



**SITE DEMOLITION – DESOTO BASS – PHASE 1
GREATER DAYTON PREMIER MANAGEMENT
IFB 24-07**

ADDENDUM 01

July 31, 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 Sheets: Attached to this addendum.
2. Building Addresses:
 - 1704-1718 Germantown Street
 - 1724-1738 Germantown Street
 - 1740-1754 Germantown Street
 - 801-819 Danner Street
 - 800-818 Wilberforce Place
 - 1701-1719 Banker Place
 - 1721-1735 Banker Place
 - 1737-1751 Banker Place
 - 800-818 Boone Place
3. Topsoil: Topsoil is not required for this project. Seeding of the subgrade for the purposes of erosion control / runoff is acceptable.
4. Salvage of Materials of Value: Contractor shall consider the proper salvage of materials of value into their bid amount, such as slate roofs, copper flashing, etc. Contractor shall document the materials salvaged and value of such in a written report to GDPM for the purposes of tracking waste diversion. Any / all salvaged materials and the respective value are the Contractors, no credit to be provided to GDPM.

End.



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PRE-BID MEETING MINUTES

July 25, 2024

SIGN IN / INTRODUCTIONS

1. GDPM Point of Contact – Refer to sign in sheet attached
2. RDA Point of Contact – Jonathan Schaaf
3. Bidders – Refer to sign in sheet attached

PROJECT DISCUSSION

1. Review of Project Scope
 - 1.1. Demolition of [9] multi-family buildings at the Desoto Bass Housing Site in preparation for re-development.
 - 1.2. Abatement of asbestos and environmental building components.
 - 1.3. Removal of impacted utilities serving the buildings to be demolished.
 - 1.4. Removal of site components as noted – sidewalks, parking lots, site amenities, etc.
 - 1.5. Compacted backfill of the excavations and restoration of the site.
 - 1.6. Contractor is responsible to coordinate if there is any impact to the adjacent buildings [currently occupied] for utility services. Any impact will be addressed in the field if necessary.
 - 1.7. Contractor will return the site to a shovel ready site ready for redevelopment. All excavations shall be backfilled with engineered compacted fill, installed in lifts.
 - 1.8. Refer to GDPM Terms and Conditions.
2. Project Schedule – 120 calendar days for all work.
3. Demolition Permits / Inspections
 - 3.1. Contractor to obtain all required permits with the City of Dayton, etc.
 - 3.2. Contractor is responsible to coordinate permanent termination of utilities / services, etc.
4. Special / Third Party Inspections
 - 4.1. GDPM will retain the services of a special inspections testing firm to confirm soil and compaction requirements, etc for re-development. Contractor to coordinate all inspections. DO NOT backfill entire basement and then call for inspection, needs to be inspected as the backfill occurs at each lift.

REVIEW OF BIDDING REQUIREMENTS

1. Bid Form – Refer to bid documents.
 - 1.1. Bid Amount includes the \$50,000 unforeseen conditions / contingency amount.
2. Bid Submittal Requirements / Forms – Refer to bid documents
3. Bid Due Date: Thursday August 15, 2024 at 10:00 AM. Bid opening will be at 11:00 AM.
4. Bond Requirements – Bid Bond / Performance / Payment Bonds are required for this project.
5. Prevailing Wage Requirements – Refer to GDPM website, Davis Bacon, Residential Rates.
6. Tax Exempt Project. Tax exempt form will be provided upon request.
7. RFI / Substitution Requests – submit to GDPM or RDA as appropriate. All will be reviewed and acknowledged via addendum as necessary.
8. Addenda – will be posted to GDPM's website and may be issued via email.
 - 8.1. It is the contractor's responsibility to confirm receipt of the Addenda on the Bid form.

JOB SITE CONDITIONS

1. Existing Site Conditions – site review of conditions.
 - 1.1. Units will be cleared of any resident belongings.
 - 1.2. Contractor will take site control of these portions of the housing site for the duration of the project. Provide all required site protection.
2. Utilities – n/a



3. Project Staging Area[s] – Protect the work area as appropriate to the conditions with the understanding that the adjacent portions of the site are still occupied. Safety of the jobsite is the responsibility of the Contractor.
4. Other Concerns / Requirements

QUESTIONS

SITE VISIT

End.



RDA GROUP ARCHITECTS

7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

RDA-GROUP.COM

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PRE-BID MEETING SIGN IN SHEET

July 25, 2024

Name	Company	Phone	Email
Jeremy Holloway	WESTECH	513-203-3190	Jeremy@yowestech.com
Brett Deitroy	Advanced Demolition	419-890-6814	brettadvancedemolition.us
Colin Conroy	G'Rounce	513-213-1666	Clonnie@enviroconnect
Fletcher Green Sr	GDPm	937 414 - 7022	Fletcher@DMHA.org
Douglas	GDPm		
Douglas Culpepper	GDPm	937-875-1717	dculpepper@gdp.m.org
Xavier Cullette	GDPm	937 718-5535	Xgull@ettere DMHA.org
Joe Jackson	Battle Axe	513-874-4695	jackjoe@battleaxeconstruction.com



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PRE-BID MEETING SIGN IN SHEET

July 25, 2024

Name	Company	Phone	Email
Eddie Howard	Tall View Palladium	937-263-8586	info@tallviewpalladiumnc.com
Phil Jergens	Charles F Jergens Const	937-776-5263	philjergens@gmail.com
TERRY WELLS	PEW Demolition	513-267-3301	PENNINGTON163@ROADRUNNER.COM
Jeff Sizmore	Schlhorst	513-432-3783	jaime@schlhorst.com
Daniel Cross	DSEA Environmental	513-674-1700	DanielC@DSEAServices.com
Roger Cowden	STEVE RAUCH INC	937-263-2676	roger@STEVE-RAUCH.COM