ADDITIONAL INFO – Kukla RV Resort

Project Name: Kukla RV Resort

Location: Kukla Drive, Panama City Beach FL

Owner: GE/Front Beach, LLC

A few notes:

1. MEP lacks a little detail, but is certainly close enough for subs to price, and then give adds/deducts later on when we get a "For Construction" set of drawings.

2. Structural shouldn't have changes, but it's possible.

3. There are (3) of the Personal Services Buildings, so make sure everyone knows that the pricing for them is X3.

4. We don't have a complete pool design, but it is forthcoming.  You can pick up the pool if you'd like, or I can pick it up with my horizontal work.

5. Developer is contracting all of the sitework and landscaping outside of this package.  General Contractor will be provided a graded, compacted building pad within +/- 0.10'.

6. Developer will furnish temporary facilities and utilities for entire project scope and duration.

7. If you'd like the landscaping and/or civil drawings for reference, we can provide in a separate email.

~10,000 SF Clubhouse with pool

~Unoccupied Gatehouse with ornamental steel and covered entry

~1500 SF Check-In Building

~1000 SF Personal Services Buildings  (3 EACH)

Q&A:

1. Drawing A-410 shows that the refrigerators, microwave and stove are by owner.  Contractor picks up the 6 burner cooktop and vent hood in detail 4 of drawing A-410?  YES.
2. Drawing S-001, under 1330 Submittals & Shop Drawings Review, paragraph 3.3, says that shop drawings require an engineer stamp – this includes the metal roof and deck, stud framing, structural steel and reinforcing steel shop drawings.  Just want to make sure that we do really need to carry the cost of a structural engineer for these things.  Please confirm.  NO.  IF FOR SOME REASON ANYONE PUSHES THE ISSUE- IT WOULD BE A CHANGE ORDER.
3. Is there a specific completion date or duration that is attached to this project?   Hoping to pull building permits by December.  12 month duration.
4. And just to make certain, we’re picking up all the utilities up from 5’ outside the building, correct?  Correct.