



Project	CMHA Meadows RAD Renovations	Addendum Number	1
Project Number	18076.04	Date	06/05/2026
To	All Bidders		

This addendum contains changes to the requirements of the bidding Documents, Project Manual and Construction Drawings which have been issued to date. Such changes are to be incorporated into the Construction Documents and shall apply to the work in the same meaning and force as if they had been included in the original documents. Wherever this Addendum modifies a portion of a paragraph of the Project Manual or a portion of any Drawing, the remainder of the paragraph or Drawing shall remain in force.

Specifications	NA
Architectural	NA
MEP	NA

Attachments	Pre-bid Agenda with Notes Pre-bid sign in sheet
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PRE-BID MEETING: with Notes

Date: Tuesday, June 2nd, 2026
Time: 1:30pm – 2:30pm
Subject: The Meadows – RAD Renovations – Pre-Bid Meeting
Location: The Meadows Community Building – 4855 Pintail Creek Dr. Canal Winchester

1. Project Information / Contact Information

- a. Owner: Columbus Metropolitan Housing Authority
 - i. Chris Belcastro – AVP: Design and Construction
cbelcastro@cmhanet.com
614-512-3876 (mobile)
 - ii. William Wilson – Project Manager– **MAIN CONTACT**
wwilson@cmhanet.com
614-301-0596 (mobile)
- b. Management Company: The Barcus Company
 - i. Brenna Pastorius – Property Manager
Manager.tma@barcuscompany.com
614-209-0116 (mobile)
- c. Architect: Moody Nolan
 - i. Anup Janardhanan
AnupJ@moodynolan.com
614-280-3220 (office - Direct) 614-461-4664 (office – Main)

2. Pre-Bid Period:

- a. Pre-Bid Date: Tuesday June 2nd, 2026 – 1:30pm-2:30pm.
 - i. Site tours at The Meadows community to follow
 1. Any additional site visits may be requested directly through Barcus:
- b. Last day to submit questions: **Friday June 19th, 2026 by 5:00pm.**
 - i. Submit questions to **William Wilson @ CMHA** wwilson@cmhanet.com and Anup Janardhanan @ Moody Nolan AnupJ@moodynolan.com
- c. Last addendum to be issued: **Wednesday June 24th, 2026 by 5:00pm.**

3. Bid:

- a. Bid Date: **Wednesday July 1st, 2026 @ 1:30pm**
 - i. Bid opening will be held Virtually (via Teams)
 1. Links to the bid opening will be provided the morning of the bid. All interested bidders are to request link to bid opening prior to 1:00pm the day of the bid.
 - a. *Please reach out to William Wilson to obtain the link.*
- b. Submit sealed bids – **1 original and 1 copy.**
 - i. Time stamped prior to 1:00pm at the front reception.
 1. Bids are preferred to be dropped off, however they can be mailed in.

- a. *If bids are Mailed in, HUD rules require them to be time stamped at CMHA's office prior to the bid opening unless they are via USPS.*
- b. *If Mailed via USPS, Bids **must** be postmarked clearly prior to bid opening date and time.*

2. Bids being dropped off the of should be given to the security at the front desk. *This should be done at least 10 minutes prior to 1:30pm to ensure bid is received on time. *

- ii. All CMHA Bid forms to be completed.
- iii. **TAB ALL SECTIONS**
- iv. Bidders are to provide a bid bond equal to 5% of the bid.
- v. 100% performance and payment bond to winning contractor.
 1. CMHA and their equity is requiring a 100% performance and payment bond.

4. Award/Contract Information:

- a. Bids will be reviewed for LOWEST and BEST by Moody Nolan and CMHA.
- b. CMHA will take winning bid to **July 24th, 2026 Board Meeting**.
 - i. *CMHA is requesting that contractors hold pricing for 90 days. July Board is at the end of the month, then financial closing for the project will take place.*
 1. *Contractors are to assume that the project will start in **Fall of 2026**.*
- c. Contract will be issued following Board meeting.
 - i. Contractor has 14 days from received approved contract to submit bonds, insurance, workers comp.
 - ii. Contract includes HUD contract 5370 – as found in the specifications.
- d. NTP will be issued following receipt of contract information.
 - i. Contract time is 540 Days from NTP. **(18 Months)**
- e. Liquidated damages are in effect and will be in the sum of \$500 per day.
- f. This project is a Tax Credit project. Therefore, a Contractor's and Owner's Cost Certification are required at completion of the project. The contractor is required to pay for their cost certification.
 - i. CMHA has utilized EisnerAmper LLP in the past to perform these cost certifications.
- g. This Project will adhere to DAVIS BACON WAGES.
 - i. Contractors are required to pay wages as found in the specs.
 - ii. Additional classifications will be required to be filed by winning contractor after bid award for any trade not listed.
 1. **If a trade is NOT listed, for bidding purposes, please use \$30/hour as the labor rate.**

5. General Information:

- a. CMHA utilizes the Elations system for all payroll.
 - i. GC will be given a log-in and will be responsible for providing log-in's to their subcontractors.
- b. CMHA/Moody Nolan will procure all of the General Permits for every building. Contractors are required to pull all trade permits.
 - i. The Bid forms currently include a \$25,000 allowance for Permitting.

c. **SECTION 3 / MBE**

- i. CMHA has a **20% MBE participation GOAL**, and strongly urges contractors to help achieve MBE participation.
- ii. CMHA has a **10% Section 3 participation GOAL and a 20% Section 3 WORKFORCE participation GOAL**, and strongly urges contractors to help achieve this participation.
- iii. Defining MBE / Section 3:
 1. CMHA has contracted with Dotted I Alliance to help assist in MBE and Section 3. Contractors and Sub Contractors may not even realize they are eligible for MBE / Section 3.
 2. CMHA encourages all contractors who are unsure to reach out to CMHA for additional information.

6. **Scope of Work:**

- a. This project will be a renovation of the Meadows Property consisting of 95 units spread out over 23 buildings and 1 community building. It should be assumed that units will not be renovated in any specific order and may be required to jump back and forth between unit types and buildings. Scope includes but is not limited to; new flooring, painting of all walls and ceilings, new casework, new MEP systems, water conservation fixtures, energy saving light fixtures and bulbs, new appliances, and exterior improvements including unity entry doors, windows, siding, etc. Sitework includes mill and overlay, landscaping, misc. site improvements.
 - i. Construction is expected to jump around between buildings for the rehab depending on unit availability and relocation of existing residents.
 - ii. There are currently **26** vacant units on the property to start construction.
- b. 5 units will be designated ANSI Type A units
- c. 2 additional units will be designated Sensory.
- d. EGC will be in effect on this project and will be monitored by SOL Consulting.
- e. A new property backflow preventer will be installed.
 - i. The Water service plan has already been approved.
- f. The project has a \$60k allowance for the playground resurfacing and additional equipment.
- g. There are 3 Alternates within the project: These can be found on the bid forms
- h. An estimate has been completed for the project:
 - i. Residential Rehab: \$8,500,000
- i. ****Please review the back of the specs for additional information on colored pictures of the sites.****

7. **Questions?:**

- a. **Does MBE/Section 3 Participation figure into the award process?**
 - i. CMHA and Moody Nolan will evaluate all bids and select the LOWEST and BEST. MBE/Section 3 Participation is a portion of the evaluation process. MBE/Section 3 participation are goals and not requirements. Additionally, Allowances, alternates, and unit prices weigh into Lowest and Best.
- b. **Is the Contractor responsible for Tenant Relocation?**
 - i. No, CMHA will coordinate with property management and construction team.

- c. **Is there a Unit Matrix?**
 - i. Yes, included in the Drawing set.
- d. **Are original drawings available, specifically mechanical?**
 - i. CMHA does not have readily available original drawings and will not be providing for bidding.
- e. **Are additional site visits pre-bid available for subcontractors?**
 - i. Yes, please reach out to William Wilson to schedule any additional site visits
- f. **Are there any known Abatement issues?**
 - i. No
- g. **Are there any known Environmental Issues?**
 - i. No, a Phase I ESA was completed for this property, and no Phase II was required
- h. **Is Roofing included in this Project?**
 - i. Roofing is set as an alternate currently. Please refer to the Front-End Specifications for all alternates, allowances, and unit prices.
 - ii. Gutters and gutter guards are currently a part of the base scope of work.
- i. **Is Landscaping included in this project?**
 - i. Minor Landscaping is required. Contractor is also responsible for any landscaping repairs needed due to construction activities.
- j. **Are there any current Infestations?**
 - i. None currently.
- k. **Regarding the new backflow preventer, is the water service currently routed correctly?**
 - i. This question will be answered in a future addendum by the AE team.
- l. **Is the existing roof sheathing to remain?**
 - i. Yes, Contractor to include 32 SF per building in Alternate pricing for roofing replacement. Specifications will be revised in future addendum. A unit price will also be added to the bid documents for quantities above or below base bid.
- m. **Is the sheathing behind siding to remain.**
 - i. Yes, Contractor to include 64 SF per building in base bid. Specifications will be revised in future addendum. A unit price will also be added to the bid documents for quantities above or below base bid.
- n. **Are there any third-party inspectors?**
 - i. Yes, OCCH and OHFA will have be reporting on the project. Additionally, all units will go through NSPIRE inspections.



RAD – THE MEADOWS – PRE-BID CONFERENCE – SIGN-IN SHEET

Project: RAD – The Meadows	Meeting Date: 6/2/2026
Facilitator: William Wilson	Place/Room: 4855 Pintail Creek Dr. Canal Winchester, 43110

Name	Company	Phone	E-Mail
William Wilson	CMHA	614-301-0596	wwilson@cmhanet.com
Chris Belcastro	CMHA	614-512-3876	cbelcastro@cmhanet.com
Scott DeMarco	BCI MECHANICAL	614-582-0532	scottdemarco@bcimech.com
JOSHUA PETERS	ALLSTATE EXTERIORS	740-837-0287	jpeters@allstateroof.com
Branton Cummins	The Roof Resource	614-496-5340	Branton.Cummins@theroofresource.com
Greg Clark	Precision Services Group	380-219-0845	gclark@precision-fg.com
Andy Celmer	Precision Services Group	513-383-9973	acelmer@precision-sg.com
Trey Potter	Scain DC	614-584-8350	tpotter@scaindc.com
JEFF TILTON	SCAIN	614-735-0033	jtilton@scaindc.com
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Richard Walker	ECS	614-554-1006	rwalkere@ecsbuilders.com
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Clement Chiu	Moody Nolan	614-461-4664	cchiu@moodynolan.com
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