



**HILLTOP DEMOLITION – PHASE 2
GREATER DAYTON PREMIER MANAGEMENT
IFB 24-09**

ADDENDUM 01R

October 7, 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: Attached to this addendum.
2. Bid Bond: Correct bid bond amount is 5% of the bid amount. Modify any references within the bid documents to 5% as appropriate.
3. Abatement: The abatement specifications provide anticipated quantities for the overall site, not by building / work of this phase. The testing included representative sampling but did not include exhaustive review of each individual unit, and as such the contractor shall field verify conditions and quantities as is appropriate for this work of this phase. General interpolation of the provided quantities may assist in determining the quantities required. It is the Contractor's responsibility to verify and include all anticipated abatement required for the demolition. The abatement should be assumed to be required for each unit – such as a transite flue piping, heat shields, fittings, caulking at the exterior doors, tile / mastic flooring, etc.
4. MBE / WBE Goals
 - Construction: 25%
 - Professional Services Contracts: 15%
 - Goods, Materials, Supplies, & Services: 15%

End.



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PRE-BID MEETING MINUTES

October 7, 2024

SIGN IN / INTRODUCTIONS

1. GDPM Point of Contact – Kevin Arnold / Kurt Beck
2. RDA Point of Contact – Jonathan Schaaf / Doug Drigel

PROJECT DISCUSSION

1. Review of Project Scope
 - 1.1. Demolition of [25] multi-family buildings at the Hilltop Homes Housing Site and [1] Daycare / Management Office Building [alternate deduct #1]. Demolition to include removal of building foundations complete.
 - 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. Refer to GDPM Terms and Conditions.
 - 1.7. Project duration – 180 calendar days. Anticipated start date December 2024.
2. Project Schedule –
 - 2.1. Work Hours – generally first shift work hours. Be respectful of adjacent buildings which are still occupied.
3. Building Permits / Inspections – Contractor shall coordinate all necessary permits with the City of Dayton.
4. Third Party / Special Inspections – Owner will procure the services of a special inspection firm. Contractor to coordinate necessary and required inspections and provide / maintain record of all inspections as part of project closeout.

REVIEW OF BIDDING REQUIREMENTS

1. Bid Form – Refer to the Bid Documents
 - 1.1. Deduct Alternate #1: Remove daycare / management office from the scope
 - 1.2. Unforeseen Conditions / Contingency Allowance: \$50,000 – include in the bid amount.
2. Bid Submittal Requirements / Forms – Refer to Bid Documents.
3. Bid Due Date – October 24, 2024 at 10 AM.
4. Bond Requirements – Bid Bond / Performance / Payment Bonds are required for this project.
5. Prevailing Wage Requirements – Does not apply to 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.
 - 1.1. Contractor will take site control of these portions of the housing site for the duration of the project. Provide all required site protection.
2. Project Staging Area[s] – per Contractor
3. Other Concerns / Requirements

QUESTIONS

1. MBE / WBE Goals
 - 1.1. Construction: 25%
 - 1.2. Professional Services Contracts: 15%
 - 1.3. Goods, Materials, Supplies, & Services: 15%

End.



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PRE-BID MEETING SIGN IN SHEET

October 3, 2024

Name

Company

Phone

Email

~~Marco Willis~~ ~~Timberline Construction~~ ~~937-459-6213~~ ~~MARCO.WILLIS@PARAMOUNTCV.ORG~~

Roger Cowden Steve Ruck Inc 937-263-2676 roger@stevcruck.com

Jeff Sizemore SES 513-432-3783 jaine@sehlhorst.com

Phil Jergens Charles F. Jergens Cons 937-776-5263 philjergens@gmail.com

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Ben Campbell O'Rourke Wrecking 513-372-1789 " "

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Kamy Jergens

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PRE-BID MEETING SIGN IN SHEET

October 3, 2024

Name	Company	Phone	Email
Todd Desjard	GDPM	737-910-7657	
Megan Evans	GDPM	937-910-7636	
Kevin Arnold	GDPM	937-910-7637	
Kurt Beck	GDPM	937-875-1701	