RDA GROUP ARCHITECTS
7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440
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IFB 25-03
FIRE ALARM SYSTEM REPLACEMENTS – 3 HIGH RISES
GREATER DAYTON PREMIER MANAGEMENT

ADDENDUM 04

August 29, 2025

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: Pre-Bid Meeting minutes and sign-in sheet have been attached to this addendum. Pertinent questions / discussion items from the pre-bid meeting are included within this addendum.

End of Addendum #4.

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PRE-BID MEETING MINUTES

September 26, 2025

SIGN IN / INTRODUCTIONS

1. GDPM Point of Contact – Kevin Arnold, Kurt Beck, Todd Daniel, Megan Evans
2. RDA Point of Contact – Jonathan Schaaf
3. Bidders – See attached sign in sheet

PROJECT DISCUSSION

1. Review of Project Scope
   - 1.1. Replacement of existing fire alarm systems at [3] High Rises – Westdale, Park Manor, and Wilmington. Work includes the installation of the new fire alarm system, removal of the existing fire alarm system, and ancillary architectural / finishes repairs.
   - 1.2. Contractor to provide final engineered fire alarm shop drawings for permit submittal. Contractor to coordinate and pay for all applicable permits.
2. Occupancy: All units are OCCUPIED and will remain occupied for the duration of the project. Existing fire alarm system must remain in operation until such time as the new system has been installed, tested, and approved by the City of Dayton. After approval of the new system, then existing system can be removed.
   - 2.1. Relocate resident belongings as is necessary to install new fire alarm system within the dwelling units.
   - 2.2. Provide applicable 48 hour notices prior to entering any dwelling units.
   - 2.3. Provide fire watch as is applicable to the work.
3. Project Schedule
   - 3.1. Anticipated GDPM Board Approval –
   - 3.2. Contract / NTP – [NTP will be dated to accommodate the pre-construction efforts required for preparation of the fire alarm shop drawings and permit submittal / approval with the City of Dayton]
   - 3.3. Work Hours – 8 AM – 5 PM Monday thru Friday.
   - 3.4. Contract Period – 365 calendar days from the NTP / start date.
4. Building Permits / Inspections – Contractor will apply for the building permits with the City of Dayton once the fire alarm shop drawings have been prepared.

REVIEW OF BIDDING REQUIREMENTS

1. Bid Schedule
   - 1.1. Advertisement for Bid: June 16, 2025
   - 1.2. Pre-Bid Meeting: September 26, 2025 at 10:00 AM.
   - 1.3. Last Day for Questions: November 7 at 5:00 PM
   - 1.4. Final Addendum Issued: November 13, 2025
   - 1.5. Bids Due: November 20, 2025 at 10:00 AM
   - 1.6. Bid opening: November 20, 2025 at 11:00 AM
2. Bid Submittal Requirements / Forms
   - 2.1. Follow GDPM front end requirements.
3. Bid Form
   - 3.1. Fill out each line. [Submit 2 bid forms – [1] with in compliance with BABA and [1] without full compliance with BABA]
   - 3.2. Contingency Allowance - $100,000 is included in the total bid amount
   - 3.3. Building Permit Allowance - $20,000.00 is included in the total bid amount
   - 3.4. Alternates – None
   - 3.5. Unit Prices – None
4. General Conditions

4.1. Instructions to Bidders – HUD Form 5369
4.2. General Conditions of the Contract for Construction – HUD Form 5370
4.3. GDPM Terms and Conditions
4.4. Tax Exempt Project [forms can be provided by GDPM]

5. Bond Requirements
   5.1. Project is required to have bid bond and performance and payment bonds. [fully bonded project]
6. Prevailing Wage Requirements
   6.1. Davis Bacon wage determination for Montgomery County– Building Rates [Westdale and Park Manor] and Residential Rates [Wilmington]
   6.2. Prevailing Wage Reports are required [weekly basis – GC and all trade contractors]
7. Section 3 Requirements
   7.1. This is a HUD funded project, as such Section 3 Compliance is required.
   7.2. Document efforts to extend opportunities to Section 3 workers, refer to GDPM Terms and Conditions.
8. Build America Buy America "BABA"
   8.1. This project is applicable to the BABA requirements.
9. MBE / DBE
   9.1. Extend opportunities to DBE / MBE firms, refer to GDPM Terms and Conditions.
10. Substitution Requests
    10.1. Submit to GDPM / RDA in writing via email.
11. Addenda
    11.1. Addenda will be issued by RDA via email to known bidders and will be posted to GDPM's website.
    11.2. It is the contractor's responsibility to acknowledge receipt of addenda on bid form.

JOB SITE CONDITIONS

1. Existing Conditions
   1.1. Conditions as they exist are anticipated for the start of the work of this project.
   1.2. Protect Existing finishes to remain
   1.3. Coordinate any salvage with GDPM at the start of work.
2. Utilities
   2.1. Utilities will remain in GDPM's name for the duration of the project.
3. Project Staging Areas
   3.1. Assume no storage on-site at any of the [3] buildings.
   3.2. Secure any / all materials and equipment on the sites.
4. Other Concerns / Requirements
   4.1. Safety / Site Security is the responsibility of the Contractor.

QUESTIONS

WALK THRU

End.

SIGN IN SHEET
RFP 25-03 – THREE FIRE PANELS

NAME	COMPANY	TELEPHONE #	E MAIL
~~[illegible]~~			
Michael Rogers	Tri-State Renovations	614-657-3297	michael.tsr4320@gmail.com
Chris Drye	Drye Fire & Safety Designs	937-668-5779	cdrye@dryefire.com
JONATHAN SCHAAF	RDA GROUP ARCH	937.610.3440	JRS@RDA-GROUP.COM
Todd Daniel	Gdpm	937-910-7657	tdaniel@dmha.org
Kevin Arnold	Gdpm	937-910-7637	karnold@dmha.org
Ryan Stephen	Gdpm		RStephen@Gdpm.com
Kurt Beck	GDPM	937-875-1701	KBECK@gdpm.org
Megan Evans	GDPM	937.270.5203	mevans@gdpm.org