



ADDENDUM #4

MORROW COUNTY AIRPORT

HANGAR DEVELOPMENT 2026

Date: April 22, 2026

To: Planholders

Acknowledge receipt of this Addendum on the Form of the Proposal.

The following addendum items modify, change, 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 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.

Bidders are advised to call attention of all sub-bidders and suppliers to all information and changes which may affect their work.

Questions Received:

1. What is the required finish of new exposed concrete floors? Do control joints need caulked? Is there any sealer required other than a standard cure and seal product?
Answer: The concrete floor is to be trowel finished. Control joints do not caulked. No additional cure and seal products are required unless recommended by manufacturer.
2. Addendum 2 page SP-2 (5) calls for the 10'x10' garage door to be a bi-fold door? Later in the addendum it calls for it to be a coiling door. Is there an actual requirement, or can it just be a standard roll up garage door?
Answer: The 10'x10' door for the garage shall be a roll up curtain door per specification 1.09.G4.
3. Addendum 2 states that the bifold hangar doors are to have pedestrian doors installed on them as well, but at the walkthrough, it was said that they were not necessary. Can the bifold doors be installed without a pedestrian door in it?
Answer: All hangar bays shall include a pedestrian door within the bifold hangar door and on the north wall of the building.
4. Page 247 of the project manual is unclear as to the Contractor involvement. It seems to state that we cannot subcontract. Later, it states that we have to give

copies of the subcontracts to the owner 14 days prior to the subcontractors starting the work. Could you please clarify this section of the project manual?

Answer: This section dictates that the owner is to work with the contractor, not the subcontractors. You are allowed to subcontract work on the project. The restriction for 25% of the work to be self performed will not longer be a requirement of the project.

For work not performed by the contractor, all subcontractor names, addresses, and principal contact information should be submitted to the RPR along with a description of the work they are to perform, and the other listed information.

5. It was stated at the walkthrough that there had been a survey completed of the site. Are the survey results available so that we can have the earthwork contractors calculate approximately how much fill will need to be brought in?
Answer: Topographic survey and earthwork modeling can be made available to the awarded contractor. See plan sheet 10 for grading details.
6. Is the GC required to provide the Builder's Risk insurance?
Answer: Yes, this is a requirement of the project's contract.
7. Please confirm the project is not taxable.
Answer: This project is tax exempt.
8. Are background checks required? If so, please provide requirements (check specs)
Answer: Background checks are not required.
9. Are there any anticipated buried obstructions or soft spots not shown on the drawings?
Answer: Borings in other areas around the airport show approximately 9 inches of topsoil on stiff to very stiff lean clays with varying amounts of gravel and sand; however, subsurface conditions may vary locally. Geotechnical reports will be made available as soon as possible to the awarded contractor for their foundation design purpose.
10. Is irrigation required in landscaped areas? In seeded areas?
Answer: The site should be constructed for drainage away from the building and pavements per the drainage plan. No specific irrigation is required.
11. Are we to supply temporary restrooms during construction or can we utilize existing?
Answer: The contractor should provide their own temporary restroom. No access to the terminal building will be available.
12. What allowance should the general contractor carry for winter conditions?
Answer: The contractor should make every reasonable effort to meet the 300-calendar day contract requirement. If the contractor is making a reasonable effort but work cannot be completed due to adverse weather

conditions, the airport will entertain a winter shutdown request to pause contract days expended.

13. The drawings show a 41'-8" x 16'-0" clear door. Nominal 42' doors are usually 12' clear due to the class of aircraft being stored in the hangar. Can the door clear height be changed?

Answer: Door size requirements were adjusted per. Addendum 312' doors at a minimum of 41' 4" width will be accepted per common hangar manufacturer dimensions.

14. In the warranty section, the wind warranty should indicate "if directly damaged by wind loads below the design wind load". Damages in excess of the design wind load would not be covered under the warranty.

Answer: If damages are done by wind loads exceeding the design wind load, that would be handled by insurance, not warranty.

15. Will a structural engineer be required to sign off on the design of the foundation of the building?

Answer: Yes, the building's structural foundation design will need to be signed off on by an engineer. This design is the contractor's responsibility.

16. How will the RPR determine the value of work completed for partial payments? What if there's a disagreement between the contractor and the on work completed to date for partial payments?. What is the basis for the final estimation by the RPR? Will the Contractor be required to submit invoices or pay applications? What can the Contractor do if they dispute the amount of a partial payment?

Answer: The RPR will use field measurements verified through ticket copies to verify quantities of materials placed. Disputes about quantity calculations are to be discussed with the engineer. See Technical Specifications Section 90-06 Partial Payments for details.

17. Can the \$5M CGL requirement be satisfied through a combination of primary CGL and umbrella/excess liability coverage?

Answer: Prior to contract award, insurance values shall be confirmed to be acceptable by the airport owner. A combination of policies will be reviewed on a case-by-case basis.

18. What is the current status of the Airport Supplemental Funding Program grant? Will the Contractor be required to start work before the grant has been approved and is ready for distribution? With the grant, are there any reporting requirements that the Contractor is required to comply with?

Answer: All contractor requirements are in the bidding documents.

19. Please confirm the required project duration: 120 days or 300 days.

Answer: Project duration will be 300 days from Notice to Proceed.

20. Will a conditional lien waiver be required for final payment?

Answer: Yes, at project closeout final payment will require subcontractor lien waivers.

Revisions:

None

Attachments:

None.