January 23, 2020

RE: Addendum #3 for IFB 19-02 DMHA Revere

Prepared by: Greater Dayton Premier Management (GDPM) and Berardi Partners

This Addendum modifies and shall become a part of the original Invitation for Bid (IFB) and is hereby made part of the Bidding Documents for the referenced project.

All bidders shall indicate in their Quote that this Addendum has been received and considered in their bid. The Addendum items are intended to supplement, clarify or correct parts of the IFB package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified.

Question: I’m looking to confirm this is currently out for Contractor Bids?
Response: Yes.

Question: Is there a list of invited bidders or a plan holders list that can be provided?
Response: This list will not be disclosed until after the bid opening.

Question: Is there a pre-bid attendee list that can be provided?
Response: The pre-bid attendee list is provided below.

Question: Is there an Anticipated Construction Start/Completion Timeframe determined yet?
Response: Yes. It’s anticipated that work will begin in 1st or 2nd quarter 2020.

Question: What is the estimated value for this job?
Response: This will not be disclosed until after contract award.

Question: Can I get a copy of any addenda that have been released to date?

Question: Is there a GDPM Directory of Section 3 business concerns and a list of certified firms?
Response: [https://portalapps.hud.gov/Sec3BusReg/BRegistry/What](https://portalapps.hud.gov/Sec3BusReg/BRegistry/What)

Information added to gdpm.org on 01/23/2020
This is Addendum #3
• **General:**
  o **Tax Exemption:** GPDM is a tax exempt entity. Paperwork will be provided upon project award.
  o **Unit Vacancy:** GPDM has indicated that a minimum of three (3) units will be available for immediate work. The units will be located adjacent to each other (across the common corridor). Units will not be spread across the building ‘randomly’. Upon completion of the dwelling units, GPDM will handle tenant/unit relocation and will coordinate with the General Contractor over schedule/timing. Units being turned over for construction will be considered ‘construction clean’, where all furniture and furnishings will be removed. Trash will be removed to the greatest extents possible.
    - Dwelling Units 3 and 4 will be available for a March 1st Construction Start (Phase 1)
    - Dwelling Unit 5 will also be vacant at time of Construction.
    - All work will be required to be completed within a 18-month schedule window. General Contractor shall provide the Architect’s office and Owner a construction schedule which includes a phasing schedule for the purposes of the owner coordinating unit availability
  o **Building Occupancy/Access:** General Contractor shall provide written notification to the owner (GPDM) no less than 48 hours prior to needing access for work in an occupied dwelling unit and identify the duration of work that will take place.
    - Access will permit the General Contractor to conduct all work necessary. General Contractor shall place the occupied unit in like-new condition where work has been completed. General Contractor shall clean area where work has occurred. In the event scope is not completed in the prescribed time, the General Contractor shall continue to protect the work area, ensure occupant safety and coordinate with the owner prior to leaving the site.
  o **Construction Staging:** GDPM will inform tenants that they may not park in the parking lot during construction. The contractors will be responsible for any security needed for the construction site – to protect their tools and materials
  o **12% Self-Performance:** Item has been removed from bid document
  o **Davis Bacon Wage rates are not applicable to the project**

• **Clarifications/Modifications to the Specifications:**
  o Eliminate Section 06 1733 Wood I-Joists
  o Eliminate Section 06 1753 Fabricated Wood Trusses
  o Eliminate Section 09 5100 Acoustical Ceilings
  o Clarification Section 07 1300 Sheet Waterproofing: Specification section was included for any foundation penetrations needed (i.e. radon) and for patching the exterior walls that are being infilled at the existing thru-wall units
• Attic Stock: Reference specification manual for requirements that identify attic stock material.
  ▪ Specification Sections 09 6500, 09 9000, 22 4000 and 23 3423
• Alternates to the bid: Provide base pricing as indicated within the documents. All alternates are to be submitted as a separate line item within the bids.
  ▪ All substitution requests will be reviewed following the award to ensure equity of bidding

  • Allowances:
  • Brick allowance includes coverage of the wall infill at the thru-wall penetrations
  • Provide 64 square feet of drywall replacement within dwelling units.
    ▪ Ceiling Gypsum Board shall be Type ‘C’
    ▪ Rated Wall Gypsum Board shall be Type ‘X’
    ▪ Level 5 Finish for all new work
  • Provide 5 square feet of drywall repair
    ▪ Level 5 Finish for all repair work

  • Radon:
  • Radon System is to be active based on our walk dated January 9th
  • Radon Piping on exterior of the building shall be painted to match the adjacent finish material
  • Radon Piping on the north side of the building (adjacent to the driveway) shall be protected with a metal guard painted Safety Yellow
  • General Contractor shall coordinate scope requirements for installation of new radon through the existing roof – scope to include (but not limited to) demolition, patching, replacement of shingles and installation of pipe penetration boot(s).
  • GPDM: Provide Roof warrant information? Existing or not? GDPM will address this later.
  • GPDM: Is there a Roof Installer that can be referenced? GDPM will address this later.

• Dwelling Unit Scope/Clarification:
• Dwelling Unit Accessibility: Dwelling Units will not be 100% compliant with ANSI Type ‘A’ requirements due to existing conditions. Dwelling unit compliance will be made to the greatest extents possible on the 1st floor dwelling units.
• Floor Finish in dwelling units:
  ▪ Corridors: Finishes are based on a site visit that occurred during the previous year. Prior to demolition, please verify if conditions are consistent with information listed below.
    - Unit 1: Carpet
    - Units 2, 3, 4, 5, 6 & 8: VCT
  ▪ Living Rooms: Finishes are based on a site visit that occurred during the previous year. Prior to demolition, please verify if conditions are consistent with information listed below.
    - Units 1, 2, 3, 4, 6 & 8: Carpet
    - Unit 5: No flooring
    - Unit 7: Inaccessible
- Bedrooms: Carpet in all units except 7, which was inaccessible
  - Floor Finish replacement to occur throughout dwelling units unless noted otherwise (refer to matrix on A003 – bathroom scope)
    - Unit sub-floor is to be prepped to receive new flooring where carpet is removed. All existing tack-strips are to be removed. All existing fasteners are to be flush and/or countersunk into sub-floor.
    - All existing base is to be replaced with vinyl cove base (see finish schedule)
  - Floor Underlayment is not required within the dwelling units
  - Coded Note 17 on Sheets A301-304:
    - Provide new door hardware for 20% of interior doors
      - Provide add/alternate for replacement of 100% of door hardware
    - Replace 20% of dwelling Unit Entry Doors
      - Provide add/alternate for replacement of 100% of Unit Entry Doors
    - Unit 5: Replace Bathroom Door(s)
  - Coded Note 23 on Sheets A301-304: It is not intended that existing walls are to be removed as part of the sub-floor and joist repair. Scope was identified as only floor repair. Condition may deviate from previous field observations and will be required to be reviewed at time of demolition. General Contractor shall coordinate demolition observation with Architect’s office and the Owner.
  - Sheet A401: Grab Bar Blocking will be required as part of the HUD RAD program. Provide provisions to patch and repair wall substrate and tile
    - Additional Tile replacement is not anticipated
  - Sheet A901: Cabinetry scope clarification. Refer to A003 for scope ‘A’ and ‘B’ definition
    - Kitchen Cabinet Scope ‘A’ dwelling units: 2, 4, 7
    - Kitchen Cabinet Scope ‘B’ dwelling units: 1, 3, 5, 6, 8
## PRE-BID SIGN-IN

**IFB #19-02 DMHA - Revere**

**PRE-BID DATE / TIME:**
January 9, 2020 @ 9:30AM

**Revere Site Visit / TIME:**
January 9, 2020 @ 10:30AM

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<thead>
<tr>
<th>NAME (PRINT)</th>
<th>COMPANY (PRINT)</th>
<th>PHONE NUMBER/E-MAIL</th>
<th>ATTENDING SITE (Y/N)</th>
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