



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

April 19, 2021

RE: Addendum #6 for IFB 21-01 Job Order Contracting

Prepared by: Greater Dayton Premier Management (GDPM)

This Addendum modifies and shall become a part of the original Invitation for Bid (IFB) and is hereby made part of the Bidding Documents for the referenced project.

All bidders shall indicate in their Quote that this Addendum has been received and considered in their bid.

The Addendum items are intended to supplement, clarify or correct parts of the IFB package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified. GDPM has elected to increase the timeline due to additional questions received after question deadline. Prior to bid opening, the link will be available through <https://www.gdpm.org/development-construction/construction-opportunities/>.

Question #1: The sample project in the presentation was made up to show the logic and math of calculating an adjustment factor. It is up to each contractor to choose a couple real projects from recent work and run the comparison of pricing it through the task catalog, then add overhead, profit, and general conditions costs to arrive at an adjustment factor. Final cost with O, P & GC / total catalog price = factor. We do not have other sample projects to provide you.

Response: The “other” adjustment factors we presume are Non-Prevailing Wage, Non-Normal Working hours, Prevailing Wage, Normal Working hours, Prevailing Wage, Non-Normal Working hours, and the Non-Pre-Priced factors. It is expected that each of these will be calculated in the same way as the first: your cost of doing work during non-normal working hours and/or at prevailing wage is expected to be greater than doing work at non-PW, normal working hours so figure the increase to each step up of difficulty / wage burden. The Non-Pre-Priced factor isn’t necessarily a linear progression from one of the others but a calculation or estimation that includes the responsibility of sourcing a product that is not in the catalog.

Question #2: The sample project in the presentation was made up to show the logic and math of calculating an adjustment factor. It is up to each contractor to choose a couple real projects from recent work and run the comparison of pricing it through the task catalog, then add overhead, profit, and general conditions costs to arrive at an adjustment factor. Final cost with O, P & GC / total catalog price = factor. We do not have other sample projects to provide you.

Response: The sample project in the presentation was made up to show the logic and math of calculating an adjustment factor. It is up to each contractor to choose a couple real projects from recent work and run the comparison of pricing it through the task catalog, then add overhead, profit, and general conditions costs to arrive at an adjustment factor. Final cost with O, P & GC / total catalog price = factor. We do not have other sample projects to provide you.

Question #3: I was a part of the Zoom meeting last Friday and had a question on how I could get on the list of appliance suppliers. I imagine this would be left up to the contractor that is awarded each bid, but I wasn't sure. I think our company is in a position to supply appliances as needed for all of your needs. Please let me know if you have any suggestions on how I can get involved.

Response: GDPM will post a list of the awarded vendors under <https://www.gdpm.org/development-construction/construction-opportunities/> after completion of bid process. Suppliers and other subcontractors for goods and services are encouraged to make contact with these companies.

Question #4: Given the recent significant price increases on supplies such as steel and lumber, does Gordian have a process in place to update the rates to accommodate these significant cost adjustments mid-contract or can contractors submit adjustments due to unprecedented price increases? It is concerning to commit to a price for 2 years with no opportunity to address cost adjustments beyond the contractors' control.

Response: There is an annual adjustment evaluation to the bid factor to cover price fluctuations. It is based on Engineering News Record Construction Cost Indices. See page 15 of the JOC Supplemental Conditions document

Question #5: Given the recent significant price increases on supplies such as steel and lumber, does Gordian have a process in place to update the rates to accommodate these significant cost adjustments mid-contract or can contractors submit adjustments due to unprecedented price increases? It is concerning to commit to a price for 2 years with no opportunity to address cost adjustments beyond the contractors' control.

Response: There is an annual adjustment evaluation to the bid factor to cover price fluctuations. It is based on Engineering News Record Construction Cost Indices. See page 15 of the JOC Supplemental Conditions document

Clarification: Before submitting your bid to GDPM, Contractors must ensure there is a bid total that includes the adjustment factor cost.

Information will be added to gdpm.org
This is Addendum #6