

Meeting Notes



Meeting Subject: WCU Energy Supply Prebid Meeting
Meeting Date: September 23-24, 2020
Start Time: 2:00 PM
Location: Virtual/WCU

Project Name: WCU Energy Production Facility
Project No.: 103609

Attendees Attendee list for both meetings are appended to the end of these minutes

Notes Prepared By: Jim Thompson
Date Notes Issued: September 30, 2020

Meeting Notes:

The following notes are based on the Energy Supply Facility meeting both Virtual and at Western Carolina University.

1. This is a mandatory meeting for all prime bidders. We are recording attendance for the Teams program, but each attendee must email contact information to jgthompson@burnsmcd.com within 24 hours.
2. A mandatory site visit for prime bidders will be held at Western Carolina University, 111 Central Drive, Cullowhee, NC 28723 at 2:00PM on Thursday, September 24, 2020. Bring your own safety shoes, and face masks. Lot 74 will be available for parking.
3. Single Prime sealed proposals will be received until 3:00 pm on Tuesday, October 13 2020, in the Ramsey Center Hospitality Room, 92 Catamount Road, Cullowhee, NC 28723
 - a. Only 2 people from each prime bidder will be admitted. At that time and place the bids will be opened and read.
4. The Project is located on the Main Campus of WCU in Cullowhee and consists of a new steam plant. The plant will be built adjacent to the current steam plant including the removal of the existing shop area. The existing plant will operate throughout the construction of the new plant. The facility is located on Central Drive near Joyner Drive.
5. The Project Award Date will be October 23, 2020; Construction Start Date December 15, 2020; and Construction Completion Date June 22, 2022.
6. Questions/ Requests for substitutions deadline is 10 days before bid. All responses will be made by addenda.
7. The following forms were pointed out and discussed. Bidders were cautioned to only fill in the forms, and not to modify them.
 - a. MBE Guidelines
 - b. ADVERTISEMENT FOR BIDS

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- c. FORM OF BID BOND
 - i. Each proposal shall be accompanied by a cash deposit or a certified check drawn on some bank or trust company insured by the Federal Deposit Insurance Corporation, or a bid bond in an amount equal to not less than five percent (5%) of the proposal, said deposit to be retained
 - d. FORM OF CONSTRUCTION CONTRACT
 - e. COUNTY SALES AND USE TAX REPORT
 - f. MINORITY BUSINESS PARTICIPATION FORMS
 - g. NOTICE TO BIDDERS
 - h. FORM OF PROPOSAL
8. Owner Preferred Alternate(s) may be presented at the pre-bid meeting as it meets the requirements for a publicly advertised, open meeting as required by GS133-3
- a. Alternate No. 1 Additive bid for landscaping scope. Base bid includes hardscape, paving, and grading per civil drawings. Add alternate includes seeding and planting surrounding area as defined in landscaping drawings.
 - b. Alternate No. 2 Owner preferred alternate for the DDC controls to be by Automated Logic Corporation.
 - c. Alternate No. 3 Boilers shall be bid as alternates and shall not be included in base bid. Boilers shall be selected based on life cycle cost comparison and added to base bid.
 - d. Alternate No. 4 Owner preferred alternate for the fire alarm system to be by Edwards Systems Technology.
 - e. Alternate No. 5 Additive bid for temporary steam line scope. Add alternate includes temporary steam and condensate as indicated on the mechanical drawings.
9. Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work all in accordance with the contract documents.
- a. No. 1 Rock Removal Cubic Yards Unit Price Include an allowance for removal of 5,250 CY of rock within required excavation.
 - b. No. 2 Site Fill, Cubic Yards Unit Price. Include an allowance for 1,670 CY of site fill.
10. Site walk
- a. A mandatory site walk meeting was held on 9/24/20, the attendance list is attached.
 - b. Attendees were show the site to familiarize themselves with the constraints on the project.
 - c. Several key aspects of the project were noted including:
 - i. The existing steam plant will remain in operation throughout the construction of the new facility
 - ii. The adjacent shop will be in operation and access through the north road must be maintained.

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- iii. The sewer being relocated will require a pump around during construction.
- iv. Laydown areas are being evaluated.

11. Questions and answers.

- a. The project duration is 18 months beginning at the date the notice to proceed is issued.
- b. Additional site visits may be arranged by calling Don Hair at 828-227-7442.
- c. It was asked if the builders permit was the GC's responsibility. It was stated that any building permits required would be the responsibility of the GC. The air permit however, has been obtained.
- d. It was stated that boilers will not be purchased by WCU, but by the GC as well as all ancillary equipment.
- e. There was a question if there are liquidated damages which will be evaluated.
- f. The alternate for the boiler and life cycle cost were discussed.

Attendees for the virtual meeting on 09-23-20:

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Full Name	Company	Email	Phone
Brian Harris	AC Technical Services	brian.harris@actecser.com	(704) 573-7005
Jason Davis	Aggreko	jason.davis@aggreko.com	877.244.7356
Thomas Wassel	Air Techniques	twassel@airtechniquesinc.com	704-681-3025
Seth Chambers	American South GC	schambers@americansouthgc.com	(828) 777-6889
Eric Wasson	Babcock and Wilcox Company	ELWasson@babcock.com	704-454-8094
R.J. Turner	Brady Services	Rj.turner@bradyservices.com	919-219-1147
Bakas, Ben	Burns & McDonnell		
Forrest, Todd	Burns & McDonnell		
Littleton, Noah	Burns & McDonnell		
Thompson, James	Burns & McDonnell	jgthompson@burnsmcd.com	919-522-4551
Jamie Gillespie	Carolina Painting	jgillespie@carolinapainting.com	864-855-0600
Barry Epstein	Champion Systems, Inc.	Bepstein@championsystemsinc.com	336.510.7686
Michael Ugrinic	Cleveland Construction, Inc.	estimating@clevelandconstruction.com	980.859.0224
Jeff Dellinger	Crowder Industrial	JDellinger@crowderusa.com	864-661-1731
Mike Hill	Edison Foard	mhill@edisonfoard.com	704-329-8000
Mike Majewski	Engineering Sales Associates	mikemajewski@engineeringsales.com	(704) 523-8585
Scott Keeley	ESI Inc of Tennessee	skeeley@esitenn.com	770-427-6200
Greg Borden	H&M Constructors	gborden@h-mconstructors.com	828-775-5402
Colin Walker	Harper GC	CWalker@harpergc.com	828.407.4805
Ewa Parker	Harper GC	EParker@HarperGC.com	828-337-4767
Rob Major	Harper GC	RMajor@HarperGC.com	864-414-0303
Tim Lewis	Harper GC	TLewis@HarperGC.com	864-546-0236
George Wilson	ICC Engineering	gwilson@icc-inc.net	(314) 621-0076
David DeVries	Lanier Air Products	ddevries@lanierair.com	706-968-0668

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Roger Stephens	MECO of Augusta/Greenville	rstephens@mecogreenville.com	864-271-4455
Keith Murdock	SEPCO Corporation	keith.sepcochar@mindspring.com	704-577-6317
Jerome Hay	SUD		
Jeff Lumpkins	The Christman Company	jeff.lumpkins@christmanco.com	865-546-2440
Jennifer Kalbaugh	The Christman Company	Jennifer.Kalbaugh@christmanco.com	828.612.2279
Jim Thornton	Thermal Power Solutions	jim@thermal-power.net	704-827-1659
Jacob Schnetzka	Thompson Construction Group	jschnetzka@thompsonind.com	864-751-3418
Jade Walters	Thompson Construction Group	jwalters@thompsonind.com	864-751-3405
Ben Winter (Guest)	United Rentals Trench Safety		
Gary Persichini	Victory Energy	gpsichini@victoryenergy.com	918.382.4884
Don Hair	WCU	drhair@wcu.edu	828-227-7442
Joe Walker	WCU		
Craig Smith	Wellons Power Group	Craig.Smith@Wellons.com	360-750-3568
Aaron Creasman (Guest)			
Bob Garren			
Bryant, Chad			
Eric Jones			
Harbin, Jim			
Ian Bonnema			
Jay Lilly			
John Hodapp			
Jon May			
Keeley, Scott			
Kevin McBride			
King, Jeff			
Ramsey, Bruce			

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Randy Stoops			
Richardson, Cory			

Attendees for the site walk 09-24-20

Meeting Attendance Sheet



Meeting Subject: Prebid Site Visit
 Meeting Date: September 24, 2020 Meeting Start Time: 2:00 PM
 Project Name: WCU New Energy Supply Facility
 Project No.: 103609

Name / Title	Organization Name	Phone Number	E-Mail Address
Tim Lewis	Harper GC	864-546-0236	tlewis@harpergc.com
Zak Major	Harper	864-414-0303	zmajor@harpergc.com
Jennifer Kalbaugh	Christman Co.	828-612-2279	jennifer.kalbaugh@christmanco.com
Jimmy Lucas	EAS	336-553-5035	jilucas@easinc.net
Mack Blankenship	EAS	336-215-1975	mblankenship@easinc.net
Cristian May	Trifecta Services	616-435-3519	cmay@trifecta.com
SETH Chambers	American South GC	828-777-0889	schambers@americansouthgc.com
Jake Schuetzky	Thompson Const.	864-751-3418	jschuetzky@thompsonind.com
Eric Smith	Thompson Const.	864-751-3418	esmith@thompsonind.com
Craig Smith	Wallens Inc	619-427-1641	craig.smith@wallens.com
David Wright	DH Gr. P. Co.	828-337-2288	dwright@dhgrp.com

To add an Attendee, press tab after entering previous Attendee's E-Mail (When list completed, highlight field name tab and delete this note)

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Meeting Subject: Prebid Site Visit
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Name / Title	Organization Name	Phone Number	E-Mail Address
Mike Ugrinic	CLEVELAND CONSTRUCTION, INC	(440) 255-8000	muor estimating@clevelandconstruction.com
GREG BORDEN	H+M CONSTRUCTORS	828-225-5402	gborden@h-mconstructors.com
ERIC WASSON	B & W	704-548-8094	ELWASSON@BABCOCK.COM
JEFFERY LUMPKINS	CHRISTMAN	865-243-3115	JEFF.LUMPKINS@CHRISTMAN.CO
Mike Hill	Edison Ford	704-329-8000	mhill@edisonford.com
Greg Pressley	Nes Corporation	828-502-7490	gpressley@nescorporation.com

To add an Attendee, press tab after entering previous Attendee's E-Mail (When list completed, highlight field name tab and delete this note)