



## **ADDENDUM 1**

### **GRANT BOYHOOD HISTORIC SITES**

ACGP RESTORATION  
219 E GRANT AVE, GEORGETOWN, OH 45121  
OHC Project No: CP2401  
Issued: July 22, 2025

#### **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. None

#### **1.3 CHANGES TO SPECIFICATIONS**

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

Final Questions: Friday, August 1, 12:00 PM

Bid Opening: Thursday, August 7, 2025 at 2:00 PM

#### **1.4 ATTACHMENTS**

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

#### **1.5 ADDITIONAL QUESTIONS**

- A. Question: Can we bid if we missed the pre-bid meeting?
  - Answer: No, the meeting was mandatory.
- B. Question: In general, has there been any asbestos or lead testing done for the buildings? Specifically for the exterior paint of the Tannery building and plaster in all three building?
  - Answer: Asbestos testing and abatement have already occurred. We have not tested for lead paint and it should be assumed it is present on all painted surfaces.

# PLAN HOLDERS

Ohio History Connection



OHC Project No.:

CP2401

OHC Project Name:

Grant Boyhood ACGP  
Restoration

Bid Opening Date:

8/5/25

	PRE-BID	COMPANY	CONTACT	PHONE	FAX	EMAIL
1		Architectural Reclamation	Adele Johnson	517-525-5952		<a href="mailto:adelejohnson143@gmail.com">adelejohnson143@gmail.com</a>
2	x	Buckeye Construction and Restoration	Lance Bunnell	740-749-5333		<a href="mailto:lbunnell@bcmco.com">lbunnell@bcmco.com</a>
3	x	Quality Masonry Co	William Bowers	740-387-6720		<a href="mailto:office@gaulitymasonryco.com">office@gaulitymasonryco.com</a>
4	x	SSRG	Casey Culhane	614-915-5885		<a href="mailto:cculhane@ssrg.com">cculhane@ssrg.com</a>
5	x	Lepi Enterprises	Scott Lepi; Jim Lepi	740-819-4069		<a href="mailto:slepi@lepienterprises.com">slepi@lepienterprises.com</a> ; <a href="mailto:jim@lepienterprises.com">jim@lepienterprises.com</a>
6		Colliers Engineering & Design	Pamela Hutka	732-383-1950		<a href="mailto:pamela.hutka@collierseng.com">pamela.hutka@collierseng.com</a>
7		Builders Exchange	Lori Romano	866-907-6300	866-907-6304	<a href="mailto:lromano@bxohio.com">lromano@bxohio.com</a> ; <a href="mailto:ckhalid@bxohio.com">ckhalid@bxohio.com</a>
8		Allied Construction Industries	Dan Wright	513-221-8020	513-221-8023	<a href="mailto:dwright@aci-construction.org">dwright@aci-construction.org</a>
9		Dodge Data & Analytics	Kalaivani J	340-627-7930		<a href="mailto:kalaivani.j@construction.com">kalaivani.j@construction.com</a> ; <a href="mailto:dodge.docs@construction.com">dodge.docs@construction.com</a>
10		NAPC Inc PBC	Lyra De Asis	302-450-1923		<a href="mailto:lyra@npsc.me">lyra@npsc.me</a>
11		Construct Connect	Michael Stubbs	800-364-2059		<a href="mailto:content@constructconnect.com">content@constructconnect.com</a> ; <a href="mailto:joy.sayre@constructconnect.com">joy.sayre@constructconnect.com</a>
12		Deltek	Source Management	206-373-9500		<a href="mailto:sourcemanagement@deltek.com">sourcemanagement@deltek.com</a>
13		Monarch Construction	James Raymond	513-351-6900		<a href="mailto:jraymond@monarchconstruction.cc">jraymond@monarchconstruction.cc</a>
14		Centennial Preservation Group	Matt Wolf	614-365-1468		<a href="mailto:mwolf@centennialpreservation.com">mwolf@centennialpreservation.com</a>
15		AKJ Construction Corp	Anil Jindal	513-528-2633		<a href="mailto:ajindal52@aol.com">ajindal52@aol.com</a>
16		Professional Service Industries, Inc	Paul Allen	513-850-1228		<a href="mailto:paul.ro.allen@intertek.com">paul.ro.allen@intertek.com</a>
17		Sunesis Construction Co	Jenny Foley	513-326-6000		<a href="mailto:estimating@sunesiscc.com">estimating@sunesiscc.com</a>
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## **PREBID MEETING MINUTES**

11:00 AM, Thursday, July 17, 2025

Grant Boyhood Historic Sites Restoration

## **INTRODUCTIONS**

Sign-up sheet for registering attendees

### **Agenda Overview**

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

### **Staff**

- Architect: Kalpa Baghasingh, Schooley Caldwell
- OHC Project Manager: Sara Vandenberg
- Restoration Coordinator: Chris Buchanan
- Archaeologist: Meghan Marley
- Site Manager:

## **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, August 7** to OHC, 800 E 17<sup>th</sup> Ave Columbus. Bid Opening at 2pm in person and by Teams – link will be sent to each Pre-Bid attendee
- Final date to send questions is **Friday, August 1 at 12:00 p.m.** (Final Addendum, with answers, will be issued by Friday, August 1 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)
  - **Minority Goal Bidding Form:** Participation Commitment Form included in Project Manual
- **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: **180** days; Final Completion: **195** days
  - Liquidated Damages: \$750/day
  - Anticipated Date of Commencement
- Application for payment – refer to contract

#### 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 at Schoolhouse and Boyhood Home**
- 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.**
- **Work at the gift shop in the Boyhood Home will occur after October 2025**

#### QUESTIONS & BUILDING TOURS

- **Q: Has ground penetrating radar been completed at the tannery?**
  - Answer: Outside of the building, yes. The addition is to be demoed to grade, leaving the foundations, so that GPR can be completed prior to the completion of demolition. This must be coordinated with Owner and Owner's archaeologist with notice at least one week in advance.
- **Q: At signage/kiosks, Sonotubes just at top or throughout? Same for all three sites?**

- Answer: Throughout, digging to be kept at a minimum disturbance.
- **Q: Are there interior storms at the boyhood home?**
  - Answer: We don't believe so, the windows are currently blocked by exhibit panels.
- **Q: Will owner supplied windows/doors be delivered to the site?**
  - Answer: Yes.
- **Q: There are three base bids – will there be one award?**
  - Answer: There will be one award to one contractor for all work. The bid was separated into three base bids to reflect grant requirements.
- **Q: What product did they use for paint mock up?**
  - Answer: One application of Peel Away 1 was used for the mockups. The stripper was applied and allowed to dwell overnight, then was removed with water scrubbing, but was not pressure washed. This does not necessarily reflect what is in the bid scope, refer to drawings and specifications.
- **Q: Is the schoolhouse new?**
  - Answer: No. Part of the schoolhouse was wiped out during a tornado 90 years ago, but the entire building is considered historic.
- **Q: Sheet metal comes off of chimney?**
  - Answer: Yes, cap to be replaced per drawings.
- **Q: When is the commencement of work and will there be a pause for winter?**
  - Answer: We anticipate commencement of work Sept 1 and there will be no pause for winter. It is up to the contractors to determine their construction schedule and include in their cost any protection or heat necessary.
- **Q: Will the interior wall of the schoolhouse be replastered?**
  - Answer: Yes, the interiors of the schoolhouse are to be returned to current condition including plaster, paint, and trim.