



Project	CMHA Meadows RAD Renovations	Addendum Number	1
Project Number	18076.04	Date	09/02/2025
To	All Bidders		
<i>This addendum contains changes to the requirements of the bidding Documents, Project Manual and Construction Drawings which have been issued to date. Such changes are to be incorporated into the Construction Documents and shall apply to the work in the same meaning and force as if they had been included in the original documents. Wherever this Addendum modifies a portion of a paragraph of the Project Manual or a portion of any Drawing, the remainder of the paragraph or Drawing shall remain in force.</i>			
Specifications	NA		
Architectural	NA		
MEP	NA		
Attachments	Pre-bid Agenda with Notes Pre-bid sign in sheet		

**PRE-BID MEETING:**

*With Notes*

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Date: Thursday, August 28, 2025  
Time: 11:00am – 12:00pm  
Subject: The Meadows – RAD Renovations – Pre-Bid Meeting  
Location: The Meadows Community Building – 4855 Pintail Creek Dr. Canal Winchester

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**1. Project Information / Contact Information**

- a. Owner: Columbus Metropolitan Housing Authority
  - i. Chris Belcastro – AVP: Design and Construction – MAIN CONTACT  
[cbelcastro@cmhanet.com](mailto:cbelcastro@cmhanet.com)  
614-512-3876 (mobile)
  - ii. William Wilson – Project Manager  
[wwilson@cmhanet.com](mailto:wwilson@cmhanet.com)  
614-301-0596 (mobile)
- b. Management Company: The Barcus Company
  - i. *Brenna – Property Manager*  
*614-209-0116 (mobile)*
- c. Architect: Moody Nolan
  - i. Anup Janardhanan  
[AnupJ@moodynolan.com](mailto:AnupJ@moodynolan.com)  
614-280-3220 (office - Direct) 614-461-4664 (office – Main)

**2. Pre-Bid Period:**

- a. Pre-Bid Date: Thursday August 28<sup>th</sup>, 2025 – 11:00am-12:00pm.
  - i. Site tours at The Meadows community to follow
    - 1. Any additional site visits may be requested directly through Barcus:  
*a. Brenna – 614-209-0116*
- b. Last day to submit questions: **Friday September 19<sup>th</sup>, 2025 by 5:00pm.**
  - i. Submit questions to Chris Belcastro @ CMHA [cbelcastro@cmhanet.com](mailto:cbelcastro@cmhanet.com) and Anup Janardhanan @ Moody Nolan [AnupJ@moodynolan.com](mailto:AnupJ@moodynolan.com)
- c. Last addendum to be issued: **Tuesday September 23<sup>rd</sup>, 2025 by 5:00pm.**

**3. Bid:**

- a. Bid Date: **Tuesday September 30<sup>th</sup>, 2025 @ 11:00am**
  - i. Bid opening will be held Virtually (via Teams)
    - 1. Links to the bid opening will be provided the morning of the bid. All interested bidders are to request link to bid opening prior to 10:00am the day of the bid.
      - a. *Please reach out to Chris Belcastro to obtain the link.*
- b. Submit sealed bids – **1 original and 1 copy.**
  - i. Time stamped prior to 11:00am at the front reception.
    - 1. Bids are *preferred to be dropped off, however they can be mailed in.*
      - a. *If bids are Mailed in, HUD rules require them to be time stamped prior to the bid opening unless they are via USPS.*

**2. Bids being dropped off the of should be given to the security at the front desk. \*This should be done at least 10 minutes prior to 11:00am to ensure bid is received on time.\***

- ii. All CMHA Bid forms to be completed.
- iii. **TAB ALL SECTIONS**
- iv. Bidders are to provide a bid bond equal to 5% of the bid. 100% performance and payment bond to winning contractor.

**4. Award/Contract Information:**

- a. Bids will be reviewed for LOWEST and BEST by Moody Nolan and CMHA.
- b. CMHA will take winning bid to October Board.
  - i. *CMHA is requesting that contractors hold pricing for 90 days. October Board is at the end of the month, then financial closing for the project will take place.*
    - 1. *Contractors are to assume that the project will start in January of 2026.*
- c. Contract will be issued following Board meeting.
  - i. Contractor has 14 days from received approved contract to submit bonds, insurance, workers comp.
  - ii. Contract includes HUD contract 5370 – as found in the specifications.
- d. NTP will be issued following receipt of contract information.
  - i. Contract time is 487 Days from NTP.
- e. Liquidated damages are in effect and will be in the sum of \$500 per day.
- f. This project is a Tax Credit project. Therefore, a Contractor's and Owner's Cost Certification are required at completion of the project. The contractor is required to pay for their cost certification.
  - i. CMHA has utilized EisnerAmper LLP in the past to perform these cost certifications.
- g. This Project will adhere to DAVIS BACON WAGES.
  - i. Contractors are required to pay wages as found in the specs.
  - ii. Additional classifications will be required to be filed by winning contractor after bid award for any trade not listed.
    - 1. **If a trade is NOT listed, for bidding purposes, please use \$30/hour as the labor rate.**

**5. General Information:**

- a. CMHA utilizes the Elations system for all payroll.
  - i. GC will be given a log-in and will be responsible for providing log-in's to their subcontractors.
- b. CMHA/Moody Nolan will procure all of the General Permits for every building. Contractors are required to pull all trade permits.
  - i. The Bid forms currently do NOT include a 25,000 allowance for Permitting. This will be added in Addendum #1 in the revised Bid Documents.
- c. **SECTION 3 / MBE**
  - i. CMHA has a **20% MBE participation GOAL**, and strongly urges contractors to help achieve MBE participation.
  - ii. CMHA has a **10% Section 3 participation GOAL** and a **20% Section 3 WORKFORCE participation GOAL**, and strongly urges contractors to help achieve this participation.

iii. Defining MBE / Section 3:

1. CMHA has contracted with Dotted I Alliance to help assist in MBE and Section 3. Contractors and Sub Contractors may not even realize they are eligible for MBE / Section 3.
2. CMHA encourages all contractors who are unsure to reach out to CMHA for additional information.

6. Scope of Work:

- a. This project will be a renovation of the Meadows Property consisting of 95 units spread out over 23 buildings and 1 community building. It should be assumed that units will not be renovated in any specific order and may be required to jump back and forth between unit types and buildings. Scope includes but is not limited to; new flooring, painting of all walls and ceilings, new casework, new MEP systems, water conservation fixtures, energy saving light fixtures and bulbs, new appliances, and exterior improvements including unity entry doors, windows, siding, etc. Sitework includes mill and overlay, landscaping, misc. site improvements.
  - i. Construction is expected to jump around between buildings for the rehab depending on unit availability and relocation of existing residents.
  - ii. *There are currently 22 vacant units on the property to start construction.*
- b. *5 units will be designated ANSI Type A units*
- c. *2 additional units will be designated Sensory.*
- d. *EGC will be in effect on this project and will be monitored by SOL Consulting.*
- e. *A new property backflow preventer will be installed.*
  - i. *The Water service plan has already been approved.*
- f. *The project has a \$60k allowance for the playground resurfacing and additional equipment.*
- g. *There are 2 Alternates within the project:*
  - i. *Quartz counters in lieu of PLAM counters*
  - ii. *Replace all shingles.*
- h. An estimate has been completed for the project:
  - i. Residential Rehab: \$8,500,000
- i. **\*\*Please review the back of the specs for additional information on colored pictures of the sites.\*\***

7. Questions?:

- a. *How long is the question period?*
  - i. *Questions will be open from now until September 19<sup>th</sup>. No questions will be answered after that date.*
- b. *Do you want a digital copy of the bid?*
  - i. *No, digital copies of the bid are NOT desired. Just two copies of the bid.*
- c. *Are blower door and duct blaster tests required?*
  - i. *Yes.*

**d. Can you describe the relocation plan?**

- i. *The intent is that the contractor will work on groups of 4-5 units with a two week lag between groups. Each group is assumed to take between 60 and 75 days. Contractors will work within the first 22 units to start, turning them over in the same two week lag. The residents which are still on site at this time have two options, either the right to remain, or the right to leave. CMHA will work with Property Management to ensure that there is a detailed map and list which shows which tenants are leaving and which ones will move into recently completed units. Once units are completed and residents move into a neighboring unit, construction will take the newly vacated unit into construction and continue the process.*

**e. What are you looking for in your bid review?**

- i. *The bids are evaluated lowest and best. The lowest gets reviewed first for several things including completeness of bid, all forms signed and notarized, etc. Also, should the low be an extreme outlier, a further investigation of the bid will be performed verify that all of the scope of work is addressed. References will also be called and their responses considered in the final evaluation.*

**f. Do the gas lines in the laundry room need to be removed? Is the furnace the only gas fed item within the unit?**

- i. *The Moody Nolan Design team will review and provide a formal response in an upcoming Addendum.*

**g. Is the contractor required to remove the furniture from the community building?**

- i. *No, prior to receipt of the new furniture, CMHA will work with Barcus to remove the old furniture from the property.*

**h. How should the curb be addressed where the sidewalk on the accessible route widens?**

- i. *The Moody Nolan Design team will review and provide a formal response in an upcoming Addendum.*

**END OF MEETING MINUTES**





## RAD – THE MEADOWS – PRE-BID – SIGN-IN SHEET

<b>Project:</b>	RAD – The Meadows	<b>Meeting Date:</b>	8/28/2025
<b>Facilitator:</b>	Chris Belcastro	<b>Place/Room:</b>	Site

Name	Company	Phone	E-Mail
Chris Belcastro	CMHA	614-512-3876	<a href="mailto:cbelcastro@cmhanet.com">cbelcastro@cmhanet.com</a>
William Wilson	CMHA		
Travis O'Neal	Marker	614-230-5465	<a href="mailto:toneal@buildwithmarker.com">toneal@buildwithmarker.com</a>
JEFF TILTON	SCAN	614-735-0033	<a href="mailto:jtilton@scaindc.com">jtilton@scaindc.com</a>
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Tommy O'pulum	Puroclean	614-395-8588	<a href="mailto:topulum@puroclean.com">topulum@puroclean.com</a>
GINA ISU	Prodam	614-595-3602	<a href="mailto:gisu@prodam.com">gisu@prodam.com</a>
MacRester Zacarias	Kairos Construction	380-209-0608	<a href="mailto:macrester@gmail.com">macrester@gmail.com</a>
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