Fort Bend County

RFP 14-071
New Office Building and Addition to Bud O’Sheiles Community Center

Q & A #1

Question 1: PEMB Erector Prevailing Wage Rates: There is no trade identified for the PEMB erector. Which of the provided trade wage rates is the PEMB erector to use for his scope of work?

Answer: Ironworker or sheetmetal worker, contractor’s decision.

Question 2: Building Pads Soil Stabilization: Would you please clarify whether or not we are to lime stabilize the subgrade of the two building pads? Specification Section 31 32 00 SOIL STABILIZATION calls for lime stabilization of the building pad subgrade, but it appears as though the soils report gives an option of either select fill or lime stabilized subgrade in lifts.

Answer: This will be addressed in Addendum.

Question 3: Food Service Equipment & Walk-in Freezer: Would you please clarify whether or not the food service equipment and/or the walk-in freezer are part of our scope of work? If so, would you please provide detailed information as to what is required? General note 4 on sheet E2.01 states for Division 16 – Electrical to connect misc components of Division 11 – Food Service Equipment.

Answer: This will be addressed in Addendum.

Question 4: Relocation of Existing Electrical Conduits: Has any investigation been performed to determine whether or not the existing electrical will need to be relocated? Would it be possible to establish an allowance for “Contractor to relocate the electrical conduits as necessary to install improvements as shown on plans (typ)”? This number could widely vary, depending on the extent of the scope of work, from zero dollars to several thousand dollars.

Answer: This will be addressed in Addendum.

Question 5: Existing Light Fixtures in Multipurpose Room (016): Would you please clarify whether or not the light fixtures in Multipurpose Room (016) are to remain or be replaced? Note D03 on the demo drawing (D0.02) states to remove light fixtures, but the lighting plan (E1.01) does not appear to show any new fixtures.

Answer: This will be addressed in Addendum.
Question 6: Portable Stage: Would you please confirm that the portable stage is Not In Contract (NIC)? The floor plan notes that the portable stage is NIC, but there is a specification for this equipment and several notes on the drawings state that the specifications supersede the drawings.

*Answer: This will be addressed in Addendum.*

Question 7: Aluminum Canopy: Would you please provide a specification for the aluminum canopy?

*Answer: This will be addressed in Addendum.*

Question 8: Relocate Existing Trees: Would you please provide further direction on where to relocate the (5) existing 6” cedar trees on the east side of the building? Keyed note DS14 on sheet D0.02 states to “Re-locate existing trees. Re: Landscape drawings” There does not appear to be a landscape drawing that shows where these trees are to be relocated.

*Answer: This will be addressed in Addendum.*

Question 9: Vent Through Roof: Would you please confirm that a Dek-Tite roof boot is acceptable for the opening through the standing seam metal roof for the plumbing vent. Detail 2/P5.01 shows an application for a multi-ply bituminous membrane, in lieu of a standing seam metal roof.

*Answer: A Dek-Tite roof boot is acceptable provided it does not void the warranty of the standing seam metal roof through which it will penetrate.*

Question 10: Fire Alarm System: Would you please provide information on required fire alarm system?

*Answer: It is the design intent of the project that the existing fire alarm system already in use at the Bud O’Schieles building be expanded into the new additions, with expansion panels added if needed. GC to verify existing fire alarm system prior to construction.*

Question 11: Equipment schedule calls out a Carrier Fan coil which uses electric heat but indicates gas heat capacities. Is this supposed to be electric heat if so please have conversion to KW heaters. If it is supposed to be gas heat then the fan coil needs to reference a gas heating model number.

*Answer: This will be addressed in Addendum.*

Question 12: CFMs on FCU-1 are extremely low and manufacturer may not be able to match performance with equipment specified.

*Answer: This will be addressed in Addendum.*
Question 13: CFMs on FCU-2, 3 and 4 are extremely high and manufacturer may not be able to match performance with equipment specified.

Answer: This will be addressed in Addendum.

Question 14: Schedule note 7 requires hot gas bypass and hot gas reheat for all systems. This is very unconventional for this type of application and equipment manufacturers may not be able to provide this accessory. This would have to be field engineered and installed.

Answer: This will be addressed in Addendum.

Question 15: The electrical requirements for all condensing units call out to have Minimum Circuit Ampacity of 11.8 with 20 amp circuit breaker. This is probably a Typo.

Answer: This will be addressed in Addendum.

Question 16: Spec 01 50 00 page 9, item 1.11 A Paragraphs 1 and 2 call for 2 separate field offices – one for the Owner’s Rep and one for the Contractor. Could you please confirm this is required?

Answer: This will be addressed in Addendum.

Question 17: Could you please confirm that there are no allowances called for in the specs?

Answer: This will be addressed in Addendum.

Question 18: Could you please confirm that a Bid Bond is not required?

Answer: Not required.

Question 19: Can we submit additional pre-engineered metal building manufacturer’s for approval? If yes, what would be the cutoff date for to submit?

Answer: Substitutions will be addressed with the successful vendor, submit pricing based on specifications in RFP.

Question 20: Are there any Liquidated Damages?

Answer: Yes, added in Addendum 1.

Question 21: Would it be possible to have a second jobsite walk through for subcontractors sometime after the pre-bid date?

Answer: No

Question 22: Drawing C3.01, Note P-10 indicates TESTING COST SHALL BE PAID FOR BY THE OWNER. However Spec sections 01 11 00-2 paragraph 1.6.1 and 01 45 29 paragraph 1.2.A.1 indicate Testing will be paid by the Owner.

Answer: This will be addressed in Addendum.
Question 23: We could not find a Spec Section on the Decorative Metal Fencing.

Answer: This will be addressed in Addendum.

Question 24: We could not find a Spec Section on the Decorative Canopy called for in Addendum 2.

Answer: This will be addressed in Addendum.

Question 25: Are ALL appliances Furnished By Owner? The wording in spec section 01 11 00-2 item 1.6.5 simply says OWNER’S RESIDENTIAL APPLIANCES.

Answer: This will be addressed in Addendum.

Question 26: Note DS03 on Drawing D0.01 says PHASE 2 WILL START AFTER RECEIVING THE CERTIFICATE OF OCCUPANCY OF THE NEW ADMIN OFFICES (STE1, HNDL1, EGRESS, CNCT1, CNCT2). We are not sure what is included in PHASE 1 and PHASE 2. Could you please elaborate?

Answer: This will be addressed in Addendum.

Question 27: Has an asbestos abatement survey been done? Will asbestos abatement be included in our scope?

Answer: The facility was constructed in 1998; therefore, no asbestos-containing materials are anticipated. If necessary, a letter will be provided for permitting purposes.

Question 28: Do the dashed lines on Drawing A2.01 represent cubicles? If so, are the by the Owner?

Answer: Dashed lines indicate location of systems furniture to be provided and installed by owner following construction.

Question 29: There is are two discrepancies between A2.03 Roof Plan and S202 Roof Framing Plan in regards to the canopies on the east side of the building. Key Note C11 on A2.03 seems to indicate we are to include 3 aluminum canopies on the east side of the building in the Base Bid. Then in Alternate 2, one of the 3 changes from an aluminum canopy to a Decorative canopy. However, Drawing S202 seems to indicate 2 canopies on the east side, one of which is a steel framed unit and the second is by the Pre-Engineered Metal Bldg manufacturer.

Answer: This will be addressed in Addendum.

Question 30: We cannot find where the soffit material is called out. Drawing A4.00, Key Note E06 references Drawing A2.02 and Detail 17/A4.10. However 17/A4.10 references Reflected Ceiling Plan (A2.02) and we don’t see it called out on A2.02.

Answer: This will be addressed in Addendum.
Question 31: Note 7A on M0.01 says GENERAL CONTRACTOR SHALL PAY TAB AGENCY UNDER AN ALLOWANCE OF $8,000 WHICH IS INCLUDED IN THE TOTAL CONTRACT PRICE. However, we did not find any allowances listed in the specs.

*Answer:* This will be addressed in Addendum.

Question 32: Note 7B on M0.01 says TAB is in the General Contractor’s scope of work. However, Note 1.6.A.2 in Spec Section 01 11 00 says OWNER’S INDEPENDENT HVAC BALANCING TESTING AND ADJUSTING.

*Answer:* This will be addressed in Addendum.

Question 33: Could you please provide a detailed list of items that are included under the category titled OWNER’S ELECTRONIC SAFETY AND SECURITY WORK found in Note 1.6.A.4 in Spec Section 01 11 00? For example does this include Fire Alarm System, Security System, etc?

*Answer:* This will be addressed in Addendum.

Question 34: Could you please provide a detailed list of items that are included under the category titled FURNISHINGS AND EQUIPMENT found in Note 1.6.A.3 in Spec Section 01 11 00? For example, does this include Kitchen Equipment, Ansul System, cubicles, etc?

*Answer:* This will be addressed in Addendum.

Question 35: We could not find any reference to Fire Alarm, Lightning Protection, Alarm & Detection, Intercom, PA, Audio / Video, Local Sound Reinforcement, Data Cabling, or CCTV. Will information on these systems be forthcoming?

*Answer:* This will be addressed in Addendum.

Question 36: In reference to the Metal Building Roof Panels, Keynote T06 ON Drawing A4.00 calls for a STANDING SEAM INSULATED METAL ROOF SYSTEM. Paragraph 2.3.H.1.b of Spec Section 13 34 19 calls for an R value of 30. Paragraph 2.5.A.1 calls for a thickness of .028 inches. Could you please confirm that we are to provide:

a. A 24 gauge SSR similar to the attached MR-24 profile
b. With 10” of batt insulation installed between the purlins as shown on Drawing A4.00
c. And that NO ROOF LINER PANEL is required under the batt insulation.

*Answer:* This will be addressed in Addendum.