



**HILLTOP DEMOLITION – PHASE 1
GREATER DAYTON PREMIER MANAGEMENT
IFB 24-06**

ADDENDUM 01

June 28, 2024

Greater Dayton Premier Management
400 Wayne Avenue
Dayton, OH 45410

This Addendum modifies and shall become a part of the original Contract Documents and is hereby made part of the Bidding Documents for the referenced project.

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

The Addendum items are intended to supplement, clarify or correct parts of the bid proposal package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified. Any questions in reference to this addendum must be directed, in writing, to:

Jonathan Schaaf
RDA Group Architects
7662 Paragon Road
Dayton, Ohio 45459
937.610.3440
JRS@rda-group.com

ADDENDUM ITEMS

1. Pre-Bid Meeting Minutes: Attached to this addendum.
2. Building 64 [Daycare / Management Office] – Remove from the scope of this project. This building shall remain. Remove any / all references to this building and the respective alternate deduct #1.
3. Bid Bond: Correct bid bond amount is 5% of the bid amount. Modify any references within the bid documents to 5% as appropriate.
4. Davis Bacon Wages: This project is subject to Davis Bacon Prevailing Wages. The wage determination is attached to this addendum. If there are questions related to the wage determination, or you need clarification regarding job classification, etc. please contact GDPM for clarification.
5. Abatement: The abatement specifications provide anticipated quantities for the overall site, not by building / work of this phase. The testing included representative sampling but did not include exhaustive review of each individual unit, and as such the contractor shall field verify conditions and quantities as is appropriate for this work of this phase. General interpolation of the provided quantities may assist in determining the quantities required. It is the Contractor's responsibility to verify and include all anticipated abatement required for the demolition. The abatement should be assumed to be required for each unit – such as a transite flue piping, heat shields, fittings, caulking at the exterior doors, tile / mastic flooring, etc.

End.



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PRE-BID MEETING MINUTES

June 20, 2024

SIGN IN / INTRODUCTIONS

1. GDPM Point of Contact – Kevin Arnold
2. RDA Point of Contact – Jonathan Schaaf / Greg Snyder

PROJECT DISCUSSION

1. Review of Project Scope
 - 1.1. Demolition of [19] multi-family buildings at the Hilltop Homes Housing Site and [1] Daycare / Management Office Building [alternate deduct #1]. Demolition to include removal of building foundations complete.
 - 1.2. Abatement of asbestos and environmental building components.
 - 1.3. Removal of impacted utilities serving the buildings to be demolished.
 - 1.4. Removal of site components as noted – sidewalks, parking lots, site amenities, etc.
 - 1.5. Compacted backfill of the excavations and restoration of the site.
 - 1.6. Refer to GDPM Terms and Conditions.
 - 1.7. Project duration – 180 calendar days. Anticipated start date August 2024.
2. Project Schedule –
 - 2.1. Work Hours – generally first shift work hours. Be respectful of adjacent buildings which are still occupied.
3. Building Permits / Inspections – Contractor shall coordinate all necessary permits with the City of Dayton.
4. Third Party / Special Inspections – Owner will procure the services of a special inspection firm. Contractor to coordinate necessary and required inspections and provide / maintain record of all inspections as part of project closeout.

REVIEW OF BIDDING REQUIREMENTS

1. Bid Form – Refer to the Bid Documents
 - 1.1. Deduct Alternate #1: Remove daycare / management office from the scope
 - 1.2. Unforeseen Conditions / Contingency Allowance: \$50,000 – include in the bid amount.
2. Bid Submittal Requirements / Forms – Refer to Bid Documents.
3. Bid Due Date – July 11, 2024 at 10 AM.
4. Bond Requirements – Bid Bond / Performance / Payment Bonds are required for this project.
5. Prevailing Wage Requirements – Davis Bacon Wage Determination applies for this project.
6. Substitution Requests – Submit to RDA via email.
7. Addenda – Will be posted to GDPM website.

JOB SITE CONDITIONS

1. Existing Conditions – as they currently exist.
 - 1.1. Contractor will take site control of these portions of the housing site for the duration of the project. Provide all required site protection.
2. Project Staging Area[s] – per Contractor
3. Other Concerns / Requirements

QUESTIONS

1. Addresses of the Buildings to be Demolished as part of this phase of demolition:
 - 1.1. Building #7: 3126-3132 Wexford Place
 - 1.2. Building #10: 3113-3119 Haberer Avenue
 - 1.3. Building #11: 3105-3109 Haberer Avenue
 - 1.4. Building #14: 3016 Wexford Place
 - 1.5. Building #22: 3024-3030 McCabe Avenue



- 1.6. Building #25: 2928-3006 McCabe Avenue
- 1.7. Building #28: 3115-3121 Wexford Place
- 1.8. Building #29: 3113 Wexford Place
- 1.9. Building #34: 2903-2913 Wexford Place
- 1.10. Building #36: 2902-2906 Wexford Place
- 1.11. Building #37: 603-609 Garland Avenue
- 1.12. Building #38: 611-617 Garland Avenue
- 1.13. Building #39: 604-610 Garland Avenue
- 1.14. Building #40: 614 Garland Avenue
- 1.15. Building #42: 630-636 Garland Avenue
- 1.16. Building #43: 2816 McCabe Avenue
- 1.17. Building #44: 621 Dearborn Avenue
- 1.18. Building #48: 2811 McCabe Avenue
- 1.19. Building #54: 531-535 Groveland Avenue
- 1.20. Daycare / Management Office #64: 631 Groveland Avenue

SITE VISIT

End.

Matt Moon Bladecutter's. 937-274-3861 - mmoon@bladecutters.com;
info@bladecutters.com

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Gary Rister, H and h environmental 419-443-0539 - hhenfironmental@yahoo.com

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Eddie Howard Tall View Palladium 937-263-8586 - info@tallviewpalladiuminc.com

"General Decision Number: OH20240018 04/12/2024

Superseded General Decision Number: OH20230018

State: Ohio

Construction Type: Residential

Counties: Greene, Miami, Montgomery and Preble Counties in Ohio.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

<p>If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:</p>	<ul style="list-style-type: none"> . Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2024.
<p>If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:</p>	<ul style="list-style-type: none"> . Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$12.90 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2024.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number Publication Date

0 01/05/2024
 1 04/12/2024

ENGI0018-027 05/01/2019

	Rates	Fringes
POWER EQUIPMENT OPERATOR (Bulldozer).....	\$ 37.02	15.20

* ENGI0066-026 06/01/2023

	Rates	Fringes
POWER EQUIPMENT OPERATOR Crane.....	\$ 36.92	24.01

LAB00265-004 06/01/2018

	Rates	Fringes
LABORER (Mason Tender-Brick).....	\$ 20.25	16.20

PAIN0707-001 05/01/2019

	Rates	Fringes
PAINTER (Brush and Roller).....	\$ 23.91	16.55

PLAS0109-006 05/01/2018

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 28.86	17.11

SHEE0033-016 06/01/2023

	Rates	Fringes
SHEET METAL WORKER (HVAC Duct Installation Only).....	\$ 21.62	10.72

* SUOH2012-020 07/20/2012

	Rates	Fringes
BRICKLAYER.....	\$ 28.40	11.78
CARPENTER.....	\$ 20.19	6.51
ELECTRICIAN.....	\$ 19.68	9.46
LABORER: Common or General.....	\$ 21.50	5.23
OPERATOR: Backhoe/Excavator.....	\$ 25.25	9.38
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 29.49	11.16
PLUMBER.....	\$ 20.00	5.52
ROOFER.....	\$ 16.85 **	3.83

WELDERS - Receive rate prescribed for craft performing

operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.20) or 13658 (\$12.90). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal

process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"