



ADDENDUM 1

PAUL LAURENCE DUNBAR HOUSE

EXTERIOR RESTORATION
219 N PAUL LAURENCE DUNBAR ST, DAYTON, OH 45402
OHC Project No: CP2400
Issued: April 23, 2024

1.1 GENERAL INSTRUCTIONS

- A. This Addendum modifies the Bid Documents and may change previously issued Addenda, if any. This Addendum supplements portions of the original Drawings and Specifications, the intent of which shall remain, except as revised herein.
- B. Work described in this Addendum shall be in accordance with the Specifications for like items in remainder of the project and complete with all labor and materials included.
- C. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may result in rejection of the Bidder's Bid.

1.2 CHANGES TO DRAWINGS

A. A-4: Cole Elevations

Rename view 2/A-4 to "Cole South Elevation"

Rename view 3/A-4 to "Cole North Elevation"

B. A-5: Elevations

Rename view 1/A-5 to "Cole/Mundhee East Elevation"

Rename view 2/A-5 to "Cole/Mundhee West Elevation"

C. A-6: Mundhee Elevations

Rename view 4/A-6 to "Mundhee North Elevations"

Rename view 5/A-6 to "Mundhee South Elevations"

1.3 CHANGES TO SPECIFICATIONS

- A. **00 11 16 Notice to Bidders** – Change to the following date:

Final Questions: Monday, April 29, 12:00 PM

1.4 ATTACHMENTS

- A. Pre-Bid Meeting Minutes and Questions
- B. Plan-Holders List

1.5 ADDITIONAL QUESTIONS

- A. Question: Can we spray on and back brush the paint?
 - Answer: Yes, provided masking and site protection measures are followed.RR
- B. Question: Who can I contact to visit the site?
 - Answer: You may call the site at 937-224-7061 and the site's opening hours are listed online.
- C. Question: If I have questions, who at the site can answer them?
 - Answer: No one. If you have questions, you need to submit them to OHC at svandenbark@ohiohistory.org. Any answers given outside of official addendum issued by the owner will not be recognized by the owner.
- D. Question: Do we grind out all the mortar?
 - Answer: Remove surface mortar to a minimal depth of ½" on 100% of the surface, except in areas noted. Mechanical tools may be approved by Owner based on on-site sample of work. Owner may require vertical joints to be removed with hand tools only.
- E. Question: Do you want us to use any cleaner or chemicals on the brick during cleaning?
 - Answer: Yes, refer to Masonry Restoration specification sections 2. 6 A and 2.7 A.
- F. Question: Are you replacing or repairing the slate roof? Kitchen roof is a complete tear off?
 - Answer: Please refer to the drawings for the scope of the roof work on sheets A-2 and A-3.
- G. Question: What is the scope of work at the windows?
 - Answer: Please refer to the drawings for full scope. Window scope will include removal and reinstallation of storms, spot re-glazing, prepping, and painting per specifications.
- H. Question: Are the foundations to be tuck pointed?
 - Answer: Please refer to pre-bid meeting minutes.
- I. Question: Where did you guys come up with the estimate? Do you have an architect?
 - Answer: The drawings were completed in house by the Project Architect.
- J. Question: Do we need to send in a sample of the mortar for matching?
 - Answer: Owner has sent in the sample, contractor is only responsible for purchase of materials.
- K. Question: How do you want the pointing done? Flush? Lift? You'll be tuck pointing the house twice.
 - Answer: The joints must match the tooling of the originals, which are preserved in good condition under the front porch. The work will only need to be done in lifts if the mortar removal in certain areas is very deep, such as with repairs and brick replacement.

PREBID MEETING MINUTES

10:00 AM, Thursday, April 18, 2024

Paul Laurence House Exterior Restoration

INTRODUCTIONS

Sign-up sheet for registering attendees

Agenda Overview

- Bidding Requirements
- Conditions and Contract
- Schedule
- Project
- Questions

Staff

- Project Manager: Sara Vandebark (614) 297-2447
- Restoration Coordinator: Chris Buchanan (419) 496-7243
- Archaeologist: Meghan Marley
- Site Manager: NPS

THANK YOU FOR ATTENDING THIS PRE-BID MEETING

DISCLAIMER

- Information from the Pre-Bid does not and cannot change the Bid Documents. Bidders must rely on published Addenda for official answers to questions that are not currently covered by Bid Documents.

PROJECT DESCRIPTION

Refer to Summary of Work

- Base bid
- Alternates

BIDDING REQUIREMENTS

- **Bids due at 2p.m., Thursday, May 2** to OHC, 800 E 17th Ave Columbus. Bid Opening at 2pm in person and by Teams – Bidders must request a link in advance to attend
- Final date to send questions is Monday, April 29 at **12:00 p.m.** (Final Addendum, with answers, will be issued by Tuesday, April 30 at 12:00 pm.)
- The Contractor shall seal their bid in an envelope and clearly mark the outside with the name of the project, and company name/letterhead.

INSTRUCTIONS TO BIDDERS

- **Due at Bid:**
 - **Form of Proposal:** included in the project manual.
 - **Addenda:** Be sure to note receipt of Addenda and date
 - **Bid Guaranty/Contract Bond:** For base bid plus all alternates.
 - Include Power of Attorney of the Agent
 - Use form provided in Project Manual
 - **Responsible Bidder Form:** Included in Project Manual (Both GC and Mason)

- **Preferred Business Enterprise Form:** Participation Commitment Form included in Project Manual
- **PBE Subcontractor/Supplier Utilization Commitment Form**
- **Sales Tax:** The Ohio History Connection (OHC) is exempt from paying sales tax; therefore, do not include taxes in the bid proposal. OHC will provide a tax exemption certificates to the successful bidder upon award of the contract.
- **Prevailing wages and wage reports**
- **Insurance Requirements:**
 - Contractor’s Insurance: in the amounts listed in the project manual 00 52 13 AIA A105 - 2017 5.4.
 - Worker’s Compensation for all its employees
 - Public Liability and Property Damage
 - Builder’s Risk
 - Certificate of Insurance: required, provided prior to commencing work.
- **Application for Payment:** use AIA Form G702 or equivalent; 10% retainage
- **Payment Process:** 30 days for < \$10,000, 60 days for >\$10,000 if received by 28th

CONTRACT REQUIREMENTS

- The Contract will be between Owner (OHC) and Contractor
- Qualifications/Responsible Bidder (General Contractor)
- AIA A-105 (modified)
- Supplementary General Conditions
 - Substantial vs Final Completion
- Contract Time and Liquidated damages/project schedule
 - Substantial Completion: **120** days; Final Completion: **135** days
 - Liquidated Damages: \$750/day
 - Anticipated Date of Commencement
- Application for payment – refer to contract

PREFERRED BUSINESS ENTERPRISE GOALS AND PREFERENCES

- Subcontractor/Supplier

Business Participation, Goals and Preference							
	MBE	WBE	EDGE	Dist	City	County	SMSA
Goals	20.0%	10.0%	12.0%	12.0%	15.0%	25.0%	40.0%
Pref.	2.00%	1.00%	1.00%	3.00%	1.50%	1.00%	0.50%

- Staff – Upon award of contract, the contractor and OHC will work together to achieve the following goals:

Workforce Participation, Goals and Preference							
	Minorities	Women	Appren- tices	Dist Residents	City Residents	County Residents	SMSA Residents
Goals	12.0%	7.0%	20.0%	15.0%	20.0%	40.0%	50.0%
Pref.	1.5%	0.25%	0.75%	1.00%	0.75%	0.50%	0.25%

- **FAQ's**
 - *Q: Is it required to meet the listed goals? A: Participation is required. If contractor cannot meet the listed goals, they must demonstrate Good Faith Effort. Failure to meet or exceed goals does not disqualify a bidder if they are able to demonstrate true Good Faith.*
 - *Q: Workforce calculation by site or companywide? A: It applies to any staff/workers who work actively on the project and perform a commercially viable service. Measured by hours worked.*
 - *Q: Do you receive any preference if you can't meet goals? A: Yes, you receive any preference percentage you are able to achieve.*
 - *Q: Is there a preference percentage for workforce goals? A: No.*

- **Example Bid:**
 - At the bid, XYZ Contractors submits their Bid Guaranty and Contract Bond, Responsible Bidder Form, PBE Commitment Form and the Form of Proposal where they bid the following amounts:
 - Base: \$800,000
 - Alt 1: \$100,000
 - Alt 2: \$100,000
 - XYZ Contractors are not the *apparent* lowest bidder.
 - Subcontractor/Supplier Participation Form shows:

Contract Amount: \$200,000	Cert.	Type
Company: XYZ	<input type="checkbox"/> MBE	<input type="checkbox"/> Subcontractor
Address: 123 Main	<input type="checkbox"/> WBE	<input type="checkbox"/> Manufacturer
City: Cincinnati County: Hamilton	<input type="checkbox"/> EDGE	<input type="checkbox"/> Supplier
Scope of Work: Self Performed		
Contract Amount: \$50,000	Cert.	Type
Company: Cardinal Masonry	<input checked="" type="checkbox"/> MBE	<input type="checkbox"/> Subcontractor
Address: 1970 Front	<input type="checkbox"/> WBE	<input type="checkbox"/> Manufacturer
City: Georgetown County: Brown	<input type="checkbox"/> EDGE	<input checked="" type="checkbox"/> Supplier
Scope of Work: Masonry Repair		
Contract Amount: \$50,000	Cert.	Type
Company: Carnation Concrete	<input checked="" type="checkbox"/> MBE	<input checked="" type="checkbox"/> Subcontractor
Address: 1807 State	<input checked="" type="checkbox"/> WBE	<input type="checkbox"/> Manufacturer
City: Dayton County: Montgom	<input type="checkbox"/> EDGE	<input type="checkbox"/> Supplier
Scope of Work: Foundations		

- Review: Owner decides to accept the Base Bid and Alt 1. For XYZ Contractors, that equals \$900,000.
 - Subcontractor/Supplier:
 - XYZ Contractors: $\$200,00/\$900,000 = 22.2\%$ of contract amount
 - City: Exceeds 15% goal, full **1.50%** preference given
 - County: Short of 25% goal, $(22\%/25\%)*1.00\% = 0.88\%$ partial preference given
 - SMSA: Short of 40% goal, $(22\%/40\%)*0.50\% = 0.28\%$ partial preference given
 - Cardinal Masonry: $(\$50,000*60\%)/\$900,000 = 3.3\%$
 - MBE: Short of 20% goal, $(3.3\%/20\%)*2.00\% = 0.33\%$ partial preference given
 - SMSA: Short of 40% goal, $(3.3\%/40\%)*0.50\% = 0.04\%$ partial preference given
 - Carnation Concrete: $\$50,00/\$900,000 = 5.6\%$
 - MBE: Short of 20% goal, $(5.6\%/20\%)*2.00\% = 0.56\%$ partial preference given
 - WBE: Short of 10% goal, $(5.6\%/10\%)*1.00\% = 0.56\%$ partial preference given
 - Total Cumulative Preference for Subs/Suppliers: **4.15%**
 - Final Preference: $\$900,000 \times (4.15\%) = \underline{\$37,350}$
 - XYZ Contractors Good Faith Efforts check out and were confirmed.
 - XYZ Contractors *may* now be the apparent lowest bidder.

SITE CONDITIONS

- Parking, staging, storage, and dumpster areas – **will need to be coordinated with owner.**
- Security – **must be secured at all times, nothing stored on site is guaranteed.**
- Sanitary Facilities – **must supply your own**
- Utilities – **Owner will provide electric, water**
- Obtain Inspections (for Permit) – **Owner will obtain any permits**
- **Any digging requires advanced notice to Owner, OHC Archaeologist must be on site during any digging.**

QUESTIONS & BUILDING TOURS

- **Q: Can we have heavy equipment on the property? Sidewalks?**
 - Answer: The sidewalk is owned by the city, the contractor is responsible for coordinating with the city regarding side walk or road closures. Contractor is responsible for repairing any damage. Regarding heavy equipment on the site, equipment matting pads must be under the equipment to protect subsurface artifacts. Owner defines “equipment” as any self-propelled or tow-behind tracked or wheeled equipment.
- **Q: How will the contractor have access to the site?**
 - Answer: The GC will be issued with a key and temporary code.
- **Q: On the North facing wall of the PLD House: Are the window wells addressed in the base bid? If no, should they be addressed?**
 - Answer: Repointing/repairing the window wells shall be included in the base bid. Restoration of the basement windows is part of Alternate 2.



- **Q: Do you want the contractor to remove the mold in the kitchen ceiling? Do you want a vent added to the kitchen roof?**
 - Answer: No, neither of these things are included in the bid. A vent in a wood shingle roof is not historic. The mold will be addressed by Owner's staff.
- **Q: Do you want the inside basement walls sealed or painted after re-pointing?**
 - Answer: No.
- **Q: What counts as local for staff PBE?**
 - Answer: Refer to appendix in specifications.
- **Q: Gutters look new?**
 - Answer: Gutters are oversized, hangers are broken, and some are leaking. Owner wishes to install new. Refer to specs and drawings for profiles and materials.
- **Q: Storms go back on after painting?**
 - Answer: Yes, contractors are responsible for removal of the storms, painting the windows and reglazing as required, and reinstalling storms.
- **Q: Water drainage go out to curb or catch basin? Trench or bore?**
 - Answer: For now, we are going out to curb, if this changes it will be in a future addendum. Owner has no preference for trench/bore and it may be a benefit to the contractor to do a mix of both. For either trenching/boring, the Owner's archaeologist Meghan must be on site.
- **Q: Are we repointing at 100%**
 - Answer: Yes, except for under the porch where the original mortar has been protected, where there is only minor spot re-pointing. Overall re-pointing includes the foundation stone on the Dunbar House, down to grade.
- **Q: Is there a quantity of bricks that need to be replaced?**
 - Answer: Owner estimates 500 bricks will need to be replaced, not including the anticipated 50% of the chimneys above the attic floor line. Contractor is to coordinate with Restoration Coordinator in advance to pre-determine which 500 bricks are to be replaced.
- **Q: There's something about the porch on the drawings?**
 - Answer: Yes, refer to drawings for porch.

- **Q: Is a site fence required?**
 - Answer: Yes, we will require a 6' chain-link fence be installed by the GC due to security concerns. If you choose to fence in, use a 6' chain-link. At least one entrance must be maintained at all times.
- **Q: Can both drains be brought to your yard drain?**
 - Answer: No, not enough drop and too many structures in the way.
- **Q: When was this house built?**
 - Answer: 1894
- **Q: There was a note about daily inspections?**
 - Answer: This is for dust control during grinding and re-pointing operations. Refer to drawings and specifications.
- **Q: Is the deadline/schedule flexible? Why October completion?**
 - Answer: Completion date is based on the requirements of our Grant. There is possible some very limited flexibility. If your bid is contingent on needing additional time, you should include it in your bid. This may be a consideration in our selection.
- **Q: Are the PLD foundations exterior being repointed?**
 - Answer: Yes, as part of the base bid with the rest of the exterior work, tuck pointed down to grade.

PLAN HOLDERS

Ohio History Connection



OHC Project No.: CP2400

OHC Project Name: Dunbar Restoration

Bid Opening Date: 5/2/24

PRE-BID	COMPANY	CONTACT	PHONE	FAX	EMAIL
1	X Architectural Reclamation	Bruce Stewart	937-286-8964		bruce@archrec.com
2	Lepi Enterprises	Scott Lepi			slepi@lepienterprises.com
3	X QMC	Bill Bowers	740-387-6720		office@qualitymasonryco.com
4	X SSRG	Casey Culhane	614-915-5885		cculhane@ssrg.com
5	American Façade				ebaas@americanfacade.com
6	Builders Exchange	Lori Romano	216-393-6300	216-393-6302	lromano@bxohio.com ; ahale@bxohio.com
7	Allied Construction Industries	Dan Wright	513-221-8020	513-221-8023	dwright@aci-construction.org
8	X Buckeye Construction	Dakota Brown Jacob Paulus	740-749-5730; 513-525-2620		dbrown@bcmco.com ; jpaulus@bcmco.com
9	Pullman	Eric Shudy	412-608-9969		eshudy@pullman-services.com
10	X MMI Restoration	Hannah Giguere	937-773-9236		hannah@mmirestoration.com ; wjm@mmirestoration.com
11	Greater Dayton Construction Ltd	Michael Oswald	937-458-6512		moswald@gdcg.com
12	Berglund Construction	Justin Meek	419-310-8592		jmeek@berglundco.com
13	PWXPress	Mary Miller	040-867-6894		bids@pwxpress.com
14	Gut-R-Dun Exteirors	Derek Jacobs	937-422-7709		info@gutrundun.com
15	X Kates Contracting	Tom Fenton	513-543-4879		
16	X E Lee Consturciton	Tami Ausberger	419-692-2661		tami@eleeconstruction.com
17	X Arcon Builders	Marcus Horner	937-697-6330		marcushorner@arconbuilders.com
18	X Oheil Site Solutions	Jeff Herl	937-673-3793		jeff@oheilsitesolutions.com
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