

17 August 2022

Project #: 1624A

BID REQUEST # BG-23-0502

CULPEPER COUNTY
GEORGE WASHINGTON CARVER FOOD ENTERPRISE CENTER

RE: **Addenda #1** PRE-BID MEETING NOTES 10:00am at the site

A. Introductions –

Alan Culpeper – Procurement Bid Requirements and Sign-in
Culpeper County Site Contact – James Martinez 540-222-2317 (for site access)
Dex Sanders – Architect

1. Alan Culpeper reviewed the Bid dates, locations & managed the Meeting Sign-in. All questions must be addressed to Alan Culpeper in writing by Wednesday, 8/31/2022.
 2. Pre-bid attendance list and all addenda will be posted on the County Website – Purchasing Page.
 3. Dex provided an overall project review of scope of work.
 4. Project will be awarded as (1) Contract.
 5. Building Permit applications are filed for review -Contractor to pay fee and pick up permit.
 6. Contractors should carefully review the entire contract before submitting bids and submit any contract exceptions prior to bidding. Once bids are received, no changes can be made to the Contract terms.
 7. ACM summary letter to be issued with addenda #1.
 8. ACM final inspection will be performed to document clean spaces. K-12 abatement is not required.
 9. Work hours for Contractor: Monday – Saturday. No work on Sundays in tenant occupied areas.
10. Drawing Review:
- Base Bid - See drawings for scope. A site review was held to familiarize contractors with the project areas.
 - Add Alternates were reviewed. Any questions regarding scope of work included in either the base bid or Add Alternates should be addressed prior to bids
 - Materials stored in the work area will be removed by the County prior to Demolition
 - Work by Others – provide advance notice to County when work by Others needs to be done & coordinate work in the overall project schedule.
11. Project Manual Review:
- Dates – Bids due September 7, 2:00pm. Start work following October BOS meeting.
 - Substitution Requests – as soon as possible but should be approved before bid award. Requests should be made prior to the questions due date.
 - Alternates on Bid Form – Bidders may submit alternate proposals with their base bid on a separate attachment.
 - Qualifications – General and sub-contractors – should be experienced with this type of project
 - Bid Modification – bids are valid for 60 days.
 - Bid Bond & Performance Bond – One Bid Bond will be required that covers total contract amount. Performance bond will be required for Contract amount.
 - Contract Time – TBD by GC. Contractors may list time required for Base Bid on the Bid Form with additional time noted under Alternates as appropriate.
 - Liquidated damages – The liquidated damages amount for the Contract will be one hundred (\$100) per day. See sample Contract.

12. Site Review:

- A. Security – no specific contract requirements but the public must be protected from construction hazards and fencing may be necessary to retain materials on site.
- B. Use of Facilities – limit to areas under construction. Existing church tenant use & Path training will remain. Provide portable toilets for workers during construction.
- C. Trash removal – keep site clean. Contractor must provide dumpsters.
- D. Contractor parking / dumpster / material staging: Space is available on site.
- E. Public Access & Protection – Contractor responsible for public safety during construction. The Main Building will be occupied on Sunday for church service and there is a museum that is also open from time to time.
- F. Building utilities – use of site electrical & water is permitted.
- G. The Contractor is responsible for maintaining utilities to occupied portions of the site except during scheduled service interruptions. Water service is available in the building.
- H. Progress cleaning: Leave all public areas clean each day.
- I. Maintain existing boiler piping & HVAC systems except indicated to be removed.
- J. Criminal Background Checks will not be required for Contractor Personnel except as required by the Contract.

13. Kitchen appliances / equipment will be provided by Owner as indicated. Order / delivery status is not available.

14. Providing a new 10' Exhaust Hood, fire suppression system and make up air fan system will be a part of this Contract. Design information will be provided via addenda as soon as it is available.

15. There is no warranty on the existing roof

16. The dust collector system is all to be demolished in the large open space and on the exterior.