

ADDENDUM NO. #1

COVER SHEET

March 17, 2023

**Greene County Regional Airport Authority
Greene County – Lewis A. Jackson Regional Airport
Xenia, Ohio**

**Terminal Building Interior Renovations
AIP # - Not Applicable**

CONTENTS

COVER PAGE.....	PAGE 1
CERTIFICATION PAGE	PAGE 1-1
ADDENDUM NO. 1	PAGE 1-2 thru 1-4
PROJECT MANUAL UPDATES	12 PAGES
PROJECT SPECIFICATION UPDATES	4 PAGES
CONSTRUCTION DRAWING UPDATES	4 PAGES
PRE-BID MEETINGS MINUTES	4 PAGES
PHOTOS	1 PAGES
TOTAL NUMBER OF PAGES.....	30
(INCLUDING THIS COVER)	

DATE: March 17, 2023

ADDENDUM NO. #1

**Greene County Regional Airport Authority
Greene County – Lewis A. Jackson Regional Airport
Xenia, Ohio**

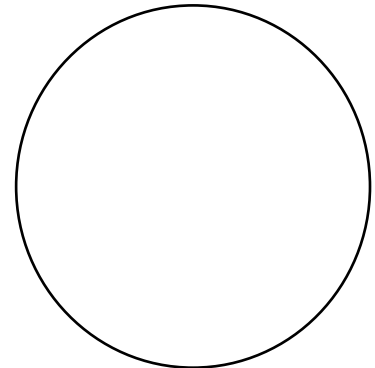
**Terminal Building Interior Renovations
AIP # - Not Applicable**

TO: All Plan-holders of Record

The following addendum items supplement, clarify, modify, change, replace, delete from or add to, the requirements of the contract documents for this project. The articles contained in the addendum take precedence over the requirements of the previously published contract documents. Where any article of the contract specifications or any detail of the contract drawings is modified or any paragraph, subparagraph or clause thereof is modified or deleted by the articles contained in this addendum, the unaltered provisions of that article, paragraph, subparagraph or clause shall remain in effect.

PREPARED BY: Woolpert, Inc.
4454 Idea Center
Dayton, Ohio 45430

March 17, 2023



ADDENDUM BEGINS

PROJECT MANUAL UPDATES

1. 000200 – INVITATION TO BIDDERS: Delete Pages 1/6 through 6/6 and replace with Pages 1/6 through 6/6 - REVISED ADDENDUM 1, attached.
2. 000600 – GENERAL PROVISIONS: Delete Page 32/42 and replace with Page 32/42 - REVISED ADDENDUM 1, attached.
3. 000900 – BID PROPOSAL: Delete Page 1/4 and replace with Page 1/4 – REVISED ADDENDUM 1, attached.
4. FORM 1 DISADVANTAGED BUSINESS ENTERPRISE (DBE) UTILIZATION for DBE subcontractor good faith effort of participation: Add this form, attached.
5. FORM 2 LETTER OF INTENT for DBE subcontractor participation: Add this form, attached.
6. Disadvantaged Business Enterprise (DBE) Small Business Partner (SBP) Invoice Disbursement Form: Add this form, attached.
- . DBE Monitoring and Enforcement Mechanisms: Add this page, attached.

PROJECT SPECIFICATION UPDATES

1. 028200 – ASBESTOS REMEDIATION: Delete Page 1/22 and replace with Page 1/22 – REVISED ADDENDUM 1, ATTACHED.
2. 102800 – TOILET, BATH, LAUNDRY ACCESSORIES: Delete Pages 102800-1 through 102800-3 and replace with Pages 102800-1 through 102800-3 REVISED ADDENDUM 1, attached.

CONSTRUCTION DRAWING UPDATES

1. Sheet A-101 FLOOR PLAN – NEW WORK: Delete Sheet A-101 and replace with Sheet A-101 REVISED ADDENDUM 1, attached.
2. Sheet A-401 INTERIOR ELEVATIONS: Delete Sheet A-401 and replace with Sheet A-401 REVISED ADDENDUM 1, attached.
3. Sheet E-201 – POWER PLANS: Delete Sheet E-201 and replace with Sheet E-201 REVISED ADDENDUM 1, attached.
4. Sheet E-601 – ELECTRICAL ONE-LINE DIAGRAM PANEL SCHEDULE: Delete Sheet E-601 and replace with Sheet E-601 REVISED ADDENDUM 1, attached.

ALLOWANCE WORK

After the pre-bid meeting, it was discovered that the wall between vestibule 100A and the windows (left of the 100A doorway as you are exiting the building) needs to be corrected due to a bulged joint. Attached is a photo of the wall area that shows the bulged joint. An allowance has been included on Page 1/4 – REVISED ADDENDUM 1 that's to be added to the Contractor's bid to potentially to correct this situation. If the contract is awarded, the Contractor will review this area with the Airport and Woolpert to determine an appropriate correction. A cost to perform the correction will be agreed upon between all three parties. If a cost is agreed upon, work to make the corrections will move forward based upon the agreed cost. Payment for the corrections will only be made from the Allowance. If a cost cannot be agreed upon by the three parties, the work may not be performed. Only by approval of the Airport may the allowance be used, and the Contractor receive payment.

QUESTIONS RECEIVED

Q1 – Who will remove furniture from the building prior to construction

A1 – The **O**wner will remove furniture from the building prior to construction.

A2 – What is the cost for the permit

A2 – Allowance for the permit, the cost of the permit will be included in the allowance. The **A**rchitect, **S**uperintendent, **E**ngineer, the **M**unicipality **P**ermit Office. **C**onstruction of the building will be completed by the **G**eneral **C**ontractor **B**efore the **A**llowance is used for the permit.

Q3 – What are the acceptable working hours on this project

A3 – The acceptable working hours are **0000 – 5 0000**, the contractor will be responsible for the working hours of the project. **A**llowance **M**onitoring.

Q4 – Is there any phasing to the project or will the entire space be available to the contractor

A4 – The entire space will be available to the contractor. **T**he contractor will be responsible for the phasing of the project. **T**he contractor will be responsible for the phasing of the project.

Q5 – Will the space be occupied during construction

A5 – No.

Q6 – Can the restrooms be worked on concurrently

A – Yes. **R**estrooms can be worked on concurrently with the construction of the building.

Q – Will the contractor need to supply portable restrooms for any occupants remaining in the building if it will be occupied

A – No. At the contractor's discretion, they may position portable restrooms for their workers during the construction of the building. **A**llowance **M**onitoring.

Q8 – For the vestibule to be built in the hangar, do the walls go to the ceiling above or just high enough for a vestibule

A8 – The walls will go to the ceiling above, the contractor will be responsible for the construction of the vestibule. **A G B** will be responsible for the construction of the vestibule.

Q9 – Will there be work associated with the existing doors that go to the north from the proposed lobby area and Pilot's Lounge?

A – No. **T**he contractor will be responsible for the construction of the doors.

Q10 – Will there be work associated with the existing doors that go to the north from the proposed lobby area and Pilot's Lounge?

A10 – No. **T**he contractor will be responsible for the construction of the doors.

Q11 – Is a 4 ft high tile wainscot to be installed on the walls in the restrooms

A11 – Yes.

[illegible]

A13 – N□.

A14 – S □□□□□□□□**0 4100 A** □□□□□□□□ □□□**C** □□□□ □□□,**S** □□□□□□**1.05 Q** □□□□□□**A** □□□□□□□□ **A** □□□□□□ □□□□□□ □□□□□□**.A.F** □□□□□□□□□□**Q** □□□□□□□□□□ □□□□□ □□□□□□□□.**I** □□□□**1.** □□□□□□**B.Q** □□□□□□□□**C** □□□□□□□□□□□□ □□□□□□ □□□□□□□□.

A15 – Contractor will need to have/provide builder's r

A1 – 0

A1 – I [redacted] **A** [redacted] **N** [redacted] **P** [redacted] **M** [redacted] **1,**
2023. **O** [redacted], [redacted] [redacted] [redacted] [redacted] [redacted] [redacted] [redacted] [redacted].

A18 – HDPE

1. A pre-bid meeting and site walk through took place in the Greene County – Lewis A. Jackson Regional Airport Terminal Building March 14, 2023 at 10:00am EDT. Attached are meeting minutes from the meeting and a list of attendees

1. Prospective bidders may look at and inspect the proposed construction area before submitting a bid. Please contact the Airport Manager, Dave Kushner, at 93 -3 6-810 for access to the proposed construction area.
2. The asbestos report discusses asbestos on doors to the mechanical room and restroom in the hangar. These are outside of the work area. **A**
3. After the pre-bid meeting, it was determined that Woolpert will submit and pay for building permits. This includes Architectural/Structural, Electrical, and Mechanical/Plumbing. Contractor will be responsible to pick all permits from the Greene County Building Authority and pay for and manage the inspections process.
4. There is a metal cabinet/box in room 101A (across from Men's restroom) that contains electronics for an operating Automated Weather Observation System (AWOS). This box is not to be disturbed during construction. The contractor must assure that the AWOS remains in service at all times during construction. The Airport will provide a cabinet or shelf for the box to sit on.

Addendum 1 – Terminal Bldg Interior Renovations
Greene Co Airport

DOCUMENT 000200 - INVITATION TO BIDDERS

1. GENERAL

- A. The Greene County Airport Board will receive bids for Construction Services for the Lewis A. Jackson Airport Terminal Interior Renovation Project, located in Xenia Ohio, until **1:00 PM, (EST), on March 22, 2023.**
- B. The Sponsor and Owner is the Greene County - Lewis A. Jackson Regional Airport Authority, Ohio. The contract, when awarded, will be between the successful bidder and the Owner. The contract anticipated to be awarded on or about April 27, 2023. An Administrative Notice to Proceed is anticipated to be issued on or about May 1, 2023. Contractor may at that time proceed with the development of pre-construction document submittals in accordance with the applicable sections of the contract documents upon contract execution. The Construction Notice to Proceed is anticipated to be issued on or about August 1, 2023. Construction completion including construction punch list items prior shall be **December 1, 2023.** The bid prices included in the bidder's proposal shall be in effect for the duration of the construction contract with no allowable increases to contract prices due to the actual project start or completion schedule.
- C. **Completion Date:** The Plans contain specific project time restrictions for each phase of the work included in the project documents; however, as mentioned above, construction completion must be prior to **December 1, 2023** to secure local funding. Completion time beyond the time restrictions provided is subject to liquidated damages per the Contractor Documents – General Provisions, Section 80-08.
- D. Bids to be mailed shall be addressed to the Greene County - Lewis A. Jackson Regional Airport, Attn: Dave Kushner, 140 North Valley Road, Xenia, Ohio, 45385, and will be clearly marked **"Sealed Bids, DO NOT OPEN"**. Bids may also be hand delivered to the same address provided prior to the bid cutoff time.

2. PRE-BID SITE MEETING:

A voluntary Pre-bid conference will be held at the Greene County - Lewis A. Jackson Regional Airport administration building, at **10:00 AM, local time, on the 14th day of March, 2023.**

3. REQUIREMENTS OF A RESPONSIVE BID PROPOSAL

To be considered responsive, Bid Proposals shall conform to the following:

- A. Bid Proposals shall meet the format and contain all the requested information as included in the contract document book entitled "Greene County Regional Airport Authority Bid Proposal";
- B. In accordance with ORC Section 153.54, Bid Proposals shall include either a "Performance Bond" for the full amount of the bid, or a certified check; cashier's check; or letter of credit payable to the Greene County Airport Authority, Xenia, Ohio, equal to ten percent (10%) of the bid;
- C. Bid Proposals shall include evidence of competency and financial responsibility;
- D. Bidders shall complete and sign a Non-Collusion Affidavit as part of the Bid Proposal;
- E. Bid Proposal shall be signed in ink by the individual owner, if the Bidder is a proprietorship, or by an officer, authorized representative, or agent if the Bidder is a corporation, partnership, limited liability company, or other entity. The Bidder's complete name, business address, and telephone number shall be shown;
- F. Acknowledgement of the receipt of any and all addendums shall be shown on the identified page of the Bid Proposal.

- G. Bidders' attention is directed to the Contract General Provisions. These sections contain the conditions for submitting the proposal and award and execution of the contract.
- H. The project is to be funded in part by federal grant funds. Therefore, bidders must make a good faith effort to meet the Disadvantage Business Enterprises (DBE) participation goal of 3.8%. Sample forms have been included in Addendum #1 that can be used by bidders, but bidders may also use other documentation showing their good faith efforts to utilize DBE subcontractors.

4. REJECTION OF BIDS AND QUANTITY ALTERATIONS

Bidders are hereby notified that all bids may be rejected if the lowest responsive bid received exceeds the Owner's ability to fund the project(s). The Owner retains the right to remove or alter project items as necessary to obtain a fundable project based on Section 40 of the Contract Documents – General Provisions. The lowest responsive bidder will be determined based on the contract unit price per fundable project items, not necessarily the exact bid proposal project items.

Bidders are hereby notified that the project funds available at the time of this bid are limited. If the project exceeds the available funds, the project quantities will either be altered, or additional funds will be required with no certainty of success.

5. CONTRACT GENERAL PROVISIONS

The Contract Documents contain General Provisions that define the legal responsibilities of the Owner, Engineer, and Bidder (Contractor) for the contract procurement, contract award, contract execution, and contract remedies associated with the Bid Proposal scope of work.

6. STATEMENT OF PERSONNEL PROPERTY TAX LIABILITY

In accordance with R.C. § 5719.042, within fifteen (15) calendar days of notification of being apparent low bidder, the Bidder shall submit to the Greene County Regional Airport Authority a statement affirmed under oath that the person with whom the contract is to be made was not charged at the time of the Bid Proposal submission with any delinquent personal property taxes on the general tax list of personal property of any county in which the taxing district has territory or that such person was charged with delinquent personal taxes on any such tax list, in which case the statement shall also set forth the amount of such due and unpaid delinquent taxes and any due and unpaid penalties and interest thereon. If the statement indicates that the taxpayer was charged with any such taxes, all of the following shall apply:

- a. The fiscal officer of the Greene County Regional Airport Authority will transmit a copy of the statement to the county treasurer within thirty (30) calendar days of the date it is submitted;
- b. A copy of the statement will be incorporated into the contract;
No payment will be made with respect to any contract to which this section applies unless that statement has been incorporated as required under Division (b) of this section.

7. CONTRACT LUMP SUM PRICE

The contract Lump Sum price set forth in bid proposal shall be the prices to be paid for all materials, services, and equipment to be furnished under the contract irrespective of the time of shipment or delivery. Prices shall include all costs associated with ordering, preparation, delivery, certifications, and installation of materials, services and equipment. No increases in prices will be allowed under any circumstances and any bid to which escalator clauses of price renegotiation provisions are added or appended by the bidder will be rejected as being informal.

Materials purchased for use or consumption in connection with the Bid Proposal scope of work may be exempt from state sales tax as provided for in Section 5739.02 of the Ohio Revised Code and also from the State of Ohio Use Tax, Section 5741.02. Bidders are required to certify the amount of materials included in

their proposal which then may be considered as the amount of exemption claimed under this provision. Purchases by the Contractor of expendable items such as form lumber, tools, oils, greases, fuel, or equipment rentals may be subject to the application of the Ohio Sales and Use tax. The Contractor shall complete an updated IRS W-9 form matching records on file with the IRS.

8. REQUIREMENTS FOR CONSTRUCTION BONDS AND INSURANCE

Bidders' attention is invited to Section 30-05 of the Contract Documents - General Provisions. This section provides the requirement for the successful bidder to provide the Sponsor project Performance and Payment bonds. If after contract award, the bidder does not provide such bonds, the Sponsor reserves the right to either terminate or suspend the contract or any portion thereof or withhold any progress payment or other monies payable under the contract. In addition, the bidder will be determined to be non-responsive in the award of future Sponsor contracts.

Similarly, the successful bidder shall provide suitable evidence to the Owner and Engineer that he/she is adequately protected by public liability and property damage insurance. To do so, the successful bidder shall submit a Certificate of Insurance with the Owner and Engineer named as additional insured parties prior to the start of construction.

9. DOCUMENTS

The Contract is made of the following documents:

- a. Addenda (if issued)
- b. Notice to Bidders
- c. Instruction to Bidders
- d. General Provisions
- e. Standard Specifications
- f. Bid Proposal
- g. Construction Contract
- h. Detailed construction plans approved by the Greene County - Lewis A. Jackson Regional Airport Authority
- i. Contractor Provided Evidence of Competency and Financial Responsibility
- j. Pre-Bid and Pre-Construction Conference Minutes
- k. Payment and Performance Bonds
- l. Public Liability and Property Damage Insurance
- m. Contractor's Personal Property Tax Affidavit

10. PLAN and SPECIFICATION SETS FOR CONSTRUCTION

Copies of the Contract Documents including the Plans may be obtained from the office of ARC, 424 East Third St. Dayton, OH 45402. Send email to dayton.digital@e-arc.com requesting the documents. Bidders shall pay reproduction/transmittal costs of documents.

Bid document information may also be viewed at the Greene County website at [Greene County, OH - Official Website \(greenecountyohio.gov\)](http://Greene County, OH - Official Website (greenecountyohio.gov)).

11. In the event of inconsistency between drawings and specifications or within either document itself, the cost for the better quality or greater quantity of work shall be included in the proposal. It shall be the Contractors responsibility to call the matter to the Architects attention for clarification.

In the event that the drawings call for some work not covered by the specification; the work called for by the drawings shall be included in the work under the contract.

12. QUESTIONS

- A. Submit all questions about the Bidding Documents to Dave Gottschall, Woolpert Project Manager, in writing via e-mail, at **dave.gotschall@woolpert.com**. Reply will be issued to all bidders of record as Addenda to the Drawings and Specifications and will become part of the Contract. The Architect and Owner will not be responsible for oral clarification. Questions received less than seventy-two (72) hours before the bid opening cannot be answered.

13. PROJECT SCHEDULE

- A. The anticipated date for an Administrative Notice to Proceed is on or about May 1, 2023. Work is to be 100% complete by December 1, 2023. Contractor will need to seek permission from the Airport Manager to work on Saturdays or Sundays during the project. Request should be made by 4:00 pm, Wednesday before weekend.

14. ADDENDA (If required)

- A. Addenda may be issued to clarify an item or for other purposes.
- B. Addenda issued prior to the bid date shall be included in the proposal and will become a part of the contract documents.
- C. Addenda's will be issued by email to contact information provided when plans are purchased or downloaded.
- D. Addenda issued after the receipt of bids will be negotiated with the contractor to determine if any extra or credit will result, changing the contract sum. If the contract sum and/or the completion date is altered by issuance of Addenda, the Architect will issue a Change Order for same.
- E. Bidders shall acknowledge receipt of Addenda on the bid form.

15. COMPLIANCE WITH LAWS

- A. In general, the Owner desires to comply with all applicable rules and regulations, established by governments.
- B. All work shall be done in full compliance with City, County, State and Federal laws.
- C. All costs of permits, fees, inspections and taxes shall be paid by the contractor, and included in his bid as a part of the contract sum.

16. RESERVATIONS

- A. The Owner reserves the right to accept or reject any or all bids or parts of bids, to waive informalities in bidding, and to accept the bid which they deem to be in their best interest
- B. The Owner shall have ninety (90) days to consider the bids before making an Award of Contract.

17. OWNER'S PROTECTIVE BOND

- A. Owner's Protective Bond is NOT required for this project.

18. SALES TAX

- A. Contractor is responsible for all project sales tax. The Greene County Regional Airport Authority is tax exempt. The Airport Authority will provide documentation to the contractor as required as evidence of this.

19. PREVAILING WAGE

- A. Prevailing wage rates are a requirement for this project. Please refer to SECTION 001000 for the FEDERAL WAGE RATES.

20. The Contractor shall and will, in good workmanlike manner, do and perform all work and furnish all supplies, materials, machinery, equipment, facilities and means, except otherwise expressly specified, necessary or proper to perform and complete all work required by this Contract within the time herein specified, in accordance with the provisions of the Contract, in accordance with and intent of the drawings and specifications, and in accordance with the directions of the Project Manager as given from time to time during the progress of work.

21. Contractor shall provide and pay all costs associated with his work, such as permits, telephone calls, transportation and unloading, storage in safe protected areas, use of tools, power driven equipment, portable commode units, dumpsters, etc. Thus, the contract sum shall cover ALL costs of doing business associated with this project.

22. In accordance with ORC Section 153.54, bids shall include either a "Performance Bond" for the full amount of the bid, or a certified check; cashier's check; or letter of credit payable to the Greene County Airport Authority, Xenia, Ohio, equal to ten percent (10%) of the bid.

Award of the work, if awarded, will be made to the lowest responsive and responsible bidder. The Greene County Regional Airport Authority, Xenia, Ohio, reserves the right to waive any informalities in bidding if such waiver is in the best interests of the Owner and conforms to local laws pertaining to the letting of construction contracts and to reject any and all bids.

The Owner is cognizant of the time limitation for awarding contracts; therefore, the Owner will have 90-calendar days from the date bids are opened to award and execute the proposed construction contract with the lowest responsive and responsible bidder.

END OF SECTION 000200

This page left blank intentionally.

inclement weather exceeded what could normally be expected during the contract period. The Contractor's plea that insufficient time was specified is not a valid reason for extension of time. If the supporting documentation justify the work was delayed because of conditions beyond the control and without the fault of the Contractor, the Owner may extend the time for completion by a change order that adjusts the contract time or completion date. The extended time for completion shall then be in full force and effect, the same as though it were the original time for completion.

80-08 Failure to complete on time. For each calendar day or working day, as specified in the contract, that any work remains uncompleted after the contract time (including all extensions and adjustments as provided in the subsection 80-07 titled DETERMINATION AND EXTENSION OF CONTRACT TIME of this Section) the sum specified in the contract and proposal as liquidated damages will be deducted from any money due or to become due the Contractor or his or her surety. Such deducted sums shall not be deducted as a penalty but shall be considered as liquidation of a reasonable portion of damages including but not limited to additional engineering services that will be incurred by the Owner should the Contractor fail to complete the work in the time provided in their contract.

Allowed contract time will be 105 calendar days. Liquidated Damages will be assessed \$250 per day beyond the allotted 105 calendar days.

Permitting the Contractor to continue and finish the work or any part of it after the time fixed for its completion, or after the date to which the time for completion may have been extended, will in no way operate as a waiver on the part of the Owner of any of its rights under the contract.

80-09 Default and termination of contract. The Contractor shall be considered in default of his or her contract and such default will be considered as cause for the Owner to terminate the contract for any of the following reasons if the Contractor:

- a. Fails to begin the work under the contract within the time specified in the Notice to Proceed, or
- b. Fails to perform the work or fails to provide sufficient workers, equipment and/or materials to assure completion of work in accordance with the terms of the contract, or
- c. Performs the work unsuitably or neglects or refuses to remove materials or to perform anew such work as may be rejected as unacceptable and unsuitable, or
- d. Discontinues the execution of the work, or
- e. Fails to resume work which has been discontinued within a reasonable time after notice to do so, or
- f. Becomes insolvent or is declared bankrupt, or commits any act of bankruptcy or insolvency, or
- g. Allows any final judgment to stand against the Contractor unsatisfied for a period of 10 days, or
- h. Makes an assignment for the benefit of creditors, or
- i. For any other cause whatsoever, fails to carry on the work in an acceptable manner.

Should the Engineer consider the Contractor in default of the contract for any reason above, the Engineer shall immediately give written notice to the Contractor and the Contractor's surety as to the reasons for considering the Contractor in default and the Owner's intentions to terminate the contract.

If the Contractor or surety, within a period of 10 days after such notice, does not proceed in accordance therewith, then the Owner will, upon written notification from the Engineer of the facts of such delay, neglect, or default and the Contractor's failure to comply with such notice, have full power and authority without violating the contract, to take the execution of the work out of the hands of the Contractor. The Owner may appropriate or use any or all materials and equipment that have been mobilized for use in the work and are acceptable and may enter into an agreement for the completion of said contract according to

DOCUMENT 000900 - BID PROPOSAL

GREENE COUNTY REGIONAL AIRPORT AUTHORITY

The undersigned having familiarized themselves, with local conditions affecting the cost of the work and with the contract documents, including Advertisement for Bids, General Provisions, Form of Proposal, Form of Contract, Specifications, Addenda and Exhibits issued and attached to the Specifications on file at the Greene County - Lewis A. Jackson Regional Airport, Greene County, Ohio, hereby propose to perform everything required to be performed, and to provide and furnish all of the labor, materials, necessary tools, equipment and all utility and transportation services necessary to perform and complete in a workmanlike manner, as specified in the instructions to bidders, all work required for the construction and completion of the project, all in accordance with the contract documents and Addendums issued hereto for the following prices, to-wit:

The project is located at the Greene County - Lewis A. Jackson Regional Airport, 140 North Valley Road, Xenia, Ohio, 45385, and consists of:

BASE BID: The project is located at the Lewis A. Jackson Regional Airport (I19) Terminal in Xenia, Ohio (Greene County) and is a renovation of the existing interior of the terminal building. The improvements are to include interior demolition; asbestos removal (Testing report included); replacement of Terminal HVAC Unit including duct and controls; new restrooms; new lay-in ceiling; lighting; electrical panel; flooring and other interior finishes. Work does not include improvements to the attached hangar area of the building, with the exception of a new adjoining vestibule.

BID TABULATION		
ITEM	NUMERIC AMOUNT	AMOUNT IN WORDS
BASE BID (Lump Sum)		
<u>ALLOWANCE – Wall</u> <u>Correction Near 100A</u>	\$10,000.00	
<u>TOTAL (Lump Sum)</u>		

By signing and submitting this bid proposal, the undersigned hereby agrees to procure and conduct the work according to the requirements set forth in the applicable Contract Documents. The undersigned **expressly certifies** they are not debarred or suspended from procuring work in the State of Ohio or other state in which the bidder is located.

[The following "Form 1" and "Form 2" are provided for illustrative purposes ONLY. Other forms of documentation are acceptable.]

Any forms recipients develop and use for purposes of assessing bidders'/offerors' good faith efforts should be provided as part of the solicitation documents.

FORM 1 DISADVANTAGED BUSINESS ENTERPRISE DBE UTILIZATION

The undersigned bidder/offeror has satisfied the requirements of the bid specification in the following manner:

- ☐ Bidder/offeror has met the DBE contract goal
The bidder/offeror is committed to a minimum of _____ DBE utilization on this contract.
- ☐ Bidder/offeror has not met the DBE contract goal
The bidder/offeror is committed to a minimum of _____ DBE utilization on this contract
and has submitted *or "will submit," if recipient made compliance a matter of responsibility* documentation demonstrating good faith efforts.

Legal name of bidder/offeror's firm: _____

Bidder/Offeror Representative:

Name Title

Signature

Date

Note: The authorized representative (AR) named below must be an individual vested with the authority to make contracting decisions on behalf of the firm.

Disadvantaged Business Enterprise (DBE) & Small Business Partner (SBP) Invoice Disbursement Form

Project Name: _____ RS&H Project Number: _____

Prime Contractor: _____

Period Ending: _____ Invoice/App. Number : _____ DBE Goal: _____ Contract Value: _____

Subcontractors (1st thru multi-tiers) & Tax ID	Certification(s)	Certification(s)	Certification(s)	Race/Gender	Original Contract Amount	Current Contract Amount	Amount Invoiced this Period	Amount Paid to Date	% Paid To Date	Contract Start Date (M/DD/YY)	Contract End Date (M/DD/YY)	Status of DBE Contract
									#DIV/0!			
									#DIV/0!			
									#DIV/0!			
									#DIV/0!			
									#DIV/0!			
									#DIV/0!			
									#DIV/0!			
									#DIV/0!			
Suppliers (1st thru multi-tiers) & Tax ID	Certification(s)	Certification(s)	Certification(s)	Race/Gender	60 % Original Contract Amount	60% Current Contract Amount	Amount Invoiced this Period	Amount Paid to Date	% Paid to Date	Contract Start Date (M/DD/YY)	Contract End Date (M/DD/YY)	Status of DBE Contract
									#DIV/0!			
									#DIV/0!			
									#DIV/0!			
Totals					\$ -	\$ -	\$ -	\$ -	#DIV/0!			

Please use back side of form to describe substantive product or performance deficiencies

NOTE: List all DBE/SBP Subcontractors/Subconsultants on form. Indicate \$0 paid if payments have not yet been made. Click on cell to open drop down box and select appropriate certification(s), Race/Gender and Status of DBE contract selection. Please use the following Gender Codes: AA - African American/AS - Asian American/HA - Hispanic American/AI - American Indian/PI - Pacific Islander/WF - White Female. OPC - Other Protected Class. [Select](#) certification(s) by clicking on cell to open drop down box and select one or more types: DBE - Disadvantaged Business Enterprise/MBE - Minority Business Enterprise/WBE - Woman Business Enterprise/EDGE - Encouraging Diversity Growth and Equity/SBE - Small Business Enterprise.

Gray highlighted cells are drop down selections

Prime Contractor's Signature: _____ Date: _____

DBE Monitoring and Enforcement Mechanisms

The [Greene County Regional Airport Authority](#) has available several remedies to enforce the DBE requirements contained in its contracts, including, but not limited to, the following:

1. Breach of contract action, pursuant to the terms of the contract.
2. Breach of contract action, pursuant to the laws of the State of Ohio

In addition, the Federal government has available several enforcement mechanisms that it may apply to firms participating in the DBE problem, including, but not limited to, the following:

1. Suspension or debarment proceedings pursuant to 49 CFR Part 26
2. Enforcement action pursuant to 49 CFR Part 31
3. Prosecution pursuant to 18 USC 1001.

SECTION 028200 ASBESTOS REMEDIATION

PART 1 - GENERAL

1.1 DESCRIPTION OF THE WORK

- A. Related Documents- "Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specifications, apply to this Section".
- B. Perform all planning, administration, execution, and cleaning necessary to safely remove asbestos-containing or contaminated materials. Approval of or acceptance by Owner's Project Monitor, Engineer, Architect or Owner of various construction activities or methods proposed by Contractor does not constitute an assumption of liability either by the Owner's Project Monitor, Engineer, Architect or Owner for inadequacy or adverse consequences of said activities or methods.
- C. The work covered by this section includes the handling of asbestos-containing materials which are encountered during project and describes some of the resultant procedures and equipment required to protect workers and occupants of the building or area, or both, from contact with airborne asbestos fibers. Procedures for removal of these materials are located in Part 3 - Execution.
- D. An asbestos inspection was performed. This report is attached for reference as Appendix A. Destructive activities such as breaking into walls, ceilings, or floors were not performed in order to obtain samples. Therefore, if during the work suspect asbestos containing materials are uncovered, the Contractor shall stop work until the materials are properly identified and addressed. Sampling documentation is available to the Contractor in the Bidder Information Section.

1.2 WORK INCLUDED

- A. The Terminal Interior Renovation of the Greene County Lewis A. Jackson Regional Airport, located at 140 North Valley Road, Xenia, Ohio, 45385. Asbestos-containing materials, and estimated quantities to be removed include:

Greene County Lewis A. Jackson Regional Airport

- 1. Yellow with Brown Specks Vinyl Floor Tile with Yellow Mastic – Mechanical room in the terminal (~81 SF)
- 2. Gray Door Jam Putty – Door to the entrance in the hangar (~5 SF)
- 3. Gray Spray-On Coating – Underside of sink in Kitchenette (~4 SF)

**SECTION 102800
TOILET, BATH, AND LAUNDRY ACCESSORIES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Commercial toilet accessories.

1.02 RELATED REQUIREMENTS

- A. Section 093000 - Tiling: Ceramic washroom accessories.
- B. Section 102113.13 - Metal Toilet Compartments.

1.03 REFERENCE STANDARDS

- A. ADA Standards - 2010 ADA Standards for Accessible Design 2010.
- B. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar 2015.
- C. ASTM C1036 - Standard Specification for Flat Glass 2021.
- D. ASTM C1503 - Standard Specification for Silvered Flat Glass Mirror 2018.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Coordinate the work with the placement of internal wall reinforcement, concealed ceiling supports, and reinforcement of toilet partitions to receive anchor attachments.

1.05 SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.
- C. Samples: Submit two samples of each accessory, illustrating color and finish.
- D. Manufacturer's Installation Instructions: Indicate special procedures and conditions requiring special attention.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Commercial Toilet Accessories:
 - 1. Bobrick: www.bobrick.com.
 - 2. Sloan: www.sloan.com
 - 3. Bradley Corporation: www.bradleycorp.com

2.02 MATERIALS

- A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.
 - 1. Grind welded joints smooth.
 - 2. Fabricate units made of metal sheet or seamless sheets with flat surfaces.
- B. Keys: Provide two keys for each accessory to Owner; master key lockable accessories.
- C. Stainless Steel Sheet: ASTM A666, Type 304.
- D. Mirror Glass: Annealed float glass, ASTM C1036 Type I, Class 1, Quality Q2, with silvering, protective and physical characteristics complying with ASTM C1503.
- E. Adhesive: Two component epoxy type, waterproof.
- F. Fasteners, Screws, and Bolts: Hot dip galvanized; tamper-proof; security type.

2.03 FINISHES

- A. Stainless Steel: Satin finish, unless otherwise noted.

2.04 COMMERCIAL TOILET ACCESSORIES

- A. Toilet Paper Dispenser: Double roll, surface mounted bracket type, stainless steel, eccentric-shaped plastic spindle for 1/2 revolution delivery designed to prevent theft of tissue roll.
- B. Automated Soap Dispenser: Foam soap dispenser, wall mounted; brushed stainless finish with no escutcheon.
 - 1. Minimum Capacity: 100 mL
 - 2. Power: Battery operated.
 - 3. Sensor: Operates underneath spout with a factory setting of 60mm (2-1/2")
- C. Mirrors: Stainless steel framed, 1/4 inch (6 mm) thick annealed float glass; ASTM C1036.
 - 1. Annealed Float Glass: Silvering, protective and physical characteristics in compliance with ASTM C1503.
 - 2. Size: As indicated on drawings.
 - 3. Frame: 0.05 inch (1.3 mm) angle shapes, with mitered and welded and ground corners, and tamperproof hanging system; satin finish.
 - 4. Backing: Full-mirror sized, minimum 0.03 inch (0.8 mm) galvanized steel sheet and nonabsorptive filler material.
- D. Seat Cover Dispenser: Stainless steel, surface-mounted, reloading by concealed opening at base, tumbler lock.
 - 1. Minimum capacity: 250 seat covers.
- E. Grab Bars: Stainless steel, smooth surface.
 - 1. Standard Duty Grab Bars:
 - a. Push/Pull Point Load: 250 pound-force (1112 N), minimum.
 - b. Dimensions: 1-1/4 inch (32 mm) outside diameter, minimum 0.05 inch (1.3 mm) wall thickness, exposed flange mounting, 1-1/2 inch (38 mm) clearance between wall and inside of grab bar.
 - c. Finish: Satin.
 - d. Length and Configuration: As indicated on drawings.
- F. Sanitary Napkin Disposal Unit: Stainless steel, surface-mounted, self-closing door, locking bottom panel with full-length stainless steel piano-type hinge, removable receptacle.
 - 1. Material: Opaque vinyl, 0.008 inch (0.2 mm) thick, matte finish, with antibacterial treatment, flameproof and stain-resistant.
 - 2. Seat: Closed-cell foam rubber with vinyl-coated fabric cover, with sealed seams, of white color.

2.05 ELECTRIC HAND DRYERS

- A. Electric Hand Dryers: Traditional fan-in-case type, with downward fixed nozzle.
 - 1. Operation: Automatic, sensor-operated on and off.
 - 2. Mounting: Semi-recessed.
 - 3. Cover: Stainless steel with brushed finish.
 - a. Tamper-resistant screw attachment of cover to mounting plate.
 - 4. Material: Stainless steel.
 - 5. Mounting: Surface.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify exact location of accessories for installation.
- C. For electrically-operated accessories, verify that electrical power connections are ready and in the correct locations.
- D. Verify that field measurements are as indicated on drawings.

3.02 PREPARATION

- A. Deliver inserts and rough-in frames to site for timely installation.
- B. Provide templates and rough-in measurements as required.

3.03 INSTALLATION

- A. Install accessories in accordance with manufacturers' instructions in locations indicated on drawings.
- B. Install plumb and level, securely and rigidly anchored to substrate.
- C. Mounting Heights: As required by accessibility regulations, unless otherwise indicated.

3.04 PROTECTION

- A. Protect installed accessories from damage due to subsequent construction operations.

END OF SECTION

Greene County - Lewis A. Jackson Regional Airport Terminal Building Interior Renovations

Xenia, Ohio

March 14, 2023

10:00 am

Pre-Bid Meeting Agenda/**Minutes**

MEETING MINUTES ARE IN RED

SEE ATTACHED SIGN-IN SHEET FOR ATTENDEES

1. Introduction and Roles

A. Airport Manager

Mr. Dave Kushner – Dave was not able to make the meeting. He will be the contractor's primary point of contact during construction.

B. Design Consultant: Woolpert, Inc.

Dave Gotschall, Project Manager

Rob Voisard, MEP Design

2. Owner roles and responsibilities – The Airport will be the main point of contact for day-to-day construction operations. Dave K will be the contact.

3. Woolpert Design Team role and responsibilities - Woolpert will be the architect/engineer. Will review/approve submittals. Will be on site 1-2 days per week to review work being performed and to assure work is being performed in accordance with plans and specs.

4. Project Understanding/Overview

Project Scope of Work – typical items of work to be performed

1. Asbestos abatement
2. Wall removal
3. Flooring removal
4. Install new flooring
5. Remove existing public reception counter
6. Install new public reception counter
7. Remove existing kitchenette and replace water fountain(s)
8. Install new kitchenette
9. Replace interior doors at vestibules
10. Construct new vestibule in hangar
11. Remove existing electrical distribution panel
12. Install new electrical distribution panel at new location
13. Install new lighting
14. Construct new walls for new Pilot's Lounge and area behind new counter
15. Renovate rest rooms to ADA standards
16. Install automatic door openers for ADA access at doorway/vestibule 100A
17. Replace HVAC system and existing ducts

5. Bidding and Construction Project Schedule (Estimated)

A. Bids Due March 22, 2023 by 1:00pm – Hard copy submission. At airport terminal. SEAL BID – Bids will be opened and read aloud at that date/time. Bidders are welcome to attend the opening of the bids.

B. Anticipated contract approval by Greene County Airport Authority – April 27, 2023

C. Anticipated Administrative NTP (to submit submittals for review/approval) – April 24, 2023

D. Anticipated Construction NTP (start construction) – August 1, 2023

E. Anticipated construction duration – 90 calendar days (Aug 7, 2023 – Nov 4, 2023)

6. Funding: Federal ARPA funds and local funds

7. Site Use

- A. Site laydown area – Contractor will have entire construction space available to them. Outside storage will be available. Outside storage must be coordinated and approved in advance with Dave K.
- B. Construction site access – Only access is the main entrance road, Dumford Dr.
- C. Dumpster location(s) – Outside dumpster locations will be provided. Locations must be coordinated and approved in advance with Dave K.
- D. Site Security to be maintained – Contractor will be responsible for securing the building during non-working hours.
- E. Utility and Airport coordination
 - Locating – Electrical and water come into the building from the north side
 - Protection of existing utilities -Contractor will be required to protect all utilities.

8. Operational Safety and Security

- A. Safety plan compliance document will need to be submitted to Woolpert
- B. No expected impacts to airport operations, other than closure of the renovation area to the public during construction – Contractor will have the complete area available to him for construction. The area will be closed for public use. No project/construction phasing will be required.
- C. Foreign Object Debris (FOD) control (windblown and tracked-on) – Contractor will be required to control trash and debris outside of the building to eliminate the potential of these from getting pulled into aircraft propellers and/or jet engines.
- D. Non-compliance consequences (Removal, suspension of work, etc.).
- O. All responsible parties must be alert to the following hazard-producing situations, which may develop during the construction period:
 - Dust control and environmental factors such as waste disposal, etc.
 - Maintenance of sanitary facilities/port-a-potties on the project site. – A location for temporary restrooms outside of the building will be made available. Locations must be coordinated and approved in advance with Dave K.

9. Project Permitting

- A. Building Permit – Woolpert will be submitting for and paying for permits. Contractor to pick up permits and manage the inspection process.

10. As-builts – Contractor will be expecting to maintain a mark-up set of plans to any/all locations and field changes made during construction for Woolpert to use to create as-built/Record Drawings at completion of construction

11. Procurement and Contracting Requirements:

- A. Contract requirements
- B. Bonding
- C. Insurance – Outlined in Contract
- D. Bid Security
- E. Davis-Bacon Federal Prevailing Wages required
- F. Bid Form and Attachments. – Pages 000900 1/4, 2/4, 3/4 need to be submitted. Additionally, the DBE good faith effort forms that will be added by addendum will also need to be submitted.
- G. Bid Submittal Requirements. – Hard copy bids must be either submitted in-person or mailed to the airport. Please make sure that the envelope is sealed, the project name is written on the envelope, and that the envelope has written on it “SEALED BID, DO NOT OPEN” so that the people at the front desk do not open the bid.
- H. Notice of Award. – Notice of award will come with the Administrative Notice to Proceed, on approximately May 1.

- I. The project will be partially funded by federal funds. This will require that bidders make a good faith effort to obtain Disadvantaged Business Enterprise (DBE) subcontractor/supplier participation. The DBE participation goal is 3.8%. Two forms will be included in the addendum that bidders may use to document good faith efforts to obtain DBE subcontractors and suppliers. Bidders may use these forms or use their own documents. In either case, bidders must submit good faith effort documentation with their bid.

12. Communication during Bidding Period:

A. Documents/Addendums obtained from ARC Dayton

B. Bidder's Requests for Information


- RFI's to be submitted by email to dave.gotschall@woolpert.com
- Questions received by 5:00 pm EDT March 15 will be answer by addendum – If someone has a question after this date/time, please feel free to submit it. The question may not be answered, but if the Airport and Woolpert decide that the question requires a significant change to the documents then correction/revisions might be in order.
- RFI's may be submitted within 72 hours of bid due date/time, but may not be answered
- All responses must be submitted in writing. – Please provide questions in writing to Dave G.
- No oral questions and responses will be considered to be contractually binding.

C. Addendums

- Obtained from ARC Dayton
- Contractor is responsible for checking for all possible Addendums and acknowledging receipt prior to bid submission
- At least one addendum to be posted by 1:00 PM March 17
- Current addendum items – Dave G reviewed some anticipated item to be included in the addendum.
 - a. Handicap door buttons at the 100A vestibule
 - b. Revisions to page 000200-1/22 of Section 028200, Asbestos Remediation. Items listed under section 1.2 A. are incorrect for this project. Page will be revised.
 - c. Xcelerator hand dryers will be added to the rest rooms. These will be stainless steel, recessed into the wall, units.

13. Site/facility visit/walkthrough

Name	Company	Email Address	Office Phone	Cell Phone
Dave Gotschall	Woolpert, Inc.	dave.gotschall@woolpert.com	614-827-6108	614-374-2750
Rob Voisard	Woolpert, Inc.	rob.voisard@woolpert.com	937-531-1477	937-478-5299
Gassie Shellabarger	Arcon Builders	marcushomer@arconbuilders.com	937-692-6330	937-621-3933
Dave Moore	Artec Services	dmoore@artecservices.com	513-541-2002	513-578-4547
Thouk Rin	Columbus Abatement	Columbusabatement@yahoo.com	614-272-4010	614-989-5672
Jason Hazelwood	EDG	jhazelwood@edgllc.biz	859-363-4863	513-616-8916
Ken Beatty	DSEA Services	kbeatty@dseaservices.com	513-674-1700	513-617-1532
JOE DELLAPOSTA	BECKER CONSTRUCTION	BCI@BECKERCONSTRUCTION.NET	937-859-8308	937-608-3848
Kyle Fortkamp	Armcorp Construction, Inc.	jherring@armcorpinc.com	419-778-7024	" " "
Corbin/Jamre H/Pemen	Brumbaugh Construction	jamre@brumbaughconstruction.com	937-692-5707	937-564-3431
Tyler Penchot	K+T Construction	tyler@ktconstructioninc.com	937-750-1020	823-310-7495
Ken Napier	Structure Glass	KEN@structureglassllc.com	937-475-4667	Same
David Sok	1st choice Abatement	davidsok64@icloud.com	614-596-1646	1m
JAMIE DAVIS	Enviroworks Services	JDAVIS@ENVIROWORKS.NET	513-871-2500	513-309-0546
CHRIS Lawson	HLE Coatings	HLECoatings@yahoo.com	937-919-8250	937-648-8240

A photograph of a plain, off-white interior wall in a terminal. A three-switch light fixture is mounted on the wall. To the left is a large window showing a snowy outdoor area with a red rock wall. To the right is a glass door leading outside. A black leather chair is partially visible in the foreground.

**Wall to be corrected using Allowance
Greene Co - Lewis A. Jackson
Regional Airport - Terminal Interior
Renovations - ADDENDUM #1**