

Town of Gate City
156 E. JACKSON ST.
GATE CITY, VA 24251
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Town Manager – Greg Jones
townmanager@mygatecity.com



Mayor
Jamie Lawson
Vice Mayor
Tyler Kilgore

Council Members
H. Pat Elliott
Dexter Harmon
Wallace W. Ross Jr.
Michele Rusek

Minutes Pre-bid Meeting

Water Street Community Park Development Project

3.00 PM, Friday, September 13, 2024

- **Attendees:**
 - Abran Quesenberry: Quesenberry Construction: aguesenberry@quesenberrys.com
 - Jason Snapp: Mattern & Craig, Inc.: djsnapp@matternandcraig.com
 - Chris Venable: Spectrum Design, Inc.: cvenable@spectrumpc.com
 - Daryl Lee: Clinch Mountain Contractors: daryl.cmc@gmail.com (subcontractor)
 - Reece Williams: Premier Group, LTD: rwilliams@premiergrouppltd.com
 - Wallace W. Ross, Jr.: Town of Gate City: rrrwallace@mygatecity.com
 - Michele Rusek: Town of Gate City: mrusek@mygatecity.com
 - Taylor Barton: Quesenberry Construction: tbarton@quesenberrys.com
 - Marvin Egan: Egan Construction: marvin.egan@eganconstruction.com
 - Cody Maples: American Ramp Company: cmaples@americanrampcompany.com (subcontractor)

- **Background & Initial Budget:**
 - The proposed Community Park is located on Water Street in Gate City, VA
 - The initial Budget is \$700,000.
 - The full RFP is located here: <https://mygatecity.com/request-for-proposal/community-park-design-build/>

- **Project consists of:**
 - 1x Basketball Court
 - 1x Skate/pump track
 - 2x Pickleball Courts
 - Outdoor Stage: with bathrooms and without (price both)
 - Splash Pad
 - Parking Area
 - Space for EV Charging

- **Bids are due:** Friday, September 20th, 2024 @ 3.00 PM. No Emails

- **Special Considerations:**
 - If the project cannot be completed for \$700,000 then price accordingly and price the amenities separately. This will give Town Council options.
 - The bathrooms in the Outdoor Stage should be quoted with and without bathrooms.
 - The Outdoor Stage will need to be elevated as it is in the flood zone.

- **Questions and Comments:**
 - Additional question should be sent to: townmanager@mygatecity.com by next Wednesday, September 18th, 2024.
 - How many EV Stations? Two (2). The space just needs to be reserved. We have other vendors who can complete this project. The reserved spaces for the EV Stations are located at the front left-hand side near the power poles.
 - Are the items listed in order of priority? No, the Town Council will have to make that determination. Price the amenities separately so the Town Council can develop options.
 - Is there interest in Master Planning the whole park? The RFP calls for a Design-Build contractor. That would be a part of the project.
 - Preplans will be needed for infrastructure, i.e.: plumbing and electric underground conduit, water and wastewater plumbing. This should be identified in the bid and priced accordingly.
 - Subcontractor interested in building the outdoor stage with bathrooms along with the infrastructure. How do I bid? Subcontractors will need to engage with the Contractor for this project.
 - Electricity for the EV will be above ground. The electrical for the Outdoor Stage and other amenities should be located underground.
 - The project area is in a flood plain. The Army Core of Engineers completed a floodplain assessment in 2022 for Gate City, VA. The report can be found here: <https://www.dropbox.com/scl/fo/xdojpy9tgpagnlsedphh/AJaH6H7lbpQK5nt65Wo-kyY?rlkey=rneldfmkq9bfqeydqz67bwaff&st=qu6es9ut&dl=0>
 - Infrastructure will need to be the top priority identified in the bid.
 - Flood waters could be displaced on to other property owners. This is an issue that needs to be considered. Neither FEMA or the Army Core of Engineers did a study on the impact this project would have on flood waters.
 - Does the Outdoor Stage need to follow the concept provided by Spectrum Designs? It will need to be close to the concept design.
 - Should the contractor price what can be done for \$700,000? No, price the project in its entirety, but list the component price for each amenity.