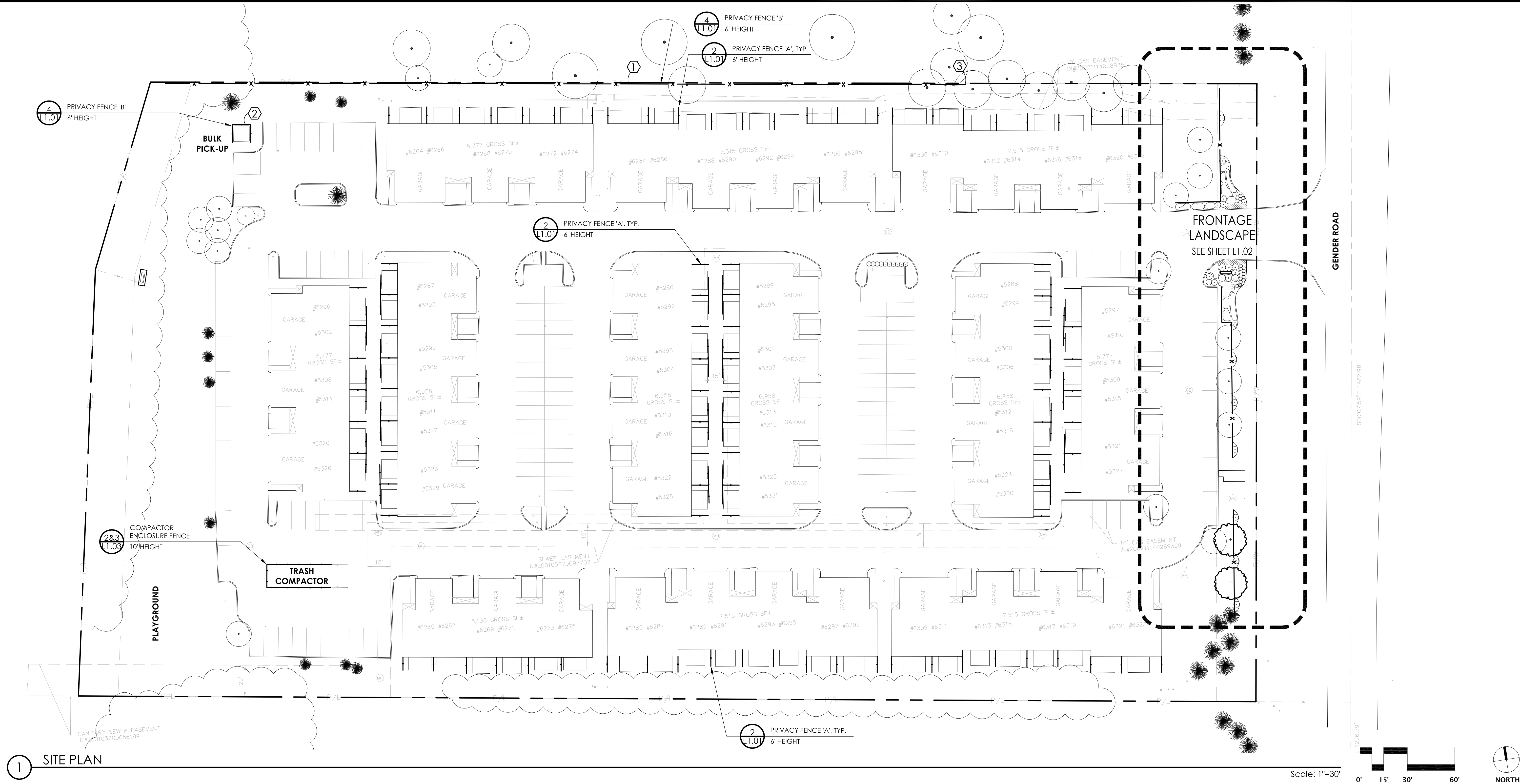
Electronic submittals will be a web-based system. Each contractor and subcontractor will be given a Login identification and password to access CMHA's reporting system.

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.

11. Builders Risk Insurance will be the financial responsibility of the contractor. CMHA Requires Builder Risk Insurance to be carried at the full amount of the bid.
12. The project will require Green Certification:  
☐ EGC                      ☐ LEED                      ☒ NONE
13. This project will require a Project Cost Certification post-construction.  
☐ YES                      ☒ NO





GENERAL LANDSCAPE NOTES:

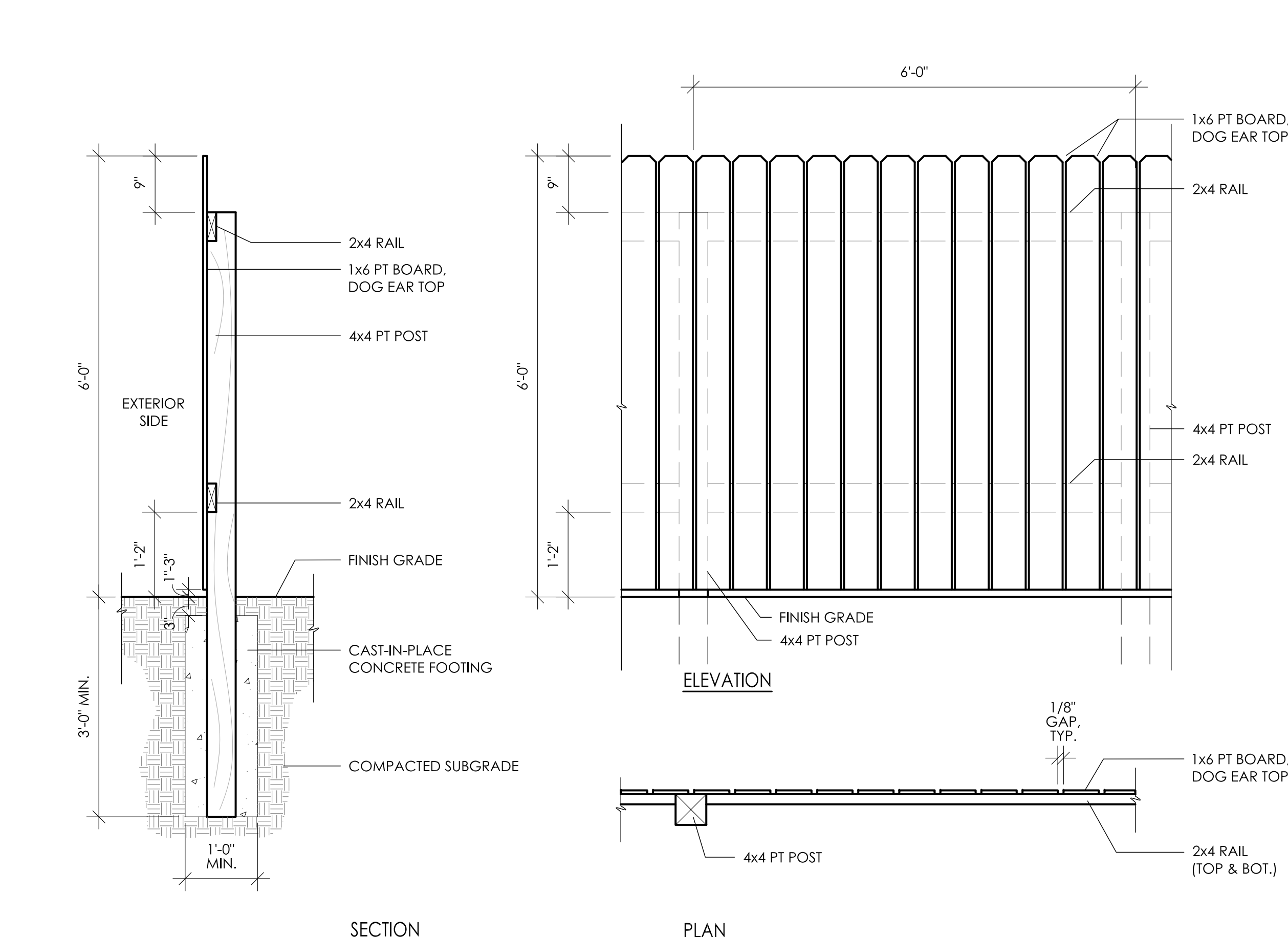
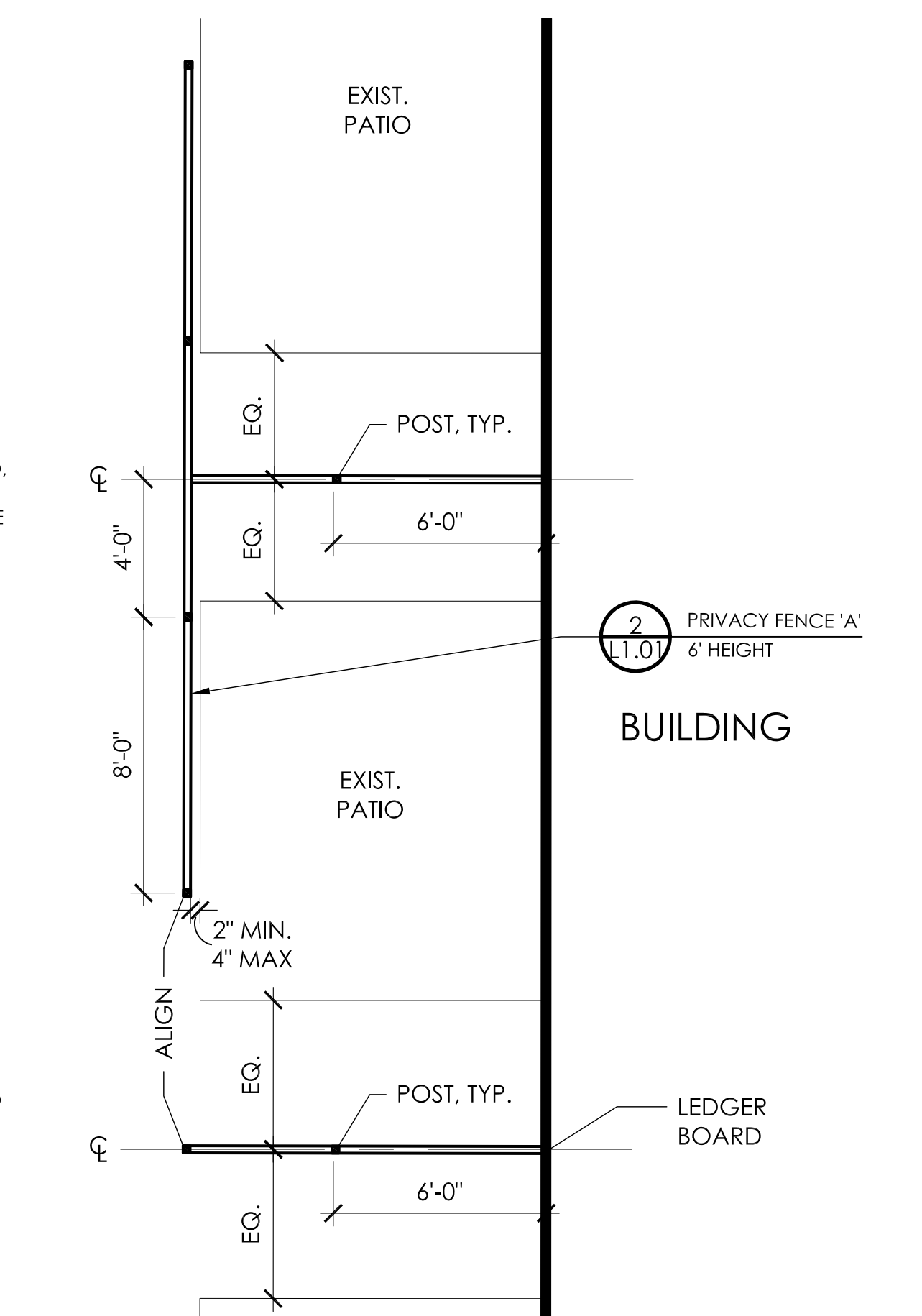
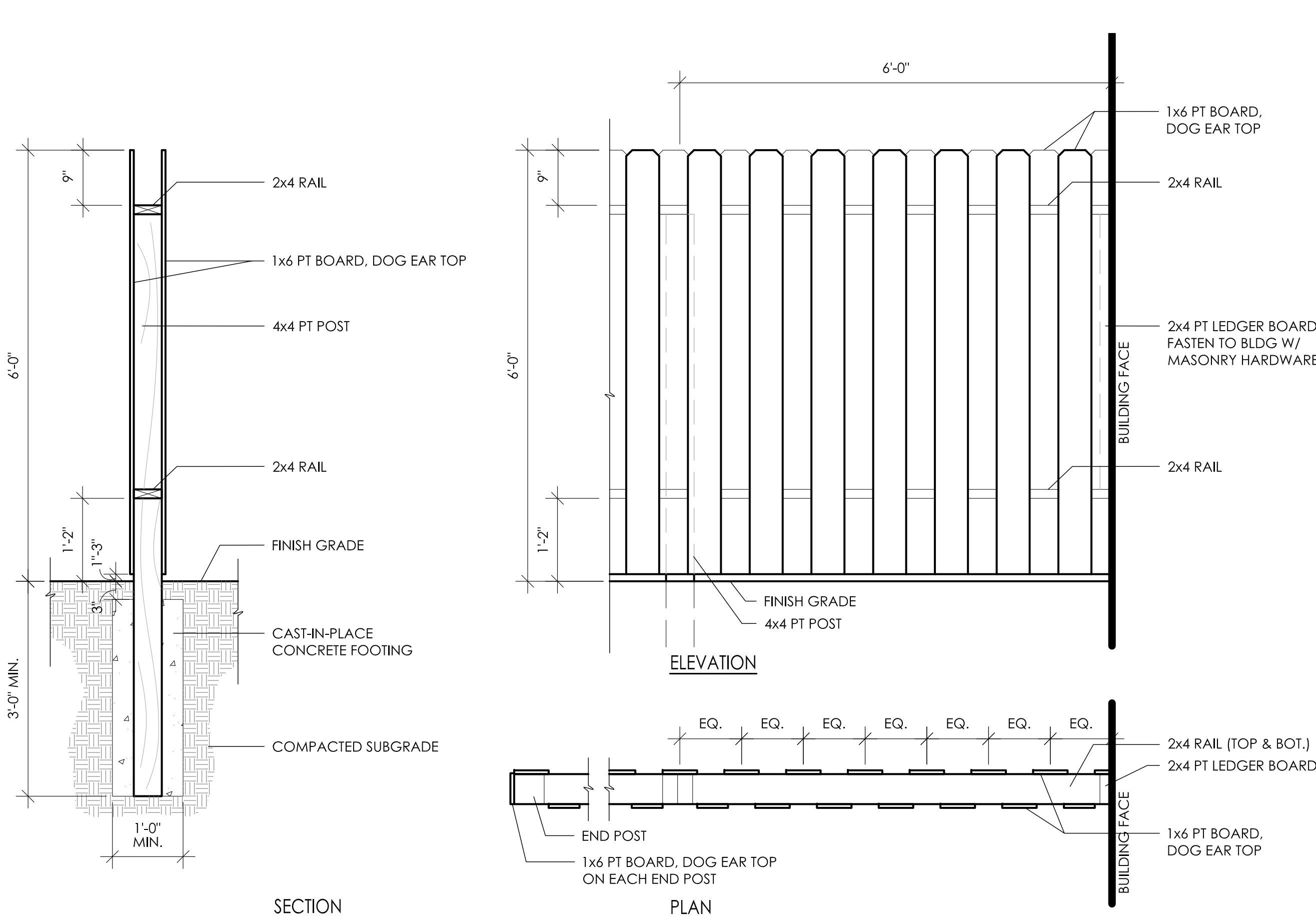
- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSES TO BE CONTAINED WITHIN 3' DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN. ALL AREA BETWEEN BUILDING AND CURB TO BE SOD. ALL REMAINING AREA ON NORTH AND EAST SIDE OF DRIVE & FIRE LANE TO BE SEED.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES:

- PLACE FENCE ALONG PROPERTY LINE TO LIMITS SHOWN.
- EXISTING CONCRETE PAD. INSTALL NEW FENCE ON (3) SIDES SO OPENING OF BULK PICK-UP FACES SOUTH AS INDICATED.
- END NEW FENCE AT SAME LOCATION AS EXISTING. VERIFY AND MARK PRIOR TO REMOVAL OF EXISTING FENCE.

LEGEND

PROPOSED PRIVACY FENCE - 6' HGT.  
SEE DETAIL #5/L1.03



**EDGE**

330 W. Spring Street, Suite 350  
Columbus, OH 43215  
614.466.3343  
www.edgela.com

| # | DATE     | CHANGE DESCRIPTION |
|---|----------|--------------------|
| 1 | 11/18/25 | ADDENDUM 1         |
|   |          |                    |
|   |          |                    |
|   |          |                    |

**CMHA CANAL'S EDGE RENOVATION**  
COLUMBUS METROPOLITAN HOUSING AUTHORITY  
5300 ANALETT DRIVE  
CANAL WINCHESTER, OH 43110  
for  
**CMHA**

**Moody Nolan**  
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: 614-461-4664

DRAWING TITLE:

**OVERALL SITE PLAN**



10/31/2025

25036

**L1.01**

BID / PERMIT SET



## 1 PLANTING PLAN

NOTES:

1. TOP OF ROOT BALL TO BE EVEN WITH ADJACENT FINISH GRADE.
2. REMOVE 50% OF ALL BURLAP AND WIRE CAGE AND 100% OF ANY TWINE PRIOR TO PLANTING. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

— HARDWOOD BARK MULCH

— FINISH GRADE

— BACKFILL PLANTING MIX

— EXISTING SOIL

— UNDISTURBED SOIL OR COMPACTED BACKFILL

2 SHRUB PLANTING DETAIL



### ELEVATION

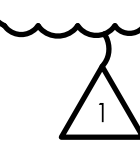


4 3-RAIL HORSE FENCE

NTS

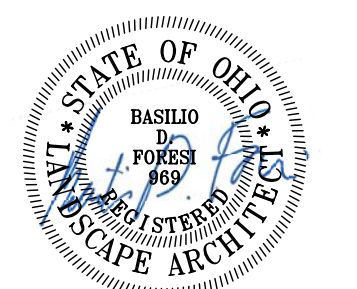
- CONSTRUCTION NOTES:

1 LANDSCAPE AREA, FILL AREA WITH TOPSOIL AT 12" (MIN.) DEPTH, TILL INTO EXISTING SOIL AND PLANT AS INDICATED. MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH AT 3" MIN. DEPTH.



DRAWING TITLE:

## SITE IMPROVEMENTS PLAN



10/31/2025

25036

## L1.02

BID / PERMIT SET