



ARCHITECTS  
PLANNERS

November 11, 2016

**Attn: All Bidders**

**Re: Florence Fuller Child Development Center – West Campus – Activity Center**  
S.W. 185<sup>th</sup> St.  
Boca Raton, Palm Beach County, Florida  
S&A Project # 2011-64

**Subject: Responses to Pre-Bid M.D.S. R.F.I. #001 (Received 11-8-16).**

The following are our responses to the R.F.I. questions to be included as part of Addendum #1 of 11-11-16:

1. Please provide landlord tenant construction manual (policy & procedures), providing deposits, fees, parking, work hours, required vendors & subcontractors, etc.

**Response: Owner: Contact the owner's property maintenance director Tony Remy, (561) 809-9181.**

2. Please clarify who is responsible for cost of special inspections and testing? Is there an Allowance we should carry? Typically owner hires vendor to avoid any conflicts.

**Response: Owner: By owner.**

3. Please provide permit status for this project and clarify if the permit been submitted.

**Response: S&A: Plans have not been submitted for permit to date.**

4. Please provide the anticipated start date and completion date. Will there be any special requirements for working hours on/or during school schedules.

**Response: Owner: Plans to be submitted by December 1.**

5. Please provide location of the temporary power and water locations.

**Response: Owner: G.C. responsibility.**

6. Please provide geotechnical report for this project.

**Response: S&A: See the attached Subsurface Exploration & Geotechnical Engineering Evaluation dated 10-12-16 included as part of this Addendum #1.**

Subject: Florence Fuller Child Development Center – West Campus – Activity Center  
Project #: S&A #2011-64  
Date: 11-11-16  
Page: 2

7. Landscaping: On sheet 1 of 1 there are (48) Slash Pines 12'-14' for mitigation. On sheet 1 of 2 there are (48) Slash Pines. Same total quantities, but individual area quantities differ.

**Response: Cotleur & Hearing: The 48 pine trees are the same quantity and in the same location on each plan. How the plant tags are split up makes no difference.**

8. Ref. Civil sheet 5&6 of 13 (upper right corner) "construct new I.T.E. speed hump (see PBC typical T-P-13 sheet 5 of 20). Please provide detail.

**Response: Schorah Assoc.: Provide speed humps per the Palm Beach County Typical T-P-13 sheet 5 of 20 detail I.T.E. Speed Hump Detail. Height of the speed hump to be 4".**

9. Ref. Civil sheet 5&6 of 13... plans indicate sidewalks around building to be concrete. Ref. A101 ... walkways are shown as pavers. Please clarify which material is correct.

**Response: Schorah Assoc.: Material for sidewalk around the building to be concrete.**

10. Ref. Civil Sheet 6 of 13 and A101 Service Court. Reconstruction of service court will require new "pavement". Please clarify if pavement should be replacement of pavement or asphalt. Provide detail.

**Response: Schorah Assoc.: Service Court to be modified as shown on the revised civil engineering plans (attached). A portion of the existing concrete pad/wall will be removed and a new concrete pavement area to match existing will be added. Refer to attached revised sheets C4, C6 and C8.**

11. Ref. A101 & A102 - Service Court. Reconstruction of the service court is not shown on the Structural drawings. Please confirm wall to be constructed per "Generator Enclosure Wall"

**Response: S&A: Confirmed. The detail 2/A102 indicates construction of the Service Court perimeter wall. The detail should be titled: 'Enclosure Wall' in lieu of: 'Generator Enclosure Wall'.**

12. Ref. A101 - Please clarify responsibility of the construction of the "New 6" Concrete Play Court", including striping, and accessories. Provide specifications should this be required by GC.

**Response: S&A: Confirmed. Provide 6" thick, 3000 p.s.i. trowel finish concrete court with 1/4" beveled edge / slab (pitched minimally to drain), (2) permanent basketball baskets, backboards & factory finish steel pole assemblies and 4" wide white concrete paint stripes as indicated are included in the G.C.'s scope of work. The court is to be constructed with a 10" x 10" thickened edge at the perimeter with (1) #5 rebar cont. and 6" x 6" #1.4/1.4 w.w.f. throughout. NOTE: For the concrete court / slab and all concrete sidewalks: provide 1/8" wide x 1 1/2" deep straight saw-cut control joints at 5'-0" o.c., 1/2" wide (with 1/4" bevels) x full depth straight pre-molded bituminous expansion joints at 15'-0" o.c. and 12" thick clean fill sub-base compacted to 98% maximum density, typical.**

Subject: Florence Fuller Child Development Center – West Campus – Activity Center  
Project #: S&A #2011-64  
Date: 11-11-16  
Page: 2

13. Ref. A201 Staff Restroom 108 - Wall type 4 (ext block wall). Please revise.

**Response: S&A: On sheet A201, at Staff Restroom #108, the wall type tag at the west wall is incorrect. The tag should be wall type #5 in lieu of #4. This will be revised for the next issue of drawings.**

14. ROOFING: Ref Sheet A203 - Note 2 indicates BUR over Lightweight Concrete. Ref Sheet A552 - Note 26 indicates BUR over tapered insulation. Please clarify.

**Response: S&A: On sheet A203, Roof Plan Legend Note 2 is incorrect. The note should indicate 3-ply modified bitumen roof system mechanically fastened through tapered rigid insulation to the metal deck in lieu of indicating light weight insulating concrete substrate.**

15. Ref. Key Note 18 on A501 - Icynene Insulation. Please clarify location required. Not found on plans.

**Response: S&A: On sheet A501, Building Section Legend Note 18 is incorrect. The note should indicate: 'Not Used' (i.e. void).**

16. Please clarify desired R-Value for the roof.

**Response: S&A: The R-value for insulation at both roof systems is to be: R-19.**

17. Please clarify if there is a NDL (# of years) warranty required for the roof.

**Response: S&A: Roof system warranty is to be: (20) years as indicated on sheet A953, in Specification section #07552.**

18. Please clarify if there is a water tightness warranty needed for the standing seam portion of roof.

**Response: S&A: See the attached Specification section #07611 for Sheet Metal Roofing systems which is to be included as part of this addendum in lieu of the section #7650 which was incorrectly included. Per section #7611, a (5) year water-tightness warranty is to be provided.**

19. Ref. A351 - Closet 106 & Staff Restroom 108 appear to show 2x2 ACT in lieu of 2x4 specified. Please clarify.

**Response: S&A: The typical 24" x 48" acoustic tile and grid ceiling is to be provided in both rooms #106 and 108 as specified on sheet id.4a. Sheet A351 will be revised and coordinated with this specification for the next issue of drawings.**

20. Please confirm two (2) F40 footing shown on sheet S-1 are labeled correctly. Scale indicates these are F50 footings.

**Response: ONMJ: The two F40 footings are correct.**

Subject: Florence Fuller Child Development Center – West Campus – Activity Center  
Project #: S&A #2011-64  
Date: 11-11-16  
Page: 2

21. Ref. A202 - Concrete Stoops are flagged <6>, but not shown on the North side of the building, please provide dimension sizes. Note: not shown on structural drawings.

**Response: S&A: On sheet A202, at the north side pairs of doors, there are to be centered two 12' wide x 5' deep x 4" thick with 8" x 8" thickened-edge c.i.p. concrete stoops with fiber-mesh reinforcing and (1) #5 rebar cont. at the perimeter pitched slightly to drain away from the building and flush with the floor slab similar to all other stoops and sidewalk construction. Provide light broom finish surface.**

22. Note - Ref. A202 - Key note <28> appears to be incorrect in the Nourishment Prep 122 room. There are no electrical panels in this location.

**Response: S&A: On sheet A202, at Nourishment Prep. south cabinetry, the tag at the sinks should be Plan Legend note 27 in lieu of 28. The adjacent tag indicating note 27 should be note 11 in lieu of 27. At the north cabinetry, the tag indicating note 27 should be an additional note 44 to be: 'Upper shelf mount microwave ovens (3) (provided by owner, install by G.C.). G.C. to coordinate power outlet location and sufficient shelf depth and bracing as needed for units selected, typ.', in lieu of 27.**

23. Ref. A202 Nourishment Prep 122. Key note <27> indicates base cabinet with solid surface counter. Ref. 3/A802 same room has notes [RR] & [GG] for the counters. Please indicate which countertop material is required.

**Response: S&A: On sheet A202, all counters within Nourishment Prep. #122 are to be solid surface on plywood backing.**

24. Plumbing Specifications Required: Floor Drain (FD1), Roof Drain (RD1), Overflow Drain (RD1). Please provide.

**Response: Kamm: For Floor Drain FD1, provide: 'Sioux Chief 863 series' with trap-primer 'Sioux Chief 695 series' or equal. For Roof Drain and Overflow Drain RD1, provide: 'Wade 3000-52-53' with AE extension as required or equal.**

25. Please provide fire protection floor plans.

**Response: S&A: Fire protection system drawings are not included in the engineer of record's scope. Engineered system drawings and calculations, as required for sub-permit and installation, will need to be provided by the G.C. of record and his system vendor once a G.C. has been retained. All bidders are to provide an estimate for providing a complete fire protection system including it's design coordinated with the building layout and other trades as part of their bid.**

26. Please clarify if pressure testing of the existing water mains has been completed. Please provide.

**Response: S&A: The owner is in the process of contacting the fire department to have a flow-test performed.**

Subject: Florence Fuller Child Development Center – West Campus – Activity Center  
Project #: S&A #2011-64  
Date: 11-11-16  
Page: 2

27. Ref. A202 - Please confirm Room 116 Multi-Purpose Room 2 will not require a fire extinguishers <31> should the folding partition be in the closed position.

**Response: S&A: The portable fire extinguishers have been located within the building at separation distances compliant with NFPA-10. The plans have not yet been reviewed by the fire marshal. Fire or building department plan review may require additional extinguishers be provided.**

28. Please clarify if tying into the base building fire alarm system will be required.

**Response: Owner: Yes. Contact Tony Remy (561) 809-9181. Kamm: If the owner wants to connect the buildings, then there will need to be research done on the existing building system to see if this is even possible from an expansion standpoint. With most new FA systems, this is more likely. Some older systems do not have expansion capabilities. This is also a question for the fire department in that they may require the buildings to be linked.**

29. Please clarify who is supplying and/or installing all low voltage systems (*LN, A/V, SAT, CCTV, pas, Tele, Burglar, Security, etc.*) and which systems will be used. Clarify if Allowance figures need to be included as place holders.

**Response: Owner: Vendor under general contract. Vendor to be determined. G.C. to provide a \$20,000 allowance.**

Sincerely,

Clifford A. Roberson  
Project Manager  
Slattery and Associates  
Architects Planners

cc: file