



**RFP 26-01  
RADON MITIGATION  
GREATER DAYTON PREMIER MANAGEMENT**

**ADDENDUM 02**

April 28, 2026

Greater Dayton Premier Management  
400 Wayne Ave.  
Dayton, Ohio 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:

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RDA Group Architects  
7662 Paragon Road  
Dayton, Ohio 45459  
937.610.3440  
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**ADDENDUM ITEMS**

1. CLARIFICATION: Original Testing Reports can be provided to the awarded contractor upon their request.
2. CLARIFICATION: All work shall be accomplished with the Applicable Standards of the Ohio Department of Health Mitigation Standards. This would include applicable audible alarms if such are required by the building / unit conditions.
3. CLARIFICATION: Post Mitigation Radon Testing Requirements: Contractor testing employing Ohio Department of Health Radon Testing Standards is acceptable.
4. CLARIFICATION: BID FORM: Unit Pricing, provide a typical unit price for the following:
  - 4.1. 1-story, slab on grade
  - 4.2. 2-story, slab on grade
  - 4.3. 2-story on a basement
5. Bid Form: REPLACE original version of the bid form with the updated version attached to this addendum.
6. Spec Section 01 20 00, 1.12, Schedule of Alternates: ADD
  - 6.1. ADD ALTERNATE 01: Add the installation of active radon mitigation systems in the following units to the project:
    - 6.1.1. Woodview: Units 1067, 1069, 1085, 1087, 1091, 1093, 1090, 1088, 1086, 1078, 1076, 1068, 1066, 1062, 1052, 1044, 1036, 1020, 1002.
    - 6.1.2. Riverside: Units 4066, 4044, 4034, 4037, 4041, 4047.



7. CLARIFICATION: The list of addresses / units identified in Addendum 01 is correct. There are discrepancies between the bid documents and the information contained in Addendum 01.
  - 7.1. Drawing Sheet A1.2: Woodview: Units 1067, 1069, 1085, 1087, 1091, 1093, 1090, 1088, 1086, 1078, 1076, 1068, 1066, 1062, 1052, 1044, 1036, 1020, 1002 have been added to the scope as part of Add Alternate #1.
  - 7.2. Drawing Sheet A1.3: Westdale: Units 538 and 540 were omitted from the original scope in error. These units have been added to the project.
  - 7.3. Drawing Sheet A1.4: Limestone Modena: Unit 3645 was included in the scope in error. It has been removed from the project.
  - 7.4. Drawing Sheet A1.6: Park Manor: Unit 219 was omitted from the original scope in error. It has been added to the project.
  - 7.5. Drawing Sheet A1.7: Riverside: Units 4066, 4044, 4034, 4037, 4041, 4047 have been added to the scope as part of Add Alternate #1.
  - 7.6. ADD Drawing Sheet A1.10 to the set for Friden-Whitmore: Units 4603, 4602, 4608, 4620, 4626 have been added to the project.
  - 7.7. ADD Drawing Sheet A1.11 to the set for Malden-Hollencamp: Units 502, 503, 508, 524 have been added to the project.
8. REPLACE originally issued Drawing Sheets with the updated sheets attached to this addendum. This includes updated sheets G1.1, G1.2, A1.2, A1.3, A1.4, A1.6, A1.7, as well as NEW sheets A1.10 and A1.11. Previously issued sheets A1.1, A1.5, A1.8, A1.9 are unchanged.
9. Drawing Sheet G1.2: A, Active Radon System Details – The PVC “T” is not required below the slab.
10. Asbestos Environmental Concerns:
  - 10.1. Caliph Court
    - 10.1.1. Unit 5064 only above the furnace.
  - 10.2. Woodview: Negative.
  - 10.3. Westdale
    - 10.3.1. Units in buildings A-1, A-2, A-7, A-9, A-10, A-12 are negative for asbestos.
    - 10.3.2. Units in buildings A-3, A-5 and A-6 have not been tested.
  - 10.4. Limestone-Modena: Negative.
  - 10.5. Mount Crest: Negative.
  - 10.6. Park Manor: Units in the Park Manor scope have not been tested.
  - 10.7. Riverside
    - 10.7.1. ACM was detected in unit 4017 only, in the mastic.
  - 10.8. Riverview
    - 10.8.1. ACM was detected in the mastic units: 3116, 3310, 3330
  - 10.9. Rosemont: Units have not been tested.
  - 10.10. Malden- Hollencamp-Friden-Whitmore
    - 10.10.1. 508 Malden ACM found in joint compound.
    - 10.10.2. 4626 Friden Court ACM found in living room floor.
    - 10.10.3. 4620 Friden ACM found in living room floor.
    - 10.10.4. 4608 Friden Court ACM found in living room floor.



10.10.5. 4603 Friden ACM found on the first floor.

10.10.6. 4602 Friden living room floor.

11. Lead Based Paint Environmental Concerns:

11.1. Caliph Court: Negative.

11.2. Woodview: Negative.

11.3. Westdale

11.3.1. Units in buildings A-1, A-2, A-7, A-9, A-10, A-12 negative.

11.3.2. Units in buildings A-3, A-5 and A-6 have not been tested.

11.4. Limestone-Modena: Negative.

11.5. Mount Crest: Negative.

11.6. Park Manor: Not Tested

11.7. Riverside: Negative

11.8. Riverview: Negative

11.9. Rosemont: Units have not been tested.

11.10. Malden- Hollencamp-Friden-Whitmore

11.10.1. 508 Malden Positive.

11.10.2. 4626 Friden Positive.

11.10.3. 4620 Friden Positive.

11.10.4. 4608 Friden Positive.

11.10.5. 4603 Friden Positive.

11.10.6. 4602 Friden Positive.

End of Addendum #2.