



**HUFFMAN-PARNELL RAD CONVERSION
GREATER DAYTON PREMIER MANAGEMENT
IFB 24-04**

ADDENDUM 01

May 28, 2024

Greater Dayton Premier Management
400 Wayne Avenue
Dayton, OH 45410

This Addendum modifies and shall become a part of the original Contract Documents and is hereby made part of the Bidding Documents for the referenced project.

All bidders shall indicate in their bid/proposal that this Addendum has been received and considered in their bid proposal.

The Addendum items are intended to supplement, clarify or correct parts of the bid proposal package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified. Any questions in reference to this addendum must be directed, in writing, to:

Jonathan Schaaf
RDA Group Architects
7662 Paragon Road
Dayton, Ohio 45459
937.610.3440
JRS@rda-group.com

ADDENDUM ITEMS

1. Pre-Bid Meeting Minutes and Sign In Sheet are attached.
2. 1210 B Huffman Ave [Unit Type D] : There was a water leak in this unit which damaged the floor ceiling assembly between this unit and the adjacent unit 1210A Huffman Ave [Unit Type C] below. Modify / Add scope as follows:
 - 2.1. Clean up and remove all deficient subfloor / underlayment at these units and the adjacent common area. Install new underlayment to match applicable UL Assemblies. Install new finish floor per schedule.
 - 2.2. Remove all damaged plaster / gypsum finishes at these units and the adjacent common area and replace in like kind to match applicable UL Assemblies noted on the drawings.
 - 2.3. There are areas where the plaster finishes have collapsed at a significant portion of 1210A and the common area. Intent: Remove existing plaster ceiling finishes throughout this unit and common area and install new gypsum board finishes to match applicable UL Assemblies.
3. Drawing Sheet G1.2, Interior Scope of Work Matrix, #4: Include an allowance of 500 LF of concrete foundation wall crack repair by injection.

End.



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PRE-BID MEETING MINUTES

May 13, 2024

SIGN IN / INTRODUCTIONS

1. GDPM Point of Contact – Kevin Arnold
2. RDA Point of Contact – Jonathan Schaaf

PROJECT DISCUSSION

1. Review of Project Scope
 - 1.1. Rehabilitation of existing 12-unit apartment building, including interior and exterior improvements. Refer to drawings for details of scope.
 - 1.2. Project is funded thru OHFA, HUD, and other partners. Follow all applicable requirements for those funding partners, refer to GDPM Terms and Conditions.
 - 1.3. Project is subject to Building America Buy America Requirements. Contractor call confirm all applicable materials, finishes, equipment, and selections, etc. to confirm compliance with the BABA requirements.
 - 1.4. Project duration – 365 calendar days. Anticipated start date July 2024.
2. Project Schedule –
 - 2.1. Work Hours – No limit – building is currently vacant and will remain vacant for the duration of the project.
3. Building Permits / Inspections – RDA has applied for the building permit at the City of Dayton.

REVIEW OF BIDDING REQUIREMENTS

1. Bid Form
2. Bid Submittal Requirements / Forms
3. Bid Due Date
4. Bond Requirements – Bid Bond / Performance / Payment Bonds Are required for this project.
5. Prevailing Wage Requirements – Davis Bacon Wage Determination applies for this project.
6. Substitution Requests – Submit to RDA via email.
7. Addenda – Will be posted to GDPM website.

JOB SITE CONDITIONS

1. Existing Conditions – as they currently exist. Contractor will take site control for the duration of the project.
2. Project Staging Area[s] – per Contractor
3. Other Concerns / Requirements

QUESTIONS

SITE VISIT

End.

HUFFMAN PARNELL RAD

5/13/24

PRE-BID MEETING

JONATHAN SCHAAF RDA 937.610.3440 JRS@RDA-GROUP.COM

Michael Oswald GDCG 937-458-6512 moswald@gdcg.com

John Perseus GDCG 937.458.6546 JPERSEUS@GDCG.COM

Donna Dunaway ALLIANCE ELG. 937-219-8140 ALLIANCE

DAN@ALLIANCEELECTRIC.COM