



Pre-Bid Conference Agenda

Project: Kiener Plaza Visitor Service & Maintenance Building

Present:	Lonny Boring	Great Rivers Greenway District (GRG)
	Ben Grossman	GRG
	Sarah Olmstead	GRG
	Kim Haegele	City of St. Louis – Parks Department
	Leif Hauser	Trivers (Project Manager)
	Maggie Hayden	Trivers (Project Architect)
	Joseph Carpenter	KPFF (Structural Engineer) not scheduled to be on the call
	Marc Harris	IMEG (MEPF) not scheduled to be on the call
	Shea Krotz	Civil Design (Civil Engineer) not scheduled to be on the call
	Paul Hollmann	BSI Constructors – Project Manager
	Tim Hudwalker	BSI Constructors – Project Executive
	Eric Eggers	BSI Constructors - Estimator

Date: January 7, 2021

Introduction of the Team – Lonny – GRG

1. GRG – Developer
2. Gateway Arch Park Foundation – Owner Rep
3. City of St. Louis - Owner
4. Trivers – Architect Designers
5. KPFF – Structural Design
6. IMEG – MEPF Design
7. Civil Design – Civil Engineering Design
8. BSI – Construction Manager

Project Description – Maggie Hayden – Trivers (Project Architect)

1. The project consists of a new single story 750 sf precast concrete building located in the NW quadrant of Kiener Plaza adjacent to Chestnut Street, and West of 6th Street. It includes an office / retail space; storage; staff restroom; maintenance area; and breezeway. The building is structured using load-bearing precast concrete panels with corrugated metal roof decking spanning between. Exterior finishes include painted surfaces, formed metal panels and fins, membrane roofing. Future mural paintings at exterior building elevations, NIC, by others.
2. Work includes, but is not limited to: Site demo, earthwork, steel helical piers, rammed aggregate piers, decomposed granite paving, site utilities, stone pavers, curb & pavement patching, concrete foundations, structural precast walls, structural steel, steel decking, metal fabrication, misc. rough carpentry, interior finish carpentry, plastic paneling, damp proofing, sheet metal, EPDM Roofing, vegetative roof system, joint sealants, HM doors & frames, folding grills, alum. Storefronts, door hardware, glazing, metal studs & drywall, acoustical ceilings, resilient base, painting, toilet accessories, FEC, window shades, plastic laminate clad cabinetry, Plumbing, HVAC, Electrical, Communications, and Security

3. Alternates - Will be selected in the order of 3, 2, 1 until budget will not allow additional work
 - a. Alt. #1 Restroom Fit Out
 - b. Alt. #2 Modular Vegetative Roof Trays & Irrigation
 - c. Alt. #3 App-Based Control and Integration of Plaza Light Fixtures

Bid Specifications – Eric Eggers - BSI

4. District will enter into a lump sum contract for the entire project with the successful GC.
5. Bid Date & Time is Set for January 21, 2021 @ 2:00 PM
6. Prime Bids are encouraged to submit Bids electronically via Bid Express (Website at bidexpress.com)
7. Bids will be opened using Bid Express Software and posted electronically accordingly.
8. Project is Tax Exempt
9. Required 5% Bid Security and 100% Performance & Payment Bonds
10. Minority & Women Business Enterprise Goals of 25% / 5% have been established by the District.
11. Minority & Women Workforce Policies & Participation Goals of 14.7% / 6.9% of all Labor Hours.
12. Prevailing Wage Rates & Certified Payrolls apply
13. All RFI's to be submitted to Lonny Boring, GRG Project Manager at lboring@grgstl.org or via the solicitation on Bid Express. Clarification requests must be received in writing by 4:00 pm January 14, 2021 to be included in any final addendum.
14. All addenda will be posted to Bid Express. Plan holders on bid express will receive notification when addenda are posted.

Schedule & Other Items

Schedule – See Section 3 of the Contract (GRG Form 4)

Tentative schedule is: Notice of Award on or about February 10, 2021, Notice to Proceed on or about February 22, 2021, Start of onsite construction on or about April 26, 2021, Substantial completion on or about August 27, 2021.

Contractor shall achieve Substantial Completion of the Work no later than 187 consecutive calendar days after the date of Commencement of the Work. Final Completion shall take place no later than 30 days after Substantial Completion. Time will be calculated in accordance with General Conditions of the Contract for Construction (Form GRG 5)

Per GRG Form 4: Contract - Liquidated Damages - \$250 / day

Important Considerations:

1. Logistics (Plan Overview)
Temporary Fence / Tree Protection / Sidewalk, Street, Bike Lane Closing
2. Public Program use of the Park by the City on Tuesday's morning @ 7:00 am for Yoga is the only scheduled activity.
3. Testing by Owner
4. Soil Remediation per Geotechnical Report
 - a. Rammed Agg. Piers (3,000 psf for continuous foundations, with a 33% allowable overstress for transient loads)
 - b. Delegated Design Steel Helical Piers (Min. Capacity of 20 Kips per Pier)
5. Completed copy of AIA Form 305 (Contractor's Qualification Statement) and Form 3 (List of Principal Sub-Contractors) must be submitted by the successful bidder(s) Two (2) Business Days after Bids are Due.

Permits and Fees

All permit fees are to be paid for by the contractor except for the City Building Permit. City Permits have been submitted and approved waiting for Owner's Rep to pick up and Purchase. MSD permits are approved and ready for Contractor pickup after paying the \$195 fee.

Street, Bike Lane, Parking Meter, & Sidewalk closing permits and fees are the Contractors Responsibility

Prime Bidders

Prime Bidders please send Lonny an e-mail at lboring@grgstl.org and let him know that you are bides as a General Contractor.

Site Visit

Before submitting a proposal it's important that each Bidder visit the proposed worksite. We will not have a scheduled site walk-through. Plaza is open for Contractors to visit during the day.

Questions – Team