

**Indian River County
Purchasing Division
1800 27th Street
Vero Beach, FL 32960
Phone (772) 226-1416**



ADDENDUM NO. 2

Date: **9/16/2021**

Project Name: **JACKIE ROBINSON TRAINING COMPLEX VILLAS REMODEL (1914A)**

Bid Number: **2022009**

Bid Opening Date: **Thursday, September 30, 2021 at 2:00 p.m.**

This addendum is released to provide the minutes and sign in sheet from the Pre-Solicitation Conference, All information provided herein is hereby incorporated into the bid documents.

This addendum must be acknowledged where indicated on the bid form, or the bid will be declared non-responsive.

Attachments:

Pre-Bid Meeting Minutes

Pre-Bid Sign-in Sheets



Board of County Commissioners

1801 27th Street
Vero Beach, Florida 32960-3365
Telephone: (772) 567-8000
Fax: (772) 778-9391

PRE-BID MEETING MINUTES

SEPTEMBER 15, 2021 10:00 A.M.

JACKIE ROBINSON TRAINING COMPLEX

BUILDING 42

JACKIE ROBINSON TRAINING COMPLEX – VILLAS REMODEL

PROJECT No. IRC-1914A

Project Name: JACKIE ROBINSON TRAINING COMPLEX – VILLAS REMODEL
Project Number: IRC-1914A
Bid Number: 2022009

The following meeting notes set forth our understanding of the discussions and decisions made at the subject meeting. If no objections, questions, additions, or comments are received within five (5) days from issuance of the meeting notes, we will assume that our understandings are correct. The project will move forward according to the bid plans and specifications and the understandings herein.

INTRODUCTIONS / SIGN IN SHEET

10:10 A.M. Michael Heller opened meeting

This meeting was not recorded, the recorder failed.

This is a Mandatory Pre-bid meeting Jackie Robinson Training Complex – Villas Remodel, Bidders must sign in before 10:00 A.M. to receive credit for attending. **Meeting started at 10:10 due to the change in venue for the meeting.**

PROJECT DESCRIPTION:

Project consists of interior renovations to 57 existing hotel-style rooms located at Jackie Robinson Training Complex. These renovations include the removal and replacement of floor coverings, patching and selected replacement of dry wall ceilings, removal of popcorn ceilings, the removal and replacement of front windows, HEPA vacuum and clean all surfaces to rid space of mold. Project is also to include the removal of existing HVAC duct work above the ceiling, and installation of new insulated, fire rated attic access panels.

CONTRACT DETAILS

Bid opening: Thursday, September 30, 2021 at 2:00 PM
Contract time: 120 days to substantial completion
150 days to final completion
Engineer's Estimate: \$2,500,000.00
Liquidated Damages: \$1,694.00 per day

CONTACTS BIDDING PROCESS

All communications concerning this bid shall be directed to Indian River County Purchasing Division at purchasing@ircgov.com.

PROJECT CONSULTANTS:

Edlund, Dritenbas, Binkley, Architects and Associates, P.A. (EDB)

GENERAL: REGULAR ROOMS, SMALL ROOMS, SUITES

Remove any drywall due to moisture damage.

- There may be intermittent mold in bathrooms or other walls that was not indicated on the plans – remove by standard acceptable mold remediation technique or replacement of drywall. Cost for some mold remediation work and/or drywall replacement should be included in the bid for all rooms. No additional compensation will be allowed for mold remediation, even if it is not known and encountered during construction.
- All front windows in 87 villa rooms and 1 housekeeping room and 2 back windows are to be replaced with new fixed windows.
- Ceilings – an alternate is provided in the bid for 3 options to mitigate asbestos that was detected in the popcorn ceilings.

UTILITIES

Electrical – Minor electrical work required, exhaust fans, transom light demo. Alternate for PTAC Power connection.

Mechanical System – Alternate for removal of existing mini-split A/C units and installation of PTAC unit installation. **This includes the removal of the existing duct work above the ceiling.**

OTHER ISSUES

- Bidders to review plan documents and provide comments to Indian River County Purchasing Department as soon as possible. No further comments or questions will be addressed from end of business, **Monday, September 20, 2021.**
- All areas disturbed by the Contractor will need to be restored to original conditions or better.
- The building shall be weathertight at the end of each day and when inclement weather threatens.
- The Contractor shall take all necessary precautions to protect the building, exterior and grounds within the project area.
- The Contractor shall have someone on call and ready to respond within 30 minutes in case of emergency.
- The construction limits are within 10 feet maximum of buildings unless indicated otherwise.
- The construction staging area shall have 8'-0" high chain link perimeter fencing. Location shall be coordinated in the field with the Owner's representative
- Work area is to remain clean and all debris to be disposed of properly.
- Obtain all required Indian River County Building Department Permit(s) and inspections.

IRC Building Permit number 2021080629 has been approved and will be ready for pick up when Contractor is selected. The County will pay fees.

- Standard work hours for this project will be 7 a.m. to 5 p.m. Monday through Friday, and weekends as needed, Contractor must submit a request to the County Project Manager for proposed weekend or night work.

PROJECT REQUIREMENTS:

- Subcontractors – per Contract Documents requirements “Section 00458 – List of Subcontractors” must be completed and submitted with bid.
- Summary of required Contractor form submittals checklist (Section 00300 – Bid Package Content)
- Invoicing shall be submitted on monthly basis and must include release of liens and Surety’s Consent.

DISCUSSION/QUESTIONS & ANSWERS

Question: Will ColorWheel Paints be accepted if submitted by contractor?

Answer: *Paint has been selected to match existing rooms that have recently been painted and not part of this project.*

Question: Will there be any time extension for delivery of windows and other materials?

Answer: *No. Bid project assuming 120 day for substantial completion.*

Question: Should we assume there is mold in all 57 rooms?

Answer: *Yes.*

Question: Will there be sub-permits for work?

Answer: *If any additional permits are required, the County will pay for them. Bidders should not include any permit fees payable by Indian River County in their bid.*

Question: Will product substitution be considered?

Answer: *Substitution will only be considered after award of bid.*

Question: Will air quality testing be performed prior to release of rooms?

Answer: *Yes. County is contracting with consultant to conduct tests. At County’s expense.*

Question: Are post remediation tests for asbestos required?

Answer: *County staff will check with Air Quality and Asbestos consultants.*

Question: What is the window material?

Answer: *Aluminum.*

Question: The specified PTAC unit is no longer available?

Answer: *New units will be specified in an addendum.*

Question: Can Contractor work on more than one group of rooms at a time?

Answer: *Yes. All 57 rooms are available to be worked on.*

Question: When can subcontractors view the rooms?

Answer: *Sub-Contractors may visit the project site between 8 am and 12 pm on Tuesday 9-21-2021. All appointments outside of that time range must be coordinated through the Purchasing Division.*

Comments:

32 units were recently renovated – those rooms will have new windows installed and potentially popcorn ceiling removed.

Asbestos survey is included with the bidding documents. Revision to this document has been made and will be provided with the addendum.

John Binkley from EDB reminded bidders to make sure they have all the required forms completed and turned in prior to the due date and time.

Bids will be opened publicly.

11:00 A.M. Meeting Adjourned.

All interested parties were invited to tour the facility immediately following the meeting.

PRE-BID MEETING
SIGN-IN SHEET

INDIAN RIVER COUNTY ENGINEERING
JACKIE ROBINSON TRAINING COMPLEX

Building 42

JACKIE ROBINSON TRAINING COMPLEX - VILLAS REMODEL

PROJECT No.: IRC-1914A

SEPTEMBER 15 2021 at 10:00 A.M.

NAME	COMPANY & ADDRESS	PHONE # / FAX # / CELL #	EMAIL ADDRESS
Bar McBee	Paul Jacquin & Sons Inc	772-465-2475	Bar.McBee@pjsi.com
John Dixon	Paul Jacquin & Sons	772-708-9264	John.Dixon@PJSI.com
Rusty Thompson	Simpson Environmental	954-410-2448	thompsonrd@bellsouth.net
Rachelle Madrigal	MLB/JRTC	941-932-6178	rachelle.madrigal@mlb.com
Mike O'Neill	Barth Construction	772 633 1080	mike@barthconstruction.com
Brian New	Island Hubbar	772 228 1318	Brian@ISWConstruction.com
William Rizzo	Family Hating? An	772 925-4570	William.Rizzo32@gmail.com
John Stimp	MCSI Electric	772-646-1519	MCSIElectric@Bellsouth.net
Chuck Belcher	Indian River County	772-538-8113	Cbelcher@iregov.com
ALGATE ENTERPRISES INC (7 Venture)	1800 PENNSAVERO DR ORLANDO	407-221-2045	OFFICE@ALGATEENTERPRISES.COM S. COX ANDREW@ALGATEENTERPRISES.COM
Lucas Karpink	Land-Ron, Inc. -> 6753 Kingspoiner Pkwy Orlando, FL 32819	(407) 520-9114	LKarpink@Landroninc.com

PRE-BID MEETING
SIGN-IN SHEET
INDIAN RIVER COUNTY ENGINEERING
JACKIE ROBINSON TRAINING COMPLEX
 Building 42

JACKIE ROBINSON TRAINING COMPLEX - VILLAS REMODEL
PROJECT No.: IRC-1914A
SEPTEMBER 15 2021 at 10:00 A.M.

NAME	COMPANY & ADDRESS	PHONE # / FAX # / CELL #	EMAIL ADDRESS
Jorge Arenas	4224 Luna, Belleair, New Smyrna Beach PCDG Construction	305 684 4993	terencas@bcgroup.us
Trevor Baumann	New Smyrna Beach, FL 424 Luna Bella Ln, Suite 116 PCDG Construction	321-458-6944	TBaumann@bcgroup.us
Steve Graffon	CERTIFIED MOLD TREATMENT 361 Caribbean Dr East Summerland Key FL	305-879-1839	grauffy@certifiedmoldtreatment.com

PRE-BID MEETING
SIGN-IN SHEET

INDIAN RIVER COUNTY ENGINEERING
JACKIE ROBINSON TRAINING COMPLEX

Building 42

JACKIE ROBINSON TRAINING COMPLEX - VILLAS REMODEL

PROJECT No.: IRC-1914A

SEPTEMBER 15 2021 at 10:00 A.M.

NAME	COMPANY & ADDRESS	PHONE # / FAX # / CELL #	EMAIL ADDRESS
Jason Perez	Sibrolta Construction	813-505-8741	J4PEREZ44@gmail
LINDA SIBBOLS	SUMMIT CONSTRUCTION	772-794-2099	Linda@summitcm.net
Joe DeHog	DeHog Builders Inc.	772 6335461	Hilda@dehogbuilders.com
Chase Patterson	Patterson Construction Group, LLC	(954) 649-5986	chase@pattersonconstructiongrp.com
Ryan Ackner	VERDEX CONSTRUCTION	561-833-1402	Ryan.Ackner@VERDEX.com
CLINT BOKSTH	KID const.	772-224-6371	KID@MLB.com
Rick Friedrich	Don Hinkle Construction	772-370-6580	dhconstructionbidso@outlook.com