Addendum #2
Modernization / UFAS Improvements to 5 Units
Riverview Terrace OH5-15F AMP 3
Dayton, OH 45406
IFB #12-09

November 14, 2012

Greater Dayton Premier Management
400 Wayne Ave.
Dayton, Ohio 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
7945 Washington Woods Drive
Dayton, Ohio  45459
937.610.3440
937.610.3441 Fax
jrs@rda-group.com

Addendum Items:
1. Pre-Bid Meeting Minutes / Sign-In Sheet: Attached to this addendum.
2. Site Visit: A second site visit has been set for Monday November 19 at 2:00 PM at 3300 Riverview Avenue.
3. Prevailing Wage Requirements: follow the prevailing wage requirements as included with the bid documents.
4. Sheet C1.2: Add to the scope of work, remove existing and pour new concrete walk at the rear of unit 3300, approximately 40 LF x 4‘ wide.

End of Addendum #2.
Pre Bid Conference
Modernization / UFAS Improvements at 5 units
Riverview Terrace OH5-15F AMP 3
IFB #12-09

November 13, 2012

Meeting Minutes Compiled by Jonathan Schaaf, RDA Group Architects

A. Sign In.
   1. Meeting was brought to order at 10:00 am by Roderick Long of GDPM.
   2. Attendees signed in.

B. Introductions
   1. Individual attendees made introductions.

C. Purpose of Pre-Bid Conference
   1. Review bidding process
   2. Review bidder requirements
   3. Review project scope

D. Discussion of Bidding Process
   1. Bidders shall submit all forms and exhibits required in the bidder’s packet. Be sure to
      notarize any forms that are noted as such.
   2. Refer to exhibits for specific requirements for MBE/DBE/Section 3 participation.
      a. Rod Long reviewed the Section 3 and MBE participation requirements for the
         contract. Follow forms and information provided in the bid documents.
      b. Refer any questions regarding requirements to GDPM.
   3. Schedule:
      a. Questions from Contractors – November 19, 2012
      c. Bid Opening – November 28, 2012 at 3 pm at GDPM Central Office.
      e. Notice to Proceed issued – December 2012/January 2013
   4. Contractors shall check the GDPM and MRC Reprographics [mrcrepro.com] website
      for any addendums and/or clarifications. All must be acknowledged on the bid form.
      a. MRC will notify all registered plan holders by email of any addenda, etc.
      b. It is the responsibility of the bidder to confirm addenda.
   5. Bid Documents are available at MRC Reprographics and at mrcrepro.com
   6. MRC Reprographics is holding the plan holders list and will distribute any addendums.

E. Discussion of the plans and specifications
   1. Work of the Project includes the modernization and upgrade for UFAS Accessibility to
      5 housing units [3114, 3116, 3300, 3310, and 3418 Riverview Avenue at Riverview
      Terrace.
   2. Convert [3] existing 2-bedroom units to 1-bedroom UFAS accessible units. [1 will be
      improved for sensory impairments as well.]
   4. Site/Exterior Improvements:
      a. Remove existing concrete paving, walks, stoops, and patios as indicated.
      b. Installation of new concrete paving, walks, stoops, and patios in new
         accessible configurations as indicated. Build up of existing base/grade to
         meet new improvements.
      c. Expansion of the parking lot for accessible parking.
      d. Application of new parking lot striping and signage for accessible parking.
e. Re-grading of affected areas of the site with new topsoil to meet new concrete.

f. Installation of new underground storm drain piping where indicated.

g. Removal of existing landscaping, modification of landscape beds and installation of plantings.

h. Lay sod at all affected site areas where existing turf has been disturbed.
i. Installation of new painted steel railings, handrails, and accessories.

5. Exterior Building Improvements:
a. Replacement of existing windows with new vinyl windows. Remove and reinstall existing security screens.
b. Replacement of exterior doors with new insulated steel doors.
c. Modify existing door frame assembly for new exterior doors, infill existing opening with new exterior wall assembly as indicated.
d. Painting of affected building components.
e. New exterior wall assembly at exterior openings to be infilled with new exterior wall assembly as indicated.

6. Interior Improvements:
a. Gutting of the existing interior finishes, partitions, and accessories to suit proposed modernization.
b. Removal of existing plumbing, mechanical, and electrical components as scheduled.
c. Sawcutting of existing concrete floor slab for new underslab plumbing.
d. Repair or replacement of any deteriorated/damaged framing or finishes.
e. Install new plumbing, mechanical, and electrical rough ins as scheduled.
f. Re-frame interior partitions as indicated to upgrade the units for accessibility.
g. Installation of new gypsum board wall and ceiling finishes.
h. Installation of kitchen cabinets, countertops, appliances, and accessories.
i. Installation of new bathroom plumbing fixtures, finishes, and accessories.
j. Installation of new interior doors, frames, and casing.
k. Installation of new interior trim components.
l. Installation of new floor finishes.
m. Painting of all non-prefinished building components.
n. Upgrade all units for unit accessibility.
o. Upgrade unit #3418 for sensory impaired accessibility.
p. Installation of new interior window sills and shades.
q. New plumbing fixtures.
r. Plumbing system modifications.
s. New water heaters.
t. Install new washer and dryer hookups. Install new front load washer and dryer.
u. Modify existing HVAC / ductwork system for new layout.
v. New Electrical fixtures and devices.
w. Modify existing load centers and upgrade as indicated.
x. Electrical system modifications for arc-fault, tamper resistant, and ground fault improvements.
y. Protect any finishes scheduled to remain.
z. Final cleaning.

7. Bid Form/Submission:
a. Bidders need to fill out the bid form in its entirety. The project will be awarded to one contractor based upon the total base bid with consideration of the alternates identified.
b. Bidder shall fill out appropriate unit costs, overhead & profit, and completion information requested. Failure to include the unit costs on the bid form may deem the bid non-responsive.

c. Refer to the bid form and specifications for the alternates identified for the project.

d. Bid submissions shall be stapled or clipped with a binder clip. Please do not bind them.

8. The time of completion for the project is 150 days. Refer to the breakdown of the contract period to ensure that there is adequate time for Punchlist and project closeout.

9. Project schedule: All units will be vacant for the duration of the project.
   a. Bidders shall be aware that all adjacent units will be occupied during the project, and that you will need to take the appropriate action for protection of exterior work, protection of residents, etc. when completing exterior work scope.

10. Substitutions need to be submitted by the general contractor no later than November 19 for review by the architect. After this date, RDA Group Architects will expect to see the products specified in the contract documents during shop drawing review. If a product is submitted that was not included in the contract documents, RDA Group Architects has the right to reject that submittal.

11. All project questions and substitution requests shall be directed to RDA Group Architects.

12. Products: Contractors shall utilize American Products to the extent possible.

13. Temporary utilities: Electric, gas shall be in the contractors name and paid for by the contractor. Water will be paid by GDPM.

14. Contractor shall provide a portable toilet for contractor use.

15. Contractor shall provide all required safety measures while working on the buildings to maintain safe ingress and egress from the units and around the project site.

16. The project site will have a strict NO SMOKING policy.

17. All change orders must be fully executed prior to completing any additional work. GDPM will try to process the change order as quickly as possible, typically within 3 days after receipt of the contractors proposal.

18. Wage Rates: This is a Davis Bacon prevailing wage project. Refer to the wage rates included in the bid documents. The contractor will be required to submit payroll reports for the project.

19. Submittals shall be electronic, PDF.

F. Questions [will be noted in the addendum]

G. Closing
   1. Addendums will be issued as necessary to clarify the work of the project. Acknowledge receipt of addenda on the Bid Form.
   2. MRC Reprographics is maintaining the plan-holders list for the project.

H. The meeting adjourned. A subsequent site visit will be announced via addendum.

End.
<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPANY</th>
<th>E-MAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Bud Weber</strong></td>
<td>1.F. Weber Co.</td>
<td><a href="mailto:Buddyweber@Aol.com">Buddyweber@Aol.com</a></td>
</tr>
<tr>
<td>2. Foster Peters</td>
<td>Prestige Construction Dayton</td>
<td>prestige.dayton@yahoocom</td>
</tr>
<tr>
<td>3. Tony Flory</td>
<td>TFI-STATS RENOVATIONS</td>
<td>Office email</td>
</tr>
<tr>
<td>4. David Atrey</td>
<td>Wise Construction Co.</td>
<td>Dannywiseconstructionco.com</td>
</tr>
<tr>
<td>5. Josh Mumpower</td>
<td>Oberer Thompson Co.</td>
<td><a href="mailto:Jmumpower@glcgc.com">Jmumpower@glcgc.com</a></td>
</tr>
<tr>
<td>6. Jonathan Schaar</td>
<td>RDA Group Architect</td>
<td><a href="mailto:jsc@rda-group.com">jsc@rda-group.com</a></td>
</tr>
<tr>
<td>7. Steve Handis</td>
<td>GDPM</td>
<td><a href="mailto:Standis@DMHA.org">Standis@DMHA.org</a></td>
</tr>
<tr>
<td>8. Ron Worrell</td>
<td>Pack's Inc.</td>
<td><a href="mailto:ronald.d.worrell@gmail.com">ronald.d.worrell@gmail.com</a></td>
</tr>
<tr>
<td>9. Tom Ayers</td>
<td>Arcon Builders</td>
<td><a href="mailto:ThomasAyers@ArconBuilders.com">ThomasAyers@ArconBuilders.com</a></td>
</tr>
<tr>
<td>10. Undated</td>
<td>CENW</td>
<td><a href="mailto:UnCenw@cenw.com">UnCenw@cenw.com</a></td>
</tr>
<tr>
<td>11. Rederick Long</td>
<td>GDPM</td>
<td><a href="mailto:Klong@gdpm.org">Klong@gdpm.org</a></td>
</tr>
<tr>
<td>12.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>