Board of County Commissioners • Escambia County, Florida

Paul R. Nobles/Purchasing Manager
Office of Purchasing

February 28, 2018

To: All Known Prospective Bidders

Addendum Number 3:

Re: Re-Bid, OLF Site X Phase II - Airfield
Specification Number: PD 17-18.035

All:
We recently sent you an Invitation to Bid on the above-mentioned specification.

This Addendum Number 3 provides for:

1. **Revised Opening Date**

   From: BIDS WILL BE RECEIVED UNTIL: 2:00 p.m., CST, MARCH 1 ,2018
   To: BIDS WILL BE RECEIVED UNTIL: 3:00 p.m., CST, MARCH 6 ,2018

2. **Response to Questions/Clarifications**

   a) **Subgrade preparation was included in the Phase I contract. However, it is expected that additional subgrade preparation and testing will be necessary in Phase II in order to meet the requirements of the Contract Plans and 32 11 29 LIME-STABILIZED SUBGRADE.**

   b) Due to the accelerated schedule of the project will base material meeting specifications for Section 32 11 23 Aggregate Base Courses be allowed from two different sources?

      Response: Yes, the base material may be supplied from multiple sources provided it meets the specification requirements.

   c) How will the County handle distribution of weather days?

      Response: Allowance of weather days shall be in accordance with the Escambia County standard contract.

   d) Sheet A-121 shows where lockers are to go, but it doesn't look like the quantity of lockers is specified anywhere. What is the quantity of lockers to provide?

      Response: There will be 5 sets of three lockers for a total of 15 lockers. See revised Sheets A-121 and A-700.

e) If providing basis of design materials and equipment, does the Contractor have to still submit product data for approval, or will it be acceptable to provide a letter to the owner, stating basis of design will be used, in order to expedite material procurement and circumvent the time it takes to compile, review, and seek approval through the submittal process?

Response: The Contractor will be required to follow the submittal process as defined in the Project Specifications.

f) Will there be Davis bacon wages on this job as it is a county job?

Response: No, not included with the solicitation.

g) Are there structural drawings for the foundation at this tower?

Response: No, the tower foundation design shall be provided by the tower manufacturer.

h) Who is supplying a commissioning agent for this job as required in Spec. 01 91 00.15?

Response: 01 91 00.15 requires the Commissioning Firm to be a 1st tier subcontractor of the General or Prime Contractor.

i) Is this a LEED job?

Response: No

j) Drawing S-110 calls out a capillary break under the slabs on grade, but the reference sect. 2.08 does not mention this item. Please clarify. Also if required please spec material required.

Response: The capillary break material is specified in Section 4.5 of the Geotechnical Report and is as follows: The floor slab design should include a capillary break, comprised of at least 4 inches of free-draining, compacted, granular material. Free-draining granular material should have less than 7 percent fines (material passing the #300 sieve).

k) Rolling doors -

A. Future Options. They want a chain hoist with all of the bells and whistles which is fine. The issue is that the spec say to set up the door for a future motor and Nema 6 button. The door can be set up with a chain hoist now, but if they decide to put an operator on it later, the guts in the top of the door will have to be changed out too. The guts that work for an operator will not work for a chain hoist. It will be a waste of money for them and will cost them more in the long run to do it this way.

Response: The coiling overhead doors shall be provided with manual operators only with provisions to convert to electric in the future. These provisions include conduit, conductors, and door operating controls as showing in the Contract Plans. Electric door motors will not be provided as part of this Contract.

B. The only difference between a NEMA 6 and a NEMA 4 is that the button can be submerged for up to 30mins in complete water. A NEMA 6 is difficult to get a hold of and not readily available to most suppliers. A NEMA 4 is what they really need for this project. The only thing they are requesting is that it keep out debris/dust/oil. (pg.250) 2.7.5 Control Enclosures Provide control enclosures that conform to NEMA ICS 6 for oil-tight and dust tight NEMA Type

Response: Control enclosures shall conform to NEMA ICS 6 for oil-tight and dust-tight NEMA Type 13.

l) Per Section 32 11 29, lime-stabilized subgrade is being specified. It is my understanding from the pre-bid the stabilization was completed in a previous phase, though we will have to clip and re-test as necessary. Will we be required to lime-stabilize this section?

Response: Yes. The subgrade was prepared in a previous construction phase however it is anticipated that additional subgrade preparation will be required to meet the requirements of the Contract Plans and specifications.

m) According to multiple contractor provided in addendum #2, they are unable to quote based off of the information provided and will not be able to price the septic system until DOH has specified what will be required. Can an allowance be utilized or will you be providing what system will be required per DOH specification/permitting?

Response: The bid tab has been revised to include a $25,000 allowance for the permitting and construction of the OSTDS.

n) Will NAVFAC be involved in any inspection/oversight/approval during this project?

Response: Yes, NAVFAC will have a role in inspection, oversight, and approval for this project.

o) Will sawcutting of ALL joints be required on the 2" asphalt sections, per the NAVFAC specification?

Response: Asphalt runway joints shall be constructed per 32 12 15.13 ASPHALT PAVING FOR AIRFIELDS Section 3.10.

p) There are major concerns being expressed over the manufacturing of fire system and observation tower and utility company's performance with such a critical timeline. With the current specifications, the contractor is being placed at the mercy of public utilities and/or manufacturers of pre-fabbed systems. If delays are incurred due to these reasons, will we be compensated with weather days or some other form of contract delay time?

Response: Delays by fire protection and observation tower suppliers and/or utility companies that result in not meeting the schedule will be evaluated on a case-by-case basis.

q) Specification Section 01 33 00 1.10 Scheduling states to allow 15 working days for review by the QC Manager and 20 working days (30 Days Fire Protection / +5 HVAC) for the Owner's Representative. Given the demands and aggressive schedule, will the Owner reduce these durations for the review process?

Response: No. The required review times will be as defined in the specifications.

r) Specification Section 01 45 00.00 20 Quality Control (1.5.1.2 Qualifications) states that 10 years of experience for similar types and sizes of projects is required for the QC Manager. Will this be a requirement of this project? Will the CQM certification as listed in 1.5.3 be a requirement for this project?

Response: Yes, the QC Manager must meet the requirements of 01 45 00.00 20 Quality Control.

s) Will Specification 01 45 35 Special Inspections be required as part of this contract?

Response: Yes, 01 45 35 Special Inspections will be required due to the building Seismic Design Category C, Risk Category IV, and Nominal Design Wind Speed in excess of 110 mph.

t) Have the utility providers provided a schedule or duration for their respective work?

Response: Utility providers have been notified and given plans however they have not provided any schedule or duration for their respective work.

u) It is our understanding per plans that the Contractor shall be responsible for top of subgrade to top of paving, other than grading for slope. Is there an intent to require Specification 32 11 29 Lime-Stabilized Subgrade or other stabilized subgrade measures?

Response: The subgrade was prepared in a previous construction phase however it is anticipated that additional subgrade preparation will be required to meet the requirements of the Contract Plans and specifications.

v) Will the Contractor be responsible for importing any earthwork/borrow material to the project?

Response: No additional earthwork or borrow material will be imported to the site. The Contractor shall utilize the mounds of borrow material that are located on site in the northeast and southwest corner of the infield area.

w) In multiple specifications, there are several insertions of utilizing USGBC / LEED requirements. Will there requirements and guidelines be applicable to this project?

Response: No, USGBC / LEED requirements will not be required for this project.

x) I'd like to request clarification on the striping required for this job. The detail shows for only one single skip line to get painted on each of the runways. There is not a detail for numbered runways or hold shorts or any other typical airport lines. Is this correct?

Response: Yes, the detail is correct. Only a single skip line will be provided on the asphalt runways. No additional markings are required.

y) No striping is shown for the helipads. Does that mean none is required?

Response: Sheet E-121 requires "STATIC GROUND ONLY" to be stenciled in 4" block letters near each static ground point. No additional striping is required for the helipads.

z) The only striping shown for the access road are the FOD Checks? Is that correct?

Response: Yes, the only striping required for the asphalt access road is shown on Sheet C-914 FOD CHECK PAVEMENT MARKING DETAIL.

3. **Revised Sheets**

The following sheets have been revised with these descriptions:

Building Plans
- A-121 – Lockers updated on floor plan to show five (5) sets of three (3) lockers.
- A-700 – Locker information under Basis of Design and note #10 updated.
- E-001 – Added Panel "FP" in Pump House. Added feed to tower Panel "T". Revised Keynote #1 and added Keynote #5. Power Riser: Changed kAIC rating from 42 kAIC to 22kAIC. Added subbase fuel tank to generator. Added Panel "FP" for fire pump house. Added ground note to Panels "T" and "FP". Added 100/2 breaker in "MP" for Panel "FP".
- E-100 – Revised kAIC ratings on all panel schedules from 42,000 to 22,000. Added Panel "FP" with 100/2 circuit breaker to Panel "MP". Revised total connected load of Panel "MP". Revised Lighting Fixture Schedule.
- E-101 – Added one type FS fixture in IT.RM 113.
- E-201 – Revised Keynote #15
- E-302 – Deleted parapet wall air terminal detail
- T-101 – Added comm rack outline back in IT.RM 113.

Civil Plans
E-010 – Revised "Panel M" to M.L.O. to be consistent with Building Plan electrical sheets..

4. **Revised Specifications**

The following specifications sections have been revised:

a. 01 45 00.00 20 QUALITY CONTROL
   - Removed brackets from Sections 1.5.5, 1.6.1.1, and 1.14.1

b. 01 45 35 SPECIAL INSPECTIONS
   - Removed brackets from Sections 1.5, 2.1, and 3.1.2

c. 01 78 00 CLOSEOUT SUBMITTALS
   - Removed brackets from Section 3.2
   - Removed Section 3.5

d. 01 78 23 OPERATION AND MAINTENANCE DATA
   - Removed reference to 01 33 29

e. 01 91 00.15 TOTAL BUILDING COMMISSIONING
   - Updated references to regional specification 23 05 93.00 25 TESTING, ADJUSTING, AND BALANCING FOR HVAC
   - Removed reference to 01 32 01.00 10

f. 03 30 53 MISCELLANEOUS CAST-IN-PLACE CONCRETE
   - Revised Section 2.2.5

g. 08 33 23 OVERHEAD COILING DOORS
   - Removed reference to vision panels

h. 21 13 13.00 20 WET-PIPE SPRINKLER SYSTEM, FIRE PROTECTION
   - Removed reference to 09 90 00

i. 21 30 00 FIRE PUMPS
   - Removed reference to 09 90 00

j. 22 00 00 PLUMBING, GENERAL PURPOSE
   - Removed reference to 09 90 00

k. 23 00 00 AIR SUPPLY, DISTRIBUTION, VENTILATION, AND EXHAUST SYSTEMS
   - Removed reference to 09 90 00

l. 23 05 93.00 25 TESTING, ADJUSTING, AND BALANCING FOR HVAC
   - Removed Section 1.3.4
   - Removed reference to 01 33 29.00 25
   - Removed reference to 01 30 00
   - Removed reference to 01 32 17.00 25

m. 23 23 00 REFRIGERANT PIPING
   - Removed reference to 05 12 00
   - Updated references to regional specification 23 05 93.00 25 TESTING, ADJUSTING, AND BALANCING FOR HVAC

n. 23 83 00.00 20 ELECTRIC SPACE HEATING EQUIPMENT
   - Removed reference to 01 33 29

o. 26 00 00.00 20 BASIC ELECTRICAL MATERIALS AND METHODS
   - Removed reference to 09 90 00

p. 26 05 48.00 10 SEISMIC PROTECTION FOR ELECTRICAL EQUIPMENT
   - Removed specification

q. 26 20 00 INTERIOR DISTRIBUTION SYSTEM
   - Removed reference to 09 90 00
   - Revised Section 2.5.2
   - Revised Section 2.14.2

r. 26 36 23.00 20 AUTOMATIC TRANSFER SWITCH
   - Added specification

s. 26 51 00 INTERIOR LIGHTING
   - Removed reference to 09 90 00

t. 26 54 21.00 10 – HELIPAD LIGHTING AND VISUAL NAVIGATION AIDS
   - Removed reference to 09 90 00 PAINTS AND COATINGS
   - Removes brackets in Sections 2.4 and 3.19.

u. 26 56 00 EXTERIOR LIGHTING
   - Removed reference to 09 90 00

v. 27 10 00 BUILDING TELECOMMUNICATIONS CABLING SYSTEMS
   - Removed reference to 09 90 00

w. 28 31 63.00 20 ANALOG/ADDRESSABLE INTERIOR FIRE ALARM SYSTEM
   - Removed reference to 09 90 00

x. 31 31 16.13 CHEMICAL TERMITE CONTROL
   - Removed reference to 01 33 29
   - Removed reference to 31 00 00

- Removed reference to 10 14 00.10

5. **Permits**

Anticipated permitting activities are listed below along with allowance values for permit fees and inspections. The contractor must provide receipt of permit and inspection fees for reimbursement from the allowances. Allowances are not lump sum amounts.

i. Santa Rosa County Building Permit
Contact: Rhonda Royals, Building Official
Phone: 850-981-7024
Inspections in accordance with FBC
Permitting and Inspections allowance **$ 10,000**

ii. Santa Rosa County Environmental Health
Contact: Herman Davies
Phone: 983-5275
Permitting and Inspections Allowance **~~$ 1,500~~**
Revised **$ 25,000**
Septic System Permit
- Standard Application
- Site Plan
- Floor Plan

Limited Use Potable Well
- Water Testing / Clearance
- Bacterial Tests
- Site Plan
- Floor Plan

iii. Northwest Florida Water Management District

Consumptive Use Permit
- General Use Permit
- Demand based on 3000 SF office space
- Use 15 GPD per 100 SF
- Average Daily Demand = 450 Gallons per Day
- Average Monthly demand = 13,500 Gallons per Month
- Average Annual demand = 162,000 Gallons per Year

Phone: 850-981-7024
Inspections in accordance with FBC
Permitting and Inspections allowance **$ 500**

iv. Escambia River Electric Cooperative

Permitting and construction cost allowance **$ 100,000**

v. AT&T Communications

Permitting and construction cost allowance **$ 50,000**

6. **Revised Bid Form**

1. The base material on the bid form was updated to "Aggregate Base Course" to be consistent with the plans and specifications.

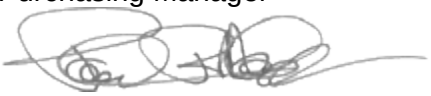
2. The bid form was updated to include a $25,000 allowance for the permitting and construction of the Onsite Sewage Treatment and Disposal System. Line item for Septic Tank & Drain Field System in now included in this allowance and was removed from the bid form.

NOTE: The bid form is not complete without the Bid Form Excel Spreadsheet (**25898_04 Bid Form 02-20-2018 Addendum #3.xlsx**). Include some form of electronic media with the Excel spreadsheet (a PDF of the spreadsheet is not acceptable).

This Addendum Number 3 is furnished to all known prospective Bidders. Please sign and return one copy of this Addendum, with original signature, with your bid as an acknowledgement of you having received same. You may photo copy for your record.

Sincerely,

Paul R. Nobles
Purchasing Manager



Acknowledgement of Receipt of Addendum 3:

SIGNED: _____

COMPANY: _____