



**Addendum No. 1 ITB 2023-04
Wakulla Sands Maintenance Building Improvements**

Issued February 16, 2023

SECTION 1.0 SCHEDULE OF EVENTS

Failure to comply with this or any other paragraph of this ITB shall be sufficient reason for rejection of the Bid.

All times listed in the Schedule of Events are Eastern Standard Time (EST).

<i>Event</i>	<i>Date/Time</i>
Bid Advertisement Date	January 26, 2023
Release of Invitation to Bid	January 26, 2023
Mandatory Pre-Bid Conference and Site Visit	February 3, 2023 @ 10:00 A.M.
Bid Questions Due from Prospective Bidder	February 10, 2023 by 5:00 P.M
Responses to bid questions due	February 16, 2023
BIDS DUE TO BOCC	February 27, 2023 @ 3:00 P.M.
Posting of Intended Award	March 1, 2023
Board Consideration of Intended Award	March 21, 2023
Posting of Notice of Award	March 22, 2023

This addendum is being posted to provide responses to the questions that were received.

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Questions due February 10th and responses to proposal questions due on or before February 16th

Questions and Answers

Q1: Is there an estimated budget for this project?

A1: The estimated cost for this project is \$144,760.00.

Q2: Can we shift windows to avoid structural columns?

A2: Minor adjustments may be made, due to structural considerations, in consultation with the architect and owner. For the purposes of bidding the contractor needs to assume the window will be located VERY close to where it is shown on the plans.

Q3: Are we to remove CMU blocks from exterior storage room being demolished?

A3: Yes, remove everything to the slab, demolish the slab and remove all concrete debris.

Q4: Are the cabinets P-Lam or Stained Wood?

A4: Plastic Laminate

Q5: Are there any specs?

A5: You can obtain the specifications relating to this project either by contacting Patty Taylor, ptaylor@mywakulla.com, The Blueprint Shop at (850) 224-2699 or Amazing Mail Solutions at (850) 745-7703.

Q6: Why does Wakulla County require performance and payment bonds?

A6: **Per County Ordinance 2015-2, Section 2.257.** The county administrator and/or procurement office shall determine if payment and performance bonds shall be required. All contracts for construction or repairs of public buildings and public works shall require payment and performance bonds in accordance with F. S. § 255.05. All contracts for construction or facility improvements governed by 2 CFR § 200.325, shall require payment and performance bonds in accordance therewith for such projects exceeding the simplified acquisition threshold in 2 CFR § 200.88.

Q7: The plans sheet as1.01 indicates three windows cut in the existing metal building, one of which is center a red iron structural member. The Code per the County will require engineered signed and sealed detail plans to obtain a permit. The plans do not provide this information.

Option:

A. Remove the windows from the scope of work.

Answer: No

B. Install a window bay side in the break room.

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Answer: No

C. Provide a half glass new door in the bay area.

Answer: No

D. Provide the necessary engineered detail for bid pricing.

Drawings if structural modification is required will be provided by the architect.

E. Allow an allowance of \$10,000 to obtain the engineering and installation.

Answer: No

A7: Minor adjustments may be made, due to structural considerations, in consultation with the architect and owner. For the purposes of bidding the contractor needs to assume the window will be located VERY close to where it is shown on the plans.

Q8: Wall detail sheet A1.01 / detail W-02 indicated foil faced R-13 insulation installed to the outside of the interior wood frame wall. This cannot be installed with the wall erected in place.

Option:

A. Installing of the insulation before the walls are placed does not allow for repair if the insulation is damaged during or after installation.

We are not responsible for the 'Means and Methods' we can accept alternatives so long as they meet the intent of the documents and are acceptable to the architect and owner.

B. Install the insulation faced as normal after the walls are erected is the most economical.

Acceptable solution

C. Erect the walls and spray 3.5 Inches' closed cell insulation foam directly to the metal siding, completely sealing off the wall cavity.

Acceptable solution

A8: We are not responsible for the 'Means and Methods' we can accept alternatives so long as they meet the intent of the documents and are acceptable to the architect and owner.

Q9: Due to the location of the building, could we not repair the siding and close any penetrations with the panels removed from storage shed? Any new metal panels will not match the existing. The building is in excess of 30yrs old?

A9: This would be a potential acceptable solution assuming there is enough material suitable to repair the damages areas. The Contractor will be responsible for providing enough quality material for the repair of the building. Attempt to match as close as possible. We understand that the colors may not match.

Q10: Section 3.0 scope of work there is no appendix "C" technical Specification / ADA compliance.

A10: Section 3.0 of the Intent and General Information references Appendix C. You can obtain the specifications relating to this project either by contacting Patty Taylor,

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ptaylor@mywakulla.com, The Blueprint Shop at (850) 224-2699 or Amazing Mail Solutions at (850) 745-7703.

- Q11: The bid document requests a breakdown in the construction cost “Basis of Bid “ The basis for bid in appendix “ B ” construction, section 3 contract agreement, **Drops: the cost of bid table**. The time allotted to tabulate the sub-contractors and suppliers, check such and insert the numbers to the form is prohibitive to providing an **accurate** Basis of BID. Please review and remove from the bid process/or requirement. We find this redundant being this is a lump sum bid with no possible advancement of the scope of work.
- A11: Please use the Basis of Bid provided on page four (4) of the Bid Proposal Forms.
- Q12: The plans and documents does not give make, model and/or size for the under counter Refrigerator.
- A12: Contractor to provide. BASIS OF DESIGN: RCA MODEL RFR3201-BLACK, Available from Curtis International LTD., www.curtisint.com.
- Q13: Per the plans the hazardous material storage, rear addition, is to be removed, except the concrete slab. There is a portion of the shed that is a concrete 16 inch deep, below grade, concrete containment pit. No portion of this hazardous pit can be removed without removing all. The removal of the roof and building if removed will allow water into the pit, that doesn’t have a drain. The contamination run off is prohibited. Is there a permit and has the pit been maintained per the DEP requirements? We cannot expose / remove such without all permits provided by the County. We will remove the wood metal structure and hold Wakulla County responsible for and violation, penalties or any cost associated with the fall out of such. Please provide the necessary permits so **we can quote** the removal and/mediation of the pit.
- A13: Remove everything to the slab, demolish the slab and remove all concrete debris. Unknown at this time is any permitting is required for hazardous materials. We have no reason to believe there is an issue. Contractor to provide a \$2,000.00 allowance in their bid price for disposal of hazardous material if there is some documented and substantiated concern and special disposal required.
- Q14: We are requested to Paint the concrete floor throughout. The floor is saturated with oils, grease and other oil base products for about 40 yrs. or so. We will clean the floor as per the manufacture’s recommendations and paint as directed, but we will **not be responsible to warranty or bond the performance**. Please remove the warranty requirements from the scope of work; and / or remove painting of the floor in its entirety. Option; Install VCT Tile in the breakroom and restroom.
- A14: Contractor is responsible for installing the flooring per manufacturer recommendations for the existing condition. During shop drawing review we will entertain other products that would be considered comparable. Warranty remains. Manufacturer’s warrantee and standard contractor’s warranty for 1 year after substantial completion.

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Q15: Per the appendix B, construction agreement there is a \$750.00 per day penalty Liquidated Damage Assessment if not completed on time. This is greatly over charged due the project requirements. If we are low bid we only agree to a \$150.00 per day penalty, and vice versa if delay is caused by the County/Architect.

A15: Any proposed changes to the Contract should be addressed on Bid Proposal Form 15.

Q16: Will Wakulla County provide all Signed and Sealed plans etc. to obtain permitting from any and all agencies requiring such?

A16: Yes.

Q17: Can we change the rectangle supply trunk and the return trunk to round pipe instead of rectangle trunk line?

A17: Yes as long as cross sectional areas for air flows comply with the mechanical drawings and the lines fit where proposed.

Q18: Can we swap the system brand from Daikin to Amana?

A18: Daikin is specified as BASIS OF DESIGN. Contractor can submit other comparable products and manufactures for consideration through the SHOP DRAWING REVIEW process.

Q19: The model number also listed does not refer to a variable speed blower, but the notes below refer to a variable speed blower, which route does the County want to go? Variable speed blower or no?

A19: Variable Speed Blower is required to comply with SEER, Version 2.

Q20: Who supplies the under-counter refrigerator (if contractor supplied, please send brand & model number)

A20: Contractor to provide. BASIS OF DESIGN: RCA MODEL RFR3201-BLACK, Available from Curtis International LTD., www.curtisint.com.

Q21: Does owner supply the ice machine?

A21: Contractor to provide the ice machine.

Q22: Plumbing plan page P 2.00, keynote 1 refers to civil drawings. Can you send civil drawings?

A22: Disregard the note referring to civil drawings. There was no civil engineer on this project. There will be a septic tank installed once building modifications are completed and equipment moved off the site.

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Q23: Are the 2 x 12 ceiling joists on 2' or 16" centers?

A23: 24" o.c.

Q24: Is the Polyaspartic concrete coating to cover the garage area?

A24: Yes.

Q25: Does contractor pay for permitting?

A25: Contractor to pay all permit fees.