



MONTANA FISH, WILDLIFE & PARKS

Pre-Bid Conference Minutes Fort Owen State Park-East Barracks Preservation FWP #22-08

May 5, 2022
10:00 am

Attendees:

Affiliation	Name	Phone #	email
Loken Historic Preservation LLC	Scott Loken	406-396-8949	loken06@live.com
Zoula LLC Masonry Services	Solomon Martin	406-207-2568	zoulamason@yahoo.com
Anderson Masonry	Scott Harrison	406-261-1845	scott@andersonmasonryinc.com
MT Fish, Wildlife & Parks	Phil Jagoda	406-841-4009	Phillip.Jagoda@mt.gov
Gilmore Franzen Consulting LLC	Lesley M. Gilmore	406-600-0464	gilmorepreservation@gmail.com
Friends of Fort Owen	Sue Kardaras		

Introduction: Phil Jagoda was introduced as the MT FWP Project Manager, Lesley Gilmore as the architectural consultant.

- **Bid Date:** Bids will be opened on May 17, 2022 at 3:00 pm at the MT FWP Design and Construction Office in Helena, 1522 9th Ave.
- **Submit bid to:** Address to submit bids is 1522 9th Avenue, PO Box 200701, Helena, MT 59620-0701. Be aware of potential mail delays with USPS (Postal Service) and the FWP Central Mail Service. Contractors were reminded to review the mail delivery notice on page 4 of the project manual.

Montana Gov Delivery: Bid documents are found online at:
<https://fwp.mt.gov/aboutfwp/design-and-construction>

Sign up on the FWP **Upcoming Bid Opening Page** to receive all changes to and updates to the website. Receive e-mail notification of new projects, addendums, and pre-bid sign in sheets posted to the FWP web site. (Sign up under **Design & Construction**, if you sign up under Fish Wildlife & Parks it will give you everything happening in all of Montana Fish Wildlife & Parks).

- **Contractor Registration:** Contractor Registration with the Department of Labor and Industry is not required to Bid the project. However, registration is required prior to contract initiation.
- **Bid Package Submittal:** bid shall include all items listed in Instruction to Bidders including:
 - a. Sealed envelope with address and project information
 - b. Bid Proposal, with all unit prices filled in
 - c. Bid Security
 - d. Acknowledgement of any Addendums
 - e. Contractor's Qualification Form (3 pages)Bids may be modified or withdrawn up to the bid opening. Contractors were asked to please review the Instruction to Bidders Section of the Contract Documents carefully prior to submitting a bid.
- **Bid bond - 10% of total bid:** bid security may be in the form of bid bonds, cashier's check,

certified check or bank money order payable to the State of Montana. Personal checks are not accepted.

- **Performance Bond, Labor and Materials Bond:** The successful bidder will be required to provide a Performance Bond and a Labor & Materials Bond in the amount of 100% of bid.
- **Insurance:** The successful bidder will be required to provide insurance as listed in the Contract Documents. Liability insurance shall be \$1 million per occurrence and \$2 million aggregate. Insurance must cover vehicles used by the company. Listing the State of Montana as additional insured is required.
- **Review proposal items:** The base bid for this project includes but is not limited to adobe brick repairs and repointing, CMU repairs & repointing, misc. wood trim & chimney repairs, and adobe brick fabrication. There are also three additive alternates. Award will be made to the lowest responsible bidder.
- **Project Budget:** Estimated base bid for the project is approx. \$140,000. The three additive alternates would possibly represent additional costs.
- **Fish, Wildlife and Parks supplied materials:** FWP will not be supplying any materials for this project.
- **Project Schedule:** Contract time is 90 consecutive calendar days; must be completed by September 30, 2022. Project may start after contracts are signed and Notice to Proceed is issued. Timeline will be as soon as possible after the notice of award. Liquidated Damages - \$50 per calendar day. It is anticipated that the Contractor will begin work in early July. The Friends of Fort Owen is hosting Western Days on site the last weekend in June.
- **Addenda:** At this time there is one addendum to be issued. Be sure to use acknowledge any Addendums issued on bid form. No addenda will be posted after May 10.
- **Interpretations and Substitution Requests:** Interpretations and/or substitution requests are due in writing by May 7.
- **Montana Prevailing Wage Rates:** The project is subject to Montana prevailing wage rates.
- **Buy Safe Montana Provisions –** As described in the Instructions to Bidders Article 14 & Section 3.1.7 of the General Conditions in the Project Manual.
- **One-Year Warranty:** This project is subject to a one-year warranty period, following completion of punch list items and final acceptance.
- **Payment:** Pay requests will be processed on a 30-day frequency. The standard 5% retainage will be withheld until project is accepted & final closeout paperwork is completed. All payments are subject to 1% DOR withholding.
- **As-Built Drawings:** Contractor will red-line project drawings with any changes reflecting the as-built conditions.
- **Supervision:** Contractor is required to have a qualified supervisor on-site during construction.
- **Site Responsibilities:** The park is surrounded by private land, which needs to be respected.

- **Technical Specifications and Special Provisions:** The East Barracks and the park are a National Register of Historic Places property. The East Barracks, completed in 1860, is to be preserved and stabilized; the irregularities of the east adobe wall are to remain. It is not intended to make the building look new and perfect, the existing divots are to remain and not be repaired. The east wall is the sole original adobe wall; the north, west, and south walls are of c. 1950s CMU. The four pits dug by archaeologist along the east wall were visible for viewing of the original stone foundation below the concrete apron. An adobe expert will provide on-site training in manufacturing and repairing adobe. Contractor shall take precautions with the historic building and not cause vibrations; no jack-hammering.

Unit Prices: Contractor shall submit prices as requested. For example, if fewer training hours are anticipated, Contractor shall modify their unit cost accordingly. At no time shall the bid form quantities be marked out and changed, it will be cause for rejection of the bid.

Generally, the Base Bid includes the following at the adobe wall: removal of concrete patches; patching to square up adobe for repointing; repointing as noted on the drawings, application of FPL treatment to the wood; removal and reinstallation of the adobe at the window infill; and making of all the adobe required for the Base Bid and Alternates, including 25% attic stock. Generally, the Base Bid also includes the following at the CMU walls: repointing; patching of cracks; replacement of specified jamb concrete; application of FPL treatment to the wood. Replacement of two fascia boards and chimney work.

Alternate No. 1 includes removal of the concrete apron and replacement of the adobe faces, troweling of bentonite waterproofing, laying of drain tile, and infilling with gravel. This work shall be coordinated with the Archaeologist monitoring the digging.

Alternate No. 2 includes removal of interior finishes as required to replace the lower two courses of adobe faces at the interior of the east wall in Room #100 and #103. Replace interior finishes (Room #100).

Alternate No. 3 includes removal of part of walkway and the existing ramp, then incorporation of compliant ramp into the walkway.

- **Project Walk-through:** Attendees toured the project site.

Contractor Questions and Answers

1. *Question: Can Contractors receive historic images of the deteriorated adobe at the base of the east wall before the concrete apron was installed?*
 - Answer: A historic photograph will be provided with the Addendum which provides a general view of the structure from a distance.
2. *Question: Should the chimney cap be friction fit?*
 - Answer: The chimney cap detail calls for the cap to be friction-fit or anchored to the chimney. Anchors are preferred to withstand the wind, and will be allowed to be anchored into the existing chimney.
3. *Question: Can contractor drive through the north gate to access the site & store soils for the adobe making?*
 - Answer: It is possible but will need to be coordinated with the ranch owner & the State Parks Historic Preservation Archeologist. The area north of the East Barracks can be used for staging but cannot be driven over due to potential of artifacts located in the soils beneath.

4. *Question: Does the site have water for contractor use?*
 - Answer: Yes, southeast of the East Barracks. Contractor to provide hoses.
5. *Question: Does the site have electricity for contractor use?*
 - Answer: No, contractor shall bring electrical generator.
6. *Question: How much of the parking lot can be used for staging?*
 - Answer: The Staging Area should be concentrated at the parking area and surrounding grassy areas around the parking area, FWP can allow the contractor to use some of the gravel parking for staging but some parking areas will need to be left open for public use & FWP staff use. Non-vehicular staging might be able to occur on the ground north of the East Barracks. All staging to be coordinated with MFWP and ranch owner.
7. *Question: Does the project have tooling restrictions?*
 - Answer: Yes only non-vibratory and hand tools and hand digging will be allowed.