

ADDENDUM TO INVITATION FOR BID

August 7, 2018

TO: Concerned Proposers

RE: Addendum No. 4

IFB-DL-18-114 WEST PASCO GOVERNMENT CENTER BUILDING 3RD FLOOR RENOVATION

Please make note of the following questions/answers and clarifications to the above-referenced solicitation:

Construction Technology Group, Inc.

Question 1: During our site visit today, questions were asked about being able to haul out trash utilizing one of the elevators during regular business hours on the phases that have regular business hour work, can you give us an idea as to how that will work, or will we be forced to haul such trash out such elevator after regular business hours? We assume that the elevator must be protected by GC for such work.

Answer 1: Contractor can use the elevator from 6pm to 7am. The contractor must protect the elevator from damage and will be responsible for any damage to the elevator.

Question 2: We also assume that stocking all new materials that surpass the size of such elevator should be stocked up the stairways or are we responsible for window removal for such stocking?

Answer 2: The contractor is responsible for storing and stocking materials in a safe and secure area.

Question 3: In areas that have construction next to occupied open office areas and are not separated by existing walls, as a divider, are construction plastic acceptable as the divider or will you require temp walls, and if so, what are the walls to include, such Insulation?

Answer 3: Temporary wall, drywall on one side.

Question 4: Page A9.2 shows the signage that is required, but does not provide any of the locations or quantities; can we get a sign schedule similar to the door schedule?

Answer 4: LS1.0 Life Safety Schedules for signage location.

Question 5: Has the project been submitted to the building department for permit review? Has the project been approved for issuance of a permit?

Answer5: Yes, the project has been submitted to the building department and has been approved. The permit is ready for pick up.

PURCHASING DEPARTMENT

Question 6: Will the building department charge the County for permit(s) and inspections? If so, what is the amount to be included in the bid?

Answer 6: All permit fees will be paid by the County. The contractor is responsible for inspections fees and Red Tag fees during construction.

Question 7: Are there any other additional governmental charges or fees to be included in the bid?

Answer 7: No.

Question 8: Provide the height for the partitions from the floor to the roof structure above.

Answer 8: Refer to WPGC As-Built A4.1 – Building Section.

Question 9: Provide the dimensions for the existing windows for the new window blinds.

Answer 9: Refer to WPGC As-Built A3.1, A3.2 Elevation, A9.1.

Question 10: Provide a description or detail for the floor system since core drill penetrations are required for the new sink and electrical floor boxes. Verify that these penetrations have been coordinated with the existing structural steel, duct work, etc. below.

Answer 10: Per Williamson Dacar Associates – Assumed ok, Contractor to field verify. Per Pasco County - We have been unable to locate as-built drawings for structural. Contractor to field verify.

Question 11: Paragraph 23 in the Instructions to Bidders requires that the bid include the cost of home office overhead and field office overhead for the original contract time. Should the bid include overhead cost for 180 days, plus 45 days for allowance work as stated in the Agreement, Part IV?

Answer 11: 180 days only.

Question 12: Confirm that the specified 1 year warranty from final acceptance will be modified, since the project has 3 distinct phases. The warranty period should start on the date each phase is accepted and occupied by the County.

Answer 12: Agree, provide an assumption in bid.

Question 13: Since the project has 3 separate phases that must be completed within 180 days, how many days will the County need to vacate each area? How many days will the County's furniture vendor require to complete their work in each of the 3 phases?

Answer 13: Assume 2 days for each phase, these 6 days will not count towards the 180 days.

Question 14: Confirm that the County will provide adequate parking and space near the building for storage/staging of materials and dumpsters.

Answer 14: Assume an area on the east / back side; Pasco County to approve location.

Question 15: Confirm that the contractor is allowed to use free of charge the existing restroom facilities, power, lighting, HVAC, water and elevators.

Answer 15: Power, lighting, HVAC, water, and limited elevator only.

Question 16: Clarify General Note 1 on Sheet T-3 which requires the Owner to verify phasing. Is the phasing plan as shown subject to change by the Owner? Note: changes to the phasing plan will impact both cost and time?

Answer 16: It is subject to change; impacts are anticipated.

Question 17: Since the project will require after hours and weekend work, confirm that the County will provide personnel to oversee the County's interest at no cost to the contractor.

Answer 17: Assume in your bid.

Question 18: Confirm that hand patching of existing spray on fireproofing is acceptable for the new hangers. Provide a specification for fireproof patching.

Answer 18: Refer to the attached Section 078100 - 1 Applied Fireproofing.

Question 19: Provide structural drawings for the existing roof and third floor areas.

Answer 19: We have been unable to locate as-built drawings for structural. Contractor to field verify.

Question 20: Verify that full height dust partitions with drywall on both sides will be required for each phase.

Answer 20: Drywall on one side only.

Question 21: Verify that all new partitions shall receive an orange peel texture per General Note 7 on Sheet A9.1.

Answer 21: Confirmed, with an approved mock-up.

Question 22: Provide a ceiling demolition plan, since Sheet A0.2 shows a new reflected ceiling plan.

Answer 22: Refer to the Attached A0.2 Demolition 3rd Floor Refl Ceiling Plan.

Question 23: Clarify Demolition Note 15 on Sheet A0.1 which requires all demolition areas to be secured with fencing. What type of fencing is to be used?

Answer 23: Temporary Chain link fence applies to exterior areas to prevent bystanders from accessing the construction area. Interior Spaces: Caution Construction barricade tape & dust proof protection between construction and staff occupied spaces.

Question 24: Confirm that there is no new fire rated walls or doors, since none are shown or specified.

Answer 24: Confirmed.

Question 25: Provide a specification for the existing carpet that is to be matched for Open Office 340, as shown on Sheet A9.1.

Answer 25: The carpet in Open Office 340, Open Office 3306 and Work Area 3314 are to match the rest of the renovation and be changed to CPT-1. The County does not have the information to match the existing carpet.

Question 26: Clarify door type A, since Sheet A8.1 shows YKK 50D, whereas Section 084100 specifies YKK 35H. Also confirm the test performance per Paragraph 1.03(B) 2 is not applicable.

Answer 26: WDA Response: YKK 50D is to be used. Confirmed, test performance per Paragraph 1.03(B) 2 is not applicable.

Question 27: Are cam locks required on all casework drawers and doors?

Answer 27: Cam Locks are only required on Reception Room 303.

Question 28: Provide details for the laminated column at the Reception Desk as noted on Sheet A6.1.

Answer 28: Refer to the Attached A6.2 Millwork Detail. Assume laminated 3/4" particle core panel glued to drywall.

Question 29: Provide details for the 5' wide wall area behind the Reception Desk as shown on Detail 2/A6.1. The detail shows a dark area implying that this may be plastic laminate casework.

Answer 29: Wilsonart Laminate soft grain finish with aeon 7964k-12 with vertical grain running north south, Refer to the Attached A6.2 Millwork Detail. Assume laminated 3/4" particle core panel glued to drywall.

Question 30: Confirm the “AWI Quality Certification Program” per Section 064000 can be waived so to promote maximum participation by experienced cabinet makers that are not part of the AWI program.

Answer 30: Confirmed.

Question 31: Verify that the plastic laminated casework is to be warranted for 5 years per Paragraph 1.9(A) of Section 064000, since this is unusual.

Answer 31: 1 year only required.

Question 32: Confirm that field adhesion testing by a qualified testing agency for the joint sealants per Section 079200 is not applicable to this project. If testing is required, will 10 tests for the first 1,000 feet be necessary for each kind of sealant and joint substrate?

Answer 32: Not required.

Question 33: Verify the interior door frames are not required to be fully grouted as specified per Paragraph 2.3(D) of Section 081100.

Answer 33: Confirmed, fully grouted frames are not required; Infill with Mineral Wool.

Question 34: Verify that the painting is to be warranted for 5 years per Paragraph 1.9 of Section 099100, since this is unusual. Also confirm that Sherwin Williams is the only acceptable manufacturer, since no others are listed.

Answer 34: 1 year only; confirmed; Sherwin Williams only.

Question 35: Confirm that Environmental Graphics is specified per Section 101400 is the only acceptable manufacturer, since no others are listed.

Answer 35: Confirmed, this is the County Standard.

Question 36: Verify that all existing ductwork systems that are to remain per Sheet M1.1 are to be cleaned as implied by Paragraph 3.8(A) of Section 233113.

Answer 36: Confirmed.

Question 37: Are existing ductwork systems including ductwork downstream of the VAVs required to be leaked tested?

Answer 37: Yes. Refer to the Duct Sealing Notes on Drawing M1.0 for scope of work requirements. This includes leak testing ductwork downstream of the VAVs.

Question 38: Clarify the door hardware specification Section 087100. Is a 25 year warranty for the surface door closures required per Paragraph 1.7(D)? Is key control software and 1 year technical support required per Paragraph 2.4(J)? Confirm that the hardware identified “by Security Integrator” shall be provided by the County.

Answer 38: Key control/tech support – yes; 5 year – yes, Integrator by County.

Question 39: Provide moisture test results for the existing elevated concrete slab so to verify compliance with the floor covering manufacturer’s installation requirements. If test results are not available and it is determined during construction that the moisture content exceeds the manufacturer’s requirements how will the County address this issue? Will the contractor be compensated for installing a moisture barrier?

Answer 39: Yes.

Question 40: Verify that MS Project as outlined by the General Conditions, Paragraph 3.4.2 is acceptable and the extensive scheduling requirements as outlined per Section 013200 are not necessary.

Answer 40: Not necessary.

Question 41: Clarify and define specifically any testing requirements, since Paragraph 1.01(B) of Section 012100 states “as may be deemed appropriate by the architect/engineer and owner”.

Answer 41: HVAC T&B, Fire Alarm.

Question 42: Should the contractor’s bid include markup/fee for the \$100,000 allowance as shown on Page 2 of the Bid Form or should markup/fee be added to the change proposal as allowance work is authorized?

Answer 42: Mark/fee is to be added to the change proposal as allowance work is authorized. Refer to the General Conditions as to the allowable markup for change proposals.

Question 43: Verify that only cooper water pipe and cast iron sanitary pipe shall be installed above the ceiling, since the specifications include CPVC and PVC.

Answer 43: All above ceiling systems shall be plenum rated. For domestic water piping, refer to Specification Section 221116, Paragraph 3.18 for piping schedules. For sanitary piping, refer to Specification Section 221316, Paragraph 3.2 for piping schedules.

Question 44: Can we receive an addendum that specifies the “Regular Hours” and “After Hours” times for the work as indicated on the Phasing Plan?

Answer 44: Regular Hours 7:00am to 5:30pm and After Hours 5:30pm to 7:00am.

Question 45: The Specification for the typical metal framing members is stated as “.359 minimum thickness”. Our industry standard 20-gauge, 33mils metal framing members is .346 thick. Can we qualify the 33mils thickness for framing please?

Answer 45: Using a standard 20-gauge, 33mils metal framing members at .346 thick is acceptable.

Question 46: Will we need to use the .428 thickness of metal framing members (18-gauge) to complete the work? This is the next thickness of framing members up from question #3.

Answer 46: Using a standard 20-gauge, 33mils metal framing members at .346 thick is acceptable.

Bidders should acknowledge receipt of this addendum on the Bid Form. Failure to acknowledge receipt of this addendum may be cause for rejection.

I appreciate your kind cooperation and regret any inconvenience this may have caused. If there are any additional questions, please contact the Purchasing Department at (727) 847-8194.

Sincerely,
Brooke Baker, Buyer for Kimberlie Washington, Sr. Purchasing Agent