

GREAT OAKS CAREER CAMPUSES

LEGAL NOTICE

Sealed bids will be received by the Great Oaks Career Campuses' Board of Directors at the District Offices, 110 Great Oaks Drive, Cincinnati, Ohio 45241 until 11:00 am on Tuesday January 23, 2024, and publicly opened and read aloud for the furnishing of materials and performing labor for the **Scarlet Oaks Phase 2 RTU Replacements**, in accordance with contract documents prepared by MSA Architects, 316 W. Fourth Street, Cincinnati, Ohio 45202. All bids shall be placed upon forms prepared by the Architect.

Plans, specifications, and bidding documents may be purchased or downloaded on Wednesday December 20, 2023 from Arc Reprographics. NO BIDDING DOCUMENTS WILL BE MAILED. An informational pre-bid meeting will be held on Wednesday January 10, 2024 at 2:30pm at Scarlet Oaks Main Lobby (3254 East Kemper Road (300 Scarlet Oaks Drive) Cincinnati OH 45241. Bidders are **strongly encouraged** to attend the prebid meeting and walk of the site after the meeting. Last questions for addendum are due before end of day Monday January 15, 2024. This notice can also be viewed at the Great Oaks website at www.greatoaks.com. Estimated costs and description of the work are in the project manual, Section 011000 Summary

Technical questions regarding the Project or Bid Documents are to be submitted to the Architect's office, attention Lauren Sharpe, (lsharpe@msaarch.com), MSA Architects.

Bids are to be sealed and addressed to Brian Rabe, Chief Financial Officer, Board of Directors of the Great Oaks Career Campuses, 110 Great Oaks Drive, Cincinnati, Ohio 45241, and plainly marked on the outside "**Bid – Scarlet Oaks Phase 2 RTU Replacements**" for the work involved. Each bid shall be accompanied by a bid guaranty and contract bond for the sum equal to the sum total of the bid including all add alternates, or ten percent (10%) certified check or letter of credit. No bidder shall change or withdraw their bid for 60 days after the date of the bid opening.

Each bidder shall insure that all employees and applicants for employment are not discriminated against because of age, sex, race, color, national origin, ancestry, religion, or handicap. All bidding shall be in strict accordance with the Revised Code of Ohio.

The Board of Directors of the Great Oaks Career Campuses reserves the right to accept or reject any, or part of any, or all said bids and waive any informalities.

By order of the Board of Directors of the Great Oaks Career Campuses.

Board of Directors of the Great Oaks Career Campuses

Mary Cleveland, Chair

Brian Rabe, Chief Financial Officer

Addendum Number	1	Date	January 16, 2024
Project Name	Great Oaks Scarlet Oaks Phase 2 RTU Replacements	Project Number	22104.20

The following Addendum contains clarifications and revisions to the construction documents issued for bid December 20, 2023 for the above mentioned project. This addendum forms a part of the Contract Documents and modifies all previously issued specifications and drawings. Bidders shall update their Bidding Documents with the information contained in this Addendum. Where new Drawings are enclosed with this Addendum, discard the old Drawing and insert the new. Where Supplemental drawings (Sketches) are enclosed with this Addendum, attach the Supplemental drawing to the documents as noted. Where only written modifications are given, copy the information onto the appropriate Documents and note the Addendum number. All items contained herein shall be included with the Bid. Acknowledge receipt of this addendum by inserting the number and date on the bid form.

Note: This addendum ☐ does ☒ does not modify the bid due date.

General

1.A Prebid meeting was held 1/10/24 at Scarlet Oaks. Meeting minutes and sign-in sheet are attached.

Summary of Attachments

1/10/24 Prebid Meeting Minutes and sign-in sheet.

END OF ADDENDUM

Meeting Number	Prebid	Date	January 10, 2024
Project Name	Great Oaks Scarlet Oaks Phase 2 RTU Replacements	Project Number	22104.20
Location	Scarlet Oaks	Purpose	Prebid

1. Introductions and sign-in

- a. Dan Cox – representing Great Oaks
- b. Dwayne Boso– representing MSA Design – dboso@msaarch.com
- c. Chris Kaylor – representing Heapy Engineering
- d. Phil Brewer – Great Oaks Buildings and Grounds
- e. Jimmie Arnwine – Great Oaks maintenance
- f. AJ Dunavent – Great Oaks maintenance
- g. Nick McDonald – Four Seasons Environmental

2. Overview of project

- a. Bid Picture – this project is Phase 2 of an intended 4-5 phase RTU replacements at Scarlet and Diamond campuses.
- b. Existing RTUs were from ~1998/ 2000. Contractor will be responsible for prepping units for removal including removal of refrigerant. Great Oaks will be removing some components to use as stock for other existing units not being replaced.
- c. Summary of work provides a brief overview,
- d. Key dates are in the Summary and in the Notice to Bidders
- e. This phase will complete most of the Scarlet unit replacements. The next phases will be Diamond replacements
- f. Engineered Air Equipment has been purchased and the shop drawings are online. These are Like for Like Replacements.
- g. We will not be replacing curbs unless issue when removing unit. Provide new flashing per bid documents.
- h. Units are to be received by the Contractor, offloaded and staged. Areas have been identified on the drawings for staging. Or the contractor may elect to receive the units in a yard and then have them delivered. Expect the units to potentially arrive 2 per week starting in April.
- i. The anticipated sequence of RTU/HV replacements is to do the inner units first, then the outer units along the high bays. This will allow completion of the RTU's first so that the classrooms supported by the RTU's will have cooling at the beginning of the year. The spaces with HV units have garage doors they can open to ventilate the high bays till the HV units are running.

- j. Ceilings will need to be opened up to provide access for disconnection and reconnection. Work to provide access includes relocation/temp support of sprinkler, conduits, data, etc. Drawings indicate rework.
- k. The uncovering and removal of the duct connections are to be done in stages to allow the design team to verify zones before removal so that modifications can be made if needed. Zone configurations in the drawings were based on existing documentation and modifications over the years may have been made. Investigations on site revealed some configuration changes, but better access during removal will allow for confirmation and modifications. The design team is also to verify connections of the zones to the new units before they are insulated.
- l. Electrical load increases - Replacement of feeders, fuses, etc. using existing conduits with modifications needed.
- m. Light replacements – 50 to be provided to use where existing lights are beyond repair to reinstall.
- n. Drawings indicated insulate and cap some unit locations, mostly HV units if not all. Cap electrical/controls/gas in addition to capping curb.
- o. Will need to coordinate flashings at the units with EA and Architect to determine methodology for replacing curb flashings.
- p. Controls – Emcor has been performing the work as a sub to this contractor. Question was raised regarding getting the credentials so this contractor is able to work in the ALC system. Credentials will be available. It is up to the contractor to determine who does the work
- q. The controls hardware in the new units is to be new and supplied as a part of this contract.
- r. Ductboard replacement –
 - i. Unit cost per 5' of ductboard replacement beyond the bid amount.
 - ii. Replacing vertical portion and 5' horizontal, typ.

3. Bid Highlights:

- a. Estimated cost of the projects is approximately \$3,000,000.
- b. This project is NOT prevailing wage.
- c. This project is Tax Exempt for materials incorporated into the work.
- d. This project is a single lump sum General Contract bid.
- e. Bids are due 11:00am January 23, 2024 to the District Office 110 Great Oaks Drive, Sharonville.
 - i. RECOMMENDATION IS TO USE MOSTELLER RD EXIT IN ORDER TO AVOID TRAINS ON BID DAY.
- f. Contract is expected to be awarded at the February Board meeting, Notice to Proceed the following day.
- g. Questions are to be directed to Lauren Sharpe (Lsharpe@msaarch.com) at MSA Design. Last questions for addendum are due before end of day Monday January 15, 2024. Contractors are directed to review the invitation to bid and the summary of work for information.

4. Schedule:

- a. Work is anticipated to begin at the end of the school year on May 24, 2024.

- b. Substantial Completion is to be achieved with the RTU units up and running by August 1, 2024 and under control by August 12. The HV unit and ductwork is to be complete by August 12, 2024 and under control by September 20, 2024. Ceiling work is to be completed by September 20, 2024.

5. Contract items:

- a. Scarlet Oaks hosts summer adult education programs in most of the high bay labs along the north and west faces of the building, and in various other locations throughout the facility.
 - i. Coordination of work with temporary relocations of adult classes will need to occur.
 - ii. Several items cannot be moved in the high bays such as auto lift racks, alignment rack, RAMTEC milling machines, paint booths. These will have to be protected in place
- b. Great Oaks is responsible for removing furniture and loose equipment prior to construction.
- c. Contractors are responsible for installing and maintaining temporary protection. Areas of work are to be protected and cleaned at the end of construction. Great Oaks will be cleaning, painting, waxing floors, etc. to prepare for school in August.
- d. Staging areas for new units is defined on the drawings – North bullpen and west parking/lab access.
- e. Staging and routes of debris removal are to be coordinated with Great Oaks. Construction dumpster can be staged in parking lot adjacent to the construction sites. Contractors desiring to place temporary enclosures are to coordinate locations with Great Oaks.
- f. Contractor will be responsible for maintaining temporary toilets during construction.

6. Miscellaneous:

- a. Weights of units:
 - i. Refer to bid documents and links to cut sheets.
- b. Walkthrough:
 - i. Reviewed each bay, described work in general, replacement of ducts, instructional equipment that needs to remain in place.
 - ii. Reviewed work on roof including modifications of screenwalls to allow access to units, removal, new clearances.
- c. If you would like to see the spaces, please contact Dan Cox (513) 910-1075.

7. Attachments – Sign in sheet.

END OF PRE-BID MEETING MINUTES

1/10/24

Scarlet Oaks RTU replacement Phase 2 Prohibitory

Name	Company	email
D Boso	MSA	
MATT Lamb	Triton services	m.lamb@triton-services-inc.com
Ad	GO	
Dynamic	GO	
Nick	RSE	
Chris	Hrapy	
GREG KNUVE	TEEPER MECH	
Garry Sprauls	Three Rivers Sm	
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Dan Cox	GO	