

PROJECT Infrastructure Upgrades and Inpatient Remodel

PROJECT NUMBER P.2400141.00

CLIENT Lawrence County Hospital

DATE 9/22/2025

CONTACT Anna Pratt, Project Manager
402.253.9969 apratt@bwbr.com**Pre-Bid Meeting, Monday, September 22, 2025, 1:00pm-2:00pm CST***New or revised information is italicized.***A. Introductions**

1. *Lawrence County Hospital – Phillip Langston, Michael Roberts*
2. *BWBR – Anna Pratt, Sarah Finkhouse*
3. *Specialized Engineering Solutions – Cameron Bretsen, Chris Becher*

B. Project Description

1. Two scopes of work
 - a. Scope 1 – Infrastructure Upgrades
 - b. Scope 2 – Inpatient Remodel

C. Instructions to Bidders: Refer to 00-2113 A701 Instructions to Bidders

1. Bid Form & Qualifications
 - a. Bid form is included in section 00-4100. Bids are to be submitted with subcontractors identified, as indicated on the bid form.
 - b. *Bidders may be asked to submit Contractor's Qualifications Statement, utilizing AIA A305 and supplemental information as required to document minimum of 7 years' experience in healthcare construction.*
2. Submission of Bids
 - a. Submit electronically via email to all parties listed in 00-2113 A701 Instructions to Bidders, to include: Robert Weathersby, Phillip Langston, Michael Roberts, Scott Kirchner, Anna Pratt, and Sarah Finkhouse.
 - b. *Due by October 15, 2025 2:30pm CST. Bids will be read aloud publicly via Zoom meeting. Email Anna Pratt with BWBR to receive an invitation to the Zoom meeting.*
3. Notice of Award
 - a. Notice of Award will be given by Southwest Health/Lawrence County Hospital. Southwest Health/Lawrence County Hospital anticipates Notice of Award will be provided within 2 weeks after receipt of bids.

D. Communication During Bidding Period

1. Obtaining Documents
 - a. Drawings and specifications are available through Jackson Blueprint Online Plan Room (<http://planroom.jaxblue.com>).
2. Bidder's Request for Information & Bidder's Substitution Request/Prior Approval Request
 - a. Refer to 00-2113 A701 Instructions to Bidders, Sections 3.2 and 3.3.
 - b. Submit requests to Anna Pratt with BWBR.
3. Addenda
 - a. Addenda will be issued in response to bidder questions, if necessary.

E. Construction Phase

1. Construction Documents sealed and dated: CD Issue 09/17/2025. *Review all addenda issuances prior to bidding.*
2. Temporary Facilities
 - a. Refer to Construction Documents for location of temporary offices and meeting room within existing hospital.
3. Work Restrictions

- a. Badging Requirements
 - i. Badges will be required on the construction site.
- b. No smoking policy on site.

F. Questions

1. *Is there an alternate? Yes, there is an add alternate for the expansion of the inpatient unit.*
2. *Is there asbestos on site? Yes. Refer to the specifications for the hazardous materials report. Abatement will be paid for by the hospital but will need to be coordinated by the General Contractor.*
3. *Will the hospital need to remain operational during construction? Yes. The design team has taken phasing into consideration when designing the project and anticipate three major phases for the inpatient unit remodel.*
4. *Can any of the construction happen simultaneously? Yes.*
5. *Will each phase be punched individually? Yes.*
6. *Will there be any work in the administration wing? Refer to the construction documents for limits of construction.*
7. *Will there be a cost for badging? No.*
8. *What is the estimated construction budget? \$7M-\$8M.*
9. *What is the estimated duration of construction? 18-24 months.*
10. *Will anything in the inpatient unit be salvaged? Yes. The Owner will remove pictures, TVs, clocks, etc. Refer to the construction documents.*

