

January 11, 2019

ADDENDUM NO. 1

BID NO.: IFB 18-060/YS

BID NAME: Hurricane Harvey Repairs and Restoration for Highway 124 Stock Yard Office and Equipment Shed

Items modified in this addendum: Bid Form, Alternates, and Scope of Work

CLARIFICATIONS – QUESTIONS FROM CONTRACTORS

QUESTION 1: What type of warranty is required on metal roof panels?

ANSWER: 26-gauge galvanized roof panels with a minimum 20-year warranty.

QUESTION 2: Can the roof be coated?

ANSWER: No

QUESTION 3: Can we get a more explicit repair plan on the roof, gutters and downspouts?

ANSWER: The gutters and downspouts are addressed in both the Faust roof report and page 42 the Bid Documents under Alternates. Omit the repair of gutters and downspouts in the Faust roof report and use the information under Alternates. The aluminum gutters and downspouts (4"x6") are to be around the entire building this includes the office, the covered equipment area and the covered shed roofs. The dimensions of the building are located on sheet T1.00 in the bottom left corner. The downspouts shall be located a maximum of 25 feet apart. See question No. 1 for more information on the roof.

QUESTION 4: Do we have a size and specification for gutters and downspouts?

ANSWER: There is no specification, see question 3 for the size.

QUESTION 5: Will a WPI8 be required for the entire building or just the repair area of the roof?

ANSWER: Neither will require a WPI8.

QUESTION 6: Need info on sewer disposal?

ANSWER: Sewer can be tapped into at the sewer grinding station located on the south east corner of the building.

QUESTION 7: Alternate No. 1 states to clean and paint exterior metal wall panels, is this for the office area only or the entire building?

ANSWER: The entire building.

QUESTION 8: On the alternate for closed cell foam insulation can you specify a brand or type and is flame retardant required?

ANSWER: It does not need to be flame retardant. It can be any brand as long as it is minimum 2" thick closed cell insulation.

QUESTION 9: Will the A/C platform be metal or wood?

ANSWER: Steel.

QUESTION 10: Verify the height, size and windstorm requirements of the A/C platform.

ANSWER: 7' above finish floor. Dimensions 5' x 5' without handrails. Set 1' off the building. The A/C platform must conform to windstorm requirements. The contractor is responsible for providing structural drawings from a licensed structural engineer.

QUESTION 11: Has mold remediation been performed by a licensed mold remediation contractor, including duct cleaning?

ANSWER: No.

QUESTION 12: Will mold remediation performed by a licensed mold remediation contract be required?

ANSWER: It will be considered as an Alternate. This will be updated in the Alternates Section of the Bid Documents

QUESTION 13: Will A/C require a pressure test.

ANSWER: No.

QUESTION 14: Is a building pressure test required?

ANSWER: No.

QUESTION 15: It states air balance is required; does it need to be certified air balancing?

ANSWER: No

QUESTION 16: It specifies to inspect for mold, are we responsible for mold testing?

ANSWER: Assuming this question is referring to the Air Handler; No, visually look for mold

QUESTION 17: Can we make the exterior door a 4'-0" door instead of 4'-2"?

ANSWER: Yes.

QUESTION 18: Is the entrance door to the covered equipment area required to meet windstorm?

ANSWER: Yes.

QUESTION 19: Does the electrical need to be brought up to code?

ANSWER: Yes, in the office portion of the building only. The "Alternates" section of the bid documents and the scope of work have been modified to reflect changes. Contractor will be responsible for the load calculations and circuiting.

QUESTION 20: Electrical notes state to bring building up to code, is this to be considered as the base bid?

ANSWER: Yes, Also refer to question 19.

QUESTION 21: Can we get a drawing for the gas connections to stove and water heater?

ANSWER: The stove and water heater will remain electric so there is no need for a drawing.

QUESTION 22: Drawings and Bid Documents are conflicting between 40-gallon conventional tank and a tankless water heater, which is correct?

ANSWER: 40-gallon tank as the base bid and tankless as an alternate. This can be found in the bid documents under the Alternates section.

QUESTION 23: Will the water heater be gas or electric?

ANSWER: Electric.

QUESTION 24: Will the stove be gas or electric?

ANSWER: Electric

QUESTION 25: Is the stove exhaust fan equipment with fire protection system?

ANSWER: No

QUESTION 26: Will the floors be polished or stained?

ANSWER: Polished and Sealed. Omit the staining section of the specification.

QUESTION 27: Is the shower prefabricated ADA compliant shower or custom tile shower?

ANSWER: Custom tile shower (it is still required to meet ADA)

QUESTION 28: Can an allowance be set for the shower tile to keep the bid fair?

ANSWER: Yes, Allowance for Tile Only: \$350.00

QUESTION 29: If custom tile is desired, will tile backer board be required, and what is the material or selection for this shower? Will epoxy grout be required?

ANSWER: Yes, backer board is required. There is an allowance set for the tile only, see question 28.
Yes, epoxy grout is required

QUESTION 30: Are we required to provide a lavatory steel carrier for the wall mounted lavatory?

ANSWER: Yes

QUESTION 31: What is the material of the cabinets?

ANSWER: Plastic Laminate, See the specifications for more details.

QUESTION 32: Is a fire alarm or smoke detectors required?

ANSWER: Fire alarm system is not required. Smoke detectors are required.

QUESTION 33: Does payroll need to be certified?

ANSWER: Yes.

QUESTIONS 34: Is the contractor required to pay permitting fees?

ANSWER: Yes.

QUESTION 35: We ask for a copy of list of contractors in attendance?

ANSWER: The list has posted on the Jefferson County Purchasing website.

QUESTION 36: I noticed on bid page 48 of the bid package the “total base bid” line item isn’t as clearly marked as the alternatives are; do we write in the space provided?

ANSWER: Yes, the bid sheet has been updated to clearly mark the space to write in the “total base bid”.

QUESTION 37: R-19 batt insulation faced or unfaced?

ANSWER: Faced

QUESTION 38: Will separate tankless water heaters be required, (1) kitchen sink, (1) bathroom sink and (1) shower?

ANSWER: No

QUESTION 39: Note 13, states to provide conduit and J Boxes for security / data, but the plans do not detail any data drops or security system. Please clarify.

ANSWER: Two data drops will be located in the office, one on the south wall and one on the west wall. Omit the section of the security drops.

QUESTION 40: Please clarify if warranty is for only new installations and not for existing construction items.

ANSWER: Warranty is only for new installations.

QUESTIONS 41: Are there existing grab bars, toilet / paper towel dispensers that are to be re-installed, or are these to be contractor furnished and contractor install?

ANSWER: There are no existing items, contractor is responsible to furnish and install grab bars and toilet. There will be no toilet paper and paper towel dispensers.

QUESTIONS 42: Are the stove, microwave and ice machine owner furnish and owner install?

ANSWER: Yes

QUESTION 43: Will a floor drain be required for the ice machine and will the floor demolition need to accommodate this area?

ANSWER: Yes to both of these questions.