



**MODERATE REHABILITATION OF IMPERIAL COURT – RAD CONVERSION [RE-BID]
GREATER DAYTON PREMIER MANAGEMENT
IFB 24-05**

ADDENDUM 01

August 12, 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: The Pre-Bid meeting minutes and sign in sheet are attached to this addendum.
2. CLARIFICATION: The scope of the project includes all [12] dwelling units located within the [2] buildings. Each building will be vacated to accomplish the work. 149 Imperial Court is currently vacant and will remain vacant for the start of construction.
 - 2.1. REMOVE all references in the project documents to occupied dwelling units. Refer to sheet G1.2 attached to this addendum for the updated work scope matrix.
3. Project Schedule: The project will be completed in [2] phases. Phase 1 will include 149 Imperial Court. 137 Imperial Court will remain occupied. Once the renovations are completed at 149 Imperial Court, the residents at 137 Imperial Court will relocate to 149 Imperial Court. Contractor shall anticipate a +/- 1 month lag between phases to allow the residents to relocate. Work will then commence at 137 Imperial Court.
 - 3.1. As a result of the phasing, there will be a separate Certificate of Substantial Completion and subsequent commencement of the warranty period for each building.
 - 3.2. The Contract Period is for 365 calendar days [per section 01 10 00, 1.6, B]
4. **Section 3 Certification Form:** Due to an update in the language for Section 3 Business Concern the following section has changed.

Original Language from IFB 24-05:

- Page 31 reads: 75 percent or more of the business labor hours to perform the business are performed by low-very low income persons;



Revised Language for IFB 24-05:

- Revise Page 31 **to** read: Over 75 percent or more of the business labor hours performed for the business over the prior three-month prior period are performed by Section 3 Workers

5. Bid Form:
 - 5.1. REPLACE previous bid form with the version attached to this addendum.
6. Spec Section 01 10 00: 1.5: CHANGE to read: All units will be vacant for the duration of work in the respective building under renovation.
7. Spec Section 06 61 16 Solid Surface Surrounds: The installation of Cultured Marble and / or Solid Surface Surrounds [Corian or Equal] is acceptable.
8. Spec Section 08 53 00 Vinyl Windows, 2.1, A: ADD Pella "Encompass" Series windows as an approved manufacturer.
9. Section 09 64 00 Resilient Wood Flooring, Part 2: CHANGE scope to provide a material allowance of \$2.75 per SF for the Vinyl Plank Flooring.
10. Section 09 65 00 Resilient Rubber Flooring, 2.1, A: ADD Roppe Ribbed Rubber Stair Treads.
11. Drawing Sheet G1.2: REPLACE drawing sheet with the updated sheet attached to this addendum.
12. Drawing Sheet A1.01:
 - 12.1. Unit #2: Remove scope of work related to mold / mildew remediation. [key note #4]. Exterior repairs to the foundation remain in the scope of work, but are revised as follows: repair top of existing CMU foundation wall and seal watertight against water intrusion into the building.
 - 12.2. Unit #4: Remove scope of work related to replacement of kitchen cabinets, countertops, and accessories [key note #2, #5]
13. Drawing Sheet A2.02:
 - 13.1. Unit #5: remove reference to Alternate #3, this scope is in the base bid.

End.



**MODERATE REHABILITATION OF IMPERIAL COURT – RAD CONVERSION [RE-BID]
GREATER DAYTON PREMIER MANAGEMENT
IFB 24-05**

PRE-BID MEETING MINUTES

August 7, 2024

SIGN IN / INTRODUCTIONS

1. GDPM Point of Contact – Glen Moss, Kurt Beck
2. RDA Point of Contact – Jonathan Schaaf
3. Bidders – sign in sheet attached

PROJECT DISCUSSION

1. Review of Project Scope
 - 1.1. Rehabilitation of [2] 6-unit buildings, including site improvements, exterior building improvements.
2. Project Schedule
 - 2.1. The project will be accomplished in 2 phases, with each building be in
3. Building Permits / Inspections – Building permits are approved at the City of Vandalia.

REVIEW OF BIDDING REQUIREMENTS

1. Bid Form – refer to bid documents for the breakdown required on the bid form.
2. Bid Submittal Requirements / Forms – refer to bid documents
3. Bid Due Date: September 5, 2024 at 10 AM, refer to instructions in bid documents
4. Bond Requirements – project requires bid bond and performance and payment bond
5. Prevailing Wage Requirements – this project is subject to Davis Bacon Prevailing Wages. Refer to wage decision in bid documents
6. Tax Exempt Project.
7. Substitution Requests – submit to RDA via email.
8. Addenda –
 - 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.
2. Project Staging Area[s] – site control will be turned over to the Contractor for each respective building, exact staging areas will be confirmed, but must allow continued use of the site for the residents in the adjacent building.
3. Other Concerns / Requirements

QUESTIONS

SITE VISIT

End.



RDA GROUP ARCHITECTS

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**MODERATE REHABILITATION OF IMPERIAL COURT – RAD CONVERSION [RE-BID]
GREATER DAYTON PREMIER MANAGEMENT**

PRE-BID MEETING SIGN IN SHEET

August 7, 2024

Name	Company	Phone	Email
Marcus Horner	Arcon	937-692-6330	marcushorner@arconbuilders.com
Michael Oswald	Greater Dayton Construction	937-458-6512	Moswald@gdccg.com
Noah Stoddard	Greater Dayton Construction	937-716-6718	Nstoddard@gdceg.com
Scott Kniskern	SK Electric	937-242-2524	ScottKniskern60@gmail.com
Shawn Hopkins	Top 2 Bottom Restoration	513-571-3474	Top 2 Bottom Restoration @gmail.com
CHRISTIAN ELLI	C. G. ELLI INC	937 903 7753	MAILROOM@ELLIUS.COM



Bid Form

IFB No. 24-05: Imperial RAD Rehabilitation

Total Bid Price (GDPM is Tax Exempt)

Total Bid Price of:	\$ _____ (Numeric amount)	
	_____ (Written amount)	
<i>Written amount prevails if any discrepancy exists.</i>		

Bid Elements – The Total Bid Price includes the following elements:

Item	Description	Amount
1	Labor	\$
2	Materials	\$
	Contractor Base Bid	\$
3	Permit Allowance	\$5,000
4	Building & Systems / Unforeseen Conditions Allowance:	\$100,000
	Total Bid Price (Should match Total Bid Price Above)	\$

This project is funded in part by the U.S. Department of Housing and Urban Development and is subject to the following contractor cost limits: Profit: 6%; Overhead: 2%; General Requirements: 6% of hard construction costs.

Signature

Date



Bid Form

ALTERNATES

- A. Alternates listed on Bid Form will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work.

1.10 SCHEDULE OF ALTERNATES

- A. **ADD Alternate #1:** 149 Imperial Court: Remove existing low slope roof system complete, modify / re-frame as required for installation of new pre-engineered wood roof trusses, decking, shingle roof systems, includes extension of all vents, flues, etc. thru the new roof system, includes all related ancillary work at soffits, fascias, gutters and downspouts. Coordinate with drawings, specifications, and work scope noted.

Item	Description	Amount
1	Labor	\$
2	Materials	\$
Alternate Bid		\$

- B. **ADD Alternate #2:** Deleted
- C. **ADD Alternate #3:** Deleted
- D. **ADD Alternate #4:** Remove existing solid surface countertops complete, install new plastic laminate countertops, back splashes, and end splashes. Coordinate with drawings, specifications, and work scope noted.

Item	Description	Amount
1	Labor	\$
2	Materials	\$
Alternate Bid		\$

- E. **ADD Alternate #5:** 137 Imperial Court: Remove existing shingle roof, underlayment, and flashing to the deck. Install new ice and water shield, underlayment, shingle roof system, all related flashing, terminations, etc. install new aluminum cladding over existing fascia. Remove existing, install new gutters and downspouts. Coordinate with drawings, specifications, and work scope noted.

Item	Description	Amount
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Bid Form

1	Labor	\$
2	Materials	\$
Alternate Bid		\$

- F. **ADD Alternate #6:** 137 Imperial Court: Remove existing, install new vinyl windows at existing openings. Coordinate with drawings, specifications, and work scope noted.

Item	Description	Amount
1	Labor	\$
2	Materials	\$
Alternate Bid		\$

- G. **Deduct Alternate #7:** Deduct \$25,000 from the building systems / integrity / contingency allowance in the project.

1.11 PROJECT ALLOWANCES

- A. Building & Systems / Unforeseen Conditions Allowance:
1. Provide in bid a draw down allowance in the amount of **\$100,000 [one hundred thousand dollars]** for Building & Systems / Unforeseen Conditions to address existing building / site / systems conditions as they interface with the project.
- B. Permit Allowance:
1. Provide in bid a draw down allowance in the amount of **\$5,000 [five thousand dollars]** for building permits. *Allowance shall be for actual / direct costs only, all labor, coordination, etc. shall be included in the bid amount.*

By signing below, Contractor attests that he/she has the legal power, right, and authority to make this Bid. Contractor agrees that if selected for the Contract Award, Contractor is qualified to perform all work necessary to complete the services as specified in the Contract Documents at Contractor's quoted price. Further, Contractor has reviewed, acknowledges and accepts the provisions within the Contract Documents including, but not limited to, the Specifications, Contractor's bid, and the GDPM General Terms and Conditions for General Construction Services. Unless otherwise specified in writing by GDPM on GDPM letterhead and signed by both parties, during the term of the Contract, if any provision within the Contract Documents is in conflict with, or inconsistent with any provision with the GDPM General Terms and Conditions, the GDPM General Terms and Conditions shall prevail. Terms that conflict with and/or are inconsistent with the GDPM General Terms and Conditions are hereby revoked, rejected and void, even if the contract documents containing such terms are executed after the GDPM General Terms and Conditions, this includes, but is not limited to indemnification, warranty, payment, order of precedence, and integration



Bid Form

provisions. By signing signing below, Contractor acknowledges that GDPM reserves it right to reject any and/or all bid or to cancel the solicitation at any time and for any reason(s). Contractor's bid shall be valid for at least 120 days subsequent to the bid opening date.

Signature

Date

ABBREVIATIONS

Table listing abbreviations for building materials and components, such as ADAAG (Americans with Disabilities Act Accessibility Guidelines), AFF (Above Finish Floor), ALUM (Aluminum), etc.

WALL / SYMBOL LEGEND

Table defining wall symbols and keys, including existing walls, new wood stud frame walls, new concrete foundation walls, and wall type keys.

DIMENSIONING CONVENTIONS

- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
DO NOT SCALE DRAWINGS.
REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

DESIGN UNIFORM LOADS:
SOIL BEARING CAPACITY: 1500 PSF - ASSUMED
FLOOR LIVE LOAD: 100 PSF - COMMON AREAS
FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
ROOF LIVE LOAD: 20 PSF
GROUND SNOW LOAD: 20 PSF
ICE ON SNOW: 5 PSF
SNOW EXPOSURE FACTOR: 0.1
SNOW LOAD IMPORTANCE FACTOR: 1.0
THERMAL FACTOR: 1.0

GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

WIND LOAD:
ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
EXPOSURE: C
WIND IMPORTANCE FACTOR: 1.0
BUILDING CATEGORY: II
INTERNAL PRESSURE COEFFICIENT: +/- 0.18

FLOOD DESIGN:
SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

Table listing deflection criteria for interior partitions, floor joists/beams, and exterior walls.

ALLOWANCES

REFER TO BID FORM AND SPECIFICATIONS.
BUILDING SYSTEMS / INTEGRITY / CONTINGENCY ALLOWANCE: (INCLUDE IN BID AMOUNT) \$100,000 CASH ALLOWANCE
PERMIT ALLOWANCE: (INCLUDE IN BID AMOUNT) \$5,000 CASH ALLOWANCE

CONTRACT ADMINISTRATION

- RDA IS PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT. HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO COORDINATE THE PROPOSED WORK, SCHEDULES, INSTALLATIONS, PERMITS, INSPECTIONS, ETC.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT FOR CLARIFICATION SHOULD THERE BE QUESTIONS REGARDING THE INTERPRETATION OR INTENT OF THE DOCUMENTS, FIELD DISCOVERY, ETC. THAT WOULD IMPACT OR AFFECT THE WORK AS PROPOSED. RDA SHALL NOT BE LIABLE FOR DEVIATIONS, FIELD CHANGES, AND OWNER CHANGES DURING CONSTRUCTION.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD CONFIRM ALL EXISTING CONDITIONS, PROPOSED INSTALLATIONS AND HOW THEY INTERFACE TO ENSURE THE SYSTEMS CAN BE INSTALLED PER THE INTENT OF THE DOCUMENTS AND TO MEET APPLICABLE BUILDING AND ZONING CODES, LOCAL REQUIREMENTS, OWNER REQUIREMENTS, ETC.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE BUILDING AND ZONING CODES REQUIREMENTS WHETHER SPECIFICALLY NOTED HEREIN OR NOT. BUILDING CODES REPRESENT THE MINIMUM ACCEPTABLE STANDARD.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL PRODUCTS, MATERIALS, INSTALLATIONS, AND THE LIKE IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS, APPLICABLE MANUFACTURER'S DETAILS AND INSTRUCTIONS, IN ACCORDANCE WITH BEST PRACTICES, AND BUILDING CODE PROVISIONS.

INTERIOR SCOPE OF WORK MATRIX

Large table detailing the interior scope of work matrix for 137 Imperial Court and 149 Imperial Court, listing descriptions and room numbers.

SCOPE OF WORK MATRIX LEGEND

- X = INCLUDED IN SCOPE - (BASE BID)
A1 = INCLUDED IN ADD ALTERNATE #1 SCOPE
A2 = NOT APPLICABLE
A3 = NOT APPLICABLE
A4 = INCLUDED IN ADD ALTERNATE #4 SCOPE
A5 = INCLUDED IN ADD ALTERNATE #5 SCOPE
A6 = INCLUDED IN ADD ALTERNATE #6 SCOPE
A7 = INCLUDED IN DEDUCT ALTERNATE #7 SCOPE

ACCESSIBILITY REQUIREMENTS

ALL PRODUCTS, MATERIALS, AND INSTALLATIONS SHALL MEET ICC A117.1-2009 REQUIREMENTS FOR ACCESSIBILITY IN THE UNITS DESIGNATED AND IN APPLICABLE SITE AND COMMON AREAS.

REFER TO TYPICAL ACCESSIBILITY DETAILS ON SHEET G1.02. COORDINATE REQUIREMENTS AND ANY CONCERNS RELATED TO COMPLIANCE WITH APPLICABLE ACCESSIBILITY REQUIREMENTS WITH ARCHITECT. CONTRACTOR SHALL VERIFY THAT PRODUCTS PROVIDED ARE IN FULL COMPLIANCE WITH THE REQUIREMENTS FOR THE PRODUCT AND THE INSTALLATION.

THIS PROJECT PROVIDES FULL ACCESSIBILITY AT (ICC ANSI A117.1 - TYPE 'A' UNIT):
[] UNIT - UNIT #5 AT 137 IMPERIAL COURT

THIS PROJECT PROVIDES SENSORY IMPAIRMENT IMPROVEMENTS AT:
[] UNIT - UNIT #1 AT 149 IMPERIAL COURT

SENSORY IMPAIRED UNIT REQUIREMENTS

- PROVIDE VOICE INTERACTIVE THERMOSTAT. REFER TO MECH. DRAWINGS.
PROVIDE AUDIBLE/VISUAL SMOKE ALARMS. REFER TO ELECTRICAL DRAWINGS.
PROVIDE EXTERIOR REMOTE AUDIBLE/VISUAL SMOKE ALARMS. REFER TO ELECTRICAL DRAWINGS.
PROVIDE AUDIBLE/VISUAL DOORBELL SYSTEM. REFER TO ELECTRICAL DRAWINGS.
PROVIDE CONTRASTING COLOR PAINT SCHEME AS IDENTIFIED BY ARCHITECT.
PROVIDE STAINLESS STEEL ELECT. DEVICE COVERS WITH WHITE DEVICES.
PROVIDE TYPE II BRAILLE AT ADDRESS PLAQUE

FINISH SPECIFICATIONS

Table detailing finish specifications for flooring, tile, rubber, treads, transitions, rubber-LVP, base & casing, casing, shoe, and rubber.

EXTERIOR SCOPE OF WORK MATRIX

Table detailing the exterior scope of work matrix for 137 Imperial Court and 149 Imperial Court, listing descriptions and room numbers.

COMMON AREA SCOPE OF WORK MATRIX

Table detailing the common area scope of work matrix for 137 Imperial Court and 149 Imperial Court, listing descriptions and room numbers.

THE SCOPE OF WORK MATRIX PROVIDED ON THIS SHEET MUST BE COORDINATED WITH THE FULL SET OF DOCUMENTS INCLUDING DRAWINGS, DETAILS, AND SPECIFICATIONS. CONDITIONS VARY BY LOCATION AND AREA SUBJECT TO FIELD VERIFICATION. ADDITIONAL SCOPE / PROJECT REQUIREMENTS ARE INDICATED ELSEWHERE IN THIS SET.

COORDINATE WITH DRAWINGS AND SPECIFICATIONS

ALTERNATES

REFER TO BID FORM AND SPECIFICATIONS.
ADD ALTERNATE #1: 149 IMPERIAL COURT: REMOVE EXISTING LOW SLOPE ROOF SYSTEM COMPLETE TO THE ROOF DECK, INSTALL NEW PRE-ENGINEERED STEEP SLOPE TRUSS ROOF STRUCTURE, DECKING, AND SHINGLE ROOF SYSTEM. WORK INCLUDES ALL ANCILLARY WORK INCLUDING EXTENSION OF FIRE SEPARATIONS / DRAFT STOPPING, UTILITIES, FASCIA, GUTTERS, DOWNSPOUTS, ETC. FOR A COMPLETE FINISHED PRODUCT. COORDINATE WITH DRAWINGS, SPECIFICATIONS, AND WORK SCOPE NOTED.

ADD ALTERNATE #2: NOT APPLICABLE.

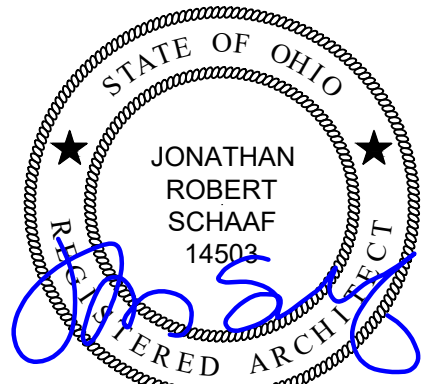
ADD ALTERNATE #3: NOT APPLICABLE.

ADD ALTERNATE #4: REMOVE EXISTING SOLID SURFACE COUNTERTOPS COMPLETE, INSTALL NEW PLASTIC LAMINATE COUNTERTOPS, BACK SPLASHES, AND END SPLASHES AT ALL UNITS. COORDINATE WITH DRAWINGS, SPECIFICATIONS, AND WORK SCOPE NOTED.

ADD ALTERNATE #5: 137 IMPERIAL COURT: REMOVE EXISTING SHINGLE ROOF, UNDERLAYMENT, AND FLASHING TO THE DECK. INSTALL NEW ICE AND WATER SHIELD, UNDERLAYMENT, SHINGLE ROOF SYSTEM, ALL RELATED FLASHING, TERMINATIONS, ETC. INSTALL NEW ALUMINUM GLAD OVER EXISTING FASCIA. REMOVE EXISTING, INSTALL NEW GUTTERS AND DOWNSPOUTS. COORDINATE WITH DRAWINGS, SPECIFICATIONS, AND WORK SCOPE NOTED.

ADD ALTERNATE #6: 137 IMPERIAL COURT: REMOVE EXISTING, INSTALL NEW VINYL WINDOWS AT EXISTING OPENINGS. COORDINATE WITH DRAWINGS, SPECIFICATIONS, AND WORK SCOPE NOTED.

DEDUCT ALTERNATE #7: DEDUCT \$25,000 FROM THE BUILDING SYSTEMS / INTEGRITY / CONTINGENCY ALLOWANCE INCLUDED IN THE PROJECT.



Jonathan Robert SchAAF #14503
Expiration Date 12/31/2025

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Moderate Rehabilitation of:
Imperial Court RAD Conversion

137 Imperial Court & 149 Imperial Court
Vandalia, Ohio 45377
OHFA Project -
Greater Dayton Premier Management

Project Number
2022-038

Date
February 23, 2024

Table with columns Date and Issue, listing project milestones from 04.27.22 to 08.12.24.

Sheet Title
Scope of Work Matrix

Sheet Number

G1.02