

Renovate Bldg. 90063 Questions and Answers

1. Please provide spec section for Water Utility Distribution Pipe.
 - a. (I think this is for the fire suppression supply line. The fire suppression spec section 2.4 only covers to 5 feet outside of building.)
Spec section 33 11 00 Water Utility Distribution Piping is being provided by the design team, however the government shall determine if this spec section is to be used to lieu of the water utility companies provided specification.

2. Please provide type of pipe, whether Ductile Iron or C900, that the proposed 6” fire line will be tapping into.
 - a. Contractor to verify existing line is 6” C900 PVC.

3. REFERENCE SOLICITATION: Page 49 of the Solicitation Paragraph 5.3 calls out to supply the 50 Division Construction Cost Estimate Worksheet in addition to the Section B pricing. Please consider extending the submission due date for the 50 Division Construction Cost Estimate Worksheet to a day or two after the bid due date, given this is a lump sum bid based on local subcontractor quotes. Requesting additional time to compile all sub backup information.
 - a. Yes, offerors can submit 50 Division worksheet NLT 48 hours after proposal due date. Worksheets shall be emailed to the contract specialist and contracting officer directly.

4. REFERENCE SOLICITATION: Page 49 of the Solicitation Paragraph 5.3 calls out to supply the 50 Division Construction Cost Estimate Worksheet in addition to the Section B pricing. All subcontractors do not carry the same percentage for Overhead and Profit; how are we to handle different OH&P percentages when the Cost Estimate excel auto-fills each page to exactly match?
 - a. Does not have to match to the penny, variance authorized for rounding (does not have to be to the penny).

5. REFERENCE SOLICITATION: Page 49 of the Solicitation Paragraph 5.3 calls out to supply the 50 Division Construction Cost Estimate Worksheet in addition to the Section B pricing. Can formulas be adjusted to add tabs to further breakdown Divisions that are bid across multiple subcontractors, ie Division 09 will comprise of multiple different subs for Drywall, Flooring, Ceiling, Paint?
 - a. Yes, additional tabs can be added as needed to further breakdown multiple subs.

6. D-101 Note 1 states that the contractor will remove all furniture, communication cables, power poles and electrical conduit not being reused. Does the government want the contractor to save and store the furniture that is being removed?
 - a. Contractor is to properly dispose of all remaining furniture and equipment being removed. Contractor will not need to store.

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7. P-601 – Plumbing schedule fixture P-3B Lavatory – Remarks show solid surface countertop. Please confirm if this Lavatory is to be integral with the solid surface countertop
 - a. Lavatory is to be integral with the solid surface. See revised specification section and response to #56.
8. M-601 – Mechanical Schedule - Packaged Air Cooled Water Chiller Note says the Chiller is to be sole source Trane. Please confirm no other manufacturer's are acceptable for the Chiller.
 - a. Trane chiller is required.
9. MI-701 General Note 1: The contractor shall provide a complete DDC system to perform the indicated sequences. Can the government provide the current Direct Digital Controls contractor for this building? Please provide a name, name of the company, (JCI, siemens, Honeywell, etc.) and contact number.
 - a. DDC installation contractor must meet installer requirements in specifications.
10. Spec Section 01 50 00 paragraph 3.7 Temporary Project Safety Fencing – Since the work for this contract will take place primarily indoors, does the contractor have to erect a 6' temp fence around the entire building or is erecting a temp fence around the construction trailer and laydown yard acceptable?
 - a. Fence is only required around laydown area shown on Sheet A-101.
11. Please provide a quality control specification for this contract.
 - a. Quality control is the contractor responsibility, should follow established company quality control procedures.
12. Can the superintendent serve as the QC manager and the SSHO for this project?
 - a. It is contractor's discretion to utilize Site Superintendent for multiple duties if qualified to do so and company policy allows.
13. Spec Section 01 57 19 Since there is no site work over 1 acre for this project, please confirm that A stormwater Notice of intent and a Stormwater Pollution Prevention plan will not be required.
 - a. As required in 01 57 19, section 3.2.1.1, a Stormwater Pollution Prevention Plan is required due to expected digging. The threshold for a stormwater notice of intent is not expected to be crossed.
14. Has an abatement report been generated for this project?
 - a. There is no known lead base paint or asbestos in this facility.
15. A-110 Floor Plan note 5 says See interior drawings for furniture being provided as part of the CID. Is the contractor required to furnish and install any FF&E for this contract? If so, please provide a detailed list and manufacturer spec sheets (CID) of the items that need pricing.

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- a. All new furniture will be government furnished and government installed after completion of construction contract. Layout shown on sheet A-110 is for information only.
16. A-402, detail 5 shows a microwave and a refrigerator as FF&E. A-110 Shows the refrigerator as GF/GI. We do not see where the microwave is called out as GF/GI. Please confirm if the microwave is to be GF/GI?
 - a. Confirmed. There is no FF&E in the contract, could update, but not part of their contract either way. Drawing was modified to say GF/GI.
 17. A-110 describes the work consoles, the flat screen monitors, the refrigerator, the printer and the copier as GF/GI items. Does the contractor need to allow time within the contract duration of 210 calendar days to allow the government to install these items or will this install take place after the 210 calendar days?
 - a. All GF/GI items will be installed after construction completion.
 18. General – Is the contractor required to pay any privatized utilities for this contract?
 - a. There are no connection or utility charges required for this construction contract.
 19. Is a mesh screen attached to the temp. fencing acceptable in lieu of the plastic strip inserts. Plastic strip inserts add a significant cost to the temporary fencing.
 - a. Plastic inserts are required as stated in Spec 01 50 00, section 3.5.3.
 20. Please provide an asphalt specification and details for asphalt patch.
 - a. See attached specifications and detail added to A401.
 21. Please clarify if seed, sod or hydroseed will be required to restore the green areas. Please provide spec. section for this.
 - a. Sod, see attached spec.
 22. Will the exterior concrete equipment pads on the Northwest side of the building be removed? Sheet MD101
 - a. Yes, see sheet note 2 on MD101
 23. Please provide details for all exterior concrete pads.
 - a. Chiller and buffer tank (equipment) concrete pad detail is on sheet M-501. These are the only exterior concrete pads for HVAC equipment
 24. Please provide details for proposed sidewalk.
 - a. See detail added to A401.
 25. Sheet A-101 States “Existing Concrete-Encased Sanitary Sewer Line Beneath Existing Building Not To Be Disturbed”. Is there any work associated with this sewer line outside of the building?
 - a. No work is required on this sewer line outside of the building

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26. Please confirm the building will be unoccupied during construction.
 - a. As stated in Specification 01 11 00 section 1.2 "Building will be unoccupied during performance of work under this Contract."
27. Will the contractor be able to use the parking lot for parking / lay down area?
 - a. Parking/laydown area is shown on sheet A-101.
28. Please confirm work will be performed during normal business hours.
 - a. Yes, work shall be performed during regular working hours as identified in Specifications 01 14 00, paragraph 1.2.2. Work outside regular hours may be authorized as detailed in paragraph 1.2.3.
29. Is the ceiling height from the finished raised floor or slab?
 - a. Ceiling heights are shown on sheet A-450, detail 5.
30. At the Pre-Site visit conference, it was stated the bid bond can be submitted electronically. Please confirm this is correct.
 - a. This is correct.
31. In Accordance with Sheet D-101 Demolition Notes #1, the contractor is responsible for removing the furniture. Please advise if the contractor is to dispose of the furniture or relocate it to another facility.
 - a. Contractor to properly dispose of furniture.
32. If the furniture is to be salvaged for future use, will the contractor be responsible for reinstalling the furniture?
 - a. See answer to #31.
33. In Accordance with Sheet A-150 Reflected Ceiling Notes #1, it appears it is the intent to raise the existing ceilings approximately 12". Please confirm.
 - a. See answer to #29.
34. In accordance with Spec Section 09.22.00 Paragraph 2.1.1.2; Please confirm the requirement for a metal stud thickness of .0329. This would require a 33mil stud which equates to Structural 20ga Metal Framing members. This is not typical for interior renovations. Typical for interior renovations is .020 thickness, 19 mil 20ga Metal Framing members. Since these walls are not load bearing, we feel this would result in unnecessary costs and resources for the intent. Please advise.
 - a. Please provide 20 ga at exterior wall infill, at interior please provide 22 ga per drawings.
35. In accordance with Spec Section 09.22.00 Paragraph 2.1; Please confirm the requirement for G-60 coating. This coating is not typically found on 20ga metal framing. The standard coating for 20ga metal framing from Clark Dietrich, Marino ware, and Mill Steel is G-40. Please confirm if G-40 Coating is acceptable.
 - a. Please provide G-60 on exterior infill, G-40 is acceptable for interior.

36. In accordance with Spec Section 09.22.00 Paragraph 2.1; Please confirm the requirement for G-60 coating. If this coating is required for all metal framing; please provide the Basis of Design Manufacturer.
 - a. See above. There is not a basis of design manufacturer for metal studs.
37. Please clarify if exterior openings need to meet windstorm (hurricane) ratings.
 - a. Yes, see deflection requirements in the specification sections.
38. If exterior openings are required to meet windstorm (hurricane) ratings, please advise +/- design pressures for exterior walls.
 - a. Existing building, information not available.
39. Specification Section 08.71.00 Hardware Set 2 (Door #101) calls for the FF-L-2890B Type IV exit device and an electric strike. FF-L-2890B Type IV exit devices incorporates integrated access control into the exit device. Electric strikes are not compatible with the deadbolt of an FF-L-2890 locks. Please confirm the integrated access control of the FF-L-2890B Type IV exit device will suffice the requirements of access control and not requiring an electric strike.
 - a. Provide strike recommended with the FF-L-2890B type IV devices for door.
40. Specification Section 08.71.00 Hardware Set 3 (Door #113) calls for the FF-L-2890B Type IV exit device and an electric strike. FF-L-2890B Type IV exit devices incorporates integrated access control into the exit device. Electric strikes are not compatible with the deadbolt of an FF-L-2890 locks. Please confirm the integrated access control of the FF-L-2890B Type IV exit device will suffice the requirements of access control and not requiring an electric strike.
 - a. Provide strike recommended with the FF-L-2890B type IV devices for door.
41. Please confirm that the government will be removing and installing all furniture, furnishings, and equipment under this contract.
 - a. See answer to #31.
42. Please confirm that the Site Superintendent can fulfill Quality Control, Safety Officer and Environmental Manager duties simultaneously.
 - a. It is contractors discretion to utilize Site Superintendent for multiple duties if qualified to do so and company policy allows.
43. Please confirm whether the contractor must obtain an FAA permit for any work associated with this project.
 - a. A FAA permit is not required.

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44. Specification section 01 50 00 paragraph 3.5.2 the contractor must provide administrative field offices. Given the scope of this project, would the government allow for work vehicles to substitute this requirement?
 - a. A work vehicle will suffice.
45. Specification section 01 50 00 paragraph 3.7 describes safety fencing. Please confirm if the contractor must erect chain-link construction fencing for the duration of the construction.
 - a. Contractor laydown area shown on sheet A-101 must be screened in accordance with Specification 01 50 00 paragraph 3.5.3
46. Specification Section 01 57 19 paragraph 3.2.1.1 and 3.2.1.2 details a Stormwater Pollution Prevention Plan (SWPPP) and a closeout submittal for Stormwater Pollution Prevention Plan Compliance Notebook. Please confirm that these submittals are not required as a facet of this project.
 - a. See answer to #13.
47. Specification 01 57 19 paragraph 1.8 describes an Environmental Record Binder. Please confirm whether the maintenance of this binder is required as a facet of this project.
 - a. Binder is required.
48. Specification 01 57 19 paragraph 3.5.1 discusses the contractor obtaining Preconstruction Air Permits. Please confirm that these permits are not a requirement for any work under this project.
 - a. Scope of construction is not expected to require air permit.
49. In the preparation of as-builts, will the government deliver to the contractor the full set of CAD drawings after project award?
 - a. A set of AutoCAD drawings of the construction documents will be provided at the pre-construction conference after award.
50. Please clarify the requirements in specification 01 78 00 3.1.3 (n). This section stipulates that the contractor shall employ a land surveyor to perform Horizontal Control by use of GPS and Vertical Control by use of Hurlburt Field Standard Datum. Given the scope of work for this project on the exterior of the B90063, is the surveying requirements in this section applicable to this project?
 - a. As required in Specification 01 78 00 section 3.1.3 (a), all underground and above ground equipment must be surveyed.
51. Sheet T-002 Telecommunications Legend, and Sheet T-003 Typical Communications Cabinet Elevations and Typical D3 Outlet specify using SC type Fiber optic connectors. Sheet T-101 General Notes #1 states 35% review discussions and #2 states 505th input needed. Please confirm connector types and rack to rack cabling requirements.

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- a. Sheet T002 has been updated (I have updated this sheet with the final agreed to connectors.)
52. Please advise what the owner is requesting with the detail on sheet E- 004, detail #4. Is owner requesting Powerpacks for Emergency fixtures? Contactors in place of LCP? Please advise as to what this detail is alluding to?
- a. The detail is the monitor circuit input to the emergency unit battery pack (it monitors each of the three lighting circuits. If any lighting circuit fails the emergency lighting system will be activated. Also see detail 3/E004.
53. D101, demo note 2, please confirm the contractor is to dispose of the furniture. If the furniture is to be placed in storage, confirm storage is on base and government will re-install.
- a. See answer #31.
54. Who is the basis of design for the concrete floor leveling for the restrooms and vestibule area?
- a. There is no basis of design manufacturer, many make acceptable products.
55. Who is the basis of design for the window that is to be replaced in the front of the building?
- a. There is no basis of design manufacturer, many make acceptable products. See specs for performance requirements. Suggest storefront fixed by major manufacturer such as Kawneer, Efc0, YKK, etc.
56. Are the countertops to be solid surface or quartz? The specs state solid surface but the color selected on the drawings is quartz. Apparently, the thickness of each are not the same.
- a. Solid Surface SS1 shall be WilsonArt 9111MG Chai Cream Mirage. See revised note on I-601.
57. Note at window on A110, “associated repairs required as observed during construction”, please clarify the anticipated scope of work.
- a. Per D-101, may be water damage to sill plates, gypsum board, insulation, that may be uncovered once frame is removed.
58. Detail 5 on A501 shows a formed concrete cap on the mech enclosure wall. Is this cap meant to be a cast in place or can this be a precast cap? Is the 2” rise a requirement?
- a. A401 - Can be either, drawing detail is matching original drawings, however, a precast cap with min. 1” slope would work and be acceptable.
59. Detail 3 A301, what is the height of the new curbs to be poured at the exterior and interior walls?

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- a. No detail 3/A301, A601? top of access floor is 1'-0" above slab shown on other drawings, is this what is being asked?
60. Detail 6 A601, please state the locations for the new sill curb for the interior doors.
- a. Per door schedule, doors 101 and 114.
61. Please confirm the exterior handrail is painted only and not to be galvanized since field welding will be required.
- a. Handrail should be both galvanized and painted.
62. FX101 shows a new 6" fire water main. Since no other obstructions are shown on the drawings, please confirm this waterline is in a grass area, if not, please shown what may be within the path of the new water line.
- a. Record drawings indicate no obstructions in path shown on drawings. Contractor shall be responsible for obtaining dig permit and route piping as required to avoid utilities.
63. Please provide a drawing of what utilities might be present. There is added cost in installing the line if there are other utilities within the area of the line to work around.
- a. No survey was done as part of this project due to limited scope. As built information can be obtained from the base and Contractor to verify existing utilities.
64. Drawing F002, note seven states that the pipe shall be black schedule 40, flanged, welded or cut grooved. Fabricators do not cut groove pipe anymore, but utilize a rolled groove. Please advise if Rolled Groove joints are acceptable.
- a. Rolled groove joints are not acceptable. See sheet F-002 general note 7.