

The Grange Hall Renovation pre-bid meeting was called to order at 11:03am on August 11th, 2025 by Loren Salsman. Present were Glenn Layaou (Milnes Companies), Loren Salsman (Salsman Engineering), Matt Hilstalely (H&G Mechanical), Dan Hine (Multiscape G. C.), Gary Johnson (D&M Construction), Chris Wodock (Woodock Construction), Mike Valenzano (Mar-Paul Construction), Eric Lewis (Spectrum Electric), Clifford Reed, Dennis & Rachel Magargal, Lori Raub, Darin DeRose, Stephen Roe, and Alicia Tompkins.

Loren spoke on the grant audit, OSHA 10 training requirement, Sexual Harassment policy, and the scopes of work being separated into 4 bids. Loren also mentioned that there is a sliding window not mentioned in the plans, as well as a light switch location shown incorrectly on the office plans. The light switches should be near the doorways in both offices. Loren stated that the mini split system in the plans was specced by Hinds energy in Montrose, the key fob system was specced by True Blue Security (Eric Saga), and the generator was specced by Lawton power systems (Vicky St Clair).

There were concerns raised that the generator is sized for double the load needed, it was confirmed that this is the correct

It was clarified that the key fob system is in the electrical package. The scope for exterior wall was clarified stating it includes stripping the siding, installing zip wall system, Low E wrap and certainty vinyl siding. The "original look" is to be kept as much as possible. The scope for the roof was also clarified stating it includes stripping, installing zip roof, and rafter tails need to be replaced on an as needed basis. It was stated that R23 needs to be achieved by whatever means necessary in order to meet code.

Questions regarding light fixtures were raised and it was specified that the lights are to be 2x2 lights in drop ceiling, and 6" LED pucks everywhere else, but the exterior lights still need to be picked.

Questions were also raised regarding the leveling of the first floor and the load bearing needed for the floor trusses to the second floor. It was decided that these will be clarified in an addendum.

September 2nd is the deadline for questions & RFI's. The bidders were then welcomed to assess the building.