



SANTA ROSA COUNTY PROCUREMENT DEPARTMENT

6495 Caroline Street, Suite L | Milton, Florida 32570
850-983-1859

BRANDY KEA
Procurement Manager

TIFFANY NOLAN
Contract Coordinator
procurement@santarosa.fl.gov

ADDENDUM FORM

To: Planholders

From: Procurement Office

Date: September 1, 2022

Ref: Addendum #2 for RFP 22-035 Step 2 Design-Build of Santa Rosa County Landfill Maintenance Facility

The following clarifications, amendments, additions, deletions, revisions, and modifications form a part of the contract documents and change the original documents in the manner and to the extent stated.

QUESTIONS AND **ANSWERS:**

See Attached.

This Addendum is furnished to all known prospective Proposers. **Please sign and include one copy of this Addendum, with original signature, with your proposal as an acknowledgement of your having received same.**

NAME/TITLE: _____ SIGNATURE: _____

COMPANY: _____ DATE: _____

The following clarifications, amendments, additions, deletions, revisions, and modifications form a part of the contract documents and change the original documents in the manner and to the extent stated.

QUESTIONS AND ANSWERS:

| | | |
|----|---|---|
| 1 | We are requesting a two-week bid extension from August 30th to September 15th. | Request approved. Addendum will be sent out with a bid extension to Sept. 15th. |
| 2 | Please refer to HDR sheet OOC-02. There is a note on the drawing that says to existing septic tanks. Please identify where the existing septic tank is to be relocated. | Contractor to determine location of relocation. |
| 3 | Will the relocated septic tank be permanently connected to the new industrial waste system? | No. |
| 4 | Is there a requirement for a fire sprinkler system? | Yes the building should be sprinklered |
| 5 | Please refer to HDR sheet OOC-02. There is a note that says "County to manage positive stormwater.... into currently permitted ERP footprint." For this proposal is there a requirement to obtain an ERP/SWWPP permit for this project? Has this project already been permitted along with the adjacent property? | Refer to response to Question #49 in the Addendum Log. |
| 6 | Drawings indicate "8" standard CMU". What is expected exterior finish? Is this painted? Is this prefinished/colored split face? | Painted was the assumption to reduce cost |
| 7 | RFP indicated all exterior walls are to be insulated. How is insulation to be configured at the CMU wainscot? Is this a double wythe wall with rigid insulation between courses? (Single wythe CMU walls are notoriously hard to waterproof. | CMU does not need to be insulated, metal panel above to be insulated |
| 8 | What kind of roof insulation is expected? Above a structural deck? Below deck in typical PEMB installation? Drawings seem to indicate an above deck installation. | Below deck insulation typical for a PEMB |
| 9 | Are requirements of ASHRAE 90.1 for Zone 2A to be adhered to? | The project will be required to adhere to the 2020 Florida Building Code, Energy Conservation, which is based on the 2018 IECC with local amendments, which also allows following ASHRAE 90.1 as a compliance path. |
| 10 | Are all items mentioned in the RFP description of the Repair Bays to be supplied by the contractor? Such as, workbenches, vises, parts cleaning tanks, computer workstations. If so will additional information on the specific requirements for such items be supplied? | Large equipment items such as fluid and compressed air distribution, cranes, vehicle exhaust, etc. would be contractor furnished. All portable or general shop equipment would be provided by the County |
| 11 | The Mega Slab is called for in the wash bay and one of the heavy equipment repair bays, will it be required in the second heavy equipment repair bay? | MegaSlab is only required where called for in the drawings |
| 12 | Will there be any requirements for parking lot / exterior lighting? | Site lighting was not included in the 50% design scope. The existing parking lot site lighting on the property is installed on FPL power poles and work in the new facility will only take place during the day. County will work with FPL for installation of any needed future site lighting. Exterior lighting to be determined by contractor with input from the County |
| 13 | Please provide the names and contact information for the current utility providers. | See Sheet 2 for Utility Contacts. |
| 14 | Will any of the existing asphalt need to be removed / refinished. | Yes, based on HDR estimates, approximately 4000 sf of existing pavement needed to be removed and refinished. |
| 15 | What are the requirements for the new asphalt to be installed? | All newly paved areas shall receive the same flexible pavement. The design shall be based on FDOT traffic level B (i.e. 0.3 to < 3 million EASL _D) |
| 16 | Can you provide a basis of design for any specific items identified in the RFP, i.e., hose reels, automotive exhaust equipment, air compressors, shop equipment, etc.? | All equipment to be determined by contractor with input from the County |
| 17 | What are the available site access hours for construction? | Operating Hours are Mon-Sat 7:00 am - 5:00 pm. Contractor would be provided with site access and could work extended hours days beyond normal operating hours. Work lights i.e. light plants may be required for nightwork. |
| 18 | What type / style of signage if any is required for this project (room numbers, etc.)? | As required per code; to be determined by contractor with input from the County |
| 19 | Are fire extinguishers / cabinets required in any specific areas? | As required per code |
| 20 | What type of doors, hardware and cores/ lockets are required for this facility? | To be determined by contractor with input from the County |
| 21 | Are there any interior finish requirements for the restrooms, breakrooms, offices? i.e., tile floors, tile walls and backsplashes, ACT ceilings, etc.? | To be determined by contractor with input from the County |
| 22 | Will a Knox box(s) be required? | No. |
| 23 | Are there any additional requirements for the Emergency eyewash / shower station? i.e., audible / visual alarm | Typically just striping and signage |

| | | |
|----|---|--|
| 24 | Please provide exact locations (or specific count per equipment bay) for additional electric, air and lubricant hose drops. | Drawings show locations for hose reels; additional locations and fluid requirements to be determined by contractor with input from the County |
| 25 | Provide further detail on the twin post lift? (Hydraulic system location if required?) | Manufacturer and type to be determined by contractor with input from the County; typical manufacturers have all hydraulics and controls mounted to post(s) and do not require additional hydraulic systems |
| 26 | Comm requirements? POTS, CAT5, Fiber? | BOD criteria requires All office and staff support areas shall be provided with proper computer network systems – needs and location to be determined and coordinated with SRCED in detailed design." Contractor to coordinate exact requirements with County. |
| 27 | Grounding requirements for building? For lubricant room? For data / comms? | Provide a NEC compliant grounding system. Provide additional ground bars in all IT/Comm closets |
| 28 | Number of vending machines in the vending alcove? | To be determined by contractor with input from the County |
| 29 | Provide basis of design for overhead bridge crane. | All equipment to be determined by contractor with input from the County |
| 30 | Please provide exact number and types of fluids to be stored in the lubricant room (how many tanks will be required)? | All equipment to be determined by contractor with input from the County |
| 31 | Will additional fire protection be required for the Lubricant room and/ or the Welding Fab shop? | As required per code |
| 32 | Please provide further guidance on the type of coating/ finish that will be required for the floor in the work bays/ shops. | General requirements described in RFP; final finish to be determined by contractor with input from the County |
| 33 | Please identify the power requirements for the large (9') exhaust fans. | The fan power requirements are based upon the fan the Mechanical Contractor selects. Coordination with the Mechanical, and all other, contractor is required. |
| 34 | What type of doors/ frames will be required for the breakrooms and offices; will any glazing be required? | To be determined by contractor with input from the County |
| 35 | Should the framing and sheet rock be finished above the ceilings for soundproofing? | To be determined by contractor with input from the County |
| 36 | Will the exterior windows need to be impact rated? | As required by code; to be determined by contractor with input from the County |
| 37 | Is the contractor required to install network wiring as part of this project or just network conduits? | Coordination with the County's IT/Comm department is required. |
| 38 | Where will the network headend rack be in the building? | Coordination with the County's IT/Comm department is required. |
| 39 | Please provide a comprehensive list of all user equipment being provided in the building along with the electrical requirements. | The county currently uses the following specialized electrical welding equipment: Miller Electric Multiprocess Welder: PipeWorx 400 Mfr. Model #951381 - 230/460V - This will require 3-phase 460v - Hypertherm 200-600V Powermax85 SYNC Plasma Cutter with CSA, Mfr. Model #087183. The proposed maintenance facility will need capabilities to operate both of these pieces of equipment as well as meet all electrical demands within the proposal. |
| 40 | We will need another emergency eyewash station at the Welding Fab shop, the current location is too far away to work for this function. | As required by code; to be determined by contractor with input from the County |
| 41 | What is the intended use of the mezzanine and what loads should be used to design? | The mezzanine is for the mechanical units that support the facility. It was discussed placing these outside of the building but was decided to put on the mezzanine so the site circulation was not impacted. Structural design of mezzanine will need to be coordinated with the mechanical engineer of record upon final sizing/selection of HVAC equipment. |
| 42 | How many welding stations are needed in the welding area? | There are not actual stations, just an open shop with portable welding units. Owner to provide specific equipment requirements. |
| 43 | Is there a need for future building expansion? | No. |
| 44 | What are the sustainability goals for the building? | No sustainability requirements however the building should accommodate some sustainability elements (i.e. LEDs, etc.). |
| 45 | Is there a need for a designated area to store compressed air tanks? | Compressor and lube/fluid tanks shall be located in the Lube/Compressor Room. Compressor shall be mounted on a housekeeping pad to reduce vibrations through the foundation. |
| 46 | Can SRC provide a map of underground utilities for the immediate area. | Contractor would need to verify locations of all existing underground utilities prior to construction. There is a 2" and 6" water lines in the vicinity of the proposed area but nothing underground at the proposed construction area. All electrical is overhead and there are no communication or gas lines underground. |

| | | |
|----|---|---|
| 47 | Does HDR have a more clear survey of existing topographical data? | No. |
| 48 | Provide clarification on the sewer system. One area in the Request for Proposals 4.2.2.1 mentions pump stations and force mains. Another area in the Basis of Design & Design Criteria references a new septic tank system and the plans indicate the existing septic tank to be relocated. | There is a current building that is connected to a septic tank. This septic tank is in the future maintenance facility construction area. It needs to be relocated. However, this septic tank should not be used for the proposed maintenance facility. A new system should be designed. Assumption upon Final DCP submittal was that the existing septic system would be relocated or replaced with a similar system depending on final locations of site components. |
| 49 | Provide information about the Environmental Resource Permits Limits for the Phase V expansion . | Acquiring an ERP for the proposed maintenance facility is excluded from the scope of work. As indicated in drawing 00C-02, contractor is to convey all stormwater generated within the limits of construction to future Phase V, Cells E/F area. County will work with the FDEP ERP permitting section to temporarily accommodate added pervious/impervious area in to existing ERP. Since the Phase V is partially developed and the stormwater management pond is fully developed, addition of maintenance facility area temporarily should not impact the design intent of the current ERP. At some point in the future, County will formally incorporate added area into currently permitted ERP as a separate project. |
| 50 | Clarify what is being requested in the MOT plan. | County operates an active Class I and Class III landfill within the same property proposed for maintenance facility. Landfill operation hours are 7:00 a.m. – 5 p.m. from Monday to Saturday. Landfill is closed on New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Any of the Contractor's work should not obstruct landfill traffic at any time. If any work that impacts landfill traffic should be performed outside landfill operation hours. MOT plan should be submitted to County for approval before performing any work that impact landfill traffic. |
| 51 | We would suggest that a budget allowance be established for all the equipment/furnishing. We see that the wide range of selections may not meet the users intent if not well identified. | Agreed. It was discussed that the major equipment (cranes, lube distribution, compressed air, wash, vehicle exhaust) could be provided by the Contractor and the Owner could purchase additional equipment for storage and general shop equipment. |
| 52 | In the current construction market, pricing is not held by our suppliers for more than two weeks. This contract is asking for us to hold our cost guarantee for 120 days. Can this period be reduced to 60 days? | TBD |
| 53 | Set a budget for permitting fees | \$20,000 |
| 54 | set a budget for utility impact fees and utilities to the new structure? | \$50,000 |
| 55 | What is the intended traffic of the access road? Will this need to be able to handle large equipment on tracks or trailered equipment? | Rubber tired vehicles will use the path to access the maintenance facility. Any tracked vehicles will drive along the gravel/dirt and use the crushed concrete zone to get straight with the repair bay. |
| 56 | Does the county receive any discounted rates from either the Propane Supplier or the Power Company? This will help in determining which energy option could be the best economically for the facility in the long time use. | No |
| 57 | Does the county have a preference of what type of energy, Electricity or Propane to be used in the facility? | Electric. |
| 58 | In the RFP, under Ventilation Systems it states to provide industrial ceiling fans in the "Repair Bays". Are the "Service Truck Position" bays to be considered "Repair Bays" and are to receive the industrial ceiling fans also? | Correct, all bays are considered repair bays. |
| 59 | In the "Welding/Fabrication Shop" what is the number of welding stations that should be considered for special ventilation for this area? | There are not actual stations, just an open shop with portable welding units. Owner to provide specific equipment requirements. |
| 60 | Since the liquidated damages and calendar days "will be discussed after selection and during contract negotiations", is a bid bond still needed on the 30th with the proposal? | Yes |

12 Will there be any requirements for parking lot / exterior lighting?

Site lighting was not included in the 30% design scope. The existing parking lot site lighting on the property is installed on FPL power poles and work in the new facility will only take place during the day. County will work with FPL for installation of any needed future parking lot lighting. Exterior lighting near entry doorways should be included in the design.

Utility Contacts:

| | | | | | | | | | | |
|----------------------------------|------------|------------|----------------------------|-------------|----|-------|--------------|--------------|--|---|
| AT&T FLORIDA | St. Pierre | Rob | 6689 E Magnolia Street | Milton | FL | 32570 | OFFICE | CELL | rs634y@att.com | Manager, OSP Planning & Engineering Design |
| | Powell | Barry K. | | | | | 850-436-1701 | | bp3237@att.com | |
| BAGDAD-GARCON POINT WATER SYSTEM | Lee | Victor | 6368 DaLisa Road | Milton | FL | 32583 | 850-623-8508 | 850-497-5060 | bgpws643@bellsouth.net | Lead Operator |
| MILTON, City of | Cook | Joe | 5438 Alabama Street | Milton | FL | 32572 | 850-983-5419 | 850-698-9244 | jecook@miltonfl.org | Utilities Department Head |
| | | | PO Box 909 | Milton | FL | 32570 | | | | |
| FLORIDA POWER & LIGHT | Gobert | Harolyn R. | 5120 Dogwood Dr. | Milton | FL | 32570 | 850-429-2602 | 850-450-4794 | Harolyn.Gobert@fpl.com | Senior Engineer - Power Delivery |
| GULF POWER COMPANY | Swails | Chad | One Energy Place | Pensacola | FL | 32520 | 850-429-2446 | 850-723-7852 | chad.swails@nexteraenergy.com | Project Manager - Main Distribution Contact |
| | | | 5111 Dogwood Drive, #4493 | Milton | FL | 32572 | | | | |
| MEDIACOM | Green | Tommy | 1613 Nantahala Beach Drive | Gulf Breeze | FL | 32563 | 850-934-2564 | 850-393-8742 | tgreen@mediacomcc.com | (Escambia, Santa Rosa & Okaloosa) |
| UNITI FIBER | Hill | Kyle | 3542 W Orange Ave | Tallahassee | FL | 32310 | 877-652-2321 | 850-544-1400 | james.hill@uniti.com | Construction Manager (FL) |
| | McMahan | Scott | | | | | | 251-776-8131 | Scott.McMahan@uniti.com | |
| | Averette | Robby | | | | | | 251-753-7093 | robby.averette@uniti.com | Site Acquisition Coordinator |