



PRE-AWARD CONFERENCE

Project: Christian County Ph 2 Office Infill

DATE: Friday Feb. 13, 2026

Contractor: Arning Companies

Time: 1:00 p.m.

COMPANY INFORMATION

1. Owner Team present at meeting: **Johnny Williams, Kim Hopkins-Will**
Owner Representatives present at the meeting: **Dan Close, Katie Aholt (Navigate)**
Design Team Representatives present at meeting: **Brad Baker, Joe Vejraska (GHN Architects)**
2. Contractor Representatives present at meeting: **Anthony Castello & Chris Evertz**
3. You have received all addendums (2) and included them in base bid: **Yes**
4. How long has your company been in business? **Parent Co. 40 yrs, Building Group 6 yrs**
5. What is your average job size? **2M-3M**
6. How many tradesmen working?

Carpenters	Self Perform
Supervisors	Full time
Laborers	As needed
Office	PM, Asst. PM
7. Did you include the cost of the bonds in your bid? **Yes**
8. Are you able to provide the insurance coverage required for the project? **Yes**
9. Will your company be self-performing any of the work? **Yes**
If so, what? **Carpentry-Laborer**
10. Did you include prevailing wage rates? **Yes**
11. Are you licensed to perform work in this area? **Yes**
12. What is your average dollar volume per year? **\$15M-\$17M**
13. What is your current workload? **3 Projects**
14. What is your current backlog? **Available to start Christian County as needed**
15. Have you performed projects of a similar scope and size? **Yes**

JOB SPECIFIC – SCOPE EVALUATION

17. Did you attend the pre-bid meeting(s) or visit the job site(s)? **Yes**
18. Have you identified any long lead items? **Yes-**
(If so, Please provide) **RTUs and Transfer Switches**
19. Are you bidding per Plans and Specs, including all addendums? **Yes**
Any exceptions? (If yes, please define) **No**
20. Were there any items in the Plans and Specifications that were not clear in their meaning? (If yes, please define) **No**
21. Do you understand the potential of Liquidated Damages? **Yes**
22. Did you review and include all items listed on the Scope of Work for this bid package? **Yes**
23. Do you agree to perform all layout for your work? **Yes**
24. You are aware of what is required to meet Substantial Completion? **Yes**
25. Do you have any concerns with meeting Substantial Completion **No**
26. You are aware that final completion is to be completed 30 days from substantial completion? **Yes**
27. You are aware of what is required to meet Final Completion? **Yes**
28. Have you included prevailing wage rates based on the most current Annual Wage Order for the County? **Yes**
30. Past 3 completed projects: On time? On budget? **Yes**
31. Has your company been involved in any litigation in the past three years or currently? **No**
If yes, what are they?

32. Has your company had any OSHA violations in the past three years? **No**
If yes, what was the violation.

What is your current EMR? .84

33. Walk us through your closeout process. **Discussed punch and close out docs**
34. Will you be using Procore as your project management software for the project? **Yes**
If no, what cloud-based project management software are you using?
35. What scheduling software/process does your firm use? **Microsoft Project**
36. Do you have any concerns regarding the projects site logistics? **No**
37. What is your Staffing Plan?
Project Manager: Name **Anthony Castello** Years of Experience: **18**
Site Superintendent: Name: **Anthony Ledford** Years of Experience: **40**
Other: **Asst. PM Angela Maxwell 20 yrs**
38. Did you review the included draft AIA A101 contract agreement **Yes**
39. Do you take any exception to the AIA A101 contract draft issued in the bid documents? **No**
41. Did you include 100% Onsite Supervision in your bid? **Yes**
42. Misc Scope Items
- Fire Alarm System-**Included**
- Did you include all the control work (HVAC, Lighting, etc.)-**Yes**
- 110 day schedule-**Asked for 145 calendar days**
- Request subcontractor/vendor list-**Provided**
- Familiar with certified payroll and E-Verify-**Yes**
43. Misc. Notes: