



GENESEE COUNTY PURCHASING
A Division of the Genesee County Controller's Office
COUNTY ADMINISTRATION BLDG
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June 1, 2018

ADDENDUM #1

**INVITATION FOR BID (IFB) #18-137
CROSSROADS VILLAGE FENTON OPERA HOUSE REPAIRS**

MANDATORY PRE-BID MEETING: Tuesday, May 29, 2018 at 10:00 a.m.

The Pre-Proposal meeting was held at the Crossroads Village Fenton Opera House. Cindy Carnes, Genesee County Purchasing Manager, called the meeting to order at 10:03 a.m. and reminded everyone that this is a Mandatory meeting and to sign-in.

Attendance:

Cindy Carnes, Purchasing Manager
Matt Armentrout, Genesee County Parks
Rick Benner, Davenport Masonry
Doug Cusack, Cusacks Masonry
Garrett Kelly, RAM Construction Services
Dave LeBrun, Brown Son Roofing
Derek Vetor, DRV Contractors
Dave Willert, Liuna Local 1075
Jacob Fletcher, National Restoration Inc
Steve Sturgis, E&L Construction Group
Ken Lemiesz, WTA Architects
Mike Olsen, Grunwell-Cashero
Brian Castles, Castles Bros Inc
Ron Inman, Roofer's Union Local No. 149
Rick Baird, Roofers Local 149
Anthony Kuch, Bornor Restroation Inc
Steven Vantol, Tree House Construction

Cindy Carnes, Purchasing Manager introduced herself to the group. She reminded the attendees that this is a mandatory meeting so make sure that you sign-in, because if you are not on the sign-in sheet your bid will not be accepted. If you have a business card leave that with me. Cindy will be reviewing how to submit your bid packet and all questions will be directed to her for answers. The sign-in sheet, questions and answers will all be part of an addendum which will be posted at the website. You still have time to submit additional questions so if something comes up from this meeting, please submit it in writing to us so that we can make sure it gets addressed. Everything that is discussed here isn't official until it is put in writing. This is currently due on June 13, 2018 at 10:00

a.m. At 10:01 we do not accept the bid so be on time. If you bring the bid to us early it is kept locked up so nobody else can see it until the bid opening. It will be a public bid opening if you want to attend. Our standard contract is at the end. This is the contract that the county uses so make sure you familiar with it. All of our terms and conditions are at the website. You can ask questions until Monday at noon. There will be an addendum from this meeting posted and then if any more questions are received after that addendum but before Monday an additional addendum will be posted. Everything is posted at the Genesee County Purchasing website at gc4me.com then departments, controller and purchasing. That is the official posting site. If you have heard about this from another website you need to check the county's website because all of the information may not make to the other websites. The bid talks about your qualifications. We do want skilled masonry people on this project. All of the specifications are in the IFB. Bonding is required for this project. There is not a bid bond required, but there is a performance, payment and maintenance bond. We may add a bid bond just to confirm that you can bond. Otherwise you will want to make sure that you include information that proves that you can bond for this project just in case we don't bond for this project. This is a prevailing wage job. All county jobs over \$2500.00 are prevailing wage that does require certified payroll be turned in for payment. Submittals Financial Bid Form – page 47, make sure this is complete. Questions have been received regarding if the roofing and the brick work can be done separately or bid separately and it cannot. The Signature page needs to be reviewed, signed and all of the information completed. If the Signature page is not signed a bid cannot be award to you. The Insurance Checklist is just a checklist, it lets you know what insurance will be required if you are awarded this bid. You do not need to have this insurance currently but will need it once the bid is awarded to you. Also we want to know who you have done work for and what type of work you have done, that is what the reference page is for. Cindy asked for any questions at this time.

1Q. Are the bids submitted at the county building or at Parks and Rec?

1A. At the County Building, downtown at 1101 Beach Street. It across the street from the Flint City Hall. We are in room #361. This is where it has to be by 10:00 a.m.

Ken Lemiesz stated that he would go over general information within the documents and then everyone can walk around the building, along with going up on the roof. The main portions of the work are masonry restoration and reroofing. All work needs to be under one general trade package so there is one contractor that will be responsible for everything. One of the deduct alternates includes backing out the reroofing from all areas, but if we end up taking this deduct then you would still need to perform new roof flashing work where the new masonry work is being performed. General history of the building - This building is called the Fenton Opera House and it was relocated here from its original site in Fenton, Michigan. We are assuming that the original construction was a multi-wythe brick wall assembly. The way it was reconstructed here is that you have a brick veneer with a concrete block backup, the details indicate the concrete block. We suspect that when it was reconstructed the mortar that was used was too hard and that is one of the reasons why we are seeing some of the damage, especially up at the parapet areas where there is a lot of freeze thaw movement. There were concerns of falling debris so last fall a protective mesh screening had been installed on the north and east elevations. A majority of the work takes place on these elevations. Although, we do call out for work on the other elevations.

The protective screening and the exterior brick veneer will be removed and replaced with the new brick as indicated. Samples of the specified brick are here for review. In the specifications we have a three-brick blend but since a fourth has been added, so it will now be a four-brick blend. We have been working with Belden Brick and Supply out of Saginaw, Shaun LaPere has been helping us out. The new brick that goes up will have to match the existing detailing exactly. This is an historic structure, and we have to make sure that we match every detail exact. This is documented in both CAD drawn elevations, and photo details on the drawings. There is a center wall between the two roof levels that will need to be reconstructed as indicated. That center wall is included in the other deduct alternate. The center wall, reconstruction is included in the base bid, then under deduct alternate number one (1) just include any work associated with the new roof flashings. Deduct alternate number two (2) is to back out the roof replacement. Other work would be for the limestone coping pieces to be removed and new stainless-steel flashing installed underneath, then the limestone coping installed back in place. There are details for how the counter-flashing is to be installed with the coping and roof flashings. On the title sheet we have what is called Exterior Restoration Key Notes and Exterior Restoration General Notes. The key notes pertain to specific work called out in the documents and the general notes are just that, general notes. In the general notes we have allowances that are to be included in the base bid. General Note #1 is an allowance to include replacement of 500 individual damaged brick, General Note #2 is an allowance to include replacement of 200 square feet of a single-wythe damaged brick, General Note #3 would be to include replacement of an allowance of 1000 lineal feet of damaged mortar joints, and General Note #4 includes an allowance to install 50 stainless steel helical ties. These allowances are not to be used to rebuild the upper parapet and center walls as indicated.

Matt Armentrout stated that the work would start in September right after Labor Day. The whole month of September the village is closed to the public. During October the village is open Friday, Saturday and Sunday for the Halloween Program. Will need to have access to the front doors of the building, the café and the general store, but the patio side can be blocked off. We were thinking that we could start with the front work and get as much done as possible during the month of September then in October work on the side and roofing work and just maintain access to the front. We are hoping to get it all done this year. Prior to September a submittal process can be done so after Labor Day you are ready to start. At this time a walk around the outside and roof was done with pointing out the repair spots and also a bee's nest that will have to be removed prior to work being done. The parks will work on killing the bees, ultimately the nest removal should be included in the base bid as indicated in the specifications. 240V and 120V electrical service at the rear of the building on the job site will be provided by the parks. Bathrooms will be provided by the parks. Water is available on the job site.

Indicate on the Signature Page item #6 and on the exterior of the envelope containing your proposal:

ADDENDUM #1 RECEIVED

**ALL PROPOSALS MUST BE RECEIVED AT:
GENESEE COUNTY PURCHASING DEPARTMENT
1101 BEACH STREET, ROOM 361
FLINT, MI 48502**