

SUPPLEMENT NO. 3

ITEM #1

**Florida State University
Biology Unit One
BSIR 1st Floor Remodel**

Bid Packages

All

Item 1	-	Pre-Bid Meeting Minutes
--------	---	-------------------------



**FLORIDA STATE UNIVERSITY
Bio Unit One 1st Floor Remodel Upgrades
Biology Unit One Building**

PRE-BID SITE MEETING AGENDA

September 14, 2023

The Prebid Meeting was started at 10:03am outside the east entrance of the Bio One building. Wallis Walker conducted the meeting with the FSU PM and architect reps there along with supporting staff from Childers.

Project: Florida State University, Tallahassee, FL
BSIR 1st Floor Remodel
Biology Unit One Building

Bids Due: September 21st by 2:00 PM EST **The Bid Date has changed to the 28th, per Supplement #2.**
Childers Construction Company
3472 Weems Road, Unit One
Tallahassee, FL 32317
P: 850-222-2281
****Electronic Bids must be emailed only to bids@childers-construction.com***
*****Hand Delivered Bids must be in a sealed envelope and delivered to Childers Construction.***

Approx. Start/Completion Date: **BID DATE – 2:00PM EST September 28, 2023 at Childers Construction**
Start Date – March 2024
Completion Date – October 2024 **The air handler is taking 1 year to get in so these dates may change. This is our best estimation at this time as to when we will start and finish, but subject to change.**

This project is a remodel of the 1st floor. It is a lab renovation and equipment will be relocated in rooms 102 and 103.

Pre-Qualification:

Pre-qualification forms are included in the bid packages and must be turned in (72) hours before the bid. **Be sure to get this done ASAP and get with Tawni Glover if you have any questions about it. FSU requires us to prequalify all bidding subcontractors on their projects. So make sure you get this done by the deadline prior to bid.**

Bid Documents:

The bid documents will ONLY be available for reviewing or downloading at our ftp site starting Monday, September 11, 2023. Go to the Childers Construction web page at <http://www.childers-construction.com/> and find the “ftp” button on the bottom of the home page. Click on it and it will take you to the ftp site. From there you will enter the following:

Account: BSIR (case sensitive)

Password: LAB (case sensitive)

You as the subcontractors are responsible for checking the FTP site up to the last minute for any changes or additional Supplements

Bid Questions

Questions must be submitted in writing to Childers no later than September 20, 2023 by 3:00PM EST

Make sure to get me your questions as soon as possible and definitely before 9/20/23 so there is enough time for me to get them answered and communicated back to you guys in a supplement before the bid date.

Base Bid: All work contained in the construction documents.

Alternate: There are no Alternates

Be sure to read your bid forms carefully. There is a lot of important information on them.

Bonds:

Bid Bonds and P&P **Bonds ARE NOT required**

Bid Packages:

The following is a summary only of the bid packages. *Bid Packages must be read in their entirety to obtain the complete scope of work. Bidders are to include all applicable work within a bid package for ALL plan sheets.

Surveys have been done here in past years

BP 2A Demolition/Abatement

- Includes Demolition Keynotes A,B,D,G (Grid & Ceiling Tile),H,M & N Sheets AD1.0 & AD1.1.
- Includes General Demolition Notes on Sheets AD1.0 and AD1.1
- MEP disconnects will be by others and Fire Sprinkler demolition will be by others.
- Items to be stored and reinstalled shall not be damaged and shall be stored on site as directed by the Construction Manager.
- Includes all demolition on Sheet AD1.1.
- This trade contractor shall hold a **Current License** as a **State of Florida Asbestos Contractor** (Enclose Copy with Bid Form).
- This trade contractor shall furnish all labor, equipment, materials, worker training, transportation and disposal, and is responsible for costs, fees, licenses and permits related to handling and disposal of these Asbestos Containing Materials and Asbestos Contaminated Materials.
- Includes all work from initial mobilization through final air test certification.
- The contractor is required to file Notice of Demolition or Asbestos Renovation within 24 hours from receipt of Intent to Award Bid Letter.

BP 8A Doors, Hardware & Specialties Includes all labor, material & equipment to supply and install all frames, doors, hardware, specialties, signage, louvers, corner guards and EMI Shielding.

- Includes wall louvers (supply & install). See Details 1&2 and Elevation Keynotes Sheet A2.0 and structural Details on Sheet S1.0.
- Includes Corner Guards (supply & install). See Specifications, Finish Plan Keynote 1 and Basis of Design on Sheet A6.0.
- Includes EMI Shield Curtain and Track (supply & install). See Specifications, Finish Plan Keynote 5 and Basis of Design on Sheet A6.0.
- See Door Schedule, Elevations and Details on Sheet A6.1 and Specifications.
- Includes signage (supply and install), see Signage Elevations on Sheet A6.1 and Specifications.
- Includes work associated with Specification Sections, 081113 – HM Frames, 081416 – Flush Wood Doors, 087111 – Door Hardware, 088000 – Glazing (in doors & frames), 089000 – Louvers & Vents, 101400 – Signs, 104410 – Fire Protection Specialties and 109900 – Misc Specialties.

BP 9A Drywall/Vapor Barrier **This includes framing, drywall, column wraps, ceilings (see legend). There is a vapor barrier – make sure before you start and before you bid this that you have a clear understanding of this barrier and the installation of the vapor retarder.**

- Includes all labor, material & equipment necessary to complete the drywall and vapor barrier.

- Includes all framing, drywall and plaster work.
- See Floor Plan and Partition Types on Sheet A1.0.
- Includes supplying and installing the Vapor Retarder. See Legend & Floor Plan on Sheet A1.0 for locations and Partition Notes. See Sheet A1.0 for Additional Requirements.
- Includes Floor Plan Keynote 5 and Column Wrap Detail on Sheet A1.0.
- Includes drywall ceilings, see Ceiling Finish Legend and Reflected Ceiling Plan on Sheet A1.1.
- Includes plaster work at door opening D119-1 and wall infills. See Note 5, Sheet A1.0.
- Includes sealants at drywall assemblies as specified.
- Includes Specification Sections 072600 – Reinforced Vapor Retarders for Walls, 092216 – Non Structural Metal Framing & 092900 Gypsum Board.

BP 9B ACT Make sure to be familiar with the reflected ceiling plan

- Includes all Labor, material & Equipment necessary to complete the Acoustical Ceiling Tile (ACT) systems.
- Includes all insulation above acoustical ceilings.
- Includes all grid and ceiling tile work including attic stock.
- See Floor Plan on Sheet A1.0.
- See Reflected Ceiling Plan and Details on Sheet A1.1.
- Includes RCP General Notes 1-4 on Sheet A1.1.

BP 9C Flooring

- Includes all labor, material & equipment necessary to complete the Flooring.
- Includes all flooring (tile & carpet), base and associated accessories (transition strips, prep, etc). **Include attic stock in your bid per the specifications.**
- Includes all required floor prep for new flooring installation as suggested/required by the flooring manufacturer.
- Includes resilient base at casework. See casework Elevations on Sheet A7.0.
- Includes all flooring transition work as required.
- Includes all floor preparation, crack insulation, waterproofing, setting materials and accessories per the Manufacturer's Instructions, Best Practices and Project Specifications.
- Provide extra materials (Attic Stock) per Specifications.
- See Finish Plan & Schedule on Sheet A6.0.
- Flooring installation to be coordinated with casework & equipment.

BP 9D Painting/Joint Sealants This package includes painting, coatings, joint sealants.

- Includes all labor, material & Equipment necessary to complete the Painting, Special Coatings & Joint Sealants.
- Includes all painting preparation, final painting and joint sealants.
- See Floor Plan on Sheet A1.0.
- Includes caulking and painting the wall and louvers where installed. See Sheet A2.0.
- See Finish Plan and Schedule on Sheet A6.0.
- Includes work associated with Specification Sections 079200 Joint Sealants and 099123 Interior Painting.

BP 12A Laboratory Casework There is metal and wood casework. On the equipment Plan please have a clear understanding of where to install the equipment. Includes supplying sinks (installed) and faucets (supply). Waste lines and traps will be supplied and installed by others. Include the blocking layout where blocking is required per plans and specs.

- Includes all wood and metal cabinetry, casework, shelving etc.
- See Floor Plan on Sheet A1.0.

- Includes supplying all sinks in casework including faucets. Waste lines and traps will be furnished and installed by Bid Package 22A – Plumbing.
- See Specification Section 123553 Laboratory Casework, Section 1.1 Description of Work for further clarification.
- See Equipment Plan on Sheet A1.2 for coordination. Owner will supply all new “equipment”.
- See Interior Elevations & Millwork on Sheet A7.0. Includes all casework on this Sheet including Type Marks 1-4 “Lab Furnishing Basis of Design Schedule”.
- Casework submittals must include blocking layout for casework required blocking.
- Includes caulking/sealing casework to walls.

BP 21A Fire Sprinklers **Make sure that the sprinkler design is engineered, signed and sealed by a license Florida engineer. This is a wet and dry system that you will tie into the existing system. The plans show location of fire sprinkler heads.**

- Includes all labor, materials & equipment necessary to install a complete fire sprinkler system as described in the Contract Documents.
- Fire Sprinkler design is included in this Package. Sprinkler design shall be engineered, signed and sealed by a licensed Florida engineer.
- Includes all work associated with Specification Section 211314 Automatic Fire Sprinkler System.
- Fire Sprinkler coverage (existing, new or temporary) for the work area must be maintained during construction and is included in this Package.
- See Floor Plan on Sheet A1.0.
- See Reflected Ceiling Plan on Sheet A1.1. Includes RCP General Note 4 and all applicable fire sprinkler work.
- Includes “wet” and “dry” fire suppression systems.
- Fire sprinkler heads to be installed “Center of Tile”.
- See Equipment Schedule and equipment layout on Sheet A1.2. Includes required fire sprinkler coverage for these conditions.
- Includes but not limited to all Fire Sprinkler work on Sheets F0.0, F1.0 and F8.0.
- See Sheet A1.2 for Vapor Barrier locations in walls. All penetrations through the vapor barrier shall be conducted per the manufacturer’s instructions.
- Includes all hangers, supports, etc. for the fire sprinkler systems.

BP 22A Plumbing **The demolition disconnect is included in this bid package. There is some owner supplied equipment for you to install and hook up. Siemens needs to be under your control for this. The building will be occupied during construction. If a shut down is required you need to coordinate that with the superintendent and myself. This will need to happen after hours. Make sure to include the cost of some after hour work in your bid. There will be penetrations into the vapor barrier.**

- Includes all labor, materials & equipment necessary to complete the plumbing.
- Includes all Plumbing demolition and new work.
- Includes all work associated with Specification Sections 22118 Water Distribution, 226114 Laboratory Compressed Air System, 226653 Corrosion Resistant Waste & Vent System and 226714.13 Plastic Pipe for High Purity Service.
- Includes all work on Sheets PD1.0, PD2.0, P1.0, P2.0, P8.0 & P9.0. This package also includes coordinating the Plumbing work with the entire set of plans (all sheets).
- Includes supplying and installing all emergency showers, eye washes, etc.
- Includes all Plumbing connections to the owner supplied equipment. See Equipment Schedule on Sheet A1.2.
- Includes coordination with equipment and casework suppliers for exact locations of utilities required.
- Includes all lab and natural gas including safety measures/equipment per Sheet P2.0.

- Sinks and faucets in casework will be supplied by the casework subcontractor and installed by this Bid Package 22-A Plumbing. All other plumbing at casework (waste lines, traps, etc) shall be supplied and installed by this Package.
- Includes all plumbing insulation at new plumbing work and where existing insulation is damaged during plumbing demolition activities.

BP 23A HVAC

- Includes all labor, materials & equipment necessary to complete the HVAC work.
- Includes all HVAC demolition and new work.
- Includes work associated with Specifications Division 20 – General Mechanical Requirements and Division 23 – Heating, Ventilation and Air Conditioning.
- Includes all work on Plan Sheets M0.0, MD1.0, M1.0, M2.0, M7.0, M7.1, M8.0 & M9.0.
- Includes coordination with other trades for all work in the Contract Documents.
- All drawings must be reviewed for understanding of the entire scope of work for this Package.
- Includes testing, adjusting and balancing of all HVAC Water and Air Systems. See Specification Sections 230594 & 230595.
- Includes all HVAC Controls.
- 1st, 2nd & 3rd Floors will be occupied during construction. Any shutdowns that will affect the occupied spaces must be scheduled and coordinated to minimize disruptions.
- Includes supplying and maintaining construction and final HVAC filters.
- Includes all HVAC related equipment pads.
- Includes all HVAC related labeling and identification.
- This trade contractor shall attempt to minimize damage to existing ceiling and wall finishes to install this work. Any damage to existing finishes due to negligence of this trade contractor, shall be the responsibility of said contractor to repair at their expense.
- Penetrations through walls with Vapor Barrier (see Sheet A1.2) shall be sealed per Details 8 & 9 on Sheet M8.0.
- Includes all HVAC insulation at new work and where existing insulation is damaged during HVAC demolition activities.

BP 26A Electrical This bid package includes temporary power and lights. You need to get with the Fire Alarm subcontractor to coordinate the fire alarm work.

- Includes all labor, material & Equipment necessary to complete the electrical work.
- Includes all electrical demolition and new work.
- Includes all work associated with Specification Section 26-Electrical.
- Includes all work on plan sheets E0.0, E0.2, ED1.0, E1.0, E2.0, E3.0, E7.0, E7.1, E8.0, E9.0, E9.1 & E9.2.
- Building will be occupied during construction. All shutdowns must be schedule and coordinated to minimize disruptions.
- Includes all fire alarm work (demolition and new work). Temporary fire alarm/heat detectors devices must be installed in the work area if fire alarm system will be down beyond the work day.
- See all “General Notes” and “Sheet Keynotes” on all “E” sheets. Work associated with these notes shall be included in the Package.
- Includes temporary lighting and power in the work areas.
- Exposed conduit, hangers, supports and accessories shall be installed plumb level, equally spaced and in a neat organized manner.
- Includes all electrical labeling and identification.
- Includes disconnect switches for equipment as specified.
- Includes all Telecom, Security and Card Reader rough in, including conduits with pull strings to the Tele Com Room.
- Includes connecting static resistant tile ground strap (supplied by others) to the receptacle ground as specified. The VCT will come with straps to hook to the receptacles.

- Includes electrical connections to all owner supplied equipment. See Equipment Schedule on Sheet A1.2.

Be sure to look at the equipment schedule.

This Agenda will become part of the bidding documents for this project and will be posted to the FTP site.

At the end of the Pre-Bid Meeting Wallis asked if anyone had any questions.

It was asked if there are shut downs will they be done during the day or will they have to be scheduled at night?

Wallis said to assume they are going to be at night.

Then it was asked if the demolition and asbestos abatement could be done during normal business hours and Wallis indicated that yes, it can.

The group was reminded to have all questions in writing to him by the deadline of September 20th.

Meeting was adjourned at 10:38am while some subcontractors lingered to take a look at the jobsite area while Wallis hung around to answer any questions they may have.