

WELLINGTON GREEN BID-RFI

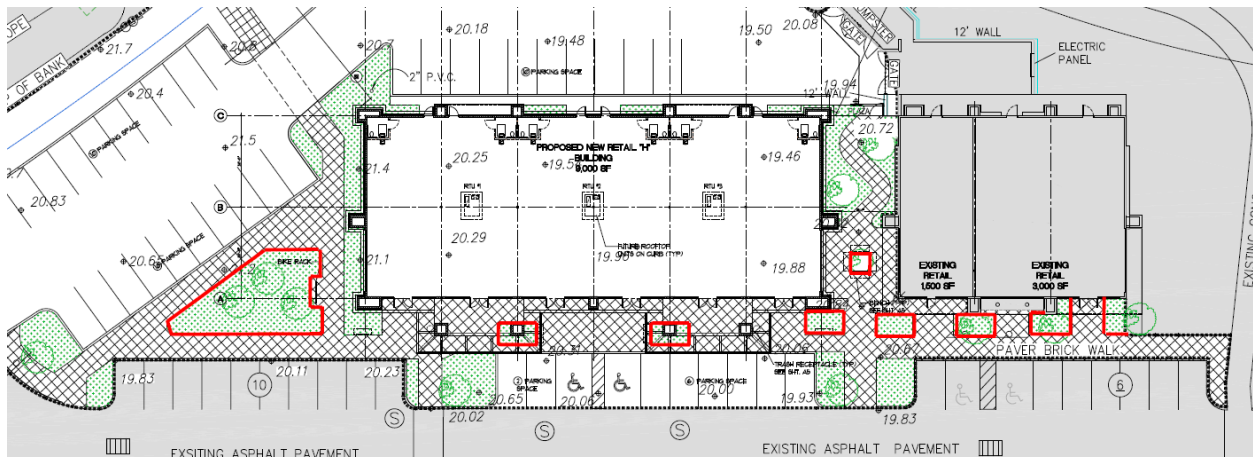
July 25, 2016 responses are in red from WDA, Holland Engineering & Project Caine

1. Per sheet A2.1 and A2.2 the elevated landscape planters do not appear to be clearly defined. Please confirm the only raised planter is between the two buildings.
 - WDA Response: also include raised planters surrounding two columns. See elevation sheet A4.1.
2. Drawing A5.2 detail 7 – Stucco Detail on Exterior walls shows galvanized expanded diamond mesh metal lath to be applied to all exterior block walls. Usually this metal mesh is applied only for exterior gypsum/plywood board wall assemblies.
 - WDA Response: Do not use galvanized expanded diamond lath.
3. Is the store front 9/16" OR 1 5/16" thick?
 - WDA Response: Storefront glazing to be 1 5/16" wide.
4. The storefront openings exceed the maximum size of the storefront system. The maximum height of the YKK YHS 50 TU system is 9'-0" Tall. Please clarify.
 - WDA Response: YHS50TU maximum height is 120" (10'-0")
5. The drawings call for the installation YKK YHS-50 TU with Blast Mitigation? The blast mitigated system is very expensive in itself is this what is really needed.
 - WDA Response: Blast Mitigation is not required. Per Florida Building Code Fifth Edition Section 1609, the location of the proposed retail is a Risk Category II building in Wind Zone 3 having an ultimate design wind speed of 160 mph. See FLBC Section 1609.1.2 Protection of Openings for wind-born debris region to have impact-resistant covering for large missile test ASTM E 1996.
6. What length of warrantee is required for the storefront material, Doors, Framing finish, Glass?
 - WDA Response: 1 year Contractors warranty and standard manufacturer's product warranty
7. What is the framing finish requested?
 - WDA Response: to match adjacent building (clear anodized aluminum).
8. Are any performance requirements for the glass? WDA Response: GLAZING PERFORMANCE REQUIREMENTS
 - WDA Response:
 - A. See glazing performance requirements in sheet T.4 Specification 08800 Glazing.
 - B. General: Installed glazing systems shall withstand normal thermal movement and wind and impact loads (where applicable) without failure, including loss or glass breakage attributable to the following: defective manufacture, fabrication, or installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other defects in construction.

C. Delegated Design: Design glass, including comprehensive engineering analysis according to ASTM E 1300 by a qualified professional engineer, using the following design criteria:

1. Design Wind Pressures: As indicated on Structural Drawings.
2. Vertical Glazing: For glass surfaces sloped 15 degrees or less from vertical, design glass to resist design wind pressure based on glass type factors for short-duration load.
3. Maximum Lateral Deflection: For glass supported on all four edges, limit center-of-glass deflection at design wind pressure to not more than 1/50 times the short-side length or **1 inch**, whichever is less.
4. Differential Shading: Design glass to resist thermal stresses induced by differential shading within individual glass lights.
5. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes acting on glass framing members and glazing components.
 - a) Temperature change: 120 deg F, ambient; 180 deg F, material surface.

9. Please clarify that a Site Demolition plan will be provided for coordination and qualification purposes as discussed during the walkthrough performed July 20th, 2016. **A civil demolition plan will be provided**
10. Please clarify if the GC will be required to provide and maintain an MOT plan through the duration of the project. **Owner to respond**
 - **Owners Response: GC will be required to provide and maintain MOT where necessary**
11. Please clarify that the following existing items can be re-used/relocated as discussed during walkthrough: Brick Pavers, Light Poles & Pole Fixtures, Site Signage, DDCV and Water meters for existing building to be new.
 - **Civil Response: The DDCV and water meter serving the existing building will need to be new. This is required in order to keep the existing building in service. The plans will be revised to note this.**
12. Please clarify if Gas Services stubs will be part of this project. Who is responsible for the coordination with Teco Gas. **Contractor**
 - **Owners Response: Owner will assist with all information pertaining to the tenant requirements.**
13. Please clarify if our assumed location of the planter wall indicated in detail 7 / A2.2 is correct.
 - **WDA Response: See clarification on revised sheet A2.2**



14. Please provide a specification (if available) for all existing Site Furnishings and specialties to guarantee an exact match as required per the City. Site furnishings to be an alternate option as discussed.

- **WDA Response:** Owner to provide specification of installed site furnishings.
- **Owners Response:** Site amenity information provided in Drop Box Link.

15. We intend to replace the GFRC building trim with Stucco / EIFS as discussed during walkthrough. Please advise.

- **WDA Response:** The Architect will review product substitution per Owner's request. Product substitution must meet the requirements of the specifications and the design intent.

16. Please clarify the intended R-Value of the roof assembly. The Specifications 07546 (B) required a R-20 min; the current sections show 4-1/2" of Polyiso board, which translates to an R-30 approximately.

- **WDA Response:** R-20 is the minimum requirement. Provide the thickness to meet R-20 based on product used.

17. As per our Glass & Glazing contractors the current specified YKK system YHS 50 TU is not approved for a 10' high assembly, the use of a YHS50 FI is suggested instead. Likewise, the YHS 50 TU system is not recommended for the 12' 6" High assembly, a curtain wall system is recommended instead. Please advise.

- **WDA Response:** As discussed with the YKK technical representative, YHS50TU maximum height is 10'-0". For the 12'-6" high storefront, use YHS50FI with steel reinforcement. See revised sheet A7.1

18. Please clarify if we can provide alternative approved-equal manufacturers for the storefront system. Substantial savings can be achieved.

- **WDA Response:** The Architect will review product substitution per Owner's request. Product substitution must meet the requirements of the specifications and the design intent.

19. Please clarify if the glazing is to be 1" Insulated Non-Impact per the current specifications or if the system should be 1-15/16" Impact insulated to meet current requirements.

- WDA Response: 1-5/16" impact insulated.
20. Exterior framing specifications in structural plans differs from architectural plans. Rycon will follow the direction of the structural drawings for 16 GA framing as required in Florida for all exterior framing. Please advise the type of sheathing that should be used. Architecturals specify Denseglass; and Structural specify 5/8" EXT Plywood. We assume FRT Plywood is not required.
- WDA Response: utilize Denseglass.
21. Please provide approximate location / distance of new FPL transformer as required for qualification of Secondary Service line and possible required patching. All Primary Lines and installation for Transformer and transformer pad by FPL. Please clarify if GC will be required to pick-up primary conduit at FPL and install. (Transformer is located on architectural drawing adjacent to the dumpster. It is approx. 60' from the service disconnect. GC to pick up transformer Pad from FPL. GC to install transformer pad and coordinate installation of pad and secondary conduit with FPL. FPL will provide underground primary connection to the transformer. According to the drawings provided to us, the primary feeders are existing in this area and FPL had planned for a transformer in the architectural drawing location.)
22. Please provide approximate location / distance of Data / Telephone Box as required for qualification of 4" service conduit and possible required patching. (Telephone pull box is located on the architectural drawing and designated with a 'V' inside a square. It is located adjacent to the existing concrete walk behind the dumpster. It is approx. 65' from the building telephone service entrance.)
23. Domestic water service in sheet C-2.0 does not match plumbing sheet P-2.1. Please clarify the required service lay-out. (C-2.0 and P-2.1 are similar in location follow P-2.1 for SOV location and C-2.0 for pipe routing.)
24. Do you have a soils report for this parcel? Yes attached
25. Per sheet A7.1 Door and Windows Schedule calls for frame type AL2 to be 12' 6" tall and all other storefront frames to be 10' 0" tall. The specified system (YKK YHS 50 TU) only allows for frames up to 9' tall. There is another YKK system for Insulated Glass that is not "Thermally Broken" which is good up to 10' tall with doors and 12' tall without doors. This would still present a problem at frame AL2. Please review and let me know how you would like me to proceed. See WDA response #17
26. Civil plans do not depict demolition. Please provide civil demolition plan. A Civil demolition plan will be provided
27. Sheet C2.0 Water and Sewer Plan shows (6) – 2" water services with meters and backflows to be set at a future date. Sheet P2.1 Plumbing Floor Plan and P6.2 Plumbing Water Isometric shows (6) – 2" to 1-1/4" services to meter boxes and stubbed into the space. No backflows are shown. All (6) services are shown extending from a single 2" water service, not from (6) individual service taps. Which is correct? (Follow C-2.0 for (6) individual taps. Backflow preventer locations to be shown on civil drawings if required at this time). (Owner to determine if water meters are to be installed at this time).

- Owners Response: We are awaiting a clarification from the city. This is due to the potential tenants for the building.

28. Sheet P2.1 Plumbing Floor Plan and P6.2 Plumbing Water Isometric shows ¾" wall hydrants on each end of the building. Both hydrants are shown connecting to the water line before a water meter. All water needs to be metered. Will there be a house service or will these wall hydrants need to be connected to a future tenant water service? (Owner to determine if water meters are to be installed at this time. It was initially thought that there was to be a house service. If not hydrants can be connected to nearest water meter).

- Owners Response: We are awaiting a clarification from the city. This is due to the potential tenants for the building.

29. Sheet P-0.0 calls for all water piping to be Type "L" copper. Does this include underground water service piping? (No type K, or polyethylene tubing SDR 9 with sch. 80 pvc casing for under pavement or concrete).

30. During prebid meeting a requirement was noted that a \$10 million umbrella policy will be required. Are there specific insurance requirements that can be provided? (Owner to respond)

- Owners Response: Provided with addendum. Bids are to include a \$5M policy with an add alt for \$10M.

31. . The notes that show the existing 6" fire and 2" water are inverted. Meaning the existing 2" water is shown connected to the new 6" Fire DIP. See below. This will be corrected

