



## **PRE-BID MEETING NOTES**

**Project: Rooms To Go Patio Showroom, Cutler Bay, FL**

**Date/Time: Thursday, November 16, 2023/1:30pm ET**

### **1 BONDING REQUIREMENTS**

A bid bond is not required.

A performance and payment bond is not required.

The Contractor's bonding company information must be provided in the proposal, including the company name, address, phone number and contact person.

### **2 SPECIFIED MANUFACTURERS, SUBSTITUTIONS AND ALTERNATES**

One brand name specified - no substitutions are allowed.

Two or more brand names specified - Bid documents are based on first named brand. Bidder must verify the compatibility of other specified brands.

Voluntary substitutions are to be clearly identified on the proposal form.

Substitutions after the time of award - Refer to Specification Section 01021.

### **3 SUBMITTALS Refer to Specification Section 01021**

Submittals must be reviewed by Contractor prior to submission to CASCO, CKE, or the Owner.

Submittals must be accompanied by a letter of transmittal. Transmittal cannot be used as the only source of identifying deviations from the contract documents. Deviations from the Contract documents require formal Change Order approval.

If overnight delivery is required, Contractor to provide reviewer with their overnight carrier's account number.

Allow three (3) business days for CASCO and/or CKE's response to RFI's during the bid phase.

### **4 PERMITS**

The building permit will be paid for by the Owner. The Contractor shall expedite the permit if it is not available at the time of contract award.

Contractor will provide all other required permits (e.g. Subcontractor/Trade, demo, etc.).

### **5 TEMPORARY UTILITIES AND CONNECTION FEES**

Impact fees, meter fees, tap fees and connection fees for permanent utilities shall be paid for by the Owner. The Contractor is responsible for all utility work not normally performed by the local Utility.

All temporary utility connection fees are to be included in the Contractor's bid.

The cost of utilities consumed during construction will be paid for by the Owner.

**6 OWNER-FURNISHED ITEMS.** Refer to drawings and specifications for all Owner supplied items. The Contractor is responsible to receive, unload, store, insure, protect and inventory all Owner supplied items until incorporated into work. Any shortage or damage shall be reported to the Owner. Items include but are not limited to:

Materials supplied and installed by Owner –

- interior signage including neon
- exterior signage
- audio/video systems excluding conduit and boxes as noted on the drawings
- telephone and computer systems excluding conduit and boxes as noted on the drawings
- other items as noted on drawings

Materials supplied by Owner and installed by Contractor – Contractor is responsible for material until incorporated into the work.

- bulbs for track lights
- chandeliers and bulbs for chandeliers
- other items as noted on the drawings

## **7 DESIGN REVIEW COMMENTS:**

Direct all questions/comments concerning any design related items to the Architect via RFI to the Bidding General Contractor. The Architect will solicit responses as needed and reply to all Bidders.

Applicable Building Codes and referenced product manufacturer standards are minimum requirements. The drawings and specifications for this project may exceed these minimum requirements.

The drawings and the project specification manuals are both considered part of the contract documents. The Contractor is responsible for the review and conformance to all contract documents. In the case of apparent conflicts and discrepancies between the drawings and project specification manuals and within the drawings and project manual documents themselves, the Contractor is to notify Architect in writing of such apparent conflicts and request clarification from the Architect. No additional costs or delays in schedule will be accepted due to Contractor's misinterpretations and failures to request clarifications.

## **8 CONTRACT REVIEW COMMENTS:**

The Contractor controls its means and methods unless the Contract dictates a particular means or method. The Contractor shall provide all items necessary for performance and completion of the Work including items inferred as being necessary to provide a complete system with indicated results consistent with the Contract Documents.

The Contractor's general conditions, overhead and profit mark up of claims for extra work shall not exceed ten percent (10%) for changes less than \$50,000 or seven percent (7%) for changes greater than \$50,000. General conditions shall include printing, copies and postage for Change Bulletins. All contract alternate and unit pricing shall include Contractor's site Supervision, general conditions, insurance, overhead and profit mark-up.

Fixturing/stocking and merchandising work will be performed by the Owner's employees immediately upon receipt of governing building department approvals.

Claims for additional time resulting from adverse weather conditions shall be submitted at substantial completion of the project.

## **9 TESTING AND INSPECTIONS -**

Quality Assurance Testing will be provided by the Owner through an independent testing agency. The Contractor is responsible for coordination and scheduling of all testing and inspections per the RTG "Testing and Inspection Requirements" outline provided by Owner. The Contractor is responsible for the cost of re-testing test failures, excessive stand-by time and cancellation without notice. Refer to Specification Section 02011. In addition to the Owner, Landscape, Structural, Architectural, Electrical and Fire Protection Consultants will perform final building inspections for the Owner. Unauthorized

changes, alternates, and/or substitutions will require correction. This is a prototype building design. Do not deviate from the drawings and specifications without prior approval.

Project completeness and cleanliness at turnover is considered a measure of quality.

## 10 CLARIFICATIONS AND QUESTIONS

### Division 1

1. Builders Risk insurance will be provided by Owner.
2. The Contractor is responsible for restoration of all areas disturbed in performance of the contract work.
3. The Project shall be performed in minimum of three separate phases. The Contractor shall submit a Phasing Plan with the Proposal.
4. Rooms To Go will provide temporary toilets for their employees and customers while the restrooms are renovated. Work includes temporary power for the portable toilet trailer.
5. Similar materials are intended to match existing unless specifically noted otherwise.
6. The Contractor may utilize 3<sup>rd</sup> party inspection firm if allowed by the Authority having jurisdiction.

### Division 2

1. All work shall meet or exceed the recommendations and requirements as provided in the Geotechnical Report Specifications Section 01051.
2. Work includes temporary dewatering, if needed.
3. Work includes an SWPP per the drawings and specifications.
4. Work includes a Soil Management Plan (SMP) per DERM requirements.
5. Work excludes the Stormwater System Performance Bond.
6. All grassed areas to be sodded. Provide sod to back of curb at US Hwy 1.
7. The Civil Engineer will perform or request inspections as he deems necessary for his certification(s).
8. The Contractor shall provide temporary irrigation as needed to maintain landscape plant health during construction.
9. The Contractor may use adjacent offsite areas behind the Showroom to temporarily store relocated landscaping.

### Division 6

1. Work includes in-wall blocking for interior neon and signage.

### Division 16

1. Use solid uni-strut for mounting track lighting. Existing punched uni-strut shall be removed.

### Unit Costs

1. Provide a unit price to add/delete concrete wheel stops (\$/each)

### Alternate Costs

1. Omit painted arrows in the parking lot (detail 12 on C-4)
2. Mill, re-pave and stripe the existing asphalt pavement in lieu of seal and stripe (see SD-1)
3. Provide new replacement landscape plants in lieu of relocating.

*PrebidMeetingAgenda08142023.Rev*