



QUESTIONS & ANSWERS II

ITB: 22-026A CHOCTAW BEACH FIRE STATION

1. Previous Question/Answer #4 states; Contractor shall substantially complete phase 1 of the project within 150 calendar days. Contractor shall substantially complete phase 2 of the project within 120 calendar days. I did not see phasing listed anywhere on the drawing or documents. Do the 2 separate phases, referenced in the questions and answers, affect, or pertain to, electrical, fire alarm, or data/comms?

RESPONSE: Phase 1 includes all work except for metal building installation. Phase 2 begins when the materials for the metal building are available for construction.

2. Ref. A1.1, Design Note #3 & P1.0: Design Note #3 on A1.1 states “Rhiani Hot Water System” and schedule on P1.0 states “Navien NPE-240A2”. Are both manufacturers approved? If so, please provide model number for Rhiani system.

RESPONSE: Design note #3 on sheet A1.1 has been revised to state “Navien NPE-240A2”.

3. Ref. E0.3 & C5.2: Different dimensions for generator pad are shown. Please clarify correct dimensions.

RESPONSE: Sheet C5.2 has been revised to match generator dimensions shown on sheet E0.3.

4. Ref. C5.2: Is GC to provide monument sign at Hwy 20 and the fire station exit? If so, please provide specifications, details and elevations.

RESPONSE: No, Walton County Sheriff’s Office (WCSO) will provide and install monument sign.

5. Ref. A1.1: A. Please provide specifications for stained concrete. B. Are saw control joints to be sealed in stained concrete areas?

RESPONSE: Please see Addendum #2, updated plans now show the Bunk Rooms, Conference Room, Rec. Room, Dining Area, and Utility Closet will have epoxy finished floors. The Garage, Gear Room, Comp. Room, and Sprinkler Room will have sealed concrete floors.

Section 09670 Fluid Applied Resinous Flooring has been added to the updated technical specifications.

Section 03390 Curing, Sealing, and Hardening Concrete Floors has been added to the updated technical specifications.



6. Ref. A1.4: Please clarify if all residential appliances (refrigerators, range washers, dryers, ice machine, microwave etc.) provided and installed by Owner or provided by Owner and installed by GC.

RESPONSE: All residential appliances listed above will be provided and installed by the Owner (WCSO).

7. Ref. Specification Section 06402, 2.5.F & A1.1: Specifications call for cherry trim and A1.1 calls for pine. Please clarify which is correct. Paint grade or stain grade?

RESPONSE: Pine / Paint grade shall be provided.

8. Ref. A1.1, Door Schedule: Please clarify glass type "DSB".

RESPONSE: DSB – Double Strength "B" quality glass 1/8" thick.

9. Ref. A1.5, Detail J: Please clarify the type of roof system for porches.

RESPONSE: Construct 24 ga. Metal raised seam roof w/ 3/4" plywood sheathing with clips at midspan and peel and seal. Use 10d nails at 6" o.c. edges and 8" o.c. field.

10. Ref. Specification Sections 12370 & 12375: Please clarify which of these cabinet specifications we are to follow.

RESPONSE: All cabinetry is to be solid wood. Follow spec 12370.

11. Please clarify any interior or exterior signage that is to be provided by GC.

RESPONSE: All traffic signage (STOP, DO NOT ENTER, etc.) is to be provided by the GC. There is no proposed interior signage.

12. Is flagpole to be provided by GC? If so, please provide specifications.

RESPONSE: Yes, flagpole is to be provided by GC. Please see added spec 10350 Aluminum Flagpoles.

13. Ref. E1.1, Work Note #11 and Plumbing Drawings: Air compressor is noted as OFCI on E1.1 but not noted on Plumbing Drawings. Please clarify any air piping requirements.

RESPONSE: There is no air piping proposed.

14. Ref. M3.0: Is range that is to be provided by others gas or electric operated? If gas, please show on Gas Pipe Plan FG1.0.



RESPONSE: Range is to be electric operated.

15. Ref. P1.0 & P2.0: Please clarify required location(s) for P-5 utility sink.

RESPONSE: P-5 utility sink is now shown in Gear Room.

16. Plumbing Drawings: Please provide layout for sanitary and vent piping.

RESPONSE: Updated plumbing drawings have been revised to show sanitary and vent piping requirements.

17. Ref. Q&A's #4 issued 2.8.23: For further clarification, as discussed in the Pre-Bid Meeting, Phase I is for procuring long lead time materials and doing as much work as possible while waiting on delivery of long lead time items which is pretty much limited to sitework (pond, grading, building pad, etc.), rough-in and concrete slab and Phase II would be the balance of the work, correct?

RESPONSE: Correct. Phase 1 includes all work except for metal building installation. Phase 2 begins when the materials for the metal building are available for construction.

18. The bid schedule list 4" white parking stripes. The plans show 6" yellow. Which is correct?

RESPONSE: Use 6" white parking stripes. Plans and bid schedule have been to revised to show 6" white parking stripe.

19. Sheet A1.4 scale is incorrect. Does not work for any scale.

RESPONSE: Scale has been corrected.

20. Is there a fence around the holding pond?

RESPONSE: There is no proposed fencing around the retention pond.

21. Can 6" vinyl cove base be used instead of 6" pine? Especially in wet areas.

RESPONSE: 6" pine is to be used.

22. Are there any fire extinguishers, location and if FEC or hook?

RESPONSE: Yes, please see attached updated Life Safety Plan with hook locations.

23. Is there natural gas at the road yet?

RESPONSE: Yes, gas will be ready to tie in the service once the building is done.

24. Drawing A1.1 shows the stovetop right under a window. Is that location up to code?

RESPONSE: The stove location has been revised. Please see updated Floor Plan.



25. The finish Schedule on A1.1 shows ceramic floor tile. The specs say to provide the size indicated on the drawings, but the drawings do not seem to indicate a size. Can a tile size be provided?

RESPONSE: Ceramic tile is no longer proposed. All bathrooms shall have epoxy finish flooring. Please see updated Room Finish Schedule – Sheet A1.1.

26. In article 3, on page 33 of 121 of the ITB, it states that Phase 1 is to be 150 days for all construction work that is not part of the fabrication and erection of the building

- a. Does phase 1 include the building foundation and slab?
- b. It is assumed the landscaping and much of the site paving is not included in phase 1, is this correct?
- c. Is phase 2 to begin after 90% completion of Phase 1, an estimated 135 days, or can phase 2 begin at any time, unrelated to phase 1?

RESPONSE:

- a. **Yes, Phase 1 includes the building foundation and slab.**
- b. **Phase 1 includes all work except for metal building installation.**
- c. **Phase 2 begins when the materials for the metal building are available for construction.**

27. Reference sheets A1.1 and A1.5. The 2 x 6 Load Bearing wall shown adjacent to the Garage and the Sprinkler/Compressor Rooms is calling for 2 layers of 5/8 Gyp. Will that be 1 layer each side of the partition or 2 layers each side? Also, will the 5/8 Gyp terminate at the bottom of the future Storage Rm as shown in plan or should we make provision for the 5/8 Gyp to Extend to the Structure above in Areas such as the Compressor/Sprinkler Rms?

RESPONSE: 2 layers each side. The 5/8" gypsum will terminate at the bottom of the future storage room.

28. Reference Sheet A1.4, East and West Elevations. What is the Make Up of the Gable End Walls above the 19' level?

RESPONSE: The make up for Gable End Wall is to be specified by the metal building manufacturer.

29. Please provide specifications for toilet compartments and shower stalls.

RESPONSE: Toilet compartments and shower stall are to be Solid Plastic (HPDE). Please use the following accepted manufacturer "American Sanitary Partition Corporation" specifications for basis of design.

30. Is lightning protection required?

RESPONSE: Yes, lightning protection is required.

31. Are bollards required? If so, please clarify locations.

RESPONSE: Bollards are not required for this project.



32. Ref. Specification Section 02800: Please clarify extent of irrigation areas on drawings.

RESPONSE: Contractor is to provide Landscape Irrigation and Planting plan for approval with shop drawings.

33. Please clarify all fees that GC is responsible for (permits, tap fees, meter fees, impact fees, etc.).

RESPONSE: GC is responsible for Building Permit fees.

34. Spec Section 08400 states:

8. Conformance to windborne cycling to Design Pressure as listed above per ASTM E when tested are performed on the prescribed 60" x 71" minimum test size with the following results:

Window units are to be tested to pass the enhanced performance requirements which demonstrate that the units will resist penetration of a 15lb 2 x 4 propelled at 50 mph (74 ft / sec), Kd=1.0.

The window suppliers have windows that meet the Missile Level categories, A thru E as seen here: https://www.engineeringexpress.com/wiki/astm-e1996-missile-levels-definition/?_ga=2.240833733.717194525.1675977946-1883857248.1675977946

The highest category there is tested with a 9lbs 2 x 4, while our spec calls for a 15lbs 2 x 5 projectile, and likely other, more stringent criteria. This window sub does not have any products that meet the specs, but would like to know if windows for Missile Level E would be satisfactory?

RESPONSE: Yes, Missile Rating E is acceptable.

35. Will the county schedule another pre-bid meeting.

RESPONSE: No

36. Will the Q&A period be extended?

RESPONSE: Yes, open until further notice.



This Question and Answer now becomes a part of the original ITB. Acknowledge receipt of this Question and Answer and include this form with your submission. Failure to do so will result in your Bid being found non-responsive.

Bidder: _____ By: _____

Address: _____ Phone: _____

City, State: _____ Date: _____

Authorized Signature