



<b>Project</b>	CMHA The Heights on Main RFQ For Construction Manager at Risk (CMAR) Services 7211 East Main St. Reynoldsburg, Oh 43068	<b>Addendum Number</b>	02
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<b>Project Number</b>	MN 25003.01	<b>Date</b>	February 13, 2025
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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.*

<b>Specifications</b>	NA
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<b>Drawings</b>	None
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<b>Description</b>	<p>The following questions were received during the bidding period.</p> <ol style="list-style-type: none"><li>1. Please confirm bonding requirements will be phased based on initial early release award and the full contract amount at time of the GMP execution. For clarity, the contractor will only be required to bond the contract amount being issued at each phase, opposed to the anticipated budget from the time of award? <i>Response: That is correct. The awarded contractor at time of GMP execution will be required to bond 100% of project cost.</i></li><li>2. Please confirm anticipated timing of the executed GMP and or Notice to Proceed with the GMP work. <i>Response: Building permit is anticipated in October 2025, a November 2025 start is expected.</i></li><li>3. Please confirm the 16-month Construction Schedule is based on the Notice to Proceed with the overall GMP. <i>Response: That is correct. It also includes CMHA Board Approval at the end of October 2025 with GMP price and contract following Board Approval.</i></li><li>4. Please confirm the entitlements have been completed or will be completed by the Owner. If Contractor responsibility, please clarify the intended scope of work. <i>Response: That is correct. Entitlements will be completed by the Owner.</i></li><li>5. Please confirm if the drawings have been submitted for permit and/or what the anticipated timeframe is to receive permit.</li></ol>
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*Response: Documents have not been submitted for permit. Building permits are anticipated in Oct 2025.*

6. Please confirm if CMHA owns the full extent of the property to be developed? If not, please clarify who the ownership is and/or planned transfer of jurisdiction.

*Response: CMHA does not own the property yet but will be owned before start of construction.*

7. Project Timeline: Could you provide more details on the anticipated timeline for the project, including key milestones and expected start and completion dates?

*Response: Permits are anticipated in October with a November 2025 start. The project is 16 months long.*

8. Project Timeline: Could you provide more details on the anticipated timeline for the project, including key milestones and expected start and completion dates?

*Response: A mid-level project schedule should be provided including sequencing and phasing, noting a November start date.*

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**Attachments**

None

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