

RFP Addendum #2

RFI Q&A



TO: All Bidders

FROM: Questions from Bades Construction Company, Inc.

BQ: 1

PROJECT: Pace Manatee

DATE RETURNED: 2/26/2024

DATE	REGARDING (EX. ARCHITECTURAL)	DWG./SHEET NO. (EX. 1/A1.0)	#	QUESTIONS / COMMENTS
2/14/2024	General: Start Date	N/A	1	QUESTION: What is status of building permit? ANSWER: Not submitted, permit set will include all addendums G.C. must be identified with permit submission.
2/14/2024	GC/Owner responsibilities	CS0501	2	QUESTION: Will demolition of existing building be by GC or by Owner? ANSWER: N/A already raised
2/14/2024	Asbestos report	CS0501	3	QUESTION: If demolition of existing building is to be by GC, is there an asbestos report available for existing building? ANSWER: N/A
2/14/2024	GC/Owner responsibilities	CS0502	4	QUESTION: Is permanent fencing by GC or by Owner? ANSWER: Provided by GC
2/14/2024	Site Lighting	CS1000, SP1 E1.0, E6.1	5	QUESTION: Civil plans and architectural site plan indicate fifteen (15) site lights, and to refer to electrical plans. GC could not locate site lights indicated on E1.0 Electrical site plan, on on E6.1 lighting fixture schedule or circuits on panels. Please advise on circuits & ANSWER: See updated electrical for site lighting and circuiting.

2/14/2024	Site Lighting	E1.0	6	<p>QUESTION: E1.0 provides a sample pole base detail. For purposes of comprative bidding, please advise on standard size GC should include in bid or otherwise please advise on Allowance.</p> <p>ANSWER: See updated electrical for site lighting.</p>
2/14/2024	Gas Line	CS1701, P1.1	7	<p>QUESTION: P1.1 indicates natural gas line. This line could not be located on the Utility Plan. Please confirm GC should exclude any potential fees from Gas company in bid, or otherwise provide fees schedule.</p> <p>ANSWER: PACE to extend line/fees.</p>
2/14/2024	GC/Owner responsibilities	SP1	8	<p>QUESTION: Please confirm low voltage systems - security, access control, and phone / data to be by Owner.</p> <p>ANSWER: Confirmed, however conduit and pull string provided by G.C.</p>
2/14/2024	Transformer Location	SP1, E1.0	9	<p>QUESTION: SP1 indicates two potential locations for electrical transformer. E1.0 indicates location next to the building to the east. Please confirm E1.0 is to be disregared for location, and that GC should quote primary location in base bid, and alternate location as an additive-alternate.</p> <p>ANSWER: Confirmed.</p>
2/14/2024	Dumpster Gate	CS1000, CS6001, SP2	10	<p>QUESTION: Civils plans indicate 20' wide double dumpster with corrugated steel gates. Architectural plans indicate 11'-4" wide single dumpster. Please confirm size, and gate type.</p> <p>ANSWER: Follow civil for size, arch for gate type. Preferred by owner.</p>
2/14/2024	Dumpster Bollards	CS6001, SP2	11	<p>QUESTION: Civil and Architectural plans differ on bollard details. Please confirm which detail to use.</p> <p>ANSWER: Base bid on civil plans.</p>
2/14/2024	Existing Monument Sign	CS1000, SP1	12	<p>QUESTION: Civil plans indicate existing monument sign on southeast of property, not to be removed. Sign is in parking lot, and two new monument/marque signs indicated on plans; please confirm if existing sign is to be removed.</p> <p>ANSWER: no sign exists as it has been demo'd.</p>
2/14/2024	New Monument Signs	CS100, SP1	13	<p>QUESTION: New monument signs indicated on civil and architectural plans. Please confirm signs will be by Others. If by GC, please provide architectural & structural details.</p> <p>ANSWER: Power by G.C, signs and install by owner.</p>

2/14/2024	New Monument Signs Electric	SP1, E1.0	14	<p>QUESTION: E1.0 indicates circuit for single monument sign. Architectural & Civil plans indicate two (2) new monument/marquee signs. Please confirm power requirements.</p> <p>ANSWER: Base bid on electrical.</p>
2/14/2024	Phone/Data Lines	E1.0	15	<p>QUESTION: For bidding purposes, please provide phone/data demarcation point on site plan.</p> <p>ANSWER: see updated electrical site plan.</p>
2/14/2024	Landscaping	CS2001	16	<p>QUESTION: Please confirm if landscaping is to be by Owner or by GC></p> <p>ANSWER: By G.C.,</p>
2/14/2024	Irrigation	CS2001, CS1701, E6.1	17	<p>QUESTION: Landscape Plan note #11 indicates 100% automatic irrigation shall be provided. Irrigation Well not indicated on plans. Irrigation Backflow preventor not indicated on Utility Plans, power for well not indicated on panel schedule, and power for irrigation controller not indicated on panel schedule.</p> <p>1) Please confirm power requirements for irrigation controller and/or irrigation well 2) Please confirm irrigation water source (and if backflow by GC, indicate on plan) 3) Confirm irrigation will be design-build 4) If landscape & irrigation by Others, please confirm if any Irrigation Sleeving will by GC.</p> <p>ANSWER: 1. see electrical for circuit location. 2. city water,connect to existing irrigation connection 3. confirmed-design build by GC 4. by GC.</p>
2/14/2024	A0.0	Corner Guards	18	<p>QUESTION: Please confirm if corner guards are to be provided on both inside and outside corners, or just outside corners of drywall.</p> <p>ANSWER: Outside only</p>
2/14/2024	Interior Signage	A0.0	19	<p>QUESTION: Please confirm interior signage allowance for bidding purposes.</p> <p>ANSWER: Include \$50.00 per sign in allowance.</p>
2/14/2024	Low Voltage Conduits	A0.0A, A1.1, E4.1	20	<p>QUESTION: Door & Hardware schedule indicate several doors to receive badge access. Architectural floor plan indicates emergency device locations, but GC could not find badge access indicated on electrical plans. Please confirm GC will be responsible for providing conduit to locations indicated on A1.1 shown on Emergency device legend. If GC is responsible, please advise on size of conduit, and whether conduits should be stubbed 6" above finished ceiling, or if they should be hard-piped back to IT room. If possible, please indicate this on Electrical plans so electricians will pick it up.</p>



ANSWER: G.C. to provide 1" conduct and pull string at badge access points shown on A1.1.
Conduct to stop 6". Also see updated electrical.

21	QUESTION: Builder Risk
	ANSWER: Yes- submit costs
22	QUESTION: Permit fees
	ANSWER: Permit fees by owner
23	QUESTION:
	ANSWER:
24	QUESTION:
	ANSWER:
25	QUESTION:
	ANSWER:
26	QUESTION:
	ANSWER:
27	QUESTION:
	ANSWER:

ITN BIDDING QUESTIONS



TO: Bidders

FROM: Bandes Constrution Company, Inc.

BQ: 2

PROJECT: Pace Manatee

DATE RETURNED: 2.26.2023

DATE	REGARDING (EX. ARCHITECTURAL)	DWG./SHEET NO. (EX. 1/A1.0)	#	QUESTIONS / COMMENTS
2/22/2024	Shelving	A1.1	21	QUESTION: Please advise on type & depth or elevation for shelving indicated in rooms 127, 137, 138, 141, 149, 150 and 156.
				ANSWER: 12" Deep wire shelving to be provided.
2/22/2024	Shelving	A7.0	22	QUESTION: Please advise if shelving indicated on 8/A7.0 is wire shelving or wood shelving.
				ANSWER: Wood shelf per 8/A7.0 stain grade, color to match cabinets.
2/22/2024	Shelving	A7.0	23	QUESTION: Please advise if shelving indicated on 1/A7.0 and 5/A7.0 is 12" deep.
				ANSWER: Correct, 12" deep.
2/22/2024	Countertop	A1.1, A7.0	24	QUESTION: A1.1 indicates transaction counterto at open window for service between 126 Kitchen and 130. Elevation on 4/A7.0 is unclear whether a transaction top is to be installed at that location. Please confirm top and top type.
				ANSWER: Provide 12" wide countertop in opening between 126 and 130. (no window) match same material used in kitchen.
2/22/2024	Stainless Steel Panels	A7.0, A8.0	25	QUESTION: 3/A7.0 indicates FRP wall panels and stainless steel wall panels on south wall of 126 Kitchen. A8.0 indicates FRP panels on south and east walls of kitchen but does not indicate wall finish for west wall adjacent to burner stove. Please advise if east wall should receive stainless steel wall panels.
				ANSWER: East wall to receive stainless wall panels.

2/22/2024	GC Responsibilities; Stove	A7.0, M1.1, M3.2, E2.1	26	<p>QUESTION: Please advise if stove/range, reach in-fridge, ice cube maker, exhaust hood, and makeup air unit is to be furnished & installed by GC or by Owner / Others. If by GC, please provide specifications on appliances and equipment. If by Others, please provide food service plans per E2.1.</p> <p>ANSWER: Owner providing equipment, G.C. to install equipment.</p>
2/22/2024	Mechanical Pad	M1.1, CS1001, CS2001	27	<p>QUESTION: M1.1 indicates a +/- 7'-0" mechanical pad for OACU-1, CU-12, and CU-13. CS1001 indicates a minimum 15' setback from east property line, and CS2001 indicates trees in the same location. Please confirm location of mechanical pad.</p> <p>ANSWER: bid location as shown on mechanical.</p>
2/22/2024	Site Retaining Wall	SP1, CS1000	28	<p>QUESTION: SP1 indicates a privacy wall on west side of the property and to see civil plans. Civil plans CS1000 indicates a proposed 6' high retaining wall but do not provide details. Structural plans do not indicate detail, either. Please provide structural / architectural and finish details for retaining wall.</p> <p>ANSWER: SEE RESPONSE IN BIDDING RESPONSE #4 QUESTIONS</p>
2/22/2024	Dry Wells Caulking	M1.1, M2.1	29	<p>QUESTION: Please advise if any sealant should be provided from drywell-to-sidewalk joint at east and north drywells where set in sidewalks.</p> <p>ANSWER: Provide appropriate sealant.</p>
2/22/2024	Backflow Preventor	CS1701	30	<p>QUESTION: Utility plan indicates new 6" DCVA backflow preventor for new fire service. Utility plan indicates to connect to existing water source for domestic water. Will a new backflow preventor be required for domestic water service?</p> <p>ANSWER: Include new backflow preventer at domestic water service in BID. Follow OW-14 on CS6004</p>
2/22/2024	Make Up Air	M1.1, M3.2 E2.1	31	<p>QUESTION: E2.1 indicates a separate circuit for the kitchen exhaust make up air, however per M1.1 and M3.2, it appears makeup air is being provided via OAU-2 fed through the hood. Please confirm electrical requirements.</p> <p>ANSWER: Circuit KP-6 to be used as spare circuit for future use. See updated electrical.</p>
			32	<p>QUESTION:</p> <p>ANSWER:</p>
			33	<p>QUESTION:</p>

ITN BIDDING QUESTIONS



TO: ALL BIDDERS

FROM: Bandes Constnution Company, Inc.

BQ: 3

PROJECT: Pace Hernando

DATE RETURNED: 02.27.2024

DATE	REGARDING (EX. ARCHITECTURAL)	DWG./SHEET NO. (EX. 1/A1.0)	#	QUESTIONS / COMMENTS
2/26/2024	Electrical - Gear Panel AIC Ratings	Electricals	32	Please provide the AUIC Ratings of the electrical panels.
				ANSWER: SEE UPDATED ELECTRICAL PLANS.
				ANSWER:
				ANSWER:
				ANSWER:

QUESTION:

ANSWER:

QUESTION:

ANSWER:

ITN BIDDING QUESTIONS



TO: ALL BIDDERS

FROM: Kyle Siebert (The Sinclair Group)

BQ: 4

PROJECT: Pace Manatee

DATE RETURNED: 02.27.2024

DATE	REGARDING (EX. ARCHITECTURAL)	DWG./SHEET NO. (EX. 1/A1.0)	#	QUESTIONS / COMMENTS
2/26/2024	Proposed 6' privacy fence/wall	CS1001	1	<p>QUESTION: Please provide specifications and details for proposed privacy wall. Pricing can vary depending on specifications.</p> <p>ANSWER: provide allowance for wall based on 6' high 8" CMU wall w/ #5 vertical bars at 32" o.c. , single KOB at top of wall with (1)#5 cont. For foundation base on 12" x 36" w/ (4) #5 cont bottom and #4 transverse at 12" o.c.</p>
2/26/2024	Proposed marquee sign	CS1001	2	<p>QUESTION: Please provide specifications and details for proposed marquee sign</p> <p>ANSWER: by owner. GC to provide conduit/pull string</p>
2/26/2024	Monument sign	CS1001	3	<p>QUESTION: Please provide specifications and details for proposed monument sign. Is this to be owner provided?</p> <p>ANSWER: by owner</p>
2/26/2024	Black aluminum decorative fence	SP1	4	<p>QUESTION: Please provide specifications and details for proposed black aluminum decorative fence. Prices can vary depending on intent.</p> <p>ANSWER: SEE SPECS IN PROVIDED RESPONSE PACKAGE</p>
2/26/2024	Entry gates	Sp1	5	<p>QUESTION: Plans state entry gates to be provided by owner, but also state for GC to provide allowance. Are they to be owner provided? Will we still need to provide an allowance.</p> <p>ANSWER: BASE ON PROVIDED SPECS IN RESPONSE PACKAGE</p>

2/26/2024	Allowance for signage	A0.0	6	QUESTION: Note 9 states GC to provide allowance for signage for all spaces. Please provide details and specifications for signage for all rooms. Pricing can vary depending on selections.
				ANSWER: see answer on previous bidding questions.
			7	QUESTION: In the pictures you will see orange highlighted area that I want to confirm there is Stucco on CMU. Also I want to confirm that there is Stucco on the exterior ceilings. I see that the soffits and fascia are Hardie but the note C-4 on pg A9.0 calls for coating/finishes with control joints. Please confirm that there is no frame exterior walls that will get stucco but the exterior ceilings are on frame.
				ANSWER: All exterior walls to have stucco, except as noted for hardie. note some of the high walls are infill metal studs, that would receive stucco. Ceilings are as noted on RCP plan. Mix of hardie soffit and parex per plans.
			8	QUESTION:
				ANSWER:
			9	QUESTION:
				ANSWER:
			10	QUESTION:
				ANSWER:
			11	QUESTION:
				ANSWER:
			12	QUESTION:
				ANSWER:
			13	QUESTION: