



**Collingwood Green Phase 3  
Invitations for Bids (IFB17-B002)  
Issued: September 6, 2017**

---

---

**ADDENDUM #1**

**Issued: September 14, 2017**

---

---

**NOTICE TO PROPOSERS:**

- A. This Addendum shall be considered part of the Contract Documents for the above mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents, this Addendum shall govern and take precedence.
- B. Offerors are hereby notified that they shall make any necessary adjustment in their estimates on account of this Addendum. It will be construed that each Bidder's documentation is submitted with full knowledge of all modifications and supplemental data specified herein.

---

**ADDENDUM NO. 1**

1. The **Submittal Date** for this IFB has been extended to **Monday, October 2, 2017 at 11:00 AM.**
2. The **Request for Information from the Architects** deadline has been extended to **Wednesday September 20, 2017, at 12:00 pm ET.**
3. The Collingwood Green 3 Pre-Bid meeting **attendee's sign-in sheet** is attached.
4. The **Pre-Bid Meeting Agenda** of 9.12.17 with Corrections, Clarifications, Questions and Comments, is attached.
5. There is a **Section 012300 Revised Alternates** attached, replacing Section 012300 Alternates in the original documents. Deduct Alternate No. 03 – Concrete Paving has been added.
6. There is a **Bid Form - REV** that includes Alternate No. 03 attached, that replaces the Bid Form in the original documents.

**(End of Addendum #1)**

**#####**

**Solicitation Inquiries: Kattie Bond**

E-Mail: [kbond@lucasmha.org](mailto:kbond@lucasmha.org)

Phone: 419-259-9471

**Section 3 Inquiries to:**

**[mbishop@lucasmha.org](mailto:mbishop@lucasmha.org)**

This Addendum shall be considered part of the above referenced IFB as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents, this Addendum shall govern and take precedence.

(1) GAUGE LEVEL OF INTEREST: So that we can gauge the level of interest in this IFB, if you have not previously done so, please advise us as to whether or not you anticipate delivering to us a quotation submittal in response to this solicitation (e.g. "Will Submit" or "No Bid").

**Will Submit** \_\_\_\_\_                      **No Bid** \_\_\_\_\_

Thank you for your interest in doing business with LMHA and we look forward to receiving a submission from your firm.

Sherry Tobin,  
Manager, Procurement & Contracts, Lucas Metropolitan Housing Authority  
[stobin@lucasmha.org](mailto:stobin@lucasmha.org)

\*\*\*\*\*

**You must acknowledge this Addendum electronically via the NAHRO eProcurement system, by fax to (419)259-9494, email, or delivery service by no later than September 20, 2017 at 12:00 PM EST.** It is the responsibility of all offerors to acknowledge addendums. Failure on the part of any offeror to acknowledge this addendum by the deadline may, at the LMHA's discretion, deem that offeror as non-responsive and may eliminate such offer from consideration for award.

ACKNOWLEDGED BY:

---

Signature    Date    Printed Name    Company

---

Email

Demetria M. Simpson, President and Chief Executive Officer  
Board of Commissioners  
Hugh W. Grefe, *Chairman*, Barbara J. Fuqua, *Vice Chairman*, William J. Brennan, Alisha Gant, James A. Peppers



Lucas Metropolitan Housing Authority (LMHA)  
PRE-BID CONFERENCE MEETING

SIGN-IN SHEET

Number: Project Name  
Date and Time  
Address

NAME	COMPANY	ARRIVAL TIME	EMAIL
1. BRAD DELVENTHAL	RUDOLPH LIBBE	9:45	brad.delventhal@rlgbuilds.com
2. Anthony Ross	MOD	9:45	
3. Sherry Tobin	Procurement	9:45	
4. Kara Leonard	REDM	9:45	
5. Jason Axelson	Cox, Mech	9:50	Jason.Axelson@mechanical.com
6. Shane Tillman	M/M Heating & Cooling	9:50	SHANET@MAMDMHEATING.COM
7. Phil Enderle	The Collaborative	9:55	
8. TROY SARANOW	LEWANDOWSKI ENGINEERS	9:56	
9. GARY F. HAAS	INFINITY CONSTRUCTION	9:58	GHAAS@INFINITYCONSTRUCTION.COM
10. Marshall McClurg	McClurg Environmental	9:58	mm@mcclurgenvironmental.com



# Lucas Metropolitan Housing Authority (LMHA)

## PRE-BID CONFERENCE MEETING

### SIGN-IN SHEET

IFB17-B002 Collingwood Green 3  
September 12, 2017, 10:00 AM  
Collingwood Green Community Room  
800 Division St, Toledo, OH

NAME	COMPANY	ARRIVAL TIME	EMAIL
11. Craig Kirkpatrick	John G Johnson	10:00	craig.kirkpatrick@johnson.com
12. ROOSEVELT GANT	GLG	10:00	RGAUNT@GLG@GMAIL.COM
13. Klance Bishop	LMHA	10:00	mbishop@lucasmha.org
14. Joe Adams	TGI	10:00	
15. Katherin Bonkup	LMHA	10:00	K.bonkup@lucasmha.org
16.			
17.			
18.			
19.			
20.			

09.12.17

**Pre Bid Meeting Report**

LMHA Collingwood Green Phase III

TCI Project 106429

1. Introduction

- a. Personnel connected with project
  - i. Owner contact
  - ii. Design Team

2. Brief discussion of the project

- a. Vertical Construction
  - i. Discussion focused on scope changes
- b. Roadway Construction
  - i. Scope has not changed, some line items quantities have been revised
- c. Utilities
- d. Contractors are reminded to be sure they are looking at the current set of bidding documents dated September 6, 2017.

3. Proposal Preparation

- a. Proposal Format – Single Prime General Contractor, Proposal Format: Provided bid form in the project specification manual.
- b. Bids to be submitted in sealed packages to LMHA.
- c. EEO and MBE forms/goals per LMHA guidelines.
- d. Martice Bishop, Section 3 Compliance Coordinator, shared an overview of the Section 3 requirements. Bidders are encouraged to contact Martice with any questions. Martice's contact information can be found on the Invitation to Bid.
  - i. SECTION 3 INQUIRIES: [section3@lucasmha.org](mailto:section3@lucasmha.org)
- e. Davis Bacon requirements discussed. The residential wage rate shall only apply to the construction of the buildings. All site work shall fall under the Heavy Highway wage rates.
- f. Proposals
  - i. Proposals must be signed / forms notarized as indicated.

4. Bidding Documents

- a. IFB Number: IFB17-B002
- b. Request for Information (RFI) Deadline: **UPDATED: Wednesday, September 20, 2017 at 12:00pm EST.** Please note that all questions are to be submitted in writing to the architect's office.
- c. Direct Inquires / Requests for Information to:  
**Berardi + Partners Inc.**  
**Attn: Jon Holway**  
**369 East Livingston Ave.**  
**Columbus OH 43215**

**(614) 221-1110**  
**jholway@berardipartners.com**

5. Bid Opening
  - a. Due: **UPDATED: Monday, October 2, 2017 at 11:00 AM ET** Location: **Bids shall be received at the LMHA Central Office, 435 Nebraska Avenue, Toledo, OH 43604 – attention: Sherry Tobin, Manager of Procurement and Contracts. The Solicitation name and number, and the Contractor’s name should be legible and visible on the front side of the delivery envelope / package. The bid must be received at the above address prior to 11 AM ET to be considered on time.**
  - b. A public bid opening shall be held 15 minutes after the given bid due date and time at the **McClinton Nunn Community Room, 425 Nebraska Avenue, Toledo OH 43604.**
6. Permit
  - a. The Project has not been submitted for permit at this time.
  - b. Successful contractor is responsible to pay for and secure all required permits, fees, tap fees, licenses, etc., to complete the work.
7. LEED Certification
  - a. This project has been designed to be a LEED Certified Building or certified under the Enterprise Green Communities. It is critical that all matters of process, materials specifications, and reviews required be coordinated with the LEED Rater.
  - b. LEED Inspections shall be coordinated to occur upon completion of each phase.
  - c. LEED testing to be paid by LMHA
8. Project Schedule
  - a. Construction is anticipated to start Spring of 2018 and duration to be 12 months.
  - b. Bidders are to include a Proposal Schedule in their submissions.
9. Project Building/Block Turnover
  - a. Owner 90-day notice of delivery procedures: SELECTED CONTRACTOR shall notify Lucas Metropolitan Housing Authority in written form of the date at which each phase / block of the project is 90 days from completion, not withstanding unforeseen conditions. This will allow Lucas Metropolitan Housing Authority to finalize leasing arrangements.
10. List of Bidders
  - a. To be issued via addendum #1 (see attached)
11. Site Walk Thru by contractors
  - a. Coordinate with Owner

12. Addenda

- a. Issued by LMHA
- b. Distributed by LMHA web site / NAHRO

13. Questions from the Contractors

- a. Question: Has the Landscape and Irrigation scope changed?  
**Response: Yes – see LMHA for a current set of plans. (or <https://NAHRO.economicengine.com>) or copy and paste the link below:**

<https://na11.springcm.com/atlas/Link/Folder/17534/487a1e40-7092-e711-9c0f-2c44fd93e385/aeaf1c46-7092-e711-9c0f-2c44fd93e385>

- b. Question: Has the HVAC scope changes?  
**Response: No, we do not believe the scope has changed, but the Contractor needs to review the current set of documents.**
- c. Question: Has the project budget changed?  
**Response: The Construction budget is to be determined.**

**Comments**

- 1. Please note that the sites are tight and the Contractor will need to pay special attention to utility crossings. Sanitary and storm are to be install at the inverts shown. The duct bank is to be installed with 3' of cover and shall be lower to as required where there are conflicts with the sanitary or storm. The water lines are to be installed with 5' of cover and shall be lower to as required where there are conflicts with the sanitary, storm or duct bank.
- 2. Please note some of the structural drawings still show the old building footprint. Use Architectural drawings for quantity take-offs. The goal is to issue updated structural drawings in an Addenda.

## SECTION 012300 - ALTERNATES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

#### 1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
  - 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

#### 1.4 PROCEDURES

- A. Costs: Include costs for all trades affected, redesign and for re-permitting (where applicable).
- A. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- B. Execute accepted alternates under the same conditions as other work of the Contract.
- C. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

### PART 2 - PRODUCTS (Not Used)

### PART 3 - EXECUTION

#### 3.1 SCHEDULE OF ALTERNATES

- A. Alternate costs shall be as scheduled below:
  - 1. Deduct Alternate No. 1 - Exterior Finishes:
    - a. Replace specified fiber cement board siding with Vinyl Siding, 0.042 – 0.055 mil.
  - 2. Deduct Alternate No. 2 - Site: Site spoils to be deposited on adjacent LMHA property.
    - a. Owner to define location during construction.
    - b. Stockpile to be seeded.
    - c. Maximum 3:1 side slopes with 6' height limit.
  - 3. Deduct Alternate No. 3 – Concrete Paving: to be replaced with asphalt paving with exception of block 'C' and heavy duty concrete approaches at refuse enclosures. (Block 'C' to remain concrete to match existing condition.)
  - 4. Add Alternate No. 4 - Interior Finishes:
    - a. Flooring – Ceramic tile to be installed in all bathrooms in place of LVT.
      - i. Ceramic Tile to be American Olean – Kendal Slate, Easdal. Neutral 12x12 floor tile with 3x12 bullnose base. Grout to be TEC 991 parchment.

END OF SECTION 012300



---

# LUCAS METROPOLITAN HOUSING AUTHORITY

## Collingwood Green Phase III

### **BID FORM**

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and with the Specifications (including, but not limited to, the Table of Contents, Invitation for Bids, Instructions to Bidders, Supplementary Instructions for Bidders, this Bid Form, the form of Bid Bond, the Representations and Certifications, the form of Non-Collusive Affidavit, the form of Contract, the form of Performance and Payment Bond or Bonds, the General Conditions, the Supplementary General Conditions, the General Scope of Work, and the Technical Specifications), the Drawings, and all Addenda (No's. \_\_\_\_\_), if any thereto, as prepared by and on file in the Modernization Department of the Lucas Metropolitan Housing Authority, 201 Belmont, Toledo, Ohio 43604, hereby proposes to furnish all labor, materials, equipment, and services, and complete all work required for **Collingwood Green Phase III**.

**Base Bid Amount:** \_\_\_\_\_ (\$ \_\_\_\_\_ )  
(In Words) (In Figures)

**Allowances - The Bidder has included in their Base Bid the following Allowance amount:**

- Allowance No. 1: \$27,500 'Utility Costs' as indicated on sheet E301.

**Deduct Alternates:**

- **Deduct Alternate No. 01: Exterior Finishes:**

If alternate is accepted, **DEDUCT from** Base Bid:

\_\_\_\_\_ (\$ \_\_\_\_\_ )  
(In Words) (In Figures)

- **Deduct Alternate No. 02: Site:**

If alternate is accepted, **DEDUCT from** Base Bid:

\_\_\_\_\_ (\$ \_\_\_\_\_ )  
(In Words) (In Figures)

- **Deduct Alternate No. 03: Concrete Paving:**

If alternate is accepted, **DEDUCT from** Base Bid:

\_\_\_\_\_ (\$ \_\_\_\_\_ )  
(In Words) (In Figures)

**Additive Alternates:**

- **Additive Alternate No. 04: Interior Finishes:**

If alternate is accepted, **ADD to** Base Bid:

\_\_\_\_\_ (\$ \_\_\_\_\_ )  
(In Words) (In Figures)

2. In submitting this bid, it is understood that the right is reserved by the Lucas Metropolitan Housing Authority to reject any and all bids. If written notice of the acceptance of this bid is mailed, faxed, or delivered to the undersigned within ninety (90) days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond(s) within ten (10) days after the contract is presented to him for signature.
3. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal, or any other proposal, or the submitting of proposals for the contract for which this proposal is submitted.
4. The bidder represents that he  **has**,  **has not**, participated in a previous contract or subcontract subject to the equal opportunity clause prescribed by Executive Orders 10925, 11114, or 11246 or the Secretary of Labor; that  **has**,  **has not**, filed all required compliance reports, and that representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained prior to subcontract awards. (The above representation need not be submitted in connection with contracts or subcontracts which are exempt from the clause.)

# LUCAS METROPOLITAN HOUSING AUTHORITY

## Collingwood Green Phase III

5. **Certification of non-segregated facilities.** By signing this bid, the bidder certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. He certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any locations, under his control, where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or, are in fact, segregated on the basis of race, color, religion, or national origin, because of habit, local custom, or otherwise. He further agrees that (except where he has obtained identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provision of the Equal Opportunity clause); he will retain such certifications in his files, and that he will forward a notice to his proposed subcontractors as provided in the instruction to bidders.
6. **Davis –Bacon Acknowledgement.** By signing this bid, the bidder acknowledges that this bid proposal is subject to the provisions of the Davis-Bacon Act, requiring payment of prevailing wages per the General Conditions (HUD-5370) to all laborers and mechanics who perform construction work on the project.
7. **Section 3 Compliance.** By signing this bid, the bidder acknowledges his understanding that the Lucas Metropolitan Housing Authority's Section 3 policy requires that when the Section 3 regulation is triggered by a need for new hires (whether individual employees, contractors or sub-contractors), every effort within the contractor's disposal must be made to the greatest extent feasible to offer all available employment and contracting opportunities to its residents based on resident categories. Only when the regulation is triggered by a contractor and they are unable to offer employment or contracting, the contractor may offer employment related training to the Authority residents.  
**The bidder represents that he  does,  does not, anticipate triggering the Section 3 regulation.**
8. **Minority Business Enterprise (MBE) Participation.** By signing this bid, the bidder acknowledges his understanding that under **Executive Order 11625**, firms submitting bids for this solicitation are encouraged to include MBE participation to the maximum extent possible. LMHA is committed to a goal of thirty-five percent of all contract funds being awarded to Minority Business Enterprises (MBE).

**NOTE:** The penalty for making false statements in offers is described in 18 U.S.C. 1001.

Date \_\_\_\_\_, 20\_\_\_\_ Name of Bidder \_\_\_\_\_

Official Address:

\_\_\_\_\_  
\_\_\_\_\_

By:

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Email:

\_\_\_\_\_  
Signature: