MONTANA FISH, WILDLIFE & PARKS

Pre-Bid Meeting Minutes
Fort Owen State Park-East Barracks Preservation – Phase II
FWP #7216207

March 28, 2022
11:00 am

Attendees:

Affiliation	Name	Phone #	email
Zoula LLC Masonry Services	Solomon Martin	406.207.1568	zoulamason@yahoo.com
Sirius Construction	Marc Umile	406.544.6193	mumile@siriusconst.com
MT Fish, Wildlife & Parks	Randi Rognlie	406.431.9797	Randi.rognlie@mt.gov
MT Fish, Wildlife & Parks	Rachel Reckin	406.240.4416	Rachel.reckin@mt.gov
MT Fish, Wildlife & Parks	Ben Dickinson	406.273.4253	BDickinson@mt.gov
Gilmore Franzen Consulting	Lesley M. Gilmore	406.600.0464	gilmorepreservation@gmail.com
Friends of Fort Owen	Chris Weatherly	406.531.6337	bitterrootwoodwright@gmail.com
Friends of Fort Owen	Philip Maechling	406.529.4873	maechling@bigsky.net

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

- **Bid Date:** Bids will be opened on April 6, 2023 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 7 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).

- **BIDS SUBMITTED VIA EMAIL OR FACSIMILE WILL NOT BE ACCEPTED. MODIFICATIONS VIA FACSIMILE ARE ACCEPTABLE.**

- **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
Bids may be modified or withdrawn up to the bid opening.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:** 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 not limited to restoration of the base of the east wall, creation of a drainage ditch adjacent to the east wall, and extension of the drainage line to a dry well. Award will be made to the lowest responsible bidder.

- **Project Budget:** Estimated base bid for the project is approx. $82,000. The two add alternates represent additional costs.

- **Fish, Wildlife and Parks supplied materials:** FWP will only be supplying the adobe for this project.

- **Project Schedule:** Contract time is 45 consecutive calendar days. 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.

- **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 March 30, 2023.

- **Interpretations and Substitution Requests:** Interpretations and/or substitution requests are due in writing by March 29, 2023.

- **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:**

Unit Prices: Contractor shall submit prices as requested.

Generally, the Base Bid includes the following at the adobe wall: removal of up to 5" thickness of the concrete wall above grade; preparation and installation adobe face block above grade; creation of a drainage line along the length of the east wall, leading to a drywell northeast of the building; stabilization of the earthen ramps up to the front landing.

Alternate No. 1 includes replacement of lower course of adobe wall at interior of Room #101.

Alternate No. 2 includes replacement of lower course of adobe wall at interior of Room #102.

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

Contractor Questions and Answers

1. *Question: Explain the archaeological consulting that will be concurrent with the project.*
   - Answer: The archaeological consulting team will excavate a 1'x1' test pit for the dry well (down to rock; 4'-6" maximum). The team will be present during the contractor's digging of the trench next to the building. The team will monitor the findings during this excavation.

2. *Question: Does the interior adobe work include any of the interior partition walls?*
   - Answer: No, the scope of interior adobe repair is only at the exterior wall.

3. *Question: Does the plaster need to be replaced where removed at the two interior rooms?*
   - Answer: The plaster is not called for replacement. It is called to be removed up to 1" below the top of the wood baseboard. If plaster is damaged during the removal of the baseboard, the damage is to remain as is. Contractor is encouraged to be gentle when working near the original plaster in Room #102.

4. *Question: Is topsoil available on site, for the earthen ramps at the entry?*
   - Answer: No, the specifications will be corrected to convey that the contractor is responsible for furnishing topsoil.

5. *Question: Will the seeded areas be protected from public traffic after project completion?*
   - Answer: Yes, after the project is completed, MFWP will provide cones, fencing, and signage to tell visitors to stay off the planted areas.

6. *Question: What will happen with the dirt area just south of the steps? Is it to be seeded?*
   - Answer: If contractor has left-over seed, he shall give it to MFWP to seed this area.

7. *Question: Does the Mortar Net Total Flash Through-wall flashing come in rolls?*
   - Answer: Product literature is provided as an attachment to these meeting minutes.

8. *Question: Can steel lintels be used temporarily to span the adobe faces during repair?*
   - Answer: Yes.

9. *Question: Is it acceptable to use a mini-excavator on site?*
   - Answer: No.

10. *Question: Are there any events scheduled for the park that might interfere with construction?*
    - Answer: Currently no events are scheduled, yet it is anticipated that there will be some mud days (adobe fabrication) for kids and that the Friends of Fort Owen will have their annual meeting on site at the end of May 2023.

11. *Question: Does the Bentoseal require a clean surface to be effective?*
    - Answer: It was agreed that Bentoseal (installation instructions are attached) will likely require a surface that has been air-pressured dry. Pressurized water is not recommended due to the intent of the drainage ditch to reduce water penetration into the foundation and footing area.

Attachments:
Sign-In Sheet
MortarNet Total Flash Product Literature
MortarNet Total Flash Installation Instructions
Bentoseal Installation Instructions

PROJECT NAME Fort Owen State Park - East Barracks Preservation Phase II **PROJECT NUMBER** 6216207

PREBID LOCATION Stevensville, MT **PREBID DATE** 3/28/2023

CONDUCTED BY MT FWP & Gilmore Franzen Consulting

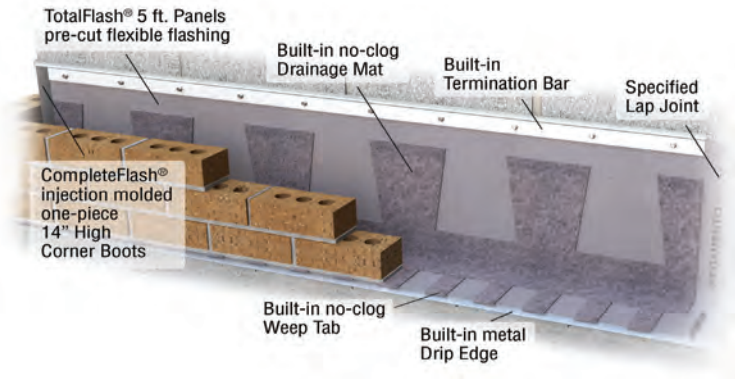
NAME	REPRESENTING	MAILING ADDRESS	PHONE	EMAIL
CHRIS WEATHERLY	FRIENDS OF FT OWEN	P.O. Box 565 STEVENSVILLE, MT 59870	406-531-6337	bitterrootcowdwright@gmail.com
PHILIP MAECHLING	Friends of Ft	579 W. Country Line Florence 59833	406 529 4873	maechling@bigsky.net
Ben Dickinson	POR FWP	P.O. Box 995 Lolo, MT 59847	406 273-4253	BDickinson@mt.gov
Randi Roginke	FWP D&C	1522 E 9th Ave Helena, MT 59601	406 431 9797	randi.roginke@mt.gov
Solomon Martin	Zoola/SIRIUS	732 GERALD 59801	406-207 2568	ZOOLAMASON.@yahoo.com
MARC JMILE	SIRIUS CONST	2555 MURRAY ST MISSOULA 59803	406-544k 6193	MJMILE@SIRIUSCONST.COM
~~LESLEY~~ M. GILMORE	GILMORE FRANZEN	~~1800~~ N. LOW ~~BOZEMAN RD~~ GALLATIN GATEWAY, MT	406.600.0464 59730	GILMOREPRESERVATION@GMAIL.COM
RACHEL ~~ROCK~~ IN	MFWP	~~HERITAGE RESOURCE~~ PROGRAM ~~LEAD~~	406.240.~~4416~~	RACHEL.RECKIN@mt.gov

TotalFlash®

TOTALFLASH® MASONRY CAVITY WALL DRAINAGE SOLUTION
IT'S MUCH MORE THAN JUST FLASHING

Cuts flashing system installation time. Helps keep veneer walls dry.

The patented TotalFlash Cavity Wall Drainage Solution is a complete, factory-assembled masonry cavity wall flashing system that cuts labor costs and provides better performance than standard through wall flashing. It combines a flashing membrane with a mortar dropping collection drainage mat, weep tabs, drip edge and termination bar into a single, easy-to-install panel. TotalFlash is suitable for use at all flashing locations, including base of wall, above exterior wall openings and bond beams, in parapet walls, and wherever flashing is desirable. And TotalFlash is more than just a product. Every TotalFlash job includes free services to help make purchasing and installation headache-free, including expert takeoffs, bid help and custom panel sizing for wall openings.



Features

- Sold in boxes of 10 pre-assembled 5' 6" panels (5' net/panel, 50' net/box)
- 90% open-weave polyester mesh mortar dropping collection mat and weep tabs
- 18" standard height
- Additional available sizes are 12", 24" (Custom sizes available on request)
- Customizable with 6 membranes, 6 drip edges, and 3 termination bars
- FREE takeoff service on awarded jobs, custom panel sizing, and bid and installation help

Benefits

- Proven to cut installation time by at least 50% vs. field installed standard flashing pieces and parts
- FREE takeoff service on awarded projects guarantees delivery of the right types and quantities of TotalFlash and components
- One stop shopping means no job slow-downs waiting for separate items to be delivered
- Significant reduction in flashing installation time and expense on large projects by using 50' rolls for long runs combined with pre-assembled panels custom-sized for repetitive openings
- Proven overlap and termination method quickly and easily creates air- and water-tight lap joints and terminations
- Termination bar has pre-drilled holes every 6 inches for easy installation
- Integrated weep tabs will not clog from mortar droppings and prevent insects from entering the cavity
- Ideal for restoration projects with a variety of standard and custom sizes
- Clear instructions, extensive product support, simple, fast installation and high quality materials helps assure leak-proof installations to specs

CompleteFlash™ 14" inside/outside preformed High Corner Boots and end dams, preformed metal 90^0 outside drip edge corners, metal adjustable drip edge corners and BTL-1 sealant sold separately.

TotalFlash®

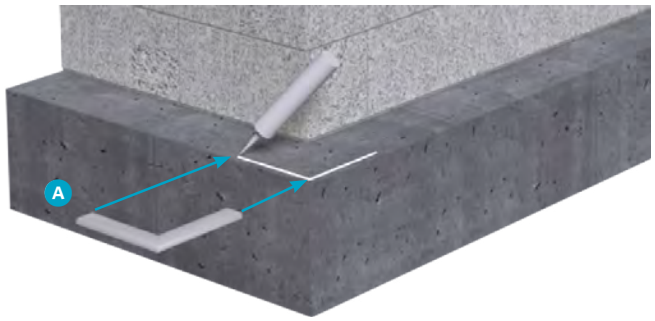
Installation Instructions/Packing Slip

INSTALLATION GUIDE *A*
TotalFlash Installed Behind Rigid Insulation Board

Notes:
- ***The use of Carborundum Saw blades to cut the Stainless Steel Drip Edge can result in a slight surface rust on any exposed metal.***
- ***Muriatic Acid at any dilution is not recommended on Stainless Steel.***
- ***Uses a 5/32" Drill Bit & 5/16" Nut Driver***

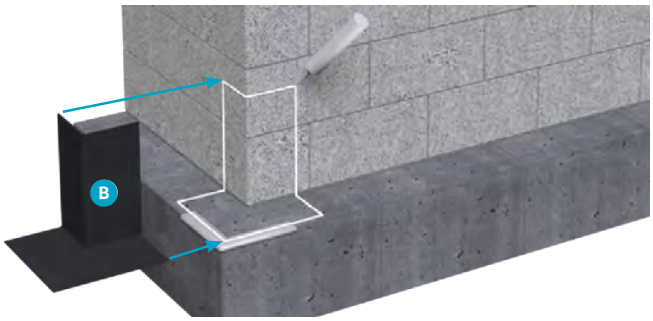
1 STEP ONE

Apply sealant / adhesive to prefabricated Stainless Steel Corner A using 1 bead of adhesive.



2 STEP TWO

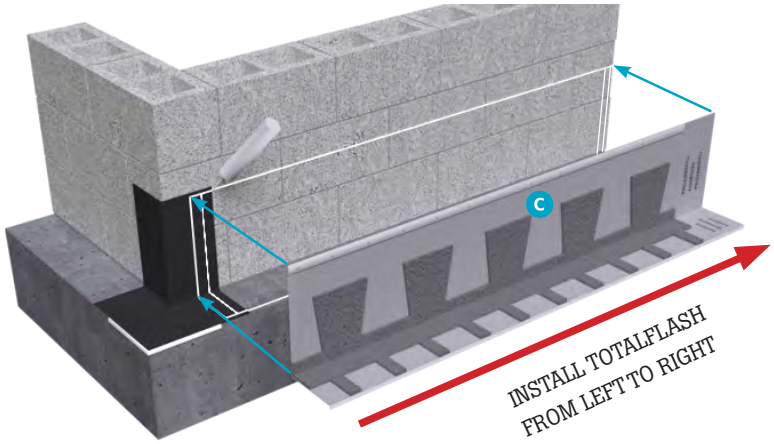
Install pre-formed 14" Corner Boot B using 1 bead of sealant / adhesive.



3 STEP THREE

Begin TotalFlash installation at the leftmost corner using the TotalFlash starter strip.

Install starter strip C adjacent to corner drip using sealant / adhesive applied horizontally behind termination bar and drip edge and two beads vertically at ends of TotalFlash panel as shown to the right. Install subsequent sections of TotalFlash from left to right.



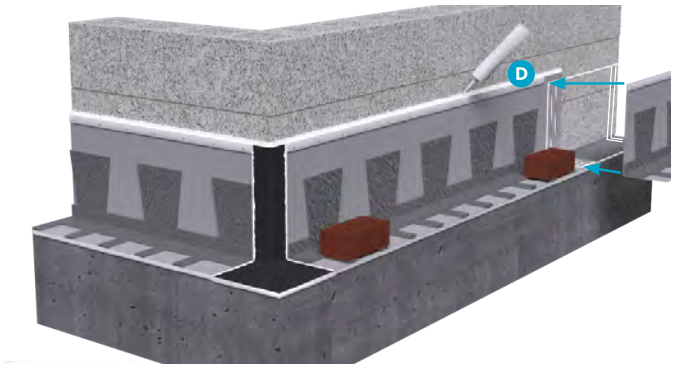
Sealant / Adhesive sets up quickly:
Install Drip Edge turn down bend, flush with the top corner of the veneer material. Install TotalFlash without a Drip Edge flush with the face of the veneer material following all current published industry standards. Create the crease at Drip Edge & backup wall until tight. Work the TotalFlash up the wall creating a smooth tight fit. Attach Termination Bar to the backup wall. Termination Bars may not align horizontally.

TotalFlash®

Installation Instructions/Packing Slip

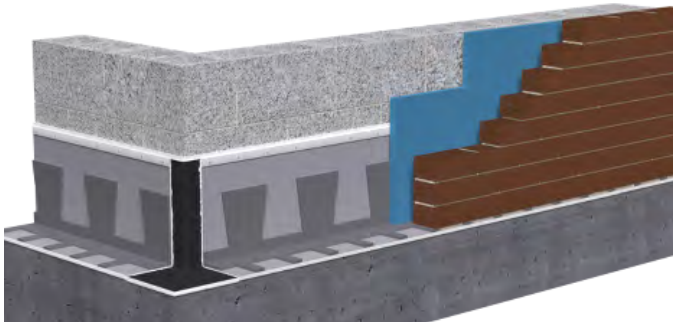
4 STEP FOUR

Install remaining sections using the lap system and sealant / adhesive. Caulk top of termination bar D. Loose brick units can be used to temporarily hold down TotalFlash while sealant / adhesive cures.



5 STEP FIVE

Install remaining rigid board insulation over TotalFlash. Lay a mortar bed directly atop the TotalFlash weep tabs and install the brick veneer. For proper drainage, ensure the tips of the weep tabs are exposed when tooling the first mortar joint.

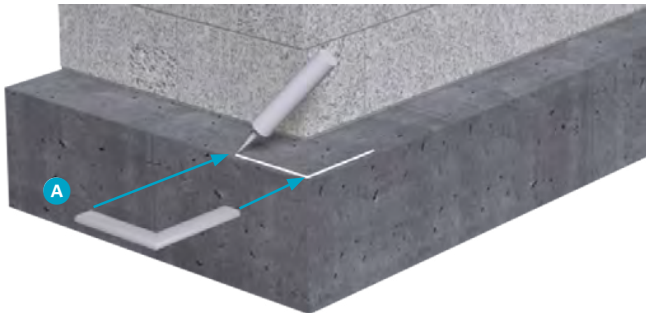


INSTALLATION GUIDE B
TotalFlash Installed in Front of Rigid Insulation Board

Notes:
- ***The use of Carborundum Saw blades to cut the Stainless Steel Drip Edge can result in a slight surface rust on any exposed metal.***
- ***Muriatic Acid at any dilution is not recommended on Stainless Steel.***
- ***Uses a 5/32" Drill Bit & 5/16" Nut Driver***

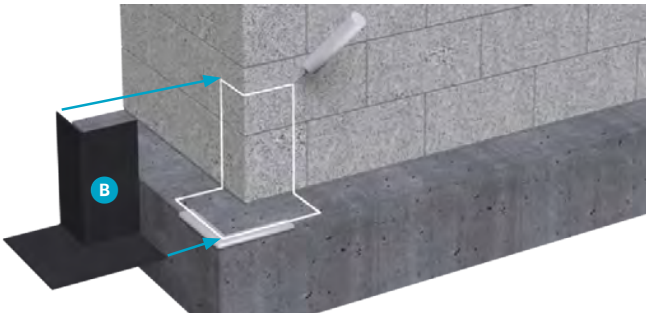
1 STEP ONE

Apply sealant / adhesive to prefabricated Stainless Steel Corner A using 1 bead of adhesive.



2 STEP TWO

Install pre-formed 14" Corner Boot B using 1 bead of sealant / adhesive.



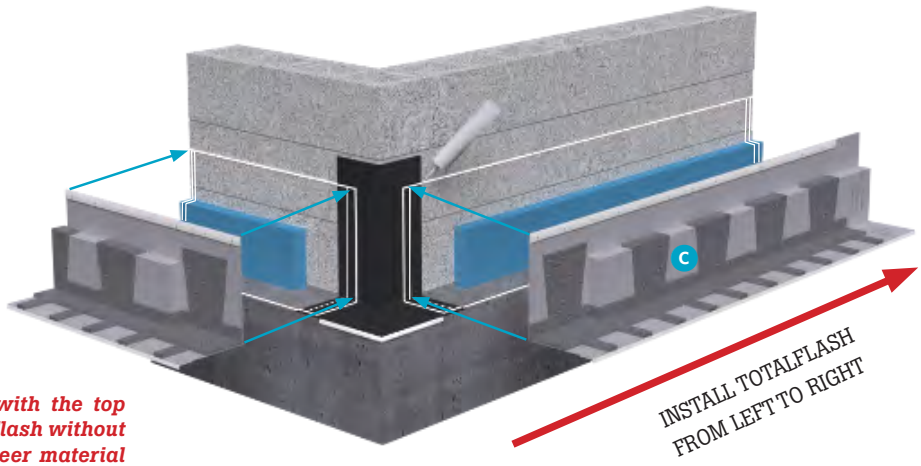
TotalFlash®

Installation Instructions/Packing Slip

3 STEP THREE

Install 8" high sections of rigid insulation board against back up wall.

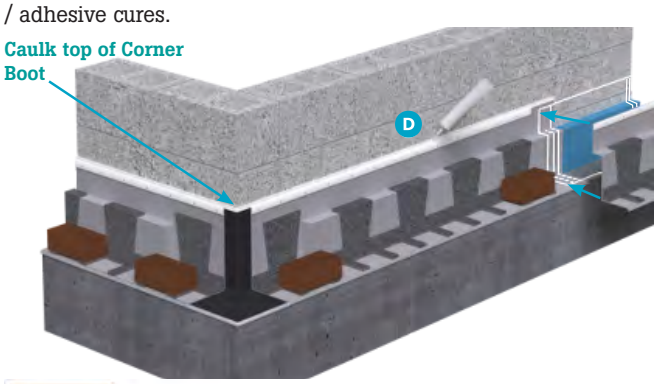
Begin TotalFlash installation at the leftmost corner using the TotalFlash starter strip C adjacent to corner drip using sealant / adhesive applied horizontally behind termination bar and drip edge and two beads vertically at ends of TotalFlash panel as shown to the right. Install subsequent sections of TotalFlash from left to right.



Sealant / Adhesive sets up quickly:
Install Drip Edge turn down bend, flush with the top corner of the veneer material. Install TotalFlash without a Drip Edge flush with the face of the veneer material following all current published industry standards. Create the crease at Drip Edge & backup wall until tight. Work the TotalFlash up the wall creating a smooth tight fit. Attach Termination Bar to the backup wall. Termination Bars may not align horizontally.

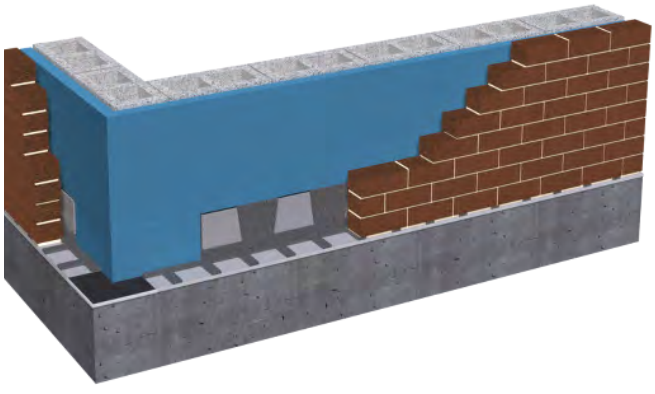
4 STEP FOUR

Install remaining sections using the lap system & adhesive, trim end section flush with corner drip. Caulk top of termination bar D. Use loose bricks to temporarily hold down TotalFlash while sealant / adhesive cures.



5 STEP FIVE

Install remaining rigid insulation board.



TotalFlash®

Installation Instructions/Packing Slip

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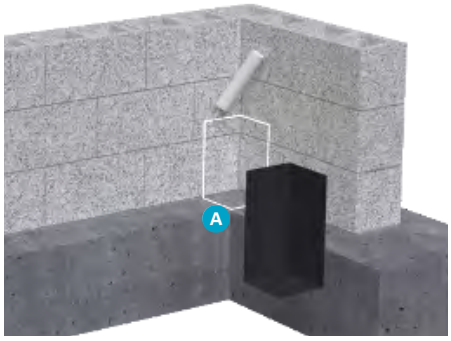
INSTALLATION GUIDE *INSIDE CORNER*

Notes:
- ***The use of Carborundum Saw blades to cut the Stainless Steel Drip Edge can result in a slight surface rust on any exposed metal.***
- ***Muriatic Acid at any dilution is not recommended on Stainless Steel.***
- ***Uses a 5/32" Drill Bit & 5/16" Nut Driver***

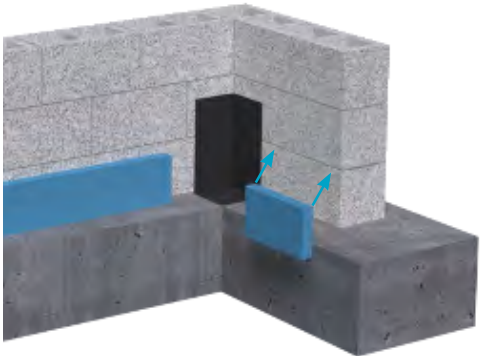
1 STEP ONE

Install pre-formed 14" Corner Boot (A) using 1 bead of sealant / adhesive.



2 STEP TWO

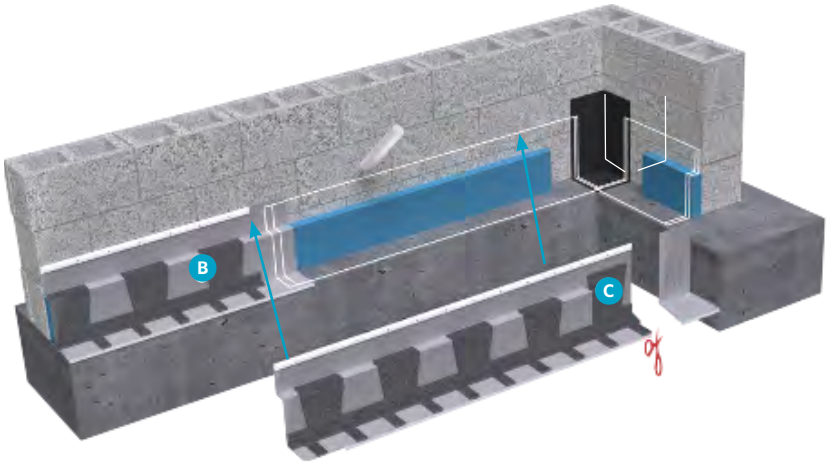
Install 8" high sections of rigid insulation board against backup wall 12" from corner.



3 STEP THREE

Begin TotalFlash installation at the leftmost edge of the wall using the TotalFlash starter strip piece (B) (place it directly against the stainless steel corner piece previously set). Use sealant / adhesive applied horizontally behind termination bar and drip edge and two beads vertically at ends of TotalFlash panel as shown to the right. Trim off excess TotalFlash panel. (C).

Install remaining sections using the lap system and sealant / adhesive. Caulk top of termination bar



Sealant / Adhesive sets up quickly:
Install Drip Edge turn down bend, flush with the top corner of the veneer material. Install TotalFlash without a Drip Edge flush with the face of the veneer material following all current published industry standards. Create the crease at Drip Edge & backup wall until tight. Work the TotalFlash up the wall creating a smooth tight fit. Attach Termination Bar to the backup wall. Termination Bars may not align horizontally.

TotalFlash®

Installation Instructions/Packing Slip

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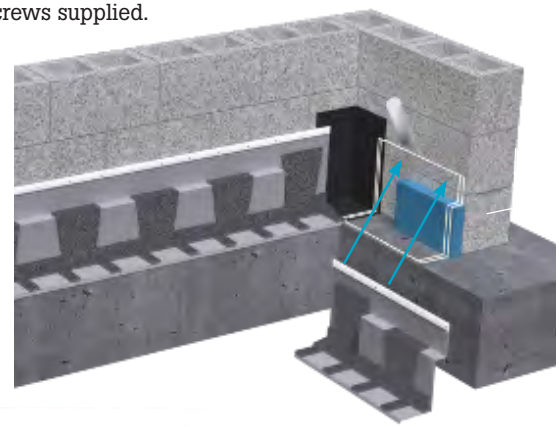
4 STEP FOUR

Trim the left side of the TotalFlash drip edge hem at 45° and install into inside corner with sealant / adhesive and termination bars screws supplied.



5 STEP FIVE

Trim top of Corner Boot flush with Termination Bar. Caulk top of termination bar D. Loose brick units can be used to temporarily hold down TotalFlash while sealant / adhesive cures.

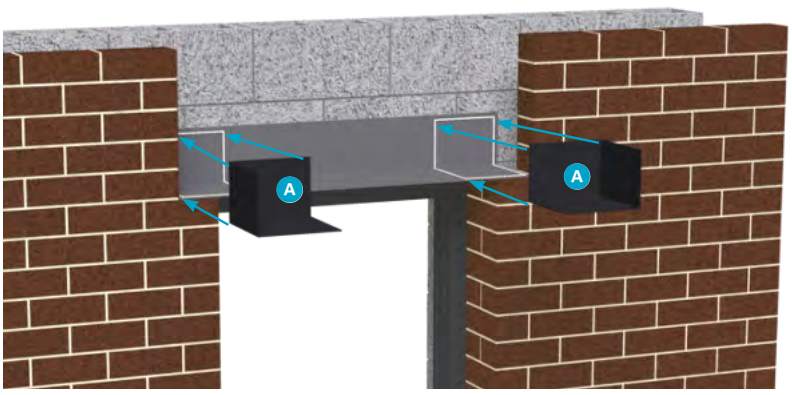
INSTALLATION GUIDE B
Window Head Flashing
TotalFlash Installed in Front of Rigid Insulation Board

For even faster installation contact Mortar Net Solutions® to inquire about TotalFlash window head panels made to the exact size needed.

Notes:
- ***The use of Carborundum Saw blades to cut the Stainless Steel Drip Edge can result in a slight surface rust on any exposed metal.***
- ***Muriatic Acid at any dilution is not recommended on Stainless Steel.***
- ***Uses a 5/32" Drill Bit & 5/16" Nut Driver***

1 STEP

Install pre-formed end dams A on both ends of opening using sealant / adhesive, trim to fit.



TotalFlash®

Installation Instructions/Packing Slip

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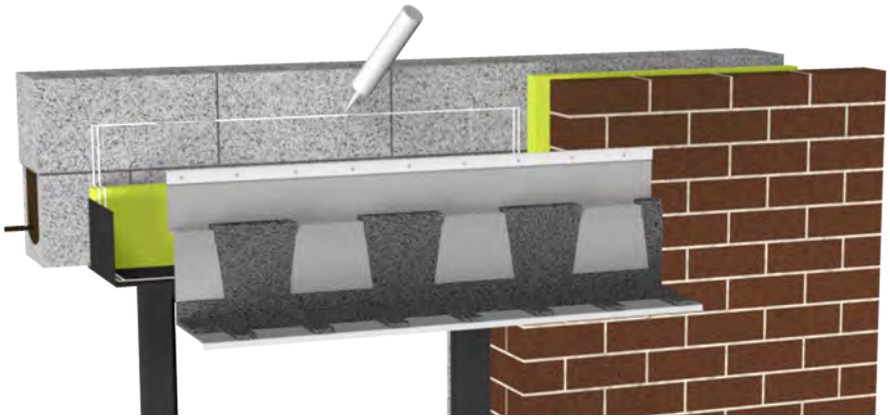
3 STEP THREE

Install first section of TotalFlash adjacent to end dam using sealant / adhesive adhesive and screws. Trim TotalFlash to fit opening.

For larger openings, install additional TotalFlash sections using the integrated lap system, sealant / adhesive and screws.



4 STEP FOUR

Caulk top of Termination Bar.

5 STEP FIVE

Install remaining rigid insulation board and install brick veneer.

BEFORE PROCEEDING: If you have questions or need more information, please contact Mortar Net Solutions® at ***800-664-6638*** or go to ***www.mortarnet.com***

For even faster installation contact Mortar Net Solutions® to inquire about TotalFlash window head panels made to the exact size needed.

TotalFlash®

Installation Instructions/Packing Slip

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INSTALLATION GUIDE B
Window Head Flashing
TotalFlash Installed in Front of Rigid Insulation Board

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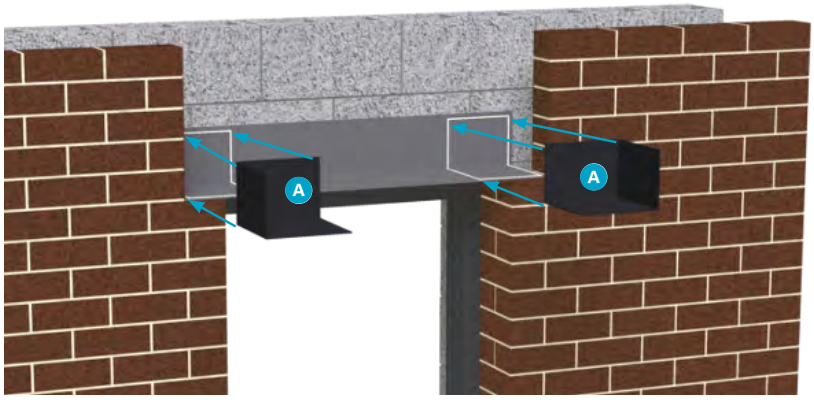
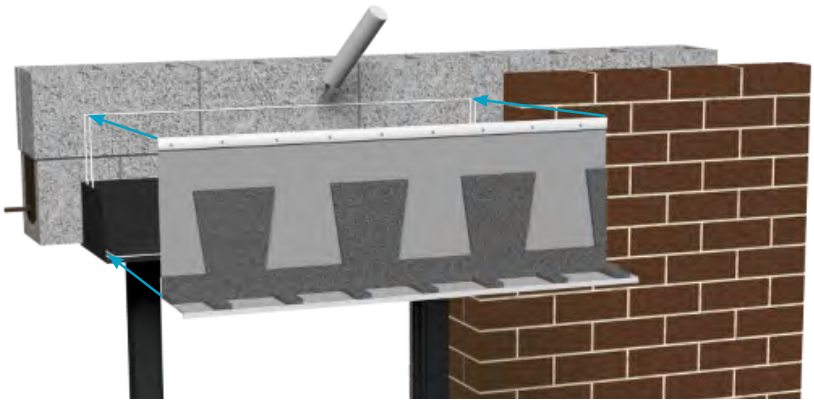


1 STEP

Install pre-formed end dams (A) on both ends of opening using sealant / adhesive, trim to fit.



2 STEP TWO

Install first section of TotalFlash adjacent to end dam using sealant / adhesive and screws. Trim TotalFlash to fit opening.

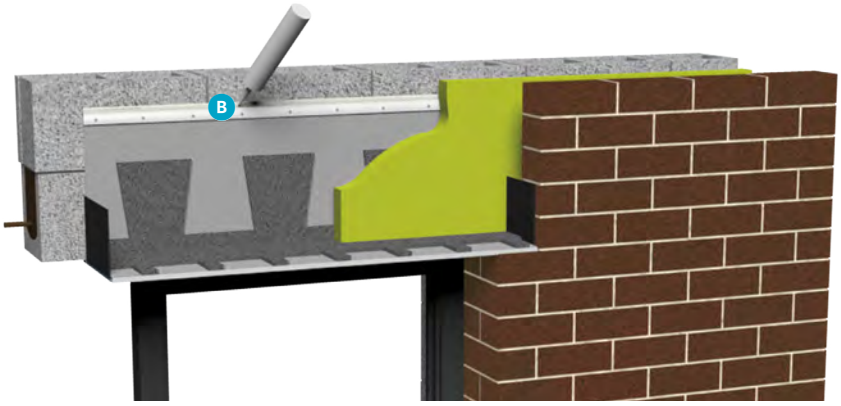
For larger openings, install additional TotalFlash sections using the integrated lap system, sealant / adhesive and screws.

TotalFlash®

Installation Instructions/Packing Slip

3 STEP THREE

Caulk top of Termination Bar B. Install rigid insulation on top of TotalFlash. Install brick veneer above lintel.



BEFORE PROCEEDING: If you have questions or need more information, please contact Mortar Net Solutions® at ***800-664-6638*** or go to ***www.mortarnet.com***

BENTOSEAL®

TROWEL-GRADE SODIUM BENTONITE SEALANT

DESCRIPTION

BENTOSEAL is trowel-grade, sodium bentonite/butyl-rubber based sealant designed for a variety of surface preparation and waterproof detailing work with Volclay Panels, Swelltite and Voltex waterproofing membranes. Being bentonite based, BENTOSEAL swells upon contact with water to seal against water intrusion. With the consistency of thick grease, BENTOSEAL is easy to apply and bonds to most substrate materials.

APPLICATIONS

BENTOSEAL is an below-grade waterproofing accessory product designed for the following uses:

- **Fillet material at horizontal and vertical inside corners**
- **Flashing material around drains, mechanical and electrical penetrations, curbs and parapets**
- **Sealing material at waterproofing terminations**
- **Repair material for small concrete substrate surface defects prior to waterproofing membrane installation**
- **Trowel-grade waterproofing for extremely irregular substrate surfaces.**

BENTOSEAL is formulated for use on structural concrete, masonry, wood and most metal surfaces. Do not use BENTOSEAL on extruded polystyrene (EPS) concrete forming systems. Use in applications with proper confinement only. Backfill soils should be compacted to a 85% Modified Proctor density. BENTOSEAL is not an expansion joint sealant.

INSTALLATION

Apply BENTOSEAL at a 1/4" (6 mm) thickness unless otherwise noted on details or as directed by manufacturer. BENTOSEAL may be applied where ambient and surface temperatures are -4°C (25°F) or above. Store above 4°C (40°F) before application.

All surfaces to receive BENTOSEAL should be dry and free of dirt, dust, grease, rust, oil, curing agents or other contaminants. BENTOSEAL can be applied to structural concrete surfaces as soon as the forms are removed. Fine hair broom or equivalent finish provides best adhesion and minimizes waste. Apply just prior to waterproofing membrane installation. BENTOSEAL should not be left exposed for prolonged period prior to concrete or backfill placement.

Around penetrations, application should fill space between Volclay waterproofing membrane and the penetration. Fillet shall be a minimum 3/4" (19 mm) thick and be continuous around the penetration. Extend BENTOSEAL onto penetration 1-1/2" (36 mm) at a 3/16" (5 mm) thickness. With a hydrostatic head of 33' (10 m) or greater, double all of the above application rates.

PACKAGING

BENTOSEAL is available in 3 gallon (11.3 liter) pails; 30 pails per pallet. Each pails weighs 36 lbs. (16.3 kg).

SHIPPING, STORAGE AND CLEAN UP

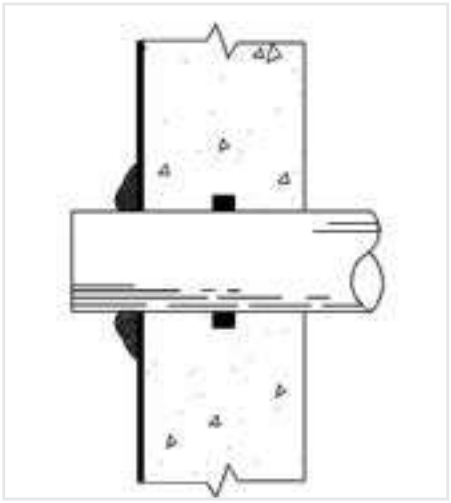
Ship BENTOSEAL via ground trucking service. Do not ship BENTOSEAL via air freight. Refer to MSDS for additional shipping information. Keep cans sealed at all times when not in use. Store above 4°C (40°F), in a dry storage area away from heat and flames. Clean tools with damp rag before mastic has cured.

Workers should wear protective clothing and eye protection. Avoid eye and skin contact, particularly open cuts. In the event of contact with eye, wash immediately. Do not ingest. Refer to MSDS for other warnings and product safety information.

BENTOSEAL®

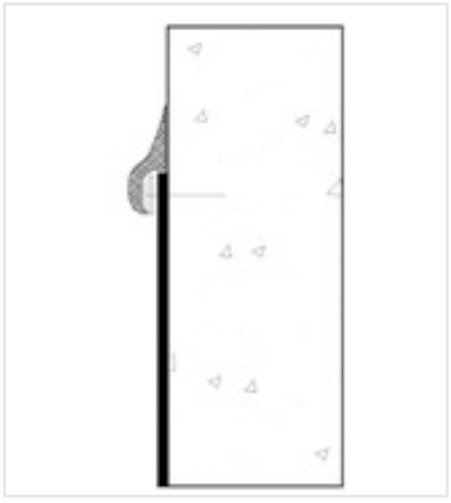
TROWEL-GRADE SODIUM BENTONITE SEALANT

APPLICATION ILLUSTRATIONS



PENETRATIONS

INSIDE CORNERS



GRADE TERMINATIONS

APPROXIMATE COVERAGE RATE GUIDE	
USAGE	TYPICAL COVERAGE
3/4" (19 mm)) inside corner fillet	27 lin. ft./gallon (2.1 m/l)
As a 90-mil thick flashing material	15 sq. ft./gallon (0.37 sq. m/l)
3/4" (18 mm) inside corner fillet with 6" (150 mm), 90-mil (2.3 mm) thick extensions	9.5 lin. ft./gallon (0.76 m/l)

Product usage will vary as a result of site conditions and installation procedures. Actual usage rates will vary

North America: 847.851.1800 | 800.527.9948

UPDATED: FEBRUARY 2014

TDS_BENTOSEAL_AM_EN_201402_v1

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