

Opportunity Inc – Early Learning Center
4171 Westgate Avenue – Palm Beach County - Florida

Addendum Number 008

Issued 10/13/16

This Addendum shall supplement, amend and become a part of the Contract Documents (Specifications and Drawings). All bids and construction contracts shall be based upon the modifications or items of clarification contained herein. Acknowledge receipt of this Addendum on the form of proposal. Failure to do so may subject bidder to disqualification.

BID RFI CLARIFICATIONS

ITEM 1: There are no civil plans or landscape / irrigation plans included with the Bid Set. Please provide these plans.

Response Requested drawings issued via Addendum 001

ITEM 2: Please provide the kitchen equipment drawings that are referenced on the plans. Is the kitchen equipment being provided by the Owner?

Response Requested drawings issued via Addendum 001. No, the GC is to provide. Please include the costs per the Cheney Brothers Quote issued via Addendum 007.

ITEM 3: What is the R value for the ISO on the flat roofs?

Response The ISO board is minimum 4" thick, R-5.4 per inch = R-21.6 minimum

ITEM 4: In the plans on page 4/A5.1 it says that there is LWC and ISO, is this structural LWC or is this LWIC?

Response Lightweight Insulating Concrete is required.

ITEM 5: Are there Specification documents for this project?

Response No.

ITEM 6: What gauge Aluminum for the metal roof panels?

Response Refer to Legend on A1.3 that specifies the Basis of Design and NOA reference no. for the specified roofing.

ITEM 7: What gauge Aluminum for the coping cap?

Response Refer to 8/A6.0 for the Basis of Design Firestone Detail UT-T-12 for the coping components and installation requirements.



ITEM 8: The Lights in Laundry Room (Room 130) are mislabeled. The Light Symbol does not match the Fixture Description. Currently Labeled B1 & B1E, Possibly A fixtures.

Electric

Response *The light fixtures shall be labeled as A3 and A3E. Please see revised lighting plan.*

ITEM 9: Lights in the Tutoring Room (Room 155) are mislabeled. The Light Symbol does not match the Fixture Description. Currently labeled H's. Possibly A Fixtures.

Electric

Response *The lighting fixtures shall be labeled as Type A3. Please see revised lighting plan.*

ITEM 10: Lights in Therapist Room (Room 215) and Social Worker Room (Room 216) are not labeled.

Electric

Response *The lighting fixtures shall be labeled as Type A1. Please see revised lighting plan.*

ITEM 11: Lights in J.C. (Room 202) light B1E does not match Symbol Fixture Description. Also Two(2) other lights on same Circuit are not labeled.

Electric

Response *The lighting fixtures shall be labeled as Type A3E, A3 and A2E. Please see revised lighting plan.*

ITEM 12: Lights in Copy Room (Room 205) are not labeled. Possibly A Fixtures.

Electric

Response *The light fixture shall be labeled as Type A3.*

ITEM 13: Lights in Kitchen (Room 124) are labeled C1 and C1E are not on fixture Schedule.

Electric

Response: *Added lighting fixture Type C1 and C1E. Please see revised lighting fixture*

ITEM 14: Two(2) Lights in Open Work Area (Room 206) are not labeled. Symbol matches a type of (D) fixture. Need Clarification to which (D) Fixture.

Electric

Response *The lighting fixtures shall be labeled as Type D1. Please see revised lighting plan.*

ITEM 15: Lights (D1) and Lights (D1E) are not on Fixture Schedule.

Electric

Response *Added lighting fixture Type D1 and D1E. Please see revised lighting fixture schedule.*

ITEM 16: In Walk-in-Pantry (Room 122) Light is not labeled.

Electric

Response *The lighting fixture shall be labeled as Type B1.*

ITEM 17: Lights in J.C. (Room 109) is not labeled.

Electric.

Response *The lighting fixture shall be labeled as Type H.*



Electrical
ITEM 18: Light in (Room 212) upstairs bathroom, light not labeled. Symbol matches a (D) Fixture.

Response *The lighting fixtures shall be labeled as Type D1, D1E, and D4. Please see revised lighting plan and schedule of lighting fixtures.*

Electrical
ITEM 19: Also I just wanted to Clarify that these Fixtures are not used on the plans. Fixtures Listed Below. A2E, A3E, F, G, G1, G1E These are all the fixtures that are on the plans that are not on the schedule. D1E, DE, C1, C1E

Let me know if you would like me change them to a similar fixture that is currently on the Fixture Schedule or is there an Updated Fixture Schedule?

Response *Corrected lighting plan and lighting fixtures schedule.*

Kitchen
ITEM 20: Please confirm the Kitchen Drawings are just for our reference. Usually all Kitchen equipment is supplied and installed by Owner/Tenant.

Response *Please include the costs per the Cheney Brothers Quote issued via Addendum 007.*

Decorative Glass
ITEM 21: Waiting area 200 has a decorative screen. Detail 3/A9.1 reads “3Form”. Please provide specific model type, style, etc.

Response *The 3 Form was specified on A10.0 ... however the thickness was TBD. Please price 3/4" material.*

ITEM 22: Will a book of written specifications for the project be issued, prior to the bid date, or are we to assume all necessary information will be shown in the drawings.

Response No.

ITEM 23: Are there written specifications in reference to the Kitchen Equipment. Specifically the custom fabricated items.

Response *No, however please reference the Cheney Brothers quote issued via Addendum 007.*

ITEM 24: What will be the cutoff date for RFI's?

Response *October 7th 2016*

ITEM 25: Will the bids be opened and read a loud and / or will a final bid tabulation be provided once the bid process is complete.

Response *Sealed bids will be received and opened privately. Pricing information may be shared at the discretion of the Owner after interviews and final award of the contract is made.*

ITEM 26: Will a select group of the bidding contractors be ‘short listed’ and interviewed.



Response *This is a likely scenario, however not guaranteed.*

ITEM 27: Should the demolition of the existing structures be included in the bid? If so please provide a demolition drawing and a survey of hazardous materials.

Demolition & clearing.
Response Demolition of the existing structures and general clearing of the Site will be under separate contract.

ITEM 28: Structural notes indicate “G C shall engage a Testing Agency”

- Material Testing.*
- Paid for by whom
 - Should this be an allowance
 - If it is to be included in the bid
 - Compaction Requirements
 - Concrete & Grout Cylinder Tests
 - Any other testing requirements
 - Is there a preferred agency / testing company.

Response *Testing Agency shall be paid for by the GC. Yes, please identify as an itemized allowance. Refer to General Structural Notes on S1.0. No preferred testing agency is specified.*

ITEM 29: Structural notes “G C shall engage an Inspection Agency”

- Paid for by whom
- Should this be an allowance
- If it is to be included in the bid
 - Footing, Column & Beam Steel
 - Grout filled cells
 - Placement of Structural Steel
 - Truss Erection
 - Field Welding Any other testing requirements
 - Is there a preferred agency / testing company

Response *Inspection Agency shall be paid for by the GC. Yes, please identify as an itemized allowance. Refer to General Structural Notes on S1.0. No preferred inspection agency is specified.*

ITEM 30: Will a Threshold or Special Inspector be required.

Response No.



Permits free.
ITEM 31: Will the cost of permits be paid by the owner or should it be included in the bid. If so should this be an allowance.

Response *Please include an itemized Estimate in the Bid for Permit(s).*

ITEM 32: Will it be the responsibility of the general contractor to provide a Builders Risk Insurance policy. If so what level of deductible is acceptable and should this also be an allowance.

Response *Please refer to the previously issued Exhibit "CM Insurance Language".*

ITEM 33: There are 'floating ceilings' scheduled for the Multipurpose Rooms. Please provide the type and size of perimeter trim at these ceilings if required.

Response *Please provide 4" Armstrong Axiom perimeter trim at all cloud ceilings.*

ITEM 34: A3.1 Proposed south building elevation shows the "David and Jillian Gilmore Early Learning Center" copy called out for exterior signage with a key note #15. Elevation Key Notes #15 building signage instructs us to refer to 6/A5.2 for additional information. It appears this note refers to a window stucco reveal detail. Please provide what the sign type is required for this as well as all other exterior signage.

*Allowance
Per Sign.*
Response *Note 15 is incorrectly referenced. Refer to approved Planning and Zoning Package for sign size and restrictions. Specific content of sign is undetermined at this time. Please provide an itemized allowance of \$5,000.00 for supply and installation of this sign.*

ITEM 35: The Site Plan shows a Monument Sign. Please provide details for the construction of this as well as the signage and electrical requirements if any.

Response *Please coordinate with the owner and architect. The weatherproof junction box along with circuit information is shown on Sheet ES1.1.*

ITEM 36: Please provide an Interior Signage Schedule including specifications

Response *Interior Signage will be by a Design/Build Vendor under separate contract, not to be included in the Base Bid at this time.*

ITEM 37: Will fire alarm requirements be necessary for the DDCV.

Fire Alarm
Response *Please verify and coordinate with the Fire Alarm Contractor.*



Structural
ITEM 38: Please provide structural details for the dumpster pad, footings, walls, filled cells and cap beam as well as finish requirements. Same for the monument sign (Detail 5/ASP 2.0)

Response See 2/S4.1 for Structural Dumpster enclosure details. See the attached SSI for the Monument Sign structural details.

ITEM 39: Will the bullet proof systems require certification. If so what level of ballistic requirement (NIJ Level I, IIA, III). Same with the ballistic panels II or III

Response No.

Doors
ITEM 40: Will Door # 101 / Type E require bullet proof glass or ballistic material.

Response Yes, please provide bullet resistant glazing and construction for door 101, by Eggers Industries or approved equal.

Painting
ITEM 41: The structural ceiling above the floating ceilings in the Multi-Purpose Rooms are scheduled to be painted. Does this include all conduit and duct work for example and will painting only be required in areas exposed from below. Is there a specification available for the material to be used.

Response Yes, all components above the lowest point of structure (including perimeter gwb) shall be painted PT-12 which is included in the paint spec below;

- PT-12 - exposed ceiling paint in multi purpose room- manufacturer: Benjamin Moore, color: #1608 Ashland slate, finish: latex dry fall semi-gloss 397.
Contact: Juan Carlos (786) 423-5926
- PT-13 - concrete block walls in stairwells- manufacturer: Benjamin moore, primer: ultra specmasonry primer 609, color:#oc-26 cloud cover, finish:ultra spec 500 interior semi gloss finish n539.
Contact: Juan Carlos (786) 423-5926
- PT-14 – metal handrails & stair stringers- manufacturer: Benjamin moore, color: #oc-48 hazy skies, finish: Super spec hp d.t.m.alkyd low lustre p23
Contact: Juan Carlos (786) 423-5926
- PT-15 - concrete stairs- manufacturer: Benjamin moore, finish: tuffcrete solvent acrylic waterproofing concrete stain cst-5100 clear.
Contact: Juan Carlos (786) 423-5926

Electrics
ITEM 42: The drawings indicate light fixtures type C1, C1E and D1E. We could not locate them on the lighting schedule. Please advise.

Response Please see revised lighting plan and lighting fixture schedule.



Elective ITEM 43: Not all lighting fixtures on the drawings (E2.1) are identified with a corresponding letter (walk in pantry room, bottom of toilet room 107). Also some H type fixtures, appear to be H1 fixtures. Please clarify.

Response Please see revised lighting plan. Both Fixture H and H1 are indicated.

Electrical Generator & Plumbing ITEM 44: The generator basis of design is shown as Kolher, Cummins, Generac or equal. We may propose an equal. In any case, as it is shown for an exterior installation, please provide specifications for the type of enclosure and the sound attenuation requirements. Also as it is scheduled to be natural gas. We see no piping or riser information on the Plumbing or Civil Drawings detailing service to this piece of equipment. Please advise.

Response Please coordinate with General Contractor for type of generator enclosure. Also, the gas system serving the generator is shown on P4.3 Gas Riser Diagram.

Elective ITEM 45: Please confirm if battery backup is still required in all lighting fixtures since the facility is on 100% emergency backup generator power?

Response The generator is considered as an optional standby not an emergency/life safety. Please provide lights with battery backup per electrical drawings.

Elective ITEM 46: Confirm if electrical is required to provide complete (turn-key) low voltage systems for all security, access control, CCTV, voice/data, TV, cable, – Systems etc. or just provide all rough junction boxes and electrical conduit?

Response Verify and coordinate with architect and owner.

Lightning System ITEM 47: Is a Lightning Protection System required?

Response Yes per 2/A6.0. Provide pricing for a complete system, itemized in the Bid form.

Irrigation Pump ITEM 48: Will there be an irrigation pump that requires wiring?

Response Please see revised site plan indicating branch circuit for an irrigation pump.

Elective ITEM 49: Is MC Cable acceptable for use as applicable to code?

Response MC cable is permitted to use per NEC 330.10



Electric. ITEM 50: Detail 1 on E5.1 requires 4 – 4” conduits for the main telephone service, Note on ES1.1 requires 2 – 4” conduits. Please advise.

Response Please provide 2'-4" conduits. Coordinate and verify with telephone service company.

HVAC. ITEM 51: Is a refrigerant piping plan for the 40+ air handlers

Response No, contractor shall coordinate with vendor to develop a refrigerant piping plan and submit for review.

ITEM 52: In regard to the 3 Form Panels we have been informed that due to panel sizing there will need to be a seam in the field of the opening. They do however have an applied film they feel would be a better application. Will this be acceptable? We can provide additional information regarding this if you wish.

Response Option(s) to be evaluated prior to fabrication – please price as designed

ITEM 53: Could you please provide an anticipated start date for this project?

Response : ?

Flooring. ITEM 54: Please clarify a standard thickness of leveling/patch required for resilient planks. On drawing A10.0 transition detail shows a minimum of ½” to 1” at some areas. Please confirm required minimum thickness.

Response Refer to General Note (third in list) on A10.0 that requires slab leveling (flashing) to be at a maximum of 1/8” per foot slope at transitions.

ITEM 55: Drawing A3.1 detail 1, shows Proposed south building Elevation, note 15 refers to drawing 6/A5.2 for building signage additional information, however that detail refers to window stucco reveal detail. Could you please indicate what detail corresponds to the building exterior signage?

Response Please see Item 34 response.

Electric. ITEM 56: Drawing E 0.1 includes duplex receptacle(s) highlighted, which relate to the following: Can a detail be provided for the control riser for the control of the duplexes shown?

Should this be controlled individually per-room or for all rooms mentioned? If only certain rooms are to be included, please specify which.

Currently there are no indications of separate circuits for switching in the plans.

Response Please verify and coordinate with FPL for location of FPL existing manhole and requirements for primary and secondary installation method.



Electrical

ITEM 57: There is a discrepancy between Details 6 & 7 on drawing E5.2 and Riser Detail on drawing E3.1, please clarify requirements for primary and secondary.

On ES1.1, please indicate location of existing FPL manhole, as distance and location can significantly impact our estimate.

Response Please verify and coordinate with FPL for location of FPL existing manhole and requirements for primary and secondary installation method.

ITEM 58: Bid form breakdown includes a line item for appliances, however there are no specifications listed for any appliances. Would you please confirm if furnish and/or install of appliances are to be included on the GC's scope of work?

Response Please see the attached appliance cut sheets for all areas exclusive of the Kitchen.

CCTV
Not to be
included.

ITEM 59: Bid form breakdown includes a line item for CCTV, however there are no specifications listed for any closed-circuit, surveillance system. Would you please confirm if furnish and/or install of CCTV System is to be included on the GC's scope of work?

Response Not at this time. Please fill out line item with N/A - TBD

Electrical

ITEM 60: There is a discrepancy between Details 6 & 7 on drawing E5.2 and Riser Detail on drawing E3.1, please clarify requirements for primary and secondary.

On ES1.1, please indicate the location of existing FPL manhole, as distance and location can significantly impact estimate.

Response Please verify and coordinate with FPL for location of FPL existing manhole and requirements for primary and secondary installation method.

ITEM 61: Please forward Civil Drawing as referenced in the attached drawing for generator details.

Response Requested drawings issued via Addendum 001

Drawing were released to subs. updated in link to Dwg's.

Electrical

ITEM 62: Please forward a control riser and detail for the control of the duplex(s) as referenced in the attached drawing. See "Attachment 2" for reference. Is this controlled individually by room OR for all the rooms mentioned? Please provide a



list of the rooms to be included. The plan sheets do not indicate separate circuits for this switching.

Response *All private offices, classrooms, and private offices shall have split-wire receptacles wired through lighting relay panel.*

Electric
ITEM 63: Please clarify the requirements for the primary and secondary on this project. The plan details #6 and #7 from E5.2 do match the riser on E3.1. Please indicate the location of the FPL existing manhole on ES1.1. See "Attachment 3" for reference.

Response *Please verify and coordinate with FPL for location of FPL existing manhole and requirements for primary and secondary installation method.*

Lightning system
ITEM 64: In reference to the specifications on sheet E6.01; "Add alternate #XX- Lightning System-Conceptual." Will you be requiring lightning protection? If so, which specification would you want us to utilize, E0.1 or E6.01?

Response *The lightning protection system is not required by code. However, contractor shall verify with the owner if that system shall be installed per 16770 section indicated on Sheet E6.1.*

Electric
ITEM 65: The following fixture types are shown on the drawings, however, there is no corresponding fixture type on the fixture schedule. Please advise. Fixtures not on Schedule: C1, C1E.

Response *Please see revised lighting plan and lighting fixture schedule.*

Fire sprinkler
ITEM 66: We are formally requesting Fire Sprinkler drawings for engineering purposes.

Response *Fire Sprinkler is Design / Build by the General Contractor's Vendor, under separate permit. Shop drawings are to be submitted for review by the Owner / Architect / Engineer.*

ITEM 67: We are formally requesting specifications on the food service equipment.

Response *Please see the Cheney Brothers Quote issued via Addendum 007.*

Windows
ITEM 68: Is there any approved equal to the Trulite system being accepted? If so, please provide the approved substitutions in lieu of the Trulite system.

Response *Please provide pricing per drawings for base bid, and provide any suggested VE Alternates, itemized separately as adds/deducts.*



~~ITEM 69:~~ *Store front Door's.* Is YKK for the entry door, PYT for the vestibule and reception doors, and CGI Series: Targas or ALDORA for the exterior windows an acceptable equal in lieu of Kawneer?

Response Please provide pricing per drawings for base bid, and provide any suggested VE Alternates, itemized separately as adds/deducts.

Window coverings. ITEM 70: Please provide specifications for the window coverings found on A5.1 & A6.3.

Response SS-1 – SOLAR SHADE – Manufacturer: Phifer, Style: Sheerweave 2500, Color: P12 Oyster. Openness: 1%, motorized. Material and installation by the General Contractor. Please provide pricing per drawings for base bid, and provide any suggested VE Alternates, itemized separately as adds/deducts.

END OF ADDENDUM

