

PRE-BID CONFERENCE MINUTES

THE BARBEQUE CENTER, Lexington N.C.

January 16, 2019

Introduction:

Attending:

Design Team: Donna Smith AIA, Liz Zeibel, PE, David Smith, PE

Owner: Cecil Conrad

Contractors: Rickey Crotts, Triangle Construction, Lexington
Paul Watson, Dreambuilt Construction, Clemmons
Kevin May, SALCOA, Salisbury, NC
Terry Clendenin, Southern Services of Lexington, NC
Wayne Johnson, Johnson Electric, Lexington, NC

Project Description:

This project started with the need to update the existing restrooms and evolved also into a dining room addition. This project adds 1,244 s.f. and renovates 237 s.f. The construction is fairly simple, but the hard part of this project is keeping The BBQ Center in business during renovation. The existing restrooms have to stay functioning until the new ones are ready, the AC condenser units require a temporary new location, the water supply and commercial water heater must be maintained within the building pad, the carbonated drink machine and system has to be moved and maintained. There will be a tour after this session to show you these things. The good news is that Cecil's kitchen and Pits are not in the cross hairs of renovations, so if you keep him in gas, water, and power, he is good to operate. Think a "little bit of Sunday work" to make that happen in the beginning and end phases of the project. Normal hours of operation for the restaurant are 6AM to 9 PM Mon – Sat. Someone is there by 5AM.

The new construction is located on the take out canopy side of the building and at the rear of the restaurant. The first bay of the canopy will be sacrificed for the new dining room areas. Its floor level will be 1'-6 ½" lower than the main floor such that a Handicap ramp system can allow accessible passage into the building. The rear addition will be built at the same level as the rest of the restaurant and will contain the new restrooms and fountain drink system room. After the new restrooms are completed, the old restrooms will be reconverted into Cecil's office.

The metal canopy, when a bay is removed, will still tuck under the new roof overhang and the top of the remaining canopy roof deck will have a new Henry roof coating installed on it. It is Cecil's intent to have all the storm water downspouts off the new building piped underground over to the grassed area to eliminate freezing water at the building parking lots and entrances.

Since there isn't any space on the site for equipment and material storage, and the parking situation is already bad at peak lunch and dinner times, The BBQ Center owns an adjacent lot across Old Greensboro Road that materials can be stored.

Project Duration: 6 Months – Owner would definitely like it completed sooner if possible.

Bid date: Drop bids off at the restaurant on January 29th before 3PM. Your bids will be opened privately. We will let you know the results. Plans and specs are on our website www.rbsarch.com If you have questions about the work, please don't hesitate to call or email the office for clarification. 704-633-3121 or donna@rbsarch.com or liz@rbsarch.com . We will send out minutes of this meeting and issue any addenda necessary to clarify the work before the bid date.

Bids need to be accompanied with a bid bond or check for 5% of the base bid amount. The checks will be returned uncashed to bidders after the award and signing of the contract. Bids must be good for 45 days.
No MBE Documentation req'd.

Alternates: One Alternate requested for the cost of adding a Performance and Payment Bond to the cost of the work. This may be left blank if bonding isn't obtainable.

Allowances to be included in the Base Bid Quote: See spec Section 01020 for \$22,000 plus the cost of 20 cubic yards of undercut and fill dirt quoted at G.C.'s unit price cost.

The Owner is handling some portions of the work himself: What you do not need to price is the installation of the security camera system; the fountain drink room and carbonation system; the Data/Internet/TV cabling though there are some preparations for those in the electrical work; and the asphalt paving repair necessitated by the opening of the footprint of the building or utility line and storm line trenches. GC's must compact the trench soils up to the stone base level, then Cecil will have Everhart Paving make the asphalt patching and repairs.

Requirements that need to be priced into the work:

Taxes, Permits, Fees, utility relocation costs associated with the work.

An underground utility locator service to mark buried utilities in the back of the building.

Schedule and work with a soil testing agency. (testing costs to be paid from the testing allowance)

Coordinate the relocation of above and below ground utilities with subcontractors and City of Lexington Utilities. Provide temporary utility routing (gas and water) if necessary to keep the restaurant operating

Keep any outside openings that are created totally protected temporarily from the weather, wind, moisture, heat or cooling escape. This includes exposed attic areas when the roof overhang is removed.

Have the supplier/installer of the Structural metal stud supplier provide NC licensed Engineer to seal the metal stud design and connections and provide shop drawings.

Keep all exits open for evacuation if ever needed.

Keep the existing toilets in full time working operation.

Identify the electrical circuits with their powered component throughout the existing building and cleaning up/re-label/ rearrange all the panels of abandoned electrical work. Paint the panels and panel wall that are left in the ramp corridor.

Find/Match the existing red textured brick. The existing is a Cunningham brick and they are out of business.

Find Matching the roof shingles.

Delay making construction openings into the restaurant as long as possible or practical. Work with Cecil Conrad to maintain building security.

Know that the framing of the men's toilet exterior wall that goes up against the existing outdoor cooler wall will have to be put up as a sheathed and insulated panel due to only 3-4" of clearance between the freezer panel and the exterior of the new wall. Think Amish barn style building.

Need a good plan to raise the existing water heater up to its new floor level so the new floor can be poured underneath it and tile can be installed under the water heater...all while keeping it in operations.

Explained the plans: Floor plans of the existing building and the new plan layout were discussed.

Answer to Contractor Questions:

Architect will submit plans for approval to the Lexington Inspection Dept. and the County Health Dept. on Thursday.

Contractors may suggest a Testing firm they have worked with. The architect has had good working relationship with Kessel Engineering out of Mooresville headed up by Ron Anderson. Testing Agency usage will be paid in the contract with the Testing Allowance of \$4,000.

There are no firewalls, sprinklers, or fire alarm systems in the work.

Gave a tour of the interior and exterior of existing building components that are affected.

Showed the contractors the water heater that must be raised. Explained that the ducts seen over the water heater have been abandoned and won't be in the way of raising the unit. The associated drains will be raised to flush with the new floor level.

Noted the roof overhangs and metal canopy bay to be removed to allow for the new construction.

Discussed the PVC piping under the freezer/cooler unit that must be extended to the exterior of the building and concrete ramp.

Noted the existing gas meters and piping, HVAC condensing units, drink dispensing system, that must be relocated prior to construction.

Owner's Comments:

Cecil Conrad's Cell Phone number is 336-239-5194 in case you need him to open any locked areas of the restaurant. Morning hours are better for him.

Cecil would like G.C.'s to contact as many local subcontractors as possible. He suggested E.E. Wilson Floorcovering (Patrick Allred) on Highway 8, Triad Masonry (David Troutman) on Talbert Blvd. Also The Glass Shop, (Danny Collins) on Bowers Rd. They can access our plans online 24/7. www.rbsarch.com .

Cecil said that it may be possible with notice to close the restaurant for a few hours in the mornings on occasion. He will not be running the normal curb service out the canopy door when construction is in full swing.

Recent new shingle roofing was by Padon Roofing in Lexington.

Meeting Adjourned.

NOTE: These minutes are incorporated into the contract documents of the project.

