



PREBID NOTES – BROWNSTOWN

Date: 2-3-22

To: ACME Enterprises – **Robert Craven**
George Pastor & Sons – **John Pastor, Ryan Pastor**
Perry Building – **Dean Grubbs**
KPS Construction –
Fiorilli Construction – **Angel Montalvo, Jason Schator, Jeff Truxell**

Cc: GPD— **Sarah McGowan, Jim Neidlinger**
Taco Bell—**Lori Ginther, Clint Langley**

These project notes provide details of how to prepare your bid for this project and must be acknowledged in your proposal and will be incorporated into the construction contract:

Taco Bell / NEW / Endeavor 20
Brand / Dev. Concept / Bldg Type

315089 / 456336 / 040164
Site # / Entity # / Facility #

18708 Telegraph Road, Brownstown, MI 48183
Address

PROJECT NOTES

The items listed below in “bold” text shall be considered clarifications to the same items discussed during the Conference Call. The clarifications as listed herein shall serve as the final answer and shall be included in your Final Bid.

General

- **This project is one of four bidding simultaneously. Bidders may offer a multi-project award discount in their bid letter if applicable.**
- Use the computer generated bid proposal form.
- GC shall provide bonding only as required by its Taco Bell annual General Contractor (GC) qualification letter. New GCs must provide a performance bond on first 3 projects.
- GC shall base its bid on a 120-day construction schedule from groundbreak to RTO.
- GC shall assume weekend work will be permitted.
- The Building Permit Fee will be paid by Taco Bell. Actual permit acquisition and rodent control shall be pursued/coordinated by the GC.
- Taco Bell will reimburse GC for utility tap fees and impact fees. GC shall be responsible for all meter fees.
- GC shall provide a job site trailer with power and HVAC capability. Its superintendent shall have cell phone and email capability.
- GC requires “Notice to Proceed” prior to beginning construction.



- GC shall schedule the following inspections with the architect-of-record giving sufficient notice (minimum 2 days).
 - Pre-footer inspection
 - Pre-slab inspection
 - Framing
 - Pre-final
- **GC shall schedule the town-required Special Inspections.**
- GC shall complete the town's pre-con meeting process and comply with all requirements.
- GC shall supply the store (with a copy to the CM) at Restaurant Turn Over (RTO) with a warrantee manual listing all sub-contractors and contact information. The cover sheet (laminated 1-pager) shall list all major equipment items along with their serial/model numbers and manufacturers' contact information (phone number) for warrantee service. GC shall place all equipment manufacturers' manuals in binders for the store's use.
- GC's surveyor shall provide as-built surveys of the building and site work to the governing jurisdiction, with copies to Taco Bell and the architect-of-record.

Site

- GC shall complete the site demolition shown on plansheet C-101.
- The following will be supplied by RSCS and installed by the GC:
 - Parking lot poles and fixtures. GC installation includes concrete bases, electric circuits and electrical connections for full operation. The specification for the light pole bases shall be 24" diameter sonotubes 8' in total length (2' above ground).
 - Signs and drive-thru items (menuboard, speaker post, height clearance bar, etc.). GC shall install all concrete bases, electric circuits and electrical connections for full operation of these elements. Exception: the new pylon/monument sign foundation will be placed by the sign installer. Note that the construction of the monument base, if required, including an address plaque (where applicable), and the electrical circuit, shall be completed by the GC. The sign permits will be procured by the sign installer.
- GC shall provide an alternate unit price per cubic yard, separate from the bid, for the removal and replacement of unsuitable soils (geotechnical) based on site observations and proof-rolling (the unit cost shall cover both removal and replacement of each cubic yard). This alternate bid price will be applied to any undercutting required beyond the scope of the bid documents. GC's base bid shall include a \$20,000 allowance that will be applied to such undercutting.
- GC shall assume for the bid that no lime stabilization will be required.
- GC shall be responsible for all foundation, slab, and parking lot compaction certifications including hiring the testing company to perform the compaction tests and oversee the proof-rolling process.
- GC shall be responsible for all applicable construction testing including concrete, steel, framing, roofing and mechanical systems. GC is strongly advised to provide a concrete mix for the foundations 1,000 psi greater than design strength as a safety factor.
- GC shall provide cane bolt holes with metal sleeves at the trash enclosure gates for the closed and open positions. GC shall increase the cane bolt size on the gates to 1" diameter (also increases the diameter of the mounting guides and cane bolt holes in the concrete slab).
- GC shall provide and install one additional bollard to protect the end of the menu board.
- GC shall provide and install concrete wheelstops at all HC-designated parking spaces (2) and at the mobile app pickup spaces (3).



- GC shall provide plastic safety-yellow covers for all pipe bollards including those inside dumpster enclosure.
- ~~GC shall provide chain link fencing around the site to prevent pedestrian access during all construction.~~
- GC shall seal expansion joints located in all concrete flatwork (sidewalks, pavement). The expansion joint material shall be held down to provide a 1” slot for the DOT-quality sealant.
- GC shall rout and seal all minor cracks in concrete that form prior to RTO. Concrete with significant cracks and/or evidence of settlement shall be removed and replaced prior to RTO.
- GC shall paint all exterior utility equipment to match the exterior of the building except as prohibited by the utility company. Paint covers in grass and landscaped areas to match.
- Taco Bell will perform an ADA survey of the site and building following completion of paving and concrete work. The GC shall provide a “smart” level for use during concrete placement and asphalt paving to assure required slopes are achieved. The GC will be required to replace any concrete and/or asphalt pavement sections that fail the ADA inspection. Likewise, any restroom fixtures not in conformance with ADA tolerances including signage (interior/exterior) shall be re-installed accordingly.

Utilities

- Water: Bid per the plans. Taco Bell pays for water tap and meter fees. Note the required 8” water main tap along the west property line, and the required fire hydrant.
- Backflow prevention (RPZ). Bid per the plans.
- Sanitary: Bid per the plans. Note the required sanitary sewer tap along the west property line.
- Storm: Bid per the plans. Note the stormwater lift station system to be tapped on-site.
- Electric: GC to base its bid on providing the secondary conductors from the pad-mounted transformer as shown on the drawings. GC shall provide two 4” diameter conduits from the power pole shown on the plans to the transformer for the power company’s use. GC shall provide the transformer pad. Taco Bell pays the utility company fees.
- Phone: GC shall provide two 2“ diameter conduits and pull string from pole as shown on the plans to building.
- Gas: GC to coordinate the gas line installation with the utility company to include providing sleeves for the gas line. Note the requirement to bore the gas line under Telegraph Road. Taco Bell pays for permanent gas service.
- GC shall provide and install the grease interceptor per the plans.
- GC shall include in its bid the costs of providing traffic protection as required by the county/state when working in the right-of-way.

Landscape Plan

- GC shall note the landscape irrigation requirement (100% coverage design) to be supplied and installed by GC per the irrigation notes on the plans. Double check valves at the irrigation tap and irrigation controller shall be supplied and installed by the GC.
- GC shall provide a 90-day landscape maintenance contract (mowing/weeding/mulching/etc) and a 1-year guarantee on all plant materials.
- GC shall provide the landscape irrigation meter if/as required, located inside the building.
- GC shall provide sufficient topsoil (compacted) to raise the finish sod level to the top of curbs.

Building

- The following shall be supplied by RSCS and installed by the GC unless otherwise noted:
 1. Seating and Décor package.



2. Walk-in cooler/freezer (refrig linesets will not be pre-charged).
 3. Kitchen hood with associated exhaust fans and restroom exhaust fan(s).
 4. Water softener with accessories (if required).
 5. Mop sink.
 6. Ice machines and condensers (2).
 7. Patio décor.
 8. Aero hand sinks.
 9. Pepsi dispensers (installed by Pepsi bottler).
 10. Frutista machine (installed by ICEE) and condenser (installed by GC).
 11. "Drive-Thru Open" sign in the front window.
 12. Locknet security door (back door).
 13. Roof hatch and ladder.
 14. Kitchen equipment and shelving -- GC to coordinate the V-Lines, Rethermalizer and Fryer start-ups with the local Delfield, Pitco, and Frymaster authorized service companies.
- The following shall be supplied by the GC and installed by the GC unless otherwise noted:
 1. Water heater and aluminum stand. (AO Smith BTH199 required)
 2. Switchgear (complete with circuit breakers).
 3. Exhaust/Make-up Air Interlock & Interior Lighting Control Panel **and Lighting Dimmer Panel.**
 4. Stainless steel wall panels (at kitchen hood).
 5. Storefront material in dark bronze.
 6. Interior lighting (plansheet E4.0).
 7. RTUs (Trane, Lennox, York dependent on availability). TB National account contacts below:
 - a. Trane = Marty Cusick 866-986-4822
 - b. Lennox = Brad Smith 800-367-6285
 - c. York = Matt McNair 800-481-9738
 8. Patio canopy (steel).
 - GC shall note the building has the Dual-line, I-line and the standard dining room. The four-screen menuboard has been replaced with one screen as most orders are placed via the kiosks.
 - ~~The patio has been eliminated from this project.~~
 - GC shall bid building foundation as formed concrete walls with formed spread footings per Structural sheets in the CD's.
 - GC shall bid the Hardie Board shown on the plans in its base bid. The comparable Nichiha product shall be bid as an add-alternate (indicate the difference in price in the bid letter).
 - GC shall install door stops (hockey puck style) at each customer entrance door (interior & exterior).
 - GC shall provide and install all floor and wall tile. Note that Taco Bell offers national pricing through tile supplier "Creative Materials Corporation", Jason Connors 800-207-2967 ext. 5414 (office), 508-479-7114 (cell), jconnors@creativematerialscorp.com.
 - Restroom wall tile shall extend to ceiling height.
 - The GC shall provide documentation for the epoxy grout required for kitchen and toilet room floors.
 - GC shall construct the "L" shaped low wall shown in the dining room adjacent to the kiosks. The wall shall be constructed with 2x4s at 48" tall.



- GC shall install Taco Bell supplied seating and Décor package including the Wolf Gordon wallcovering and chair rail.
- GC shall supply and install plastic ceiling diffusers (painted taupe) in the dining room.
- GC shall **install** the Locknet security door with a hinged panel over the security window.
- All S/S corners and splashguards shall be supplied and installed by GC (no rivets or screws).
 1. Install an additional z-shaped S/S trim along top edge of the Powersoak sink.
 2. Install additional S/S shields at front end of the Delfield dual line.
 3. Install S/S ice machine refrigeration line chases (2).
 4. Install an additional S/S wall panel at the mop sink (sink comes with one).
- Lockers shall be installed per plans by GC.
- GC shall install (bolt down) the coin safes on the wire shelving at each cash drawer (3).
- GC shall install door stops on all restroom partition doors.
- GC shall provide and install the counter and shelving shown in the office. Install 3 wall shelves versus the 2 shown on the plans.
- GC shall provide a PVC tube above the office door to store the as-built plans.
- The GC shall take full advantage of all opportunities to expedite reviews and shall include such fees in the Bid.
- GC shall supply and install shelving (4 rows) in the restroom closet.
- GC shall install the walk-in cooler/freezer including the cooler curtain. Note that Taco Bell will not hire the refrigeration company for this installation.
- Walk-in cooler condenser(s) shall be installed by the GC including mounting on the main TB building roof, providing refrigeration line sets, charging and start up. Note that Taco Bell will not hire the refrigeration company for this installation.
- Ice machine condensers (2), supplied by Taco Bell, shall be installed by the GC including mounting on the main TB building roof, providing refrigeration line sets, charging and start up. Note that Taco Bell will not hire the refrigeration company for this installation.
- The kitchen hood shall be supplied by RSCS. The associated exhaust fans will be supplied by RSCS and installed by the GC. All other HVAC systems shall be supplied and installed by the GC including the RTUs and all associated controls and materials. Note the kitchen hood will be prepped for ansul. GC supplies the S/S wall panels.
- GC shall ensure all ductwork in the dining room is located above the central drop ceiling section and not exposed to customer's view.
- GC shall insulate all diffusers.
- The GC shall provide and install the ansul system including the procurement of all required permits. GC shall supply the lockout system for the hood as part of the fire alarm package.
- GC shall paint the gas lines on the roof safety yellow.
- GC shall include in the bid the costs to test the water supply for hardness as soon as practical.
- GC shall include in the bid the cost to install a water softener in the back corner of the store near the CO2 tank location.
- GC shall frame and finish with fire retardant treated plywood and FRP the vertical accessway to the roof hatch and finish/seal the top edges.
- GC shall bid the Duro-last roofing system including the Duro-last coping. GC may propose an alternate like material. GC shall install the supports for condensers per plans.
- GC shall construct the parapet walls with the top canted to drain into the roof.
- GC to provide and install access louvers with latch and hinge to back side of all signage framing elements for access.
- GC shall provide an opening (24"H x 32"L) in the wall above the walk-in cooler door to allow maintenance access.



- GC shall assemble all shelving units with the bottom shelves 12” above the floor.

Plumbing:

- GC shall provide and install the AO Smith BTH199 water heater (note the 120BTH model is spec'd in the plans in error).
- The GC shall install and start-up the Taco Bell supplied reverse osmosis system, CO2 tank and water filter.
- Drain lines from dining room Pepsi table shall be run thru the wall opening and drained to the floor sink (FS-1) in the kitchen. GC shall insulate the ice melt trough drain line.
- GC shall install the RTU condensate drains to drip on the roof.
- GC shall raise the restroom plumbing vent to 12” above parapet height, strap the vent pipe to the parapet, and finish the piping with a 180 degree turn down.
- GC shall install the water heater vent piping to 12” above parapet height with a 180 degree turn down.
- GC shall provide water line for the coffee brewer and install its water filter.
- GC shall label all plumbing valves to indentify each valves purpose. GC shall identify the locations of mixing valves located above the ceiling.
- GC shall install metered faucets supplied by RSCS for the restrooms.
- GC shall install trap primers on all floor drains and a cast iron floor sink at the rethermalizer.
- GC shall hard pipe (pvc or copper) the rethermalizer drain to the floor sink.
- GC shall limit Ecolab’s soap dispensing equipment to one wall at the mop sink to permit the other wall for use to hang mops.

Electrical:

- The complete electrical switchgear shall be provided and installed by GC.
- GC shall supply and install the “Exhaust Fan – Make Up Air Interlock & Interior Lighting Control Panel” from Air Care Experts (Chuck McCabe 949-770-2222). Be sure to order the model that includes exterior lighting controls with the designation TBCCB (Taco Bell Combined Control Box). **Also include the light-dimming panel.**
- Ordering kiosks require power and data by the GC per plans.
- GC shall include in the base bid costs to install 4 additional electrical outlets in the dining area, locations to be determined prior to drywall installation.
- GC shall provide for all POS monitors to be connected to a dedicated isolated ground electrical circuit, plugged into ceiling-mounted outlets, in lieu of plugging the monitors into the production equipment. Use the same circuit for all monitors.
- Power and phone lines for the Brinks safe shall be supplied by the GC under the front counter.
- GC shall relocate a dedicated, isolated ground outlet (determined in the field) to the wall above the Frutista machine for HME to use for their timer.
- GC shall provide one additional 30 amp outlet for the new coffee brewer (location to be determined in the field).
- GC shall label all light switches in the office, all remote sensors and thermostats.

ADA Requirements (in addition to the plans):

- GC shall provide concrete wheelstops at all HC parking spaces.
- GC shall stripe HC parking spaces to provide required clear width.
- GC shall stripe HC parking spaces on all sides (including along curbs).
- GC shall install the HC signage height within the range of 60 to 84 inches.



- GC shall maintain the maximum 2% cross-slope on sidewalks around the building and HC parking spaces.
- GC shall build the restroom interior walls to allow a minimum 18-inch clearance on the latch side of the doors.
- GC shall provide all customer doors with a minimum 10 inch solid surface at the bottom.
- GC shall include “before and after” photos of any ADA corrective work required by Taco Bell’s ADA inspection report along with the ADA confirmation letter. Photos of slope corrections should include both a distance shot and a close-up shot of the smart level or tape measure showing the proper measurement.

Summary of Allowances and Alternates:

- \$20,000 allowance for unsuitable soil replacement.
- ADD Alt #1 Nichiha exterior panels in lieu of Hardie Board.