

QUESTIONS & ANSWERS FROM PREVIOUS ADVERTISEMENT

1. Is there a spec book?

No Specification book has been prepared.

2. I noticed that bid bond was not requested for this project, please verify.

Either a Bid Bond, Cashier's Check or Certified Check in the amount of 5% of the bid is required.

3. Please provide plans and specs for all millwork and shelves.

Kitchen cabinets and vanity cabinets shall have ½" plywood boxes with solid maple hardwood face frames. Doors shall have raised panels with fully concealed self-closing hinges. Drawers shall have hardwood faces and plywood boxes and full access self-closing draw glides. All shelves shall be ¾" thick engineered wood with PVC edge banding. All base cabinets, including vanities shall be 24" deep x 36" high (to top of countertops) and wall cabinets shall be 12" deep by 42" high. Kitchen countertops shall have a plywood substrate with a laminate surface. Vanity tops shall be cultured marble with integral sink base.

4. Please provide specs for bathroom fixtures.

Provide a \$1,200.00 allowance for bathroom fixtures to be selected by owner (i.e. towel bars, toilet paper dispensers, paper towel dispensers, etc.) Note: sinks, toilets, and plumbing fixtures not included.

5. Are there any interior elevations?

No interior elevations are available.

6. Please provide specs for door lock sets.

All lock sets and door hardware set meet ANSI Grade 1 standards. Schlage or equal.

7. Please confirm 'by others' will not be in GC scope.

Structural elements designated as "by others" are to be designed by the metal building manufacturer and installed by the General Contractor or subcontractor.

8. Are fire sprinklers required for the building? If so please specify riser location and provide fire protection criteria.

The living quarters of the building requires fire sprinkler protection (wet system). The General Contractor shall retain the services of a fire sprinkler specialist to design and construct a system to all applicable code requirements. The riser is to be located in the mechanical room.

9. Is a fire alarm system required? If so please provide requirements.

Fire alarm system is not required.

10. Are fire rated walls and doors required? Please specify fire rating and location.

The wall and doors separating the living space and the truck bays shall have a 1 HR fire rating. The wall rating shall extend from floor to the underside of the roof.

11. Do the exterior stairs need to be galvanized or is primed and painted finish acceptable?

Exterior stairs shall receive a minimum of one prime coat and two finish coats of an exterior oil base paint. Color samples to be provided for selection by owner.

12. What are the wind load requirements of the building?

Design Wind Speed is 130 MPH, Risk Category IV, Exposure C

13. What are the structural load requirements of the second floor mezzanine space?

Dead load and Live Load for the 2nd floor shall be 100 psf with a collateral load of 5 psf.

14. Should the Pre Engineered Metal Building frames/engineering account for catenary load at the rolling steel doors?

Yes.

15. Is there a specification for the rolling steel doors?

The roll-up doors shall be designed to withstand a wind load of 130 MPH and shall be power actuated with the switches located on the wall separating the living quarters and the truck bays. The doors shall also have a manual override mechanism.

16. Is there an oil/water separator required for the floor drains?

No oil/water separator or primer trap is required. Contractor shall, however, provide a standard P-trap.

17. Is the finished floor elevation in the office 4" higher than the truck bays (see footing detail 4 on B4)? If so, provide transition details at the walk doors and update civil grades.

The finish floor of the living quarters is higher than the finished floor of the truck bays. The finished floor of the living quarters is 6" higher than the truck bays.

18. Please provide specs (and colors) for all floor and wall tile, carpet, base, and transitions.

Contractor shall provide an allowance of \$4.00 per square foot for all 12x12 floor tile and wall tile. The allowance shall be for tile only. All adhesive, grout, metal trim and installation costs shall be included in the base bid. Contractor will provide owner samples to select from. No special transition tiles at the floor/wall interface is required. Wall tile shall butt to floor tile. Travertine thresholds shall be provided at all door ways with differing floor materials.

19. VCT listed is actually an LVT product is that what we are to quote?

Contractor shall provide an allowance of \$5.00 per square foot for the luxury vinyl plank flooring. The allowance shall be for flooring only. All other installation costs shall be included in the base bid.

20. Please specify which wall(s) in the bathrooms and gear room get tiled and to what height.

All walls in the gear room and bathrooms shall have wall tile to a height of 72" above finished floor.

21. Will there be any window treatments? If so, please specify.

No window treatments are included in this contractor.

22. Is the masonry self-supporting?

No. The masonry wall shall be anchored to the exterior metal frame with masonry wall ties as required by the building code.

23. Will there be wind beams? If so, please specify.

The use of wind bracing is at the discretion of the metal building manufacturer.

24. Please provide dimension for the overhang.

The eave overhang is 36".

25. Please confirm aluminum soffit and fascia.

The fascia and soffit shall be included as a part of the metal building package and shall be compatible and match metal roofing and siding.

26. Please specify type of insulation system and the R-Values.

Rolled fiberglass batt insulation (R-10 min.) shall be provided with the metal building and laid between the wall girts/roof purlins and cladding. Fiberglass batt (R-15 min.) insulation shall be provided in all interior and exterior metal stud walls. Closed cell spray foam insulation (4" min.) shall be applied to the underside of the stay-in-place deck forms between the 1st and 2nd floors.

27. Please confirm the roof system is to be a PBR roof with maximum 4" insulation over girt.

The roof system is to be PBR (26 ga.) roof. Refer to question #31 for insulation requirements.

28. Please confirm wall system is to be PBR walls with maximum 4" insulation over girt.

The wall system is to be PBR (26 ga.) roof. Refer to question #31 for insulation requirements.

29. Please confirm standard rake gutters and downspouts are acceptable.

Yes, standard rake gutters and downspouts are acceptable.

30. Is there a hood system in the kitchen?

No. Provisions shall be made for the installation of a vent-less microwave hood to be provided by others.

31. Will there be fire suppression at the hood?

No fire suppression hood is required.

32. Will there be an emergency generator? If so, who is providing and what are the specs?

A bid alternate for an emergency standby generator will be provided for on a revised bid form. The generator shall be LPG fired with a minimum capacity of 50 Kw (size to be confirmed by Electrical Contractor) and shall include an automatic transfer switch. Generator will be located in the curbed median immediately adjacent to the back of the building. Contractor shall provide a 3" PVC conduit under the asphalt driveway from the 10'x20' concrete pad for the fuel tank (to be provided by the owner).

33. Please provide elevations, dimensions, and designs for the stairs.

The stairs are to be prefabricated open steel with a non-skid treads. The tread width for the stairs (interior and exterior) should be 11" (min.) and the riser height shall not exceed 7 1/2". Contractor to field verify the dimensions and final configuration of the stairs in the field.

34. Please provide details and locations for fire extinguishers and cabinets or hooks.

Location of the fire extinguishers will be determined in conjunction with the local fire marshal and building official. The contractor shall provide four semi-recessed cabinets with 10 lb extinguishers for the living quarters and four exposed wall mounted extinguishers (10 lb capacity) with mounting hardware for the truck bays.

35. Please confirm what rooms, if any, get carpet.

No rooms have carpet.

36. Please confirm if metal door frames are acceptable.

Yes, metal frames are specified.

37. Please confirm door finishes.

Doors will be stained, color to be determined by the owner.

38. Please confirm if there will be lockers. If so, please provide details and specs.

No lockers are included in this contract.

39. Will the masonry be colored? If so, please provide the spec.

The masonry wall will be painted to include a seal coat and two finish coats. Color to be determined by the owner.

40. Please provide column to slab details

Metal building manufacturer shall provide design and details for column connections.

41. Please provide concrete/ footing requirements for stairs

The foundations for the exterior stairs shall be pre-cast drilled shafts with a diameter of 12" and a depth of 30" and shall include anchor bolts as required. The minimum concrete compressive strength shall be 3,000 psi.

42. Please provide details and design for concrete on second floor.

The concrete floor for the 2nd floor shall incorporate a light-weight aggregate mix with a compressive strength of 3,000 psi. The minimum thickness of the slab shall be 3 ½" The steel reinforcement shall be #3 bars at 12" O.C. in each direction. The dead load of the forms and concrete floor shall be accounted for in the design of the bar joists. The stay-in place forms can be provided by the GC or included in the metal building package.

43. Please provide details for rebar requirements in the CMU wall and tie into slab.

The CMU wall shall have #5 bars extending from the footing to the bond beam in filled cells on each side of all door and window openings and at 48" O.C. thereafter. Continuous horizontal truss reinforcement shall be provided every third course. Wall ties shall be provided between the CMU wall and the metal frame wall of the living quarters and to the wall girts in the truck bay area. The bond beam shall be continuous, except at the bays, with one #5 bar.

Precast pre-stressed concrete lintels shall be provided for all window and doors opening and shall allow for a minimum bearing of 4".

44. What is the height of the block wall?

The height of the CMU wall is 8'-4" above the finished Floor.

45. I see Bay area exhaust fans controlled by CO sensor, where are the fresh air intakes located? size?, are they motorized upon activation? if so voltage, does electrician supply co sensor and controls? do exhaust fans have to be explosion proof?

The exhaust fans shall have sensor controls as well as a manual override switch and also come on when the bays doors open. The location and size of the fresh air vents shall be determined by the Mechanical Contractor. The sensors and controls shall be coordinated between the Electrical Contractor and Mechanical Contractor. Exhaust fans do not have to be explosion proof.

46. Bay heaters, do we have specs on them? size? electric?

The electric space heaters in the truck bays are to be thermostatically controlled and sized to maintain an ambient temperature of 55 degrees in the bay area.

47. Does bath exhaust to roof?

The exhaust fans in the bathrooms shall be vented to the outside through the wall.

48. Is fresh air to air to be motorized?

Not required.

49. It says "future" build out of that second floor. When we see this usually we don't include it in design/pricing, and GC's will do it free standing from the building. Makes building costs less for the station, and easy for you to do? Will that work?

The metal building package shall include the design of the structural elements (columns, beam and steel bar joists) required for the construction of the 2nd floor. The metal building manufacturer has discretion on how the design is accomplished.

50. Please advise if there is a preferred/required PEMB manufacturer.

No. The supplier should be a member of follow guidelines established by the Metal Building Manufacturers Association (MBMA).

51. Any special warranties requirements not listed as this is a County Fire Station?

Standard equipment manufacturers' warranties and warranties against workmanship as provided for a by law is all that is required.

52. Is there a Reflected Ceiling Plan for this project?

Reflected Ceiling Plan is not provided. The Lighting Plan and HVAC Plan both show the location of ceiling grid, lighting and HVAC supply and return air registers.

- 53. On B8 in the Finish Schedule, for VB, what will be the manufacturer, product, and color?**
The vinyl base shall be Flexco or equal and shall be a minimum of 1/8" thick by 4" high and shall be a continuous roll. No 4 foot lengths will be allowed. Contractor shall provide color samples for selection by the owner.
- 54. Will the showers be pre-fabricated or will there need to be tile figured in these areas?**
Tile walls and floor are preferred, however prefabricated fiberglass bases may be used in lieu of floor tile.
- 55. Will there be any need for a sub-contractor to provide Fitness Equipment in the "furnishings" section**
No fitness equipment is included in this contract.
- 56. The bid set is not stamped and not permissible. Will you furnish stamped permissible set, once the project is awarded?**
The successful bidder will be provided signed and sealed drawing for permitting.
- 57. Will call systems, telephone or any other communication systems be required? If so please furnish designs.**
All telephone, IT, cable/satellite TV wiring are not a part of this contract.
- 58. Will mechanical, plumbing and electrical designs be completed?**
Refer to note #14 under Architectural Notes on sheet B-2. The final design of the plumbing, electrical and mechanical systems shall be provided by licensed plumbing, electrical and mechanical contractors.
- 59. Is there a panel schedule to go off of for circuiting or are we to design according to code for budgetary reasons?**
The Panel Schedule and design and sizing of the electrical components are the responsibility of a Licensed Electrical Contractor.
- 60. Please confirm if there is to be a main electrical disconnect.**
Yes, a main electrical disconnect is required.
- 61. Please confirm all wiring is to be in conduit, not MC cable, correct?**
Provide wiring in accordance with the Electrical Code.
- 62. Please identify by make or model any furniture, kitchen appliances and cabinets required.**
No furniture, kitchen appliances are included in this contract. The items to be furnished by the Contractor are the water heater and washer/extractor. Cut sheet for the extractor is attached.
- 63. The foundation designed may change based on the PEMB design to be furnished. Will you furnish the changes to the foundation plan accordingly?**
Once the metal building design package is submitted, a review of the foundation design will be executed any adjusted will be made.
- 64. Is there any scale to the drawings? None Shown**
Drawings for the building can be plotted on 24"x36" sheets at a scale of 3/16" = 1'-0".
- 65. Plans call for one 5 ton HVAC units. Not enough for the first floor space.**
a Licensed Mechanical contractor shall determine the size of the HVAC units. See Note 14 on sheet B-2 of the building plans.
- 66. The TOTO Toilet CST794L specified has been discontinued.**
Provide an equivalent toilet the discontinued model.
- 67. Sheet C-10 states Construct Temporary Entrance. See Detail 2 on C-8. No Detail on C-8**
The detail for the Temporary Construction Entrance is located on C-9 instead of C-8.

68. Sheet C-5. Are the two downspouts on the northeast corner of the building connected to the downspout drainage pipe?

Yes, all downspouts are to be connected the drainage pipe.

69. Please advise what permits will be required by the contractor.

The Contractor will be responsible for obtaining a building permit and filing a NPDES Notice for the project.

70. Please confirm there are no bollards at the overhead doors.

Provide bollards on each side of the bay doors, see detail on sheet C-13.

71. Can you specify the finish of the roof and walls for the PEMB?

The roof and walls shall be 26 ga PBR with a Kynar 500 finish. The Contractor will provide owner with color samples to select from.

72. Is there a detail for how the steel joist is to connect to the steel column?

All connection details for the structural steel components shall be at the discretion of the metal building manufacturer.

73. Is the service over head or underground?

Service from the transformer to the building shall be underground.

74. Where will panel MOP be located?

The MDP and meter base will be located at the back of the building.

75. Is there going to be a Panel Schedule issued?

To be provided by the electrical contractor.

76. What is the water heater circuit size?

To be determined by the electrical contractor.

77. A/C and AHU circuit sizes?

To be determined by the electrical contractor and/or mechanical contractor.

78. Range gas or electric?

Electric, not included in this contract.

79. Dryer gas or electric? If electric what size circuit?

Electric, circuit size to be determined by electrical contractor. Dryer not included in this contract.

80. Will the dispatch radio system control the baydoors?

No.

81. Bay door controls and interlocks wiring schematic?

To be provided by the electrical contractor and/or bay door provider.

82. Location and schematic for bay exhaust fan controls?

Manual switches for the exhaust fans are to be located on the wall between the truck bays and living quarters. Schematic to be provided by the electrical contractor.

83. Will the bay doors and the exhaust fans be interlocked so that when the doors are open the fans are running?

Yes.

84. Circuits sizes for the mini split units servicing the gear room and decontamination room?

To be determined by the electrical contractor and/or mechanical contractor.

85. Roll up door circuitry and control wiring schematic? Will a door control be required at each location as well as at the master switch bank?

Yes.

86. Will automatic lighting and plug controls be required for the station interior living quarters?

No.

87. Is the exterior lighting to be controlled via photocell, timeclock, or both?

Photocell.

88. Phone and data locations and requirements?

Will be located in the mechanical room. Phone and data to be provided by the owner.

89. Cable/Satellite TV cabling requirements?

To be provided by the owner.

90. Access control of exterior doors?

Locksets for the two exterior entrances to the living quarters will be provided by the owner.

91. At what height will the E fixtures in the Bays need to be suspended at?

16'-0" above finished floor

92. Is fixture "D" assumed to be what is being hung in the second floor?

No. Use fixture "E".

93. Are any of the lighting fixtures to be dimmable? If so which ones?

No.

94. On Sheet no. B4 (foundation plan)

- a. **On the west wall, the plans call for a FTG #4, which, according to the footing schedule, would be a 8' wide by 1'8" deep footer. Is this correct or is it supposed to be a detail 1B4?**
- b. **What, exactly, are the "line footing" all the way around the perimeter? The drawings are extremely open to interpretation.**

A revised Sheet B4 is included.

95. What is the square with an X in it in the decontamination room.

Built-in floor sink, refer to Plumbing Plan.

96. Will the Gear, Decon, Mechanical room concrete floors have any finish?

All concrete floors shall be sealed.

97. And am I reading the pump schedule correct in that you are wanting a 115 Volt pump and not a 240 Volt pump?

115 volt pump is adequate since 3 phase power is not provided.

98. Can you specify the finish of the roof and walls for the PEMB?

The roof and walls shall be 26 ga PBR with a Kynar 500 finish. The Contractor will provide owner with color samples to select from.