



February 18, 2019

Re: **Zephyr Lakes Amenity Center**
Zephyrhills, Florida

These are the responses to the RFIs received by 2:00 PM on Monday, February 11, 2019. All items that are not answered in the following response, responses will be provided to all pertaining parties as answers are provided.

1. During the phone call, it was state that storm drainage lines will be done by others. The bid invitation says that all water, sewer and storm within the amenity site within the ROW lines is by the GC. Please verify. *The GC is responsible for all water, sewer and storm drainage within the amenity site. The attached map shows the responsibility of the GC and others/developer.*
2. During the phone call, it was state that erosion control is installed and maintained by others. The bid invitation says silt fence, tree save fence and maintenance is by GC. Who is responsible for silt fence removal? Please verify. *The GC is responsible for the silt fence removal.*
3. Can permit fees and utility fees be excluded from GC bid? *The GC is responsible for permit costs and management.*
4. Staking by GC? *Yes.*
5. Do GC bidders need to include the cost of Payment and Performance bonds in their bids? *Performance and payment bonds should be an add alternate.*
6. What is the assume grade elevation tolerance that we can assume the amenity site as a whole is provided to us in respect to finish grade? Any import or export from site is by others? *The amenity site grade will be provided as shown. The building pad will be held down 8". Import/export by others.*
7. Provide details on mailbox kiosk. *Mailbox Kiosk is not included in scope of work.*
8. Provide details on landscaping and irrigation. *The landscaping information can be found on sheet L3 of the Hardscape and Landscape plans.*
9. The plans call for gas pool heaters. Should we assume that the owner will pay for utility fees to have the gas meter set on the side of the clubhouse and the GC will run gas lines to pool heaters and possibly fire pit? *No gas, gas meter or pool heaters.*
10. Please provide quantities and specs for site fixtures. *There are not any site fixtures other than those on the construction documents.*
11. During the phone call, it was state that pool furniture is to be provided by others. Wanted to verify in writing. *The pool furniture is to be provided by others.*
12. Was today's pre-bid phone call mandatory? No other bidders byu those on the call can submit bids? *No. Anyone could put a bid in for the project.*
13. Will the bids be read aloud at the bid due date/time? If not, will the bid evaluation be provided after award was made? *Bid evaluations will be available at a later date*
14. Do GC bidders need to include access controls for the pool gates and any clubhouse doors? If so, please provide locations, specs and number of key fobs/etc. *Access controls will be provided by others.*

15. Provide spec on fire pit. *A typical firepit spec is provided in the landscape plans. An alternative could be provided in a product submittal.*
16. Who is responsible for curbs and sidewalks? Both sidewalks against the curbs and interior sidewalks. *The developer/others is responsible for the sidewalks and curbs outside of the amenity site. There are no concrete sidewalks or curbs that are under the GC's responsibility.*
17. Parking lot is by others. *Yes.*
18. There is a different paver spec (diff manufacturer) at pool deck versus porch area of the building. Can the same spec for the pool deck be used under the porch roof areas? *Yes.*
19. Is it OK if the high tower brackets at the soffit are high density coated foam instead of wood? *Yes.*
20. There are several locations in the building that are missing necessary light fixtures per the layout on Sheet E1.1. Please provide a revised layout with locations and specs for light fixtures in the following locations:
 - a. Exterior Coach
 - b. Restrooms
 - c. Main Entry
 - d. Storage Rooms
 - e. Electrical Room*The lighting is provided on the lighting sheets.LS-1 has the information requested.*
21. On the Children Playground information downloaded we see that the manufacture and provider are: Landscape Structure and Rep. Services Inc; Can we provide an equal product from another manufacture/provider? *No.*
22. What will be the Children's play ground floor finish? Need's to comply with ADA requirements, correct? *The detail is given on sheet L2.*
23. Don't see any benches in the playground area? Do you want us to provide any? *No. If these are added, they will be done with a CO at a later date.*
24. We would like to receive a Geotechnical report and results to check the minimum design soil pressure; Are you going to provide any information? Who is the company that is doing the geotechnical studies in the project? *Faulkner Engineering Services is the company. They will provide all requested information once bid is awarded.*
25. Are you providing a survey of the lot? *Yes.*
26. Are all Window Shutters made out of wood? Any particular specification on the Brackets? *Shutters and brackets could be made of alternate materials. No additional specifications will be made.*
27. On Detail W7, Sheet A7.0, how does the Tiki Bar wall and Family Bar (Low Cabinetry) gets attached to the floor. What type of floor? Is it a concrete slab extension running under the pavers or will it be a surface concrete slab with a room finish? *The floor will be pavers. There will not be a concrete slab extension. The cabinetry is to be installed per cabinetry manufacturer's installation instructions.*
28. Who will be providing the MDT Electrical transformer and who will be installing it? *Duke is the power company for the site. This will be coordinated with Duke as required by others.*
29. Are you providing the Mail Kiosk drawings (structural and architectural drawings)? *Mailbox Kiosk is not included in scope of work.*
30. We don't see any Fencing details and sections, are you providing it? *There will not be any additional details. Specification is provided on sheet L2 of the Hardscape and Landscape plans.*
31. We don't see any detail for the Fire Pit, are you providing any information? Or will it be done by others? *There will not be any additional details. Specification is provided on sheet L2 of the Hardscape and Landscape plans.*

32. Clarification: Sheet 7 & 8 of the civil drawings, is all the drainage system will be installed by the developer prior construction of Club Pavilion? *The drainage plane has been designed. GC is to follow the design to install all systems required.*
33. Clarification: GC will not perform any work between the parking lot/street and the 10' easement line noted on sheet 9 of the civil drawings. GC will perform all utility connections. Located inside the lot. For coordination purposes below is a list all work to be performed by the GC, please confirm:
- Provide and install 1-2" x 2" tee 2-2" gate valve
 - 275 lf 2" Blue HDPE water service
 - 4" Green SDR26 sewer service @ 1.2%
 - 36 lf 2" Blue HDPE water service
 - Sanitary clean out (C.O.) inv. = 86.0 (NW)
 - Provide and install 2-2" Cap
 - Provide and Install 55 lf 2" Blue HDPE water service
 - Provide and install sanitary cleanout (typ) to be finished at grade with protective valve vault and brass plug per detail 45 (see sheet 9) inv. = 86.3 (NE)
 - Provide and install 1-2" Cap (WDSP #3)
 - All other work noted in sheet 9 of the civil drawings will be performed by others / developer (see attached; Yellow: by others / developer, Blue: by General Contractor)
- See attached drawing. Yellow is provided by others / developer, Blue is provided by GC.*
34. Main entrance sidewalk will be done with pavers? Confirm. *Yes.*
35. Which will be the sod area to be installed? Don't see any note in the landscaping drawings. *L3 of the Hardscape and Landscape design has the Sod areas noted.*
36. In the Landscaping plan could you check the tree chart: tree heights? Is column denoted as CD also referring to the tree height? *L3 of the Hardscape and Landscape design has a plant list.*
37. Is there any detail for the pool shower? *No. A Product submittal will be required.*
38. Sheet P1.3 doesn't show hose bibs in the restrooms and sheet 3/8 of the pool site plans show a note that hose bibs are required. Let us know which drawings you want us to follow. *3/8 of the pool site states that a hose bib is required within 25' of restrooms. Hose bib will be required to be installed on site within 25' of each restroom.*
39. Water line, sewer line and dim. That goes to pool shower aren't shown on the plumbing drawings. Please clarify if needed & piping dimensions. *Pool shower will be added to plumbing drawings. Once revised drawings are received, they will be distributed to all prospective bidders.*
40. Can we assume that we can propose an equal for the pool equipment? *Yes.*
41. Is there a performance specification for the irrigation system other than make it work and keep it green? *No. The irrigation system should be a design/build by the landscaper. The plan provided by the civil engineer is code minimum for permitting purposes only.*
42. Is there an irrigation system manufacture that the developer uses on other properties? If so, is there a standard for parts and heads? *No. Please provide a GC approved landscaping subcontractor that will provide a design for an irrigation system.*
43. There are no hose bibs on the pool deck or playground for cleaning? Do you want to add some? *Yes. Hose bibs will need to be added to the site to also comply with Code for restrooms.*
44. Can the bid be submitted electronically? *No.*
45. Will builder's risk insurance, along with the payment of any deductibles be provided by others? *GC should include an add alternate (Broken out separately) to bid package.*
46. Will a two-year warranty bond be required? *Yes.*

47. Will the silt fence, as shown on Hamilton's Sheet 6 and erosion/sediment control measures be installed, maintained and removed by others? *No. This is the GC's responsibility.*
48. Will the storm drainage, as shown on Hamilton's sheet 7 be installed by others? *The PCV is GC, THE RCP is by others/developer.*
49. Will survey control points, benchmarks and building and pool locations be provided by others? *A survey will be provided by others.*
50. Will potable water and electrical power be available at the site during construction or should the bid include the cost for providing temporary generator produced power and water from off-site sources? *Water and electrical power will not be available at start of construction. Water and electrical power will be available at some point during construction, but exact date is yet to be determined.*
51. What is the amount for liquidated damages, if any? *\$300 per day.*
52. When is the expected Notice to Proceed to start physical on-site construction? *Once permit is approved. Date yet to be determined.*
53. Is all landscaping and sodding other than the palm trees shown on BSB's sheet L3 provided by others? If not, provide a complete landscape design, sod specifications and irrigation requirements for each area. *No. Landscaping to be provided by GC's landscape subcontractor. Irrigation system to be provided as design-build by landscape subcontractor.*
54. Are pool heaters required as implied by the pool information on GB Collins' sheet 2 of 8? If so, provide a location, piping details and electrical design. *Yes. Product Submittal will be required for details, location will be in designated "pool equipment enclosure" as indicated on site plans.*
55. Is all LED lighting and associated control panels installed by others as implied by Note #2 on BSB's sheet E0.1 and Note #13 on BSB's Sheet E1.1? *No. This may be installed by the electrical subcontractor. This is the responsibility of the GC.*
56. Where is the utility provided transformer located in relationship to the building? *This is to be determined once construction begins.*
57. Where is the 6" storm pipe from the pool equipment area to be connected, as noted on BSB's Sheet P1.3 since not shown on Hamilton's Drawings? *This will be determined once construction begins.*
58. Will Hamilton's sheet 9 be redesigned so it accurately shows the water and sanitary connections to the building coordinated with BSB's Sheet P1.3? *No. Connections will need to be verified in field.*
59. Provided a specification including the manufacturer, type, size, pattern and installation details for the pavers at the Pavilion shown on BSB's sheet S1.0. Also, what is the subgrade and/or base requirements? *Pattern is only a representation. Product submittal is required before construction. Subgrade requirement will be specified by product manufacturer.*
60. What is the subgrade and/or base requirements for the pool deck pavers? *Subgrade requirement will be specified by product manufacturer.*
61. What is the type and size for the fire extinguishers shown on BSB's sheet A2.0? *20-B.*
62. Provided a specification including the manufacturer, type, size, pattern and installation details for the 3 roof finials shown on BSB's sheet A3.0 and A3.1.
63. Provided a specification including the manufacturer, type, size, pattern and installation details for the for the shutters shown on BSB's sheets A3.0 and A3.1. *No additional details will be provided; product submittal will be required.*
64. Provided a specification including the manufacturer, type, size, pattern and installation details for the countertop brackets shown on BSB's sheet A5.0. *No additional details will be provided; product submittal will be required.*

65. Are the countertops at both bars granite or solid surface material per note G on BSB's sheet A5.0? *Either material is acceptable. Product submittal will be required.*
66. Is the tile wainscot in both restrooms 4' per Detail W6 on BSB's sheet A7.0 or 60" per note B on BSB's sheet A5.0? Is tile base required if so, is it straight or coved? *4' per detail W6. Note B on sheet A5.0 has been corrected.*
67. Are the tower wall brackets 6x6 per detail 1 on BSB's Sheet A8.0 or 4x4 per note G on BSB's Sheet S3.0? *6x6. We will have the structural sheet S3.0 be revised.*
68. Are brackets to be installed at the trellises as implied by elevations, since they are not shown on BSB's sheet A8.0? *Yes, but with 4x members as indicated on the elevations.*
69. Provide framing details for the false ceiling beams where there are no masonry lintels. *No additional details will be provided. The beams will be field constructed by the framing subcontractor as required.*
70. What is the interior finish around window B in both restrooms as implied on BSB's sheet A5.0? *The interior finish will be similar to exterior. Typical window trim is called out on sheet A6.0.*
71. Provide a specification and construction details for the P. Lam countertop and back splash in both restrooms as noted on BSB's sheet A5.0. *No additional specification or details will be provided; product submittal will be required, installed per manufacturer's installation instructions.*
72. Provide a specification, including manufacturer, model and installation details for the panic hardware at the aluminum gates. Also, is panic hardware to be installed at all gates or only the main entry gate as noted on BSB's sheet A2.0? *No additional specification or details will be provided; product submittal will be required, installed per manufacturer's installation instructions. Panic hardware to be installed at main gate as noted.*
73. Are the drywall ceilings 1/2" per note #9 on BSB's sheet S4.0 or 5/8" per sheet A2.0? *5/8" gypsum board should be used if the roof trusses are spaced greater than 16" o.c. 1/2" gypsum will need to be anti-sag if used on any spacing greater than 16" o.c.*

Let me know if you have any questions or require any additional information.

Thank you,

Josh Nieland | Project Architect

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