



**OPERATIONS DEPARTMENT
CAPITAL & SPECIAL PROJECTS**

398 N Richmond Avenue, Carson City, NV 89703
Telephone (775) 283-2175 / Fax (775) 283-2191

**Mandatory Pre-Proposal Conference/Job Walk
May 31, 2023 @ 1:00 PM**

**CARSON HIGH SCHOOL EXTERIOR PAINTING PROJECT
1111 N. Saliman Road, Carson City, NV 89701**

Minutes

- I. Welcome and Introduction – Mark Johnson, Capital and Special Projects Manager**
- II. Scope of Work – Darrin Berger, AIA, Berger Hannafin Architects and Marcie Richards, P.E.**

CHS EXTERIOR PAINTING PROJECT: The scope of this project is to completely repaint the entire existing Carson High School. The scope of painting is limited to the main building and east side mechanical room only with the exception of two additional structures; Maintenance Garage (CMU) and Track Storage Building (Wood siding) which are listed together as Additive Alternate 1.

The building is comprised of numerous substrates including Concrete Precast Panels, Stucco/EIFS, CMU (Split and Smooth Face), Metal including handrails, doors and frames, window eye brows, mechanical equipment screens and siding (Large Gym). There are also small areas of wood and spandrel panels. Surfaces not to be painted include; prefinished aluminum storefront frames, prefinished metal parapet coping, prefinished metal infill panels (Shop area), the metal stairs and associated handrail, as well as the metal balconies and associated railing located on the east side of the building.

The building is 2 stories and approximately 30 to 35 feet in height. It is generally easily accessible with ladders and/or scissor lifts. Some areas (Clerestories/mechanical screens) can only be accessed from the roof for which the contractor will be responsible for adequate roof protection while painting. Areas not to be painted such as building signage, Senator man logo, light fixtures, cameras, utility, gas and electrical equipment, etc. shall be protected.

There are existing limited areas of damage, which the School District is actively repairing and expects to complete ahead of the painting. Painters, however, should expect prep-work will be required and a job walk is mandatory for all bidders in order to familiarize themselves with the project requirements/scope. This building is over 50 years old and has had numerous modifications. There are nuanced conditions that one must see firsthand.

Add Alternate: Scope of work involves painting two structures – located adjacent to the running track and football field.

Maintenance Garage – CMU with a wood parapet, metal garage doors, hollow metal doors and frames, approximately 16’ tall.

Track Storage Building - Wood siding T1-11, Wood fascia soffit and eaves. Gable roof structure sloping 8’ to 16’ at the eave.

III. Bidding – Jodi Mason, Purchasing & Materials Supervisor

Timeline:

BID EVENTS	DATE
BID Released	Monday, May 22, 2023
Mandatory Pre-proposal Conference/Job Walk	Wednesday, May 31, 2023, 1:00 p.m. @ Carson High School, meet at Front Office
All Bid Questions Due	Wednesday, June 7, 2023 (by 2:00 p.m. local time)
Responses to Questions Posted as “Addendum”	Friday, June 9, 2023
BIDS DUE & Opened	Tuesday, June 13, 2023 (by 2:00 p.m. local time; Bids are opened at 2:10 p.m.)
Recommendation for Award Posted	Wednesday, June 14, 2023
Award Granted	Wednesday, June 21, 2023
Construction Begins **	July 10, 2023
Construction Ends **	September 22, 2023

a. Contract Schedule**

Carson High School (CHS) Paint Exterior of Building Project shall begin on July 10, 2023, with the issuance of the Notice to Proceed. CHS shall resume school on August 14, 2023, all entrances are to remain open and available as feasible. The contractor is to maintain the main ingress/egresses to the school throughout the project. If an exit temporarily is to be closed, it will be the awarded contractor's responsibility to coordinate with CHS Administration and demarcate accordingly. The CHS Paint Exterior of Building Project is to be completed on or before September 22, 2023.

CHS Main Kitchen will be operational throughout August 4, 2023 providing breakfast’s lunches, and deliveries. We will need to maintain access to the Main Kitchen during this time.

b. Award

The CCSD may award a Contract to the lowest responsive and responsible Bidder. The lowest price will be determined by the Total Net Base Bid plus any Bid Alternates which are accepted.

c. Bid Questions.

All bid questions & RFI's are due to Darrin Berger and Karen Jackson on or before **Wednesday, June 7, 2023, 2:00 p.m.** local time. Bid questions are to be submitted via email to darrin@bharchitects.biz and kjackson@carson.k12.nv.us

IV. PREVAILING WAGES – Mark Johnson, Capital & Special Projects Manager

The CONTRACTOR shall comply strictly with the requirements of NRS Chapter 338 and shall pay, if required by statutes, prevailing wage rates for the appropriate labor positions as outlined in the “Carson City – Prevailing Wage Rates for Public Works, State of Nevada, Carson City” for projects that are \$100,000 or greater. The prevailing wage rate is established and published by the Office of the Nevada Labor Commission. The applicable wage rates must be posted at the site of the Project in a place generally visible to the workers.

The contact for CCSD for Prevailing Wage & Apprentice Utilization is:

Karen Jackson

kjackson@carson.k12.nv.us

(775) 283-2155

V. APPRENTICESHIP UTILIZATION PROGRAM - NRS 338.01165; SB 207 REQUIREMENTS (2019)

Apprentices-SB207 NRS 338.01165 – Refer to **Exhibit F – GENERAL CONDITIONS, Section 5.4.4**

VI. Discussion Points

- a. Plans have been reviewed by the Building Department. CCSD will issue an Addendum 1 with minutes of this meeting and revised plans with clouded changes.
- b. The estimated cost of the Base Bid of this project is \$280,000.00.
- c. Liquidated Damage as identified in the Exhibit D, Owner-Contractor Agreement is \$500.00 a calendar day

VII. QUESTIONS ASKED DURING INTRODUCTION OF PROJECT

All clarifications/responses will appear in bold type.

No questions were asked prior to the project walk.

VIII. JOB WALK QUESTIONS ASKED

All clarifications/responses will appear in bold type.

1. Will the paint contractor be repairing the holes? **No. CCSD has another company to repair the stucco.**
2. Electrical conduit? **The electrical will be painted as indicated on the drawings to match the adjacent field.**

3. Will the paint contractor need to cut out existing caulk and re caulk? **You will need to cut out and caulk only the bad areas.**
4. Cameras and conduit? **You will need to paint the conduit and protect the cameras and intercoms.**
5. Can equipment (scissor lifts) be driven on the grass? **Yes. Protect the grass area as needed.**
6. Do handrails get painted? **Yes, as noted on the plans.**
7. Does the school need to be pressure washed? **Yes, all surfaces to be painted shall be pressure washed.**
8. Where are the faucets located? **The east side of the school there is 1. The west side (front) has 4. The south side of the building has 1. Contractor shall be certain and confirm that the existing hose bibbs will be sufficient to provide water for pressure washing of all areas of the building including the roof and Add Alternates.**
9. The hollow metal doors, paint exterior only.
10. **Roof:** If the roof membrane is painted, you will paint it. If it is not painted, do not paint.
11. The plastic shed on the south side of the building will be moved by the district.
12. No fencing entrances to the school, or gates, will be painted, this includes the handrail that is tied into the fencing.
13. The mechanical enclosure screen – This will be painted inside and out including the support columns. Also note the district is replacing the gates.
14. **DO NOT TOUCH THE CMU WALL ON THE SOUTH SIDE.** Except that portion of the wall facing into the courtyard which currently has paint which requires new paint, see Item 17.
15. The back of the CMU wall will receive paint; on the back side.
16. **COURTYARD:** The metal fence within the courtyard is to be protected in place.
17. The password to the plans is – 23CHSPaint.7
18. **Alpine Roofing will be recoating the roof. Their contact information is Peter Coyne, (775) 412-8679.**

ADD ALTERNATE

- A. **The maintenance and track buildings will have repairs completed prior to painting by the Carson City School District staff.**
- B. **Maintenance Building:** Will the painting contractor be responsible for removing the screens on louvers? **Yes, you will need to remove, paint the louvers and reattach the screens, as noted on the plans.**
- C. Is this also part of the caulking? **NO the Unit Price for caulking is specific to the precast panels on the main building only.**

Originator: Karen Jackson, Administrative Assistant

Attachments: CCSD Sign-In Sheets from Mandatory Pre-Proposal Meeting 5/31/2023

Distribution: Attendees
File