

City of Sidney
Sidney Airport New Equipment Hangar
Pre-Bid Meeting Minutes
Tuesday, July 21, 2026 @ 9:30 a.m.
On Site - Sidney City Airport

1. Sign-In Sheet/Introductions

2. Project Overview/Scope of Work

- Site
 - Utilities – Pioneer Electric
 - Replace existing pad mounted box with pad mounted transformer and underground service.
 - 1-hour fire resistant rated wall
 - Remove existing light pole.
- Floor Plan
- **Items discussed in pre-bid meeting:** There is currently electric on site. The new pad mounted transformer will be in the same location as the existing pad mounted box, which is to be removed. There is no water line, storm line, or sanitary line in this project. Downspouts are surface drained. Heating is by propane, with a stub through the wall by the Contractor, with connection by the propane supplier. Items to note on the plans included the trench drain and radiators that are chain suspended from the ceiling. The contractor will coordinate with the Owner on the final height of the radiators. The project includes two manual overhead doors, along with a hangar door. The building's concrete foundation wall extends 8" above the finished floor with the metal building being 18'-0" tall. This gives you a total eave height of 118'-8." The project has Conditional Plan Approval from Miami County. Foundations and metal building approval will come later.

3. RFIs

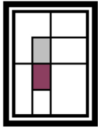
- RFIs shall be submitted through the Bid Express website. Questions submitted outside of Bid Express will not be answered.
- **Deadline for questions will be 1:00 p.m. (EST) on Monday, July 27, 2026.**
- **Items discussed in pre-bid meeting:** Addenda and meeting minutes from the pre-bid meeting will be issued on the Bid Express website following the meeting.

4. Schedule

- **Substantial Completion Date: Friday, April 30, 2027**
- **Final Completion Date: Friday, May 14, 2027**

5. Taxes and Permits

- The City of Sidney is exempt from sales tax on materials and equipment to be incorporated in the Work. Such taxes shall not be included in the bid.
- Project requires prevailing wage rates and wage coordinator will be Lori Werling:
LWerling@sidneyoh.com
- Documents have been submitted for plan approval.
- The city will contract with an independent testing agency for code required Special Inspections.



6. Working Hours and Security

Hours of Work: Refer to 'General Provisions' in the specifications.

Security: Refer to "SECURITY AND PROTECTION FACILITIES INSTALLATION" in division 1 of the specifications.

7. Bid Date: 11:30 a.m. (EST) on Thursday, July 30, 2026

8. Questions

- Since the foundations cannot be finalized until there are PEMB Shop Drawings, should the contractor carry an allowance for potentially upsizing the foundations or will that be done via change order?

Price the foundations as currently designed. Should the foundations need to be changed once the PEMB Drawings are received, a change order will be issued at this time.

- On the Bid Express website, the link for prevailing wage rates is not working.

The City has been informed of this.

-Is builder risk insurance for the contractor to carry?

Yes.

-Is the hangar door manual?

No, only the two overhead doors are manual.

-Can the radiant heaters be flipped so the gas connection is on the east side of the building, closer to the propane tank?

Yes, revised mechanical drawings will be issued in a future addendum.

-Where will be the lay down area be for construction materials on site?

Yes, the lay down area will be to the east of the new building. Refer to revised site plan in addendum 2.

-Does the contractor pay for the permits or does the city?

The contractor will pay for all permits.

-Have the building heights been approved through the FAA (Federal Aviation Administration)?

The building is all FAA approved.

- Is the building single phased?

Yes.

There is existing power on site. During construction, power can be pulled from the existing pad mounted box until the new pad mounted transformer is installed. Temporary power can also be pulled from an adjacent City-owned hangar.

-Do you have an estimated start time?

As soon as the contract is in place.