

McCall SHARP

ARCHITECTURE

Springfield Office
14 East Main Street Suite 201
Springfield
Ohio 45502

Phone (937) 323-4300
Fax (937) 322-8142
cgenet@mccallsharp.com

April 26, 2024

ADDENDUM NUMBER 3

TO THE PLANS AND SPECIFICATIONS FOR:

McKinley Hall Heart House Renovation
1911 East High Street, Springfield, Ohio 45505

This Addendum must be receipted for on the Bid Form.

1. TO ALL BIDDERS:

This Addendum supplements and amends the original Drawings and Specifications and shall be taken into account in preparing proposals and shall become a part of the Contract Documents.

The Due Date for Bids has been changed to Tuesday May 7, at 4:00 PM

2. INTENT AND SCOPE

This Addendum, issued before the receipt of the proposals, is intended to provide additional information, answer questions raised by prospective bidders and to clarify or revise the requirements of the Contract Documents.

3. SPECIFICATIONS CHANGES AND/OR ADDITIONS:

- 00 0002 Notice to Bidders
 - a. Due Date for Bids has been changed to Tuesday May 7, at 4:00 PM
- 00 0003 Request for Bids
 - a. The Calendar of Events has been updated to reflect the extension of the due date.

4. DRAWINGS CHANGES AND/OR ADDITIONS:

- Sheet D1.1 First Floor Demolition Plan
 - a. Note has been revised to remove all existing MEP equipment.
- Sheet D1.2 Basement Demolition Plan
 - a. Notes has been revised to remove all existing MEP equipment.

5. QUESTIONS FROM BIDDERS

No Items at this time.

END OF ADDENDUM

NOTICE TO BIDDERS

Sealed Bids will be received by McKinley Hall, Inc., 2624 Lexington Avenue, Springfield, OH 45505 for furnishing the materials and performing the labor for the execution and construction of:

McKinley Hall Heart House Renovation
1911 East High Street
Springfield, Ohio 45505

Facsimile and email proposals will not be accepted. Any proposed Equal for a Standard shall be submitted to the Architect no later than ten (10) days prior to the bid opening. If no Addenda are issued in association with the bidder's request, the proposed equal shall be considered rejected.

Sealed bids will be received for:

Single Prime Contract - Architect's estimate of Base Bid cost: \$2,732,355;

until: 4:00 P.M., local time, on Tuesday May 7, 2024 at McKinley Hall, 2624 Lexington Avenue, Springfield, Ohio 45505 after which they will be opened and read in public. Please note: BIDS DELIVERED / RECEIVED AFTER THE SUBMITTAL TIME WILL NOT BE ACCEPTED.

A pre-bid meeting for all interested contractors will be held on Monday April 15, 2024 at 3:00 P.M. at the project site, 1911 East High Street. Any and all contractors intending to bid are strongly advised to attend.

The Contractor responsible for furnishing the materials and performing the labor, scheduling the project, coordinating subcontractors and Owner's separate contractors and providing other services identified in the Contract Documents shall be the General Contractor.

Bid Documents may be viewed at:

McCall Sharp Architecture
14 East Main Street, Ste.201
Springfield, OH 45502
Phone: 937-323-4300

The Builders Exchange
www.bxohio.com
Phone: 866-907-6300

Dodge Construction Network
www.construction.com
Phone: 877-958-5062

Bid documents may be obtained from the company below for the cost of printing. Only complete sets of drawings and specifications will be issued. No partial sets will be issued. All bidders are responsible for the content of the complete set of bid documents.

Bid Documents will be sold, shipped and distributed by Key Blueprint (keycompanies.com/services/plankey/) at cost of each set of printed or online Documents plus shipping costs. They can be reached by phone at (614) 228-3285 or at www.plankey.com.

This project requires the payment of prevailing wage rates for public improvements in Clark County, Ohio, as determined by the Wage and Hour Division of the Ohio Department of Commerce.

A Bid Guaranty, as required by ORC 153.54, shall accompany each proposal in one of two forms, as follows:

A. A certified check or cashier's check in the amount equal to ten percent (10%) of the total bid amount submitted with a signed Bid Guaranty form. Upon entering into a contract with the Owner, the successful Bidder must then file a performance bond for the full amount of the contract. Checks will be returned to the successful and unsuccessful Bidders when the contract is executed; or after sixty (60) days. Checks are to be made payable to McKinley Hall, Inc.

B. A Bid Guaranty and Contract Bond for the full amount of the Bid. The bond will be retained for the successful Bidder, but returned to the unsuccessful Bidders upon execution of the contract.

If no contract award has been made within sixty (60) days after the opening of Bids, a Bidder may demand the return of the bid security provided the Bidder has not been notified of the acceptance of its Bid. Attorney-in-fact who signs contract bonds must file with each bond a certified copy of their power of attorney, properly dated. Bonds should be made payable to McKinley Hall, Inc. FAILURE TO SUBMIT A PROPER BOND WILL AUTOMATICALLY INVALIDATE THE BID. If the successful Bidder fails to enter a contract or defaults in any portion of his/her bid the bid guarantee shall be forfeited as liquidated damages,

Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate. Signing of a Non-Collusion Affidavit to be included and returned with the bid. Please note McKinley Hall, Inc. is exempt from all Federal, State, Local and/or Excise Taxes.

Your offer will be required to be submitted under a condition of irrevocability for a period of 30 days after bid due date.

McKinley Hall, Inc. reserves the right to accept or reject any or all offers, to accept the lowest bid, to waive any informalities in bids received, and to enter into the contract which, in the sole judgment of the Owner, will suit the Owner's needs.

Springfield News-Sun: Thursday April 4, Thursday April 11, Thursday April 18, 2024

End of Notice

REQUEST for BIDS

Section 1

1.1 Summary of Project – McKinley Hall Heart House Renovation

McKinley Hall, Inc., through this request for bids, seeks a general contractor to perform work required to renovate the former doctor's office building at 1911 East High Street, Springfield, Ohio for clinic and recovery housing for those struggling with drug abuse. The work is as described in the Contract Documents. The successful bidder, on a lump sum basis, shall provide all labor and materials, and equipment necessary to complete the project for McKinley Hall, Inc. Trades required for the work include, among others, general, fire protection, plumbing, HVAC, and electrical trades. Coordination of the work shall be managed by the General Contractor. This is a State of Ohio prevailing wage project. Bid bond is required.

The project is bid as a single prime contract with the General Contractor as lead contractor and coordinator. Owner will have separate contracts for portions of the work as described in Section 011000 Summary. The General Contract shall provide all work that is not designated to be by Owner or by Owner by separate contract. The successful bidder(s), on a lump sum basis, shall provide all labor and materials, and equipment necessary to complete the work in accordance with the provisions of the Contract Documents.

Time is of the essence and the Owner must be able to occupy within 210 consecutive calendar days from Notice to Proceed.

1.2 Architect

McCall Sharp Architecture, with offices located at 14 East Main Street, Suite 201, Springfield, Ohio 45502, has, on behalf of The Owner, performed the architectural work for the new housing project. The Project Manual and Drawings included in this Request for Bids Package were prepared by the Architect.

Section 2 – Calendar of Events and Communications

2.1 Calendar of Events

The following calendar of events is proposed. The dates in this proposed calendar are subject to change at the Owner's discretion.

ACTION	DATE
Bid Issue	<u>Thursday April 4, 2024</u>
Pre-Bid Meeting	<u>Monday April 15, 2024 at 3:00 p.m.</u>
Written Questions Due	<u>Monday April 22, 2024</u>
Answers to Questions Due	<u>Friday April 26, 2024</u>
Proposals Due	<u>Tuesday May 7, 2024 at 4:00 p.m.</u>
Date of Contract (on or before)	<u>Tuesday May 21, 2024</u>
Construction to Begin (tentative)	<u>Tuesday May 28 2024</u>
Substantial Completion date (tentative)	<u>Monday December 24, 2024</u>