

Pre-Bid Meeting Minutes for Reconfigure/Expand Buildings 28 & 9 for Residential Rehabilitation Treatment Program
VA Project #656-339

10:00 am, July 21st, 2014

- Meet in Building 8 Auditorium.
- Sign-in sheet was passed around.
- Allen Brown is the contracting officer for the project. His phone # is 612.344.2159.
- Bob Klein is the project COR. Business cards were provided.
- Last date for questions to guarantee an answer is COB Monday July 28th, 2014. Questions must be in writing. Questions should be directed to Allen Brown.
- Proposals are due by COB Monday, August 11th, 2014.
- A site walkthrough will be conducted after this meeting. Any additional requests for site visits should be made to Allen Brown and Bob Klein. A second scheduled site visit will be arranged for later this week. The details will be posted on FBO.
- Project phasing was discussed.
- Ross McIntyre from JLG gave an overview of the civil, architectural and structural drawings.
- Chris Schaefer from Design Tree Engineering gave an overview of the mechanical drawings.
- Aaron Mueller from Design Tree Engineering gave an overview of the electrical drawings.
- Ross stated that there will be clarification by amendment about the required smoke/fire rating of the walls on 2nd floor of B28, and the corresponding duct damper requirements.
- Project walkthrough began at approximately 11:15 am.
- It was stated that all bidders will be given the opportunity to view any part of the site that they request. If an area is not available today, it will be made available by appointment.
- The exterior of Building 28 on the northeast side was not visited because it is currently in a construction area. It was stated that this area can be visited on the second walkthrough if bidders bring appropriate PPE for being in a construction site.
- The exterior of Building 9 was viewed on the west side. It was noted that the new corridor will be crossing some existing utilities.
- The porch of Building 9 was in use. It was stated that this can be viewed on the second walkthrough.
- The basement mechanical room in Building 9 and the crawl space under the porch was viewed.
- Building 28 basement mechanical room was viewed.
- Bidders were offered the opportunity to look above ceiling in the basement of Building 28.
- Bidders were offered the opportunity to look in rooms and above ceiling on 1st floor of Building 28.
- The lobby on 2nd floor of Building 28 was visited. It was stated that the bedrooms/wards can be viewed in smaller groups on the second walkthrough.
- Bidders were offered the opportunity to view the attic of Building 28.
- The exterior of Building 28 was viewed on the northwest side.
- Walkthrough was concluded at approximately 12:05 pm after mutual agreement from all bidders.

Questions from the pre-bid meeting and walkthrough that will be answered by amendment:

- How much notice is the contractor required to give the VA for moving people out of the affected rooms on basement and 1st floor of Building 28? How much notice will the VA give the contractor of when the area will be turned over?
- For changes to the Building 28 medium voltage transformer and feeders, how long can the power outage last?
- For relocation of the existing condensing units, how long can they be out of service?
- The storm drains on the flat roof of the west infill are routed to the east side of the building. How should this be accomplished when the east side of the building cannot be worked on until the west side of the building is complete?
- What are the TAB requirements for the first phase of the project when work is occurring on 2nd phase? Are there limits for how long the DDC can be down?
- Does the existing building have advanced metering?
- The attic framing plan refers to non-structural wood framing. Can this be clarified?
- The staging area west of Building 28 shows a construction entrance being built and restored from the south. Should a similar entrance be constructed from the east for the staging area south of Building 9?
- Phase 1 cannot begin until after the Long Term/Intermediate Psych building is complete (currently scheduled for completion 10/24/2014) and the VA vacates phase 1c. Will notice to proceed be issued during late fall/winter conditions, or not until spring of 2015?