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## PRE-BID MEETING MINUTES

**Project Name: EICC Scott Community College Belmont Campus  
Allied Health Wing CTE Addition and Remodel**

**Meeting Date: July 26, 2022 @ 11:00 a.m.**

**Meeting Place: Room 0226 Scott Community College Belmont Campus.**

### 1. Welcome and Member Introductions

- EICC – John Campbell
- Studio 483 – Greg Gowey, Melissa Morse
- IMEG – Mike Taube
- Construction Manager – Estes Construction: Brian Rossmiller, Pre-Construction Manager – Matt Larson, Project Manager – Erik Page, Project Manager
- See attached sign in sheet for attendees.

### 2. Project Overview

- Melissa from Studio 483 and Mike from IMEG gave a summary of the project details and scope of work involved.
- Brian with Estes stated to make sure all bidders reference Summary of Multiple Contracts specification section 01 12 13. Detailed scopes for each contract, as well as specific allowances for each Bid Package.
- There are separate Bid Forms for each Bid Package, separate allowances included in each Bid Package
- Bid Packages were discussed are as follows:
  - a. Bid Package 1: General Trades
  - b. Bid Package 2: Concrete and Earthwork
  - c. Bid Package 3: Roofing and Sheet Metal
  - d. Bid Package 4: Drywall, Acoustical Ceilings, Painting
  - e. Bid Package 5: Plumbing and Site Utilities
  - f. Bid Package 6: Heating Ventilation and Air Conditioning
  - g. Bid Package 7: Electrical and Audio Visual

### 3. Project Schedule

- Bid due date: August 4, 2022 @ 2:00 p.m.
- Bid due & bid opening location: Room 116, 101 West Third Street, Davenport, Iowa 52801
- Post Bid Interviews will be held via Zoom or in person Friday August 05, 2022 or Tuesday August 9, 2022 if needed. Times to be determined.
- Board approval of bids will be on August 15, 2022.
- Addendum 1 to be issued July 27th

- Addendum 2 to be August 1<sup>st</sup>.
- Will have another site walk thru July 28<sup>th</sup> at 2:00 pm in the same room.
- Submit all questions prior to July 29, 2022 by 2:00 pm to be answered by Addendum 2.

#### 4. Instructions to Bidders

- Drawings are available for download at the following: City Blue Technologies, iSqFt and MBI
- EICC is a tax-exempt entity
- 5% Bid Bond required with your bid. 100% Performance and Payment Bond will be required if you are the successful bidder. Include the costs for the Bonds in your proposal.
- All questions are to be submitted to Estes Construction: [brossmiller@estesconstruction.com](mailto:brossmiller@estesconstruction.com)  
Brian Rossmiller

#### 5. Jobsite Policies

- Discussed how hardhats, safety glasses, high-visibility PPE are all going to be required.

#### 6. Parking, delivery & staging to addressed by addendum.

#### 7. Bidder's Questions

- There are some wall types shown on AD1.01 but no key, and there are some walls on A1.01 with no wall designation.
  - This will be addressed in Addendum 1.
- Some confusion on whether Room 301 is included in scope. Some drawings show new work and AD1.01 says no work beyond this point.
  - This work is to be included and will be cleaned up with the Addendums.
- Confusion on General Trades allowance for Temporary Fence.
  - Correct there is some doubled up language in the narrative. We will address per addendum but there are only two 20-0 swinging gates, not four 20-0 swinging gates. And these are the truck gates.
- General Trades for project clean-up, was asked if the 450 man hours for clean-up includes the final cleaning.
  - No the 450 man hours for clean-up is for progress cleaning. The final cleaning is over and above this allowance of 450 hours. The final cleaning is to be included in the General Trades contract as well per item 42 under 3.03 A work of this contract.
- Dumpster locations, project laydown and contractor parking were discussed.
  - CM and Design Team will address by Addendum.
- Question was raised if there were permit costs required since all inspections are by the State of Iowa.
  - CM and Design Team will clarify and address by Addendum.
- Question about the Med Gas outlets having to be supplied by Plumbing Contractor or do they come with the headwalls.
  - The outlets come as part of the headwalls.

- h. Nurse call rough-in only required. Can you confirm?
  - i. Yes rough in boxes only, no conduits or faceplates (OFCI) required.
- i. Question about removing lintel as part of the CMU block wall on AD1.01. Is this required since it will come out with the wall.
  - i. Remove the lintel and the wall as the drawings state.
- j. Question was raised about budget amounts for Bid Bonds from the Prime Contractors.
  - i. Yes, send all requests for Bid Package budget amounts to Brian at Estes Construction, we can provide
- k. Question about whether ceilings and floor covering are expected to be removed, not mention on demolition drawings.
  - i. All ceilings and floor coverings to be removed for the remodel. The demolition notes are added in the addendum. Flooring and mastic may contain asbestos: the College is currently testing and will have it abated.
- l. Refer to Sheets AD1.01 and A1.01. Many walls are depicted with an “H” in a diamond. Does “H” signify masonry?
  - i. Wall type H represents 8” CMU Masonry as noted in Note #4 on A5.00.
- m. Refer to Spec. Section 01 12 13, Summary of Multiple Contracts, page 5, para 3.03.A.49 that reads, “Provide dumpsters and recycling dumpsters for use by all trades and all bid packages for the duration of the project until completion.” The dumpsters were handled by allowance monies for the Camanche High School Addition & Renovation Project and was worded, “Provide an allowance of \$18,000 for project dumpster. This is for general trash removal and not for demolition work. The contractor shall submit a detailed breakdown and document all costs charged to the allowance which must receive prior approval by the CM.” Q1: Can you revise the dumpster requirement to be similar to the one used for the Camanche High School Addition & Renovation? This revision will realize the actual cost of the work.
  - i. Estes will address via Summary of Multiple Contracts in Addendum 2
- n. Refer to Spec. Section 01 12 13, Summary of Multiple Contracts, page 6, para 3.03.A.50 that reads, “Provide labor for project clean-up to be used at the discretion of the Construction Manager. Include 450 man hours for clean-up.” Q2: Does the 450 man hours include Final Cleaning? Q3: If not, who provides Final Cleaning?
  - i. Estes addressed this in the meeting minutes
- o. Q4: Is this for cleanup of other trades – since we are responsible for our own daily clean-up (Refer to 01 12 13, 3.03.B.e)?
  - i. Estes will clarify, this is for General Trades only
- p. Refer to Spec. Section 01 12 13, Summary of Multiple Contracts, page 4, para 3.03.BA.46 that reads, “Provide layout allowance of \$5,000.” Q5: What work is required to be performed in the Layout Allowance? Q6: If it is for survey and layout for the new concrete foundations and site work can you assign that to the Bid Package 2 contractor, who provides that work? This will create single-source responsibility.
  - i. Provide the specified allowance in the General Trades. Any unused portion to be returned to the Owner. All trades required for their own layout. This is for General Layout and Control points for all trades.

- q. Refer to Spec. Section 01 12 13, Summary of Multiple Contracts, page 6, para 3.03.B.47 that reads, "Provide temporary chain link fence 6-0 high with two truck gates and two walk man gates. Provide 500 lineal feet of fencing with four 20-0 wide swinging gates and maintain for 10 months. Remove site fencing at completion." Q7: Does this mean provide 500 lineal feet of fence PLUS (6) 20'-0" double gate panels (two truck gates and four 20-0 wide swinging gates) and (2) 3'-0" gate panels?
  - i. Estes addressed this in the meeting minutes
- r. Refer to the southeast corner of the Sheet AD1.01 and refer to the note that reads, "No work beyond this point". Now refer to the note in the restroom to the west that reads, "Remove urinals and screens". Q8: Are we to disregard this note that reads, "Remove urinals and screens"?
  - i. Estes addressed this in the meeting minutes and the addendum drawings will reflect this.
- s. Refer to Spec. Section 01 12 13, Summary of Multiple Contracts, page 6, para 3.03.B.2.d that reads, "Waste Removal: Dumpsters to be provided by Construction Manager for use by alltrades in Bid Package 3. Provide waste removal from work of this contract to dumpsters." Q9: Is this to be disregarded because the Construction Manager is not providing the Waste Removal Dumpsters?
  - i. We will clarify by addendum via Summary of Multiple Contracts. Temporary toilets by General Trades not CM
- t. Refer to Spec. Section 01 12 13, Summary of Multiple Contracts, page 6, para 3.03.B.2.f. that reads, "Sanitary Conveniences: Temporary toilets will be provided by the Construction Manager." Q10: Is this to be disregarded because the Construction Manager is not providing the Temporary Toilets?
  - i. We will clarify by addendum via Summary of Multiple Contracts. Temporary toilets by General Trades not CM
- u. Refer to Specification Sections 10 44 13 Fire Extinguisher Cabinets and 10 44 16 Fire Extinguishers. There does not appear to be any fire extinguishers depicted on the plans. Q11: Can we get the quantities, types, and locations for the fire extinguishers and cabinets?
  - i. Yes, they are tagged on the Life Safety Plan on Sheet G0.03 per the addendum
- v. Refer to Specification Section 10 28 00 Toilet And Bath Accessories. There does not appear to be any accessories depicted on the plans except for the grab bars, coat hooks, and mirrors. Q12: Can we get quantities, types, and locations for all toilet and bath accessories?
  - i. Refer to the interior elevations for further notes and tags for the toilet accessories. Will tag them in plan in the addendums.
- w. Refer to Specification Section 10 28 14 Baby Changing Stations. There does not appear to be any baby changing stations depicted on the plans. Q13: Can we get quantities and locations for the baby changing stations?
  - i. Yes, Addendum 1 shows one within each of the four restroom remodels.

Sincerely,  
ESTES CONSTRUCTION



Brian T. Rossmiller, CPE, LEED AP  
Senior Pre-Construction Manager