

03.28.2019 - Pre Bid Conference - Lockhart City Hall (Glosserman Room) (Not mandatory)

10:00am – 11:40am

Attendance

Studio Steinbomer
Robert Steinbomer
Ben Pruett

Countywide Builders

Jim Smith
Winn Smith

City of Lockhart

Sean Kelley, Public Works

General Notes about this Pre Bid Conference

Addendum will be issued subsequently and will include:

Notice about previously missing Structural Sheets
Clarification and Millwork expectations
Clarification about Exterior Wall Assembly
Clarification about roof assembly

Project Address has changed from that shown on the drawings

- 1911 Borchert Drive (not 1916 San Antonio St.)
- Submittal must include the bid document with the correct address (Provided)

Discussion and questions

City Of Lockhart

Instructions for the Bidders. (Reviewed)

- COL Exempt from Sales and Use tax
- Substitutions
 - When can substitutions be requested by bidders? After bid and award as per Project Manual.
- Substitutions may be suggested for review after bidding but it is Important that specified products and systems are bid and that substitutions are not counted or assumed in base bid.

Permit and Fees

- Fees are covered by Contractor per specifications—will that be the case or will COL waive?
- We are submitting for plan review. (3.29.2019) Permit will be taken by selected GC.
- What are the impact/permit fees if Bidder must include?
- COL will check and send us the fees or waiver (Refer to Addendum)

Millwork

- Addendum will respond to questions from potential millwork sub. Additional drawing A-205 will respond to questions about shelving in Laundry Room and Storage closet in Dining Room.

Plumbing/Fire Suppression

To Clarify: both buildings (Existing Apparatus Room and New Addition) will both have fire suppression, wet system, from single tap and riser, under this contract

- COL making the taps and will bring within 5 feet of building, GC to connect

Electrical

- Generator note (Specification Notes)
 - 26-3-1.-13
 - Provide enumerated credit for exclusion of the generator system (and circuiting) (Deduct Bid Alternate)
- Panel A & E needs to move to opposite wall
- External Alerting system (notification of fire in city, etc.)?
 - No there won't be anything like that provided under this contract
- EMT in all the walls. Can Electrician substitute MC cable for cost savings and speed?
 - MC cable in walls is acceptable

Discussion about exterior wall systems. Options may exist. Current design meets current energy requirements and shall be used for Base Bid.

Roof Assembly

- Liner System
 - R-38 total as required for ComCheck
- Finish: Almond
 - 3 year aged solar reflective finish
- **Snap-lock** standing seam roof is base bid with spacer blocks

Internal Metal Studs on perimeter wall purlins. 2" as drawn are not available.

1-5/8" preferred

2-1/2" where necessary for piping.

Potential work not included in drawings or specs. Not to be included in Bids.

- Epoxy type coated floor in Apparatus Bays
- Ready Rack – Lockers, indicated location but not included in Bid
- Paving throughout beyond limits of work: Will be performed by separate contract.