

OHIO TURNPIKE COMMISSION

ADDENDUM NO. 1

CONTRACT NO. 53-12-02

SERVICE PLAZA RENOVATIONS, ERIE ISLANDS & COMMODORE PERRY,
MILEPOST 100, SANDUSKY COUNTY, OHIO


OPENING DATE: 2:00 P.M. (E.D.T.), JULY 31, 2012

ATTENTION OF BIDDERS IS DIRECTED TO:

THE JULY 17, 2012 PRE-BID MEETING MINUTES INCLUDING ANSWERS TO QUESTIONS
RECEIVED PRIOR TO THE MEETING AND AT THE MEETING

Issued by the Ohio Turnpike Commission July 20, 2012. Issuance authorized by
Robin Carlin, Acting Executive Director, and Kathleen Weiss, General Counsel.


Robin Carlin
Date 7/20/12


Kathleen Weiss
Date 7/20/12

**OHIO TURNPIKE COMMISSION
ADDENDUM NO. 1
CONTRACT NO. 53-12-02**

**PRE-BID MEETING MINUTES INCLUDING ANSWERS TO QUESTIONS
RECEIVED PRIOR TO THE MEETING AND AT THE MEETING:**

Date: Tuesday, July 17, 2012 at 10:00AM

Location: Erie Islands Service Plaza of the Ohio Turnpike, Lorain County, OH
Milepost 100, Westbound, 1012 N. County Road 260, Clyde, Ohio 43410

Subject: Pre-Bid Meeting – Renovations at the Erie Islands and Commodore Perry Service
Plazas, Contract No. 53-12-02

Attached to Addendum No. 1 is a copy of the Sign-in sheet listing all Contractors and Commission personnel present at the meeting.

OPENING OF THE MEETING AND INTRODUCTIONS

- Mike Brookbank, Facilities Engineer, welcomed everyone to the meeting and introduced the Project team present at the Pre-Bid meeting:
 - Mike Brookbank Project Manager – Ohio Turnpike Commission
 - Kevin Golick Purchasing Manager - Ohio Turnpike Commission
 - Mark Musson Staff Attorney – Ohio Turnpike Commission
 - Dana Brown Western Division Service Plaza Manager – Ohio Turnpike Commission
 - Jeff Flemming Trades Supervisor – Ohio Turnpike Commission
 - Chris Near Manager – HMS Host Retail Concessionaire
- Mr. Brookbank informed the attendees that Richard Bowen and Associates is the Architect/Engineer on the Project, but their representative was unable to attend the Pre-Bid Meeting.
- Mr. Brookbank stated the bids are due on July 31, 2012 at 2:00 PM (E.D.T.) PM at the Commission's main offices in Berea, Ohio. The anticipated date for the Commission's award to lowest responsive and responsible bidder is August 20, 2012. The Notice to Proceed will follow soon after the Contract is signed.
- Mr. Brookbank invited all Contractors to stay after this meeting for a tour through both public and non-public areas of the Service Plazas, and cautioned that the Plaza is an operating facility and Contractor's should be mindful of the traveling public when on site.

PROJECT OVERVIEW

- Mr. Brookbank provided an overview of the Project.
- Mr. Brookbank pointed out that the Commission provided one (1) set of Construction Drawings and Specifications for the two (2) separate but identical Service Plaza

Buildings. The North Service Plaza is known as Erie Islands and the South Service Plaza is known as Commodore Perry.

- Mr. Brookbank explained that the Commission's intention is for the Work to be performed on both Plazas simultaneously.
- Mr. Brookbank said that the Commission is in the process of obtaining the Building Permits from the State of Ohio.
- Mr. Brookbank described the Work under the Contract as consisting of both interior and exterior General Contractor type work.
- Mr. Brookbank elaborated saying the interior Work under the Contract as including, but not be limited to, the following:
 - Construction of two new glass store front gift shops.
 - Demolition of the existing gift shops and the reconstruction of the lobbies.
 - Replacement of all public area drop ceilings and some non-public ceilings.
 - There is some minor sprinkler head relocations associated with the ceiling replacement.
 - Patching wall and then painting all drywall surfaces in the public areas.
 - Replacing the ceramic tile in the current gift shop and some there damaged areas throughout the Service Plaza.
 - Re-facing the Formica on all cabinets in the food court.
 - Providing a new Formica information desk in the lobby.
 - Replacing VCT flooring in the Vendor lobby corridor.
 - Providing stainless steel cabinets below the restroom counters.
 - Reworking the mirrors and the area above the restroom counters.
 - Replacing all toilet flush valves in the restrooms with electric ones.
 - Replacing all interior first floor signage.
 - There is Electrical work associated with the relocation of the gift shop.
- Mr. Brookbank elaborated saying the exterior Work under the Contract includes, but is not limited to, the following:
 - Removing and replacing all exterior caulking.
 - Cleaning all fiberglass fascia.
 - Painting all exterior stucco or cement board.
 - Paint all roadway light heads and breakaway bases.
 - Painting steel fencing around the mechanical islands and the pet areas.
- Mr. Brookbank pointed out that the store front for the new gift shop is the same as at the Middle Ridge and Vermillion Valley Service Plazas located at MP 139.5.
- Mr. Brookbank took special note that 120 days are provided to complete all Work on this Project and thirty (30) additional days to complete all punch list items and turn in all Project Documents under SP103.
- Mr. Brookbank explained that the construction schedule must accommodate for HMS Host to have twenty (26) days to build out its new space and relocate all merchandise.
- Mr. Brookbank stated that timely submissions of shop drawings for the gift shop are imperative for the successful construction of the gift shop.
- Mr. Brookbank established that access to the site is available via the Ohio Turnpike or local roads. Please make yourself familiar with the provision in SP104 – Access to Turnpike and Restrictions for the use of Toll free *EZ-Pass* transponders.

BIDDING SUMMARY

- Mr. Musson directed the Bidders to the Definitions Section and specifically pointed out the definition of "Standard Conditions" at page D-5 as it is the all inclusive term used in defining the Contract Documents aside from the Specifications, Plans and Drawings.
- Mr. Musson explained that the Standard Conditions are the basis for the Contract and the failure to comply with them could result in a bid being found non-responsive or a Contractor in default.
- Mr. Musson pointed that the Bidders should review the Ethics Policy on page EP-1, which is what the Bidders are attesting to follow when completing and notarizing the Affidavit that must be returned with the Bid.
- Mr. Musson reviewed the provision in the Instructions to Bidders on page IB-4 for giving notice by e-mail or fax.
- Mr. Musson stated that if the Bidders have any questions or discover an ambiguity or conflict in any provision of the Contract Documents, they should submit a question or request for interpretation so it can be clarified through addendum. Any item not clarified will be interpreted by the Commission as set forth in the Documents.
- Mr. Musson reminded the Bidders to fill out the Bid Form in its entirety as discussed on page IB-8 and IB-9.
- Mr. Musson pointed out all of the items that are required to be submitted with the Bid Form on pages IB-10 and IB-11, including the bid guaranty with the requisite power of attorney, the Bidder's Affidavit, proof of participation in Ohio Drug Free Safety Program as administered by the Ohio Bureau of Workers' Compensation, and the Confidential Financial Statement and Experience Questionnaire. The Bidders were also reminded to include the required Schedule of Voluntary MBE/FBE Participation and Project Employment Data forms with their Bid.
- Mr. Musson reminded the Bidders that the Commission must receive the Bids as detailed on page IB-14 prior to the Bid Opening time, or they will be rejected.
- Mr. Musson pointed out that on page IB-27 the work must progress in compliance with the prevailing wage rates being paid and that successful Bidder must provide to the Commission's Prevailing Wage Coordinator, within ten (10) days after the Notice to Proceed, a schedule of when wages will be paid.
- Mr. Musson pointed out that the Sandusky County prevailing wage rates are contained in the Contract Documents.
- Mr. Musson reviewed the Bid Form on Page BF-2 and the Bidder's Certification requirements on page BF-3.
- Mr. Musson reiterated the dates for Substantial Completion and Final Completion under the Contract Documents and the potential for being assessed Liquidated Damages.
- Mr. Musson reviewed the hierarchy of the Contract Documents set forth in GC Article 1.5.2.
- Mr. Musson pointed out the Insurance requirements found in GC Article 12 and explained that the Bidders must obtain specified the coverages and limits prior to receiving an executed Contract.

BIDDING QUESTION SUBMISSION

- Mr. Golick reviewed how Plans may be obtained from the Commission by calling (440) 234-2081, and asking to speak with the Procurement Department. Plans are also available with the major plan rooms; however it was recommended that Bidders purchase Plans from the Commission because only those on the Commission's official Plan Holders list will receive the updates and Addenda in a timely manner directly from the Commission.
- Mr. Golick said that all questions must be submitted directly to him by email or fax (with email preferred). Questions should not be addressed to any other members of the Project team. It is requested that those asking questions provide contact information so that if a clarification of the question is required, it can be obtained. Mr. Golick's email address is Kevin.golick@ohioturnpike.org.
- Mr. Golick requested that all questions be received no later than seven (7) days prior to the Bid Opening.
- Mr. Golick said that Addenda will be published on the Commission's website, www.ohioturnpike.org under the "Business" Drop Down Menu, and under "Construction Projects," and then "Service Plaza Renovation Projects."
- Mr. Golick encouraged Bidders to submit questions as they arise rather than waiting until the cutoff date and submitting them en masse.
- Mr. Golick said that Addend will be published on the Commission's website.
- Mr. Golick said that Addendum No. 1 will contain the Pre-Bid Meeting Minutes, an attendance list of those at the Pre-Bid Meeting and questions and answers received to date.

ANSWERS TO QUESTIONS RECEIVED PRIOR TO THE PRE-BID MEETING

Q#1 I see in the specs that we have 120 days for substantial completion. When do you intend to provide a notice to proceed?

A#1 The Notice to Proceed will follow the Commission's determination of the lowest responsible and responsive bid with Contract award anticipated on August 20, 2012 followed by the receipt and execution of agreement.

ANSWERS TO QUESTIONS ASKED AT THE PRE-BID MEETING

Q#2 What are the expected hours for the Work to take place?

A#2 The Commission anticipates the Work to occur during normal business hours except for the painting of the food court. Please see Technical Specification Section 01010, 1.05.04B for hour restrictions on performing the Work. The Contractor may request the Commission's prior approval to Work during other shifts.

Q#3 How can Work crews traverse from one Service Plaza to the other?

A#3 *There is access to local roads from the rear of the Service Plaza that connect to a bridge crossing over to the other side of the Turnpike.*

Q#4 **Is there space designated on site for dumpsters and a job trailer?**

A#4 *Space is available on-site for dumpsters and trailers, but a specific location will be identified after Contract execution. The Contractor will need to provide a generator to supply electricity to its job trailer.*

Q#5 **Is there any roof work involved?**

A#5 *No, but the Contractor is responsible for protecting the roof while performing the Work.*

Q#6 **Is there a location to store building materials or stage gas supplies on site?**

A#6 *There is space available on site to store building materials, but specific locations will be identified later. Space is limited inside the building and no material will be stored in public areas. Materials will need to be staged as they are brought into the buildings.*

Q#7 **Can electrical utilities be accessed to charge lifts or other equipment?**

A#7 *Yes.*

Q#8 **Does the work involve removal of VCT? Is there a Drawing associated with the removal of VCT?**

A#8 *The Room Finish Schedule on Contract Drawing A7.0 shows new VCT and base. The Contractor shall remove the existing VCT and base in order to install the new VCT and base.*

Q#9 **Which trade has jurisdiction over replacing the flush valve?**

A#9 *It is the Commission's understanding that a plumber is responsible for final, proper operation of the flushing function and the Construction Manager shall receive immediate notification of any flush valves needing replacement, that the plumber will furnish and install the necessary parts to convert the automated flush control from battery power to the hardwired version called for in the Contract Documents. It is also the Commission's understanding that an electrician will provide 120-volt power for the flush valves as called for in the Contract Documents and install the power converter furnished by the plumber. The electrician will also make the final connection of all of the low voltage cables associated with the flush valve control in accordance with the manufacturer's installation instructions. The Commission anticipates modifying Technical Specification Section 01010, 1.05.05A to reflect the foregoing in an Addendum No. 2.*

Q#10 Who is responsible for the operation of the sprinklers?

A#10 Hydraulic calculations are not required to perform the Work. The relocation of existing sprinkler heads and piping to accommodate the new finish ceiling and new gift shop shown on the Drawings is required. It is the Commission's understanding that sprinkler fitters will perform final design of the relocated sprinkler heads and piping, and obtain the necessary permit. The Commission anticipates modifying Note #2 under "Selective Ceiling Plan Requirements" in Drawings A2.0 and A2.1 in an Addendum No. 2 to reflect this clarification.

CLOSE OF PRE-BID MEETING

The Pre-Bid meeting was adjourned and Contractors were reminded that they may contact Mr. Golick to coordinate additional inspections the non-public spaces in the Erie Islands and Commodore Perry Service Plazas.

Receipt of Addendum No. 1 to Contract No. 53-12-02 is hereby acknowledged:

(Firm Name)

(Signature)

(Printed Name)

Date: _____

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OHIO TURNPIKE COMMISSION
SERVICE PLAZA RENOVATIONS OF ERIE ISLANDS AND COMMODORE PERRY SERVICE
PLAZAS

CONTRACT NO. 53-12-02

PRE-BID CONFERENCE:

TUESDAY, JULY 17, 2012 – 10:00 a.m.

Ohio Turnpike Commission Erie Islands Service Plaza
Milepost 100 (westbound side)

SIGN-IN SHEET – PLEASE PRINT

Zenith Systems	5069 Lorain Blvd Ead Hts, Ohio
Name of Organization	Address
Don Wilbrich	
Contact Name	
D.Wilbrich@Zenith Systems LLC.COM	
Email Address	
216-395-5969 216-308-0754	
Phone Number, Cell Number and Fax Number	

MOSSEY CONSTRUCTION	
Name of Organization	Address
CONNIE MOORE	122 S. WILSON AVE
Contact Name	
C.MOORE@MOSSEYGRP.COM	
Email Address	
(419) 334-3801 - - FAX 419-332-9775	
Phone Number, Cell Number and Fax Number	

Fecht Construction	PO Box 446
Name of Organization	Address
MARK D. FECHT	2040 FORT PERRY, Port Clinton, OH 43452
Contact Name	
MARK@FECHTCONSTRUCTION.COM	
Email Address	
419-732-2412 X 106 419-732-8315 FAX	
Phone Number, Cell Number and Fax Number	

TUSING Builders	2596 RT20 MONROEVILLE, OHIO 44847
Name of Organization	Address
Tom Phillips	
Contact Name	
T.Phillips@TUSINGBUILDERS.COM	
Email Address	
419-465-3100 X23 419-541-0490 419-465-3101	
Phone Number, Cell Number and Fax Number	

OHIO TURNPIKE COMMISSION
SERVICE PLAZA RENOVATIONS OF ERIE ISLANDS AND COMMODORE PERRY SERVICE
PLAZAS

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S.M. Fox Const. Inc. 9632 PATRICIA CT. ELYRIA OHIO
Name of Organization Address

Contact Name
STEVE FUCHS

Email Address
SMFOXCON@GMAIL.COM

Phone Number, Cell Number and Fax Number
OFFICE 440-323-5776 FAX 440-323-7229 - 440-371-3283

The Spicker Co. 8350 Freemont Pike
Name of Organization Address
Perrysburg Ohio.

Contact Name
Aaron White

Email Address
Aaron@SpickerCompany.com

Phone Number, Cell Number and Fax Number
(419) 872-7000

OHIO TURNPIKE
Name of Organization Address

Contact Name
TED BAKER

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TEDDY.BAKER@OHIO TURNPIKE.ORG

Phone Number, Cell Number and Fax Number
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OHIO TURNPIKE
Name of Organization Address

Contact Name
DANA BROWN

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PLAZAS

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OTC

Name of Organization

Address

Contact Name

KEVIN GOLICK

Email Address

Phone Number, Cell Number and Fax Number

OTC

Name of Organization

Address

Contact Name

MIKE BROOKBANK

Email Address

Phone Number, Cell Number and Fax Number

OTC

Name of Organization

Address

Contact Name

MARK MUSSON

Email Address

Phone Number, Cell Number and Fax Number

OTC

Name of Organization

Address

Contact Name

STUART MAY

Email Address

Phone Number, Cell Number and Fax Number

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OTC	
Name of Organization	Address
Contact Name	JEFF FLEMING
Email Address	
Phone Number, Cell Number and Fax Number	

KF Construction 220 Northwest Dr. Clyde	
Name of Organization	Address
Contact Name	Mark Sisson
Email Address	msisson@kfventures.com
419-547-7555 419-552-0057 419-547-7556	
Phone Number, Cell Number and Fax Number	

HMS Host	
Name of Organization	Address
Contact Name	Chris Neer
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859-743-4216	
Phone Number, Cell Number and Fax Number	

Name of Organization	Address
Contact Name	
Email Address	
Phone Number, Cell Number and Fax Number	