

Conservation Resource Center – Plaza and Landscaping Improvements

Invitation to Bid Site Showing Notes – July 24

10:00am - 11:00am

CSWCD Attendees:

Jason Faucera – Land Management Program Manager – Project Lead

Chris Lapp – District Manager

Gus Liszka – Farm Maintenance Worker

Contractor Attendees:

Buildskape, LLC – CCB# 233943

Bill Erickson Heavy Construction – CCB# 63443

Paul Brothers, Inc. – CCB# 64461

Project Requirement Review:

It was explained that contractors interested in bidding on this project would need to request a Bid Packet, which is not available on the CSWCD website. It was also shared that in order to be considered responsive upon submittal of a bid that the instructions in the bid packet must be followed. The Bid Packet calls for a lump sum Base Bid and requires acknowledgement of the receipt of all addendums that are issued to the Invitation to Bid (ITB).

The timeline for the project was shared in that the bid deadline is August 8, and that the CSWCD board is scheduled to offer a notice of intent to award the project during their August 20 board meeting. The bid opening on August 8th will be conducted over Zoom, the link for which can be found on the CSWCD website. Once a contract is negotiated and signed with the winning bidder, the project can begin, ideally around September 1.

Special attention was called to the Scope of Work for the project, which can be found with all other construction-based documents on the CSWCD website: <https://conservationdistrict.org/>

CSWCD shared that it is in the process of securing building permits for the project for the structural components, including the shade structure and ADA ramp being added to the Plaza. Per the bid instructions, it is the contractor's responsibility to secure any remaining needed permits for the project, such as electrical permits.

Prospective bidders were encouraged to closely review the Construction Documents which outline the scope of work. Within the design there are elements that are outside the scope of this project and will be taken on by the owner or in future phases of the project. Those design elements are noted on the construction docs as “N.I.C.”, described as “by owner”, or shown as being in a “future phase.” Please inquire if items are unclear.

CSWCD staff walked the contractors through the entire project footprint, and questions were recorded and are answered below. Any additional questions before the question-and-answer cutoff at 5pm, Thursday, August 1st will be addressed in subsequent updates on the project page on the CSWCD website.

CSWCD will make a reasonable effort to make the site available to contractors during business hours for the purpose of developing their bids (M-F 8:00am – 4:30pm) but will require 24-hour notice of the requested visitation window. No site access will be allowed to bidders for the purposes of this project after Wednesday, August 7, 2024. Any questions or new information generated from these visits will be made available on our website.

Questions and Answers:

Will the parking lot around the plaza be closed to parking during construction?

We can shift parking as necessary to accommodate construction. The pull through driveway has ample space for staff and company vehicles to park. We will not close the main customer and ADA parking on the north side of the building.

Will the site accommodate Conex boxes and will the site be accessible without disturbing other occupants?

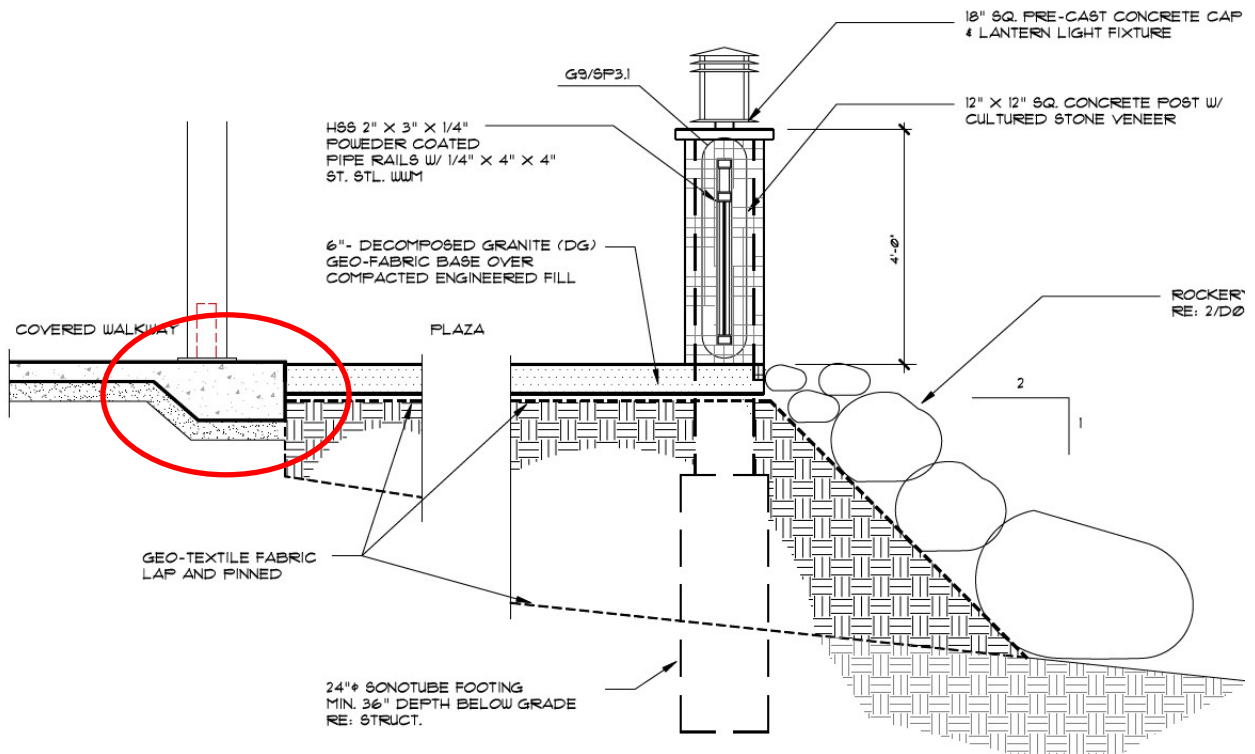
The site has copious space for Conex boxes and the drive path that circumnavigates the building will accommodate large tractor trailers. Our tenants are located on the west end of the building, adjacent to the project area, so we’ll ask the winning bidder to try to minimize disruption to the extent that it is possible.

Will unsupervised access to the property and workspace be allowed?

If contractors want to work outside business hours, which are M-F 8:00am – 4:30pm, they can do so without supervision. This will be allowed on weekdays only. Weekend work would need to be approved by CSWCD and should be avoided unless absolutely necessary. It will be the responsibility of contractors working outside business hours to ensure the gate closes when leaving. Also, out of respect for neighboring properties, we ask that activities that generate a lot of noise occur between 7:00am and 7:00pm on business days.

What is the thickness of the existing concrete walkway along the plaza?

The walkway itself is shown in drawings as 4 inches thick, however there is a thickened edge along the plaza edge that supports beams along the walkway that is likely 12 inches thick and may be 18 inches thick. See the area circled in red on the following drawing for detail:



Are the electrical components design-build? Will there be any additional electrical work required that is not on the drawings? Where will power originate from to accommodate the project scope of can lights and outlets at the shade structure?

All electrical components will be addressed in addenda. Please visit the CSWCD website to find addenda: <https://conservationdistrict.org/>

The design calls for the use of removed decomposed granite for the pathways. It also indicates base rock from the plaza be repurposed as base for the pathways. Will there be enough material reclaimed from the plaza to accommodate the pathways or will additional base rock be required?

Base rock quantities will be addressed in addenda. Please visit the CSWCD website to find addenda: <https://conservationdistrict.org/>

Design documents were shown at the site showing. Will they be made available to bidders?

The design intent document has been made available as item "J -- CSWCD PLAZA AND LANDSCAPING - Design Intent Document.pdf" on the CSWCD website. This document is to demonstrate design intent only and should not be used when developing a bid or during construction.

The construction docs for the shade structure have an inset photo of a shade screen that provides a "design intent" but whose construction doesn't match the drawings. Which is the correct orientation?

The photo labeled as design intent is for demonstration purposes only and shows the shade screen in an incorrect orientation on a demonstration shade structure. Match the design drawings, notes, and specifications for bid development and construction of the shade screen, not the inset example photo.

What finish is required for the posts?

Exposed wood finishes will be addressed in addenda. Please visit the CSWCD website to find addenda: <https://conservationdistrict.org/>

What are the specifications of the existing Irrigation controller?

Existing irrigation controller specifications will be addressed in addenda. Please visit the CSWCD website to find addenda: <https://conservationdistrict.org/>

What are the mounting requirements for the Timberform benches

They do not need to be mounted as they are too heavy to be moved or tipped.

What type of steel edging is required, plain cor-ten or A36?

Steel edging specifications will be addressed in addenda. Please visit the CSWCD website to find addenda: <https://conservationdistrict.org/>