

Riverview Condominium Association, Inc. (Riverview)
Building Envelope Project and Related Work
UES Project #1160.2200008

Prebid Meeting Minutes
Meeting Date: April 5, 2023, at 10:00am

- **RESPONDED ATTENDEES**

Ken Altergott, Board Member (Riverview)	John Shores, Contractor (CPS)
Jone Flanders, Board Member (Riverview)	Gary Wasser, Contractor (RLJ)
Jill Hirschfield, Board Member (Riverview)	Sid Kraja, Contractor (Kraja)
Michael Palladino, Board Member (Riverview)	Jason Ferrell, Contractor (DCS)
Dilip Kondepudi, Board Member (Riverview)	Justin Burrows, Contractor (TW)
Jack McGowan, Board Member (Riverview)	Ali Mustafa, Engineer (UES)
	Caleb Lockhart, Engineer (UES)

- **PROJECT TEAM**

Engineer Contact Information:	Ali Mustafa, PE, (727) 249-2763, email: AMustafa@teamues.com
Management Information:	Jeff Whittaker, (941) 746-8094, email: jgw.cricklawcpa@gmail.com
Project Owner/Designated Contact:	Mike Palladino, (727) 735-8060, email: hstryla@msn.com

- **ACCESS AND CONSTRUCTION TRAFFIC**

- Review of restrictions or special access required for completion of work – The existing roof parapet is about 6-7 feet high. Additional procedures might be needed to accommodate rigging for the swing stages.
- Water and Electric – Bidders are allowed to use water tap for work requirement, like pressure washing, mixing stucco/concrete, ... etc.
- Disposal of materials

- **SAFETY & MOBLIZATION DISCUSSION**

OSHA Regulations, Weather protection, Worker Cars, Storage/Staging area/Port-O-Let – Will be discussed in more details during the Preconstruction meeting.

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• **DISCUSSION POINTS**

- Review of building construction – Reviewed.
- Review of purpose of work – Maintain the building exterior cladding and remediate the water intrusion issues.
- Asbestos Test Report – No active asbestos test is existed. New asbestos test will be needed upon submitting for working permit.
- Project proposed start date – The goal is to start during the 4th quarter of 2023. However, some bidders may not be able to start until the beginning of 2024.
- Permit, Bonds, Insurance Certificates, References – Payment and performance bond is required. A bid bond is not needed. Refer to Section 000100 – Item 1.04.B for more info regarding bidding submittals.
- Bid submittal due date - No later than the end of business day on May 05th. All bids shall be electronically submitted to the project engineer at AMustafa@teamues.com. No hard copies are needed.
- Access for subsequent visits, if needed – Bidders may require back to the site to take measurements and review the existing condition. The bidders may contact Mr. Mike Palladino at hstryla@msn.com and/or 727-735-8060 to facilitate their access.
- Other discussed points:
 - Margaret Kennedy is no more managing the Association. Instead, Mr. Jeff Whittaker, a new management company, has taken over. His contact address is listed above.
 - The bidders shall not be permitted to perform any repair on the roofing.
 - The existing building roofing is TPO system and is still under warranty. The bidders shall take all the necessary steps to protect the roofing. This might include installing insulation boards and plywood over under the rigging location.
 - The exterior covered parking lot shall be included in this project. Bidder to incorporate its cost within Item #5.
 - The bidders shall provide a cost for stripping the exterior building paint utilizing a hydro-blast technique.
 - The bidders shall include a standard cost of \$5/SF (MATERIAL COST ONLY) for installing tiles for bidding purposes only. The actual tile cost will be delivered based on type and color upon approval.
 - The bidders shall provide a cost to paint the unit entry doors (exterior face only).
 - No water test will be conducted after completing this project.
 - Pressure washing will be done utilizing water WITHOUT any detergent/cleaners. Pressure washing shall be done at 2500 PSI (max). Damaging the stucco cladding due to high-pressure washing will fall under the contractor's liability.

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- Building windows and sliding glass doors will NOT be pressure washed.
- The bidders shall include a lump sum price for re-opening the horizontal control joints within the stucco at each level/floor.
- The bidders shall include a lump sum price for painting the exterior face of the unit entry doors (48 doors).
- Unit Price Work Item #9, Remove balcony tiles, the cost for removing the tiles is per balcony. The bidder shall provide an allowance in case 20 or more balconies will be included.
- Riverview stated concerns regarding the existing shrubs and trees located near the building walls during the pressure washing process. The bidders should plan to install scaffolding to park on the swing stages for areas with plants that are not higher than 3- 4 feet. Larger trees shall be relocated by the Association.
- Riverview stated concerns regarding the pressure washing process that might damage the plants and trees. The bidders stated that the pressure washing technique would not use chemicals or cleaners. Thus, the process is environmentally friendly.
- Riverview requested clarification about how to sound the exterior cladding. UES stated the contractor would tap gently on the exterior surface utilizing a hammer and/or metal object. Any suspected location with a hollow sound will be marked to be reviewed by the engineer before cutting the stucco.
- Riverview asked how many swing stages will be used onsite. The bidders responded will be mentioned in the submitted bids.