



**BRINKER INTERNATIONAL
6820 LBJ FREEWAY
DALLAS, TEXAS 75240**

**CHILI'S GRILL AND BAR #1608, SPANISH FORK
SPANISH FORK, UT**

Bid Clarifications

General Clarification: Make note of Section 0700, Article 4.3 Labor Relations of the General Conditions. It will be your determination and/or recommendation if union labor will be needed or not. Please qualify how you have bid the project. Union labor: Yes _____ No _____

Site clarifications:

1. **Clarification:** This is an "as is" site. GC is to prep the site and stabilize the subgrade per all Sections of 4.1 and 4.2 of the attached geotechnical report prepared by Terracon, dated Aug 20th, 2018. Utilize Civil grading plans C201 and C202 to determine the necessary grading and earthwork for the site.
2. **Clarification:** For the construction of the building pad, follow the all soils report recommendations in section 4.3 and 4.4 Slabs-On-Grade. In addition, the slab shall be underlain shall follow the recommendations of S001 Slab-on-grade note B.
3. **Clarification:** For asphalt and concrete paving type, base course material, reinforcement, and thicknesses utilize Civil drawing C601 and paving sections and details shown on drawing C801 for light duty and heavy duty pavement.
4. **Clarification:** GC shall be responsible for fine grading within the limits of construction, and shall include in the base bid to install 6" of topsoil in all planting areas within the limits of construction.
5. **Include** 6" of topsoil in all planting areas – fill to top of curb or sidewalk. – Per the specifications section 02311. At the building the top soil shall be filled to a height no higher than 8" below top of slab and fine graded to slope away from the building and/or to the yard drains.
6. **Include:** In the base bid a price to install a temporary construction fence with vision prohibiting fabric around the entirety of the site.
7. **Clarification:** GC to include pricing for construction testing following the scope of work that is in exhibit A that is attached to the bid documents. G.C. shall coordinate testing with the firm they selected. Testing shall include review proof rolling, proctor analysis for both on site materials & import, soil density testing, footing review, review for undercut requirements and review all rock removal. Also, testing for all individual concrete pours per the specifications section 03300 and all asphalt paving installs per specification section 321216. All reports need to be shared with the Brinker construction manager and Renee Anderson.
8. **Clarification:** G.C. to test domestic water pressure static & residual and get results to Brinker within 7 days of start.
9. **Clarification:** G.C. to provide secondary electrical service conduits (2-4") w/ pull wire from point of connection shown on Civil Drawing C103. Install will include a directional bore as shown.
10. **Clarification:** Contractor to provide all trenching, conduit, power poles and wire required to get temporary power to building, pad, construction & hiring trailers. Contractor to pay for all power company charges related to getting power to the site, including cost of poles, transformers, wire, labor, etc.
11. **Clarification:** Sidewalks at perimeter of building shall be installed so that water drains to parking lot and away from building.

Building clarifications:

1. **Include** in the base bid general conditions cost for the superintendent to be present onsite for an additional (21) calendar days beyond the day the building is turned over to Operations.
2. **Include** in the course of bidding this project, invite (2) local landscape /irrigation contractors to bid the project utilizing the plans and specifications in the bid set. GC is not to include this cost in the base bid. This will be an Owner provided item. Please forward the (2) bids to the Owner at the time of bid along with your bid form.
3. **Include:** A filled out Labor Rate Table (Exhibit N) along with your bid form. The Labor Rate Table is a separate document included in your bid package.
4. **Include** in the base bid pricing to provide and install “textured” stainless toilet partitions.
5. **Include** in the base bid a price for the Pressure Testing of the Grease Duct per the specifications. Pressure Test shall be performed by an independent testing company other than the Mechanical contractor who provides and installs the welded grease ducts over the Kitchen hoods. **This is a required document at time of the closeout of the project.**
6. **Include** in the base bid a price to provide and install the Bar Top, the To-Go free standing counter, and the Hostess stand. The solid surface material being applied to each of these items shall be Silestone.
7. **Include** in the base bid labor and fasteners to install, the owner provided Pepper Logo metal grid wall, and the TV brackets, per the I-sheets.
8. **Include** in the base bid a price to install owner provided baby changers, soap dispensers, paper towel dispensers, and toilet paper dispensers in restrooms and kitchen. Combination paper towel / waste disposal dispensers in restrooms are supplied and installed by GC.
9. **Include** in the base bid a price to install owner provided tables, bases, brackets, chairs, booths, wait benches, table base levelers, and **wall hung décor items**, as per the “I” drawings.
10. **Include** in the base bid general conditions cost to have the following communication devices available: On-site computers, digital cameras, hi-speed internet access, wi-fi capability, and all provisions required under the provisions of the contract for the same.
11. **Include** in the base bid pipe supports in low walls as shown on plan. **Core into slab and set in grout for support.**
12. **Include** in base bid a price to provide labor and miscellaneous materials in order to install owner provided metal liquor shelves at the back bar wall.
13. **Include** in base bid a price to install blocking and/or plywood in and on walls at any and all wall hung tables, behind all TVs, menu racks, tray rack holders, hand sinks, kitchen and office area shelving, and countertops, etc. as shown on the drawings.
14. **Clarification:** Plans and specs are based on using DuroLast roofing system per spec section 75400, installed by a certified “Master or better” DuroLast roofing contractor, **NO ALTERNATES ALLOWED.**
15. **Clarification:** Expectation for Kitchen Equipment - install date. (Floor tile complete, floors water tested for drainage and cleaned, FRP complete and clean, ceiling grid complete, all ceiling cover up inspections. All utilities on, kitchen lights installed and on. All electrical wire pulled and made up at panels).
16. **Clarification:** Install floor tile so that top of tile is flush with drains & clean outs.
17. **Clarification:** Within first 4 weeks of construction General Contractor shall contact appropriate inspection department to verify requirements for seating package with regard to Certificate of Occupancy.
18. **Clarification:** All change orders shall have construction manager approval prior to commencement of the work.
19. **Clarification:** NOT IN CONTRACT (NIC) means the contractor shall receive, unload as required, store, and be responsible to the extent of carrying necessary insurance to carry items in case of theft, fire, loss, malicious damage and other miscellaneous damage.
20. **Clarification:** Contractor to provide one set of as built drawings and project manual.
21. **Clarification:** Contractor to furnish and install one plan tube, to be installed above door inside of mechanical room. Plan tube to consist of 6” PVC pipe with cap on one end and PVC screw in test plug on other. Plan tube to be secured to wall and be located so that plans and project manual can be easily removed and reinstalled.
22. **Clarification:** All approved submittals are due to the owner a maximum of (4) four weeks from start of construction.
23. **Clarification:** If an alternate is submitted, submittal information for both the specified and the alternate product shall be attached and submitted to the owner with all differences clearly circled in red.
24. **Clarification:** Furnish and install protection of all glass windows prior to starting brick, stucco, siding or welding operations. Contractor to use all necessary means to protect all surrounding materials, wood trim, windows, metal rails, roofing, sidewalks, etc. This shall include covering with polythene, or plywood, coating glass with petroleum, etc.
25. **Clarification:** Check wall framing in areas to receive equipment sinks, tables, lavatory tops, handicap rails, etc. Shim straight prior to drywall.

26. **Clarification:** Furnish and install blocking at all wall or ceiling hung products or devices. Table brackets, toilet partitions, toilet accessories, T.V. brackets, cabinets, wall shelving, wall hung equipment, ladder, etc. - Kitchen sink as well as all hand sinks and paper towel dispensers.
27. **Clarification:** TV's are supplied and installed by owner (NIC). Power and coax cabling to each TV by GC's electrical contractor.
28. **Clarification:** G.C. to provide 24 hr. contact for all warranty calls.
29. **Clarification:** Hardware: Drill and tap all fasteners. No sheet metal screws allowed.
30. **Clarification:** Hardware: Closures and panic devices that are door mounted must be thru bolted with sex bolts.
31. **Clarification:** Furnish & Install sleeved hinges for dumpster gates with two grease fittings per hinge.
32. **Clarification:** Wall Tile: Installation of base tile in the kitchen is to be completed before the wall tile. The first course of wall tile shall be started at the lowest point & cut level. All remaining courses shall be laid full.
33. **Clarification:** FRP: Cut and install panels so that all joints at penetration are tight. Note: if panels do not fit electrical boxes, outlets, pipes, etc. the entire panel shall be replaced.
34. **Clarification:** Ansul System: Pull stations and conduits shall be recessed inside the walls with proper trim over wall finish.
35. **Clarification:** Floor Tile: Maintain same size grout joints at all floor drains, floor sinks and cleanouts as the field tile.
36. **Clarification:** Plumbing Supports: Note all exposed piping to have factory fabricated hanger and supports. Minimum 2 per piece of pipe support to attach to ceiling wall or S.S. equipment legs. **No floor supports.**
37. **Clarification:** Plumbing: Furnish and install frost resistant PVC traps at HVAC units. Drainpipe shall be copper.
38. **Clarification:** Plumbing: Piping water heater shall be piped with valves and unions such that heater can be easily replaced.
39. **Clarification:** Plumbing: Furnish and install shower head 90 degree (drop eared 90 degrees) at bar top drain adjacent to bar top such that drain pipe is installed as high as possible
40. **Clarification:** Plumbing: All kitchen and bar equipment shall be piped with Type "L" hard drawn seamless copper at drains, above ground.
41. **Clarification:** Plumbing: Provide all piping supply, shutoffs, and waste for coke system, ice machines, tea and coffee systems, bar rails, beer towers, and ice bins.
42. **Clarification:** HVAC/Electrical: Furnish and install all interlocking, control wiring, power wiring, power control wiring, switches, contactors, shunt trip breakers, etc. required for turning off power to outlets, equipment, HVAC units, Fans, Electrical panels etc. as may be required by local code.
43. **Clarification:** Electrical: Furnish and install all wiring conduit and devices for power outlets inside HVAC units. Note: Outlets shall be on separate circuits from HVAC units.
44. **Clarification:** Plumbing: Extend all plumbing vent stacks 3" above top of parapet wall.
45. **Clarification:** Plumbing: Install gas cock before dirt leg at all dirt leg locations.
46. **Clarification:** Clarify question of MC cable if it is allowed or not allowed in Chili's Restaurants. The following is a list of "not allowed/allowed".

Not allowed to use MC cable

- Above roof deck below roofing
- Not exposed in kitchen
- Not exposed to weather areas
- Not exposed in dining areas
- Not exposed in mechanical room

Allowed to used MC cable

- Whips for fixtures
- All exposed whips in kitchen to be Seal tight
- Horizontal in walls

Rock Clause (if applicable)

General Contractor to provide cubic yard price for mass rock and trench rock. Include separate estimate for total yardage for mass rock and trench rock. Cubic yard price to include removal of surface material down to rock, drilling, blasting labor, blasting materials, mats, dirt cover, insurance, permits, rock removal, haul off dump fees, clean approved borrowed material, placed and compacted per spec.

Trench Rock: Rock that has been qualified and quantified by the on-site Geotechnical Engineer that cannot be successfully removed with a Caterpillar 325-L.

Mass Rock: Rock that has been qualified and quantified by the on-site Geotechnical Engineer that can not be successfully removed with a Caterpillar D8-N with Ripper. Minimum width of area considered mass rock should be 9’.

Trench: Area 6” below invert elevation of pipe and 24” wider than pipe diameter. Maximum trench width 6’.

Qualify: On-site Geotechnical Engineer to measure the undisturbed volume in cubic yards prior to disintegration and furnish copies of calculations to Owner and General Contractor.

Quantity: On-site Geotechnical Engineer to measure the undisturbed volume in cubic yards prior to disintegration and furnish copies of calculations to Owner and General Contractor. Contractor to uncover entire rock area. Geotechnical Engineer will shoot elevation and do a cross section volume calculation. Contractor and Geotechnical Engineer shall agree with volume and calculation prior to disintegration. Geotechnical Engineer to make available copy of site plan with locations of rock marked with rock location and elevations, and a copy of calculations to the owner and contractor.

Geotechnical Engineer: Professional engineering firm with minimum of (5) years experience with rock removal and disintegration. Engineer contracted to and paid for by Owner. Engineer to be scheduled by General Contractor.

Caterpillar 325-L: Track hoe with a minimum total weight of 62,000 lbs. And a minimum 168 horsepower.

Caterpillar D8-N: Track dozer with a minimum weight of 79,000 lbs. And a minimum with Ripper: 285 horsepower.