



mull & weithman architects, inc.

22 November 2023

ADDENDUM NO. 1

This Addendum consists of 8 pages

RE: The Big Four Depot Renovation
Phase I – Early Site Development Package
127 N. Washington Street
Galion, Ohio 44833

TO: All Bidders

This addendum forms a part of the Contract Documents and modifies the original specifications and drawings dated 3 November 2023, as noted below. Acknowledge receipt of this addendum in the space provided on the Bid Form. Failure to do so may subject the bidder to disqualification.

GENERAL:

1. Sign-in sheets were provided for all in attendance. Refer to attachment for persons present at the Pre-Bid meeting held at Galion City Hall on Friday, November 17, 2023 @ 2:00 p.m.
2. The following items were discussed as part of the Pre-Bid meeting;
 - A. General Project Introduction
 - a. Introduction of the Project, Project History, and the Owner's Team by Matt Echelberry.
 - b. Site Visit – All bidders are encouraged to visit the site located at 127 North Washington Street to review characteristics of the existing site. There will be an opportunity to tour the site and the Depot immediately following this meeting.
 - c. Bid due date – Thursday, December 7, 2023, at 2:00 p.m., local time.
 - d. All Bids must be submitted in an envelope, clearly marked, The Big Four Depot Renovation, Phase I : Early Sitework Package, and time stamped at the Galion City Hall, Office of the Safety Service Director, 301 Harding Way East, Galion, Ohio, 44833. Bids must be time stamped prior to 2:00 p.m.
 - e. Bid Documents submitted to the Owner must contain the following documents:
 1. The Bid Form **Section 004113**
 2. The Bid Bond
 3. The Non-Collusion Affidavit **NCA-1**
 4. List of Sub-Contractors **LS-1**
 5. Certified Copy of Corporate Resolution **CN-1**
 6. The Contract Retainage **CR-1**
 7. Equal Opportunity Agreement **EEO-1 through EEO-3**

8. Bidder's Affidavit: Foreign Corporation FC-1
9. Delinquent Personal Property Tax Affidavit TA-1
10. Federal Buy American Act Affidavit BA-1
11. Pre-Bid Substitutions Section 004325
12. Contractor's Qualification Statement AIA A305-2020

B. General Bidding Procedures

- a. This is a Single-Prime Contract.
- b. Prevailing Wage Rates to apply. The Architects' Base Bid Cost Estimate for the Project is \$ 300,000.00.
- c. Acknowledge all Addenda on the bid form.
- d. Refer to Division 00 for additional contract requirements.
- e. Bidders shall submit with their Bid, a properly executed "Contractor's Qualification Statement". Attach additional detail sheets as needed.
- f. AIA Document, A201 General Conditions will be used for this project, and is included within Division 00. See Section 00 73 00 for Supplementary Conditions.
- g. Bids will be opened and read publicly at Galion City Hall.
- h. Project completion time. Start Date shall commence upon Notice to Proceed. Project duration is expected to be 180 days.
- i. The Bid Form, Section 004113 must be signed. Total amount of bid must be listed numerically and in words.
- j. Refer to Instructions to Bidders, Section 002113 regarding Bid Guaranty requirements. Bid Bond to be provided on the form included directly following Bid Security Forms 004313-1.

C. Prevailing Wage Requirements

- a. This project is a Prevailing Wage job. Prevailing wage rates are available online for viewing and download. The Prevailing Wage Coordinator for this job will be Matt Echelberry.

E. Available Information, Section 003000. It is the responsibility of the Bidder to visit the site and review the reports and information referenced in this Section. and to incorporate the recommendations contained within these reports into their bid. A Site Boundary and Topographic Survey has been performed by Makeever & Associates Inc and is included in the Contract Documents for Bidder reference.

F. Bid Form

- a. Reviewed Allowances and Unit Prices to be included with Bids. All Allowances must be included in the Base Bid.
- b. Pre-Bid Substitution Request Form (00 43 25) must be submitted for any requested substitutions. Only complete submittals will be reviewed. Cut-off is 10 days (November 28th) prior to Bid due date.
- c. Bid Bond to be 10% of the Contract Amount. See the Bid Bond form included in the Project Manual.
- d. A Performance Bond is required. See the Performance-Payment Bond form included in the Project Manual.
- e. Submit AIA A305-2020, Contractor's Qualification Statement.

- f. Address project specific questions to Joe Weithman, Mull & Weithman Architects, Inc. jcw@mw-architects.com.

G. General Project Introduction

- a. Summary (01 10 00) The Work of the Project is defined by the Contract Documents and consists of the following:
 - i. Early Sitework preparation for the renovation that will include site utilities / new building services to the existing railroad depot building.
 - i. The Work includes surveying, clearing and grubbing, excavation, earth moving, fill & compaction, grading, pavement sub-base and base compaction to specified elevations, curbing, sidewalks and ADA ramps, site storm drainage system and sanitary system including piping, structures and castings, new electrical service, new water service, UG conduit for future Phase II electrical work, misc. UG conduit sleeves, erosion and sediment control systems and maintenance, fine grading and seeding.
 - i. The work will also include a final as-built survey showing the new work and utilities in place, revised grades, contours, inverts and structures for the entire work area.

H. Work by Owner

- a. A new overhead electrical service will be provided by Galion Municipal Power.

I. Restrictions / Access to Site

- a. Refer to Division 1 Section, "Summary" in Volume I. Article 1.10, Access to Site, paragraph C, Item 1, regarding Video file(s) of existing site conditions, and paragraph D regarding maintenance of access roads to the site.

J. Drawings and Specifications

- a. The specifications are organized in 1 volume.
 - i. Volume I – Project Manual & Specifications, Div. 00-33.
- b. Specification are organized as follows;
 - 1. Bidding and Contracting Requirements.
 - 2. General Requirements.
 - 3. Electrical.
 - 4. Earth Moving & Exterior Improvements.
 - 5. Utilities.

J. Allowances

- a. Refer to Section 01 21 00 for descriptions of Allowances to be included in the total base bid amount. (A-1 Construction Testing & Inspection Allowance.)

K. Unit Prices

- a. Refer to Section 01 22 00 for descriptions of Unit Prices to be included on the Bid Form.

L. Alternates

- a. Refer to Section 01 23 00 for descriptions of Alternates to be included on the Bid Form. (Alternate A-1 Washington Street Sidewalk Replacement.)

M. Fees, Permits, Licenses, Inspections 00 31 00-1

- a. The Architect has submitted an application for the Building Permit from the Richland County Building Department.
- b. The Engineer stated that an NOI will not be required based on the size of the site.

N. Reference Drawings, Specifications, & Reports

- a. A copy of the documents are available for Bidders review at the Galion City Hall, Office of Safety Service Director, the Architects Office, Cleveland Builder's Exchange, Dodge Data & Analytics, ConstructConnect, and for purchase at RB Print Shop, Inc., 165 N. Trimble Road, Mansfield, Ohio.

O. Schedule

- a. Refer to Section 01 32 00, "Construction Progress Documentation" for schedule requirements and documentation.
- b. Weather Days – Refer to Art. 1.6, paragraph A for an allowance of monthly weather delay days to be included in the overall project schedule.
- c. Liquidated Damages – Refer to Art. 1.7, paragraph A for the Schedule of Liquidated Damages to be used for this Project.
- d. Milestone Dates – Refer to Art. 2.1, paragraph D for the Milestones to be included.

P. Request for Information

- a. All requests for Information or Interpretation pertaining to the drawings and specifications must be made in writing to the Architect. Refer to the RFI form directly following 01 31 00. Send all questions to the attention of Joe Weithman.
- b. Questions will be accepted, in writing, until 2:00 p.m., Friday, December 1, 2022. No questions will be considered between 2:00 p.m. December 1 and 2:00 p.m. December 7, 2023. The last addendum will be issued on Monday, December 4, 2023. The Bids are due Thursday, December 7, 2023, at 2:00 p.m.

- Q. Refer to Section 01 78 39 "Project Record Documents" for required Closeout submittals including the Record Survey at the completion of Phase I.

QUESTIONS:

- 1. What are the Unit Prices for?

Answer: Unit price section is provided to obtain a price on items that may be used to address unforeseen conditions, such as subgrade soil improvements.

2. Is this project based on a lump sum bid?
Answer: Yes, no separate bid quantities are provided.
3. Does the project include landscaping?
Answer: The project includes site restoration including seeding and mulching at all disturbed lawn areas. See Section 32 92 00.
4. Are the concrete curbs intended to be integral with the sidewalk placement??
Answer: Yes.
5. Is it the design intent to tie the existing restroom building to the new sanitary sewer?
Answer: Yes.

SPECIFICATIONS

6. Section 00 11 13, Notice to Bidders: See revised Notice to Bidders attached to this Addendum with address corrections.

END OF ADDENDUM NO. 1

Attachments: Sign-In sheets (1 page)
Section 00 11 13, Notice to Bidders



mull & weithman architects, inc.

The Big Four Depot Renovation
Phase I – Early Site Package
127 N. Washington Street
Galion, Ohio 44833

Project No: 2213

Pre-Bid Meeting Sign-In Sheet
Friday, November 17, 2023

Name	Company	Phone	Email Address
1. <u>Jeremy Eichler</u>	<u>Contract Const.</u>	<u>419-210-0055</u>	<u>jeichler27@gmail.com</u>
2. <u>CHRIS Bedner</u>	<u>Kopinski</u>	<u>216 391-3700</u>	<u>cbedner@kopinski.com</u>
3. <u>Matt Echelberry</u>	<u>City of Galion</u>	<u>419 569 4504</u>	
4. <u>Tom O'Leary</u>	<u>City of GALION</u>	<u>419.468.1857</u>	
5. <u>Joe WERTMAN</u>	<u>M&W</u>	<u>419.267.6960</u>	<u>jw@mull-and-weithman.com</u>
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BIG FOUR DEPOT RENOVATION
Phase I : Early Sitework Package
127 N. Washington Street
Galion, Ohio 44833

2213

00 11 13 - NOTICE TO BIDDERS

Pursuant to O.R.C. 505, et seq., sealed Bids will be received at:

THE CITY OF GALION, CRAWFORD COUNTY, OHIO
Galion City Hall
Office of Safety Service Director
301 Harding Way East
Galion, Ohio 44833

Until Thursday, December 7, 2023, 2:00 p.m. local time for the Phase I : Early Sitework Package and will be opened and read publicly immediately thereafter for furnishing the materials and performing the labor for:

THE BIG FOUR DEPOT RENOVATION
Phase I : Early Sitework Package
127 N. Washington Street
Galion, Ohio 44833

in accordance with the Project Manual, Specifications, and Drawings prepared by Mull & Weithman Architects, Inc., 4525 Indianola Avenue, Columbus, Ohio 43214, 614-267-6960.

This is a Single-Prime Project, with one contract to be awarded for all work.

DOCUMENTS: Project Manual, Specifications, Drawings, and Bid Form, and any additional information may be secured from RB Print Shop, Inc., 165 N. Trimble Road, Mansfield, Ohio, 44906, www.rbprintshop.com.

The cost for Drawings and Specifications is non-refundable.

Public inspection may be made at City Hall, 301 Harding Way East, Galion, Ohio, 44833 and the office of Mull & Weithman Architects, Inc., 4525 Indianola Avenue, Columbus, Ohio 43214.

EXAMINATION: Bidders are required to carefully examine the entire Contract Documents, reports, and the construction site to obtain first-hand knowledge of existing conditions and to inform themselves of all work and materials to be furnished by other branches as well as their own. Contractors will not be given extra payments for conditions which can be determined by examining the site and documents.

QUESTIONS: Inquiries concerning these plans and specifications shall be directed, in writing, to the Architect. Should a bidder find discrepancies or omissions, or be in doubt of their meaning, he shall notify the Architect. Should it be necessary, a written addendum will be sent to all bidders. Any such addenda shall become a part of the Contract and acknowledged on the Bid Form. If any discrepancies or omissions are not acknowledged by addenda, or if any doubt on any point exists in the mind of the contractor prior to submitting his bid, the Architect shall then be notified in writing. Architect's office hours are 8:00 A.M. until 5:00 P.M. Monday through Friday.

Phase I: Early Sitework Package

127 N. Washington Street

Galion, Ohio 44833

PRE-BID CONFERENCE: A pre-bid conference will be held on Friday, November 17, 2023, 2:00 p.m. local time at Galion City Hall, 301 Harding Way East, Galion, Ohio, 44833. Bidders will have the opportunity to tour the site immediately following the Pre-Bid Conference.

Each bid must be accompanied by a BID GUARANTY meeting the requirements of Section 153.54 to 153.571 of the Ohio Revised Code.

Prevailing Wage Rates DO apply to this Invitation to Bid. The Architects' Base Bid Cost Estimate for the Project is \$ 300,000.00.

Equal Employment Opportunity requirements are applicable to this Invitation to Bid.

The City of Galion reserves the right to reject any or all Bids and to waive any irregularity in the bids or in the bidding.

Thomas M. O'Leary, Mayor
City of Galion

END OF NOTICE TO BIDDERS