

**ADDENDUM #4  
TO  
SPECIFICATION AND CONTRACT DOCUMENTS**

**October 1, 2013**

TO: ALL PLAN HOLDERS

FOR: RFP-022-2013  
Utilities Office Renovations

This addendum sets forth changes and/or additional information as referenced and is hereby made a part of and should be attached to the subject Specifications and Contract Documents.

**Contractor must acknowledge receipt of all addenda with proposal on the form provided herein.**

The purpose of addenda #4 is to answer written questions received to date.

- 1) Item 2 page 4 of 21 Scope of work indicates “construction and enhancements are to meet the Florida Building Code.” To eliminate confusion, is it the City’s intent to recognize the most current applicable codes (2010 Florida Building Code and NFPA 2010 Life Safety Code with most recent supplements)? **No. According to our building and zoning department, renovations of building are cosmetic only.**
- 2) Item 2 b. page 5 of 21 Proposed Locker Rooms:
  - Item 2 b indicates that “These plans are to be used as a guideline.” Since there is no evidence that the original four wall racquet ball courts structural system can accommodate an after-the-fact roof structure or the removal of an interior structural wall, would the City entertain the possibility of the construction of a freestanding bath and locker room building and partial removal of the existing four wall court structure (to insure the new construction doesn’t exceed the current site percentage of impervious material) as possible option for consideration, especially with the risk factor the RFP identified in item 4 of its content. **Yes, free standing would be suitable if necessary.**
- 3) Items 13 & 14:
  - Is it the City’s intent that the proposer provides proof of insurance for the general contractor, architect, and the mechanical, electrical, plumbing, and structural engineers in their design build proposal, and as indicated in item 14 of the RFP “within seven (7) days after notification of an award” the design build team provide proof that the city of Lake City and the specific project are named on a certificate of insurance or endorsement? **Certificate of Insurance from contractor is required after Notice of Award and before the Notice to Proceed.**
- 4) Item 17 Page 8 of 21: (also relates to item 10 page 6 of 21)
  - Will the City exercise their right of direct purchase invoicing to save and reinvest tax dollars to the project, and if so, will the contractor be responsible for aiding the City in completing the paperwork for the City to process? **No.**

5) General Question:

- During the mandatory site tour of the Building and the Racquet Ball Court, the current building and energy codes were referenced with respect to the project's condition. It is my understanding from the open discussion while touring that the building's roof was re-roofed ±3 years ago by O'Neil Roofing and John O'Neal stated that the R value of the roof installed provided an R-20. It was also discussed that there was no obvious indication of the extent of existing wall insulation (interior face of walls are painted CMU); therefore whatever insulation the walls may have is concealed and would require destructive investigation, can the proposers assume that the 1977 construction documents represent the As-Built thermal conditions of the exterior masonry walls? **Re-roofing was completed in July 2013. Yes. Building was in compliance with code when constructed.**

6) Attachment A – General Items:

- Is it the City's intent to have the design build team accommodate the July 18, 2013 Asbestos Survey #2984006 authored by Atlas Scientific? **According to our building and zoning department, no asbestos remediation is indicated. If contractor finds, an approved change order will be necessary to remove.**

7) Attachment A – General Items:

- Does the City wish to have first right of refusal on removed or demoed construction items on the project? **No.**

8) Attachment A – Painting:

- During the mandatory site visit it was noted that portions of the upper exterior wall had areas of its protective exterior paint/coating delaminating from its substrate. Is it the City's intent for the proposer to recoat the upper exterior stucco wall finish between the lower wall and the upper roof area to protect the wall area from water or moisture intrusion? **Yes.**

9) Attachment A – Racquet Ball Courts:

- It is my understanding from a discussion in the mandatory site visit that a ¾" diameter water line has been extended to the racquet ball courts exists. In reviewing the As-Built construction documents provided in the RFP however, the water service does not show on the original 1977 drawings prepared by Moore, May & Harrington. Is the presence of a water service to the racquet courts correct or hearsay, and is the City aware of any uncharted utilities installed and not recorded? **There are no water lines to the existing structure; the city would have to run a new line. The City is not aware of any uncharted utilities.**

10) Attachment A – Plumbing Items 4&5, Electrical Items 6&11, and HVAC items 1,2,&3:

- Is it the City's intent, based on item 4 "Personal Investigation" on Page 5 of 21 of the RFP that each proposer personally check and take responsibility for the condition of each of the site utilities in their proposal? **Yes.**

11) Attachment A – HVAC:

- HVAC Item #1 states to "clean and repair where necessary." The asbestos survey identifies the presence of asbestos in the duct mastic, and with the new room configurations there is a possibility that it could be more economical to remove and replace the 36 year-old ductwork. Is it the City's intent to try to salvage the ductwork, or if found to be more cost and health effective to replace the ductwork, is replacement preferred? **No preference.**

- 12) Attachment A – Flooring:  
— Is it the City’s intent to have the proposer recognize the asbestos survey provided in the RFP with respect to its findings? **Please see answer to question 6.**
- 13) Attachment A – HVAC:  
— The existing air handling units do not appear to be ±36 years old, can you advise as to the age of the units on the mezzanine, and are maintenance records and/or the maintenance company available to provide a history of the units and their performance? **Replaced by Country Comfort Heating & Air, six – seven years old.**
- 14) Attachment A – Plumbing & Electrical:  
— With respect to Plumbing & Electrical Item 4, page 5 of 21, is the City aware of any modifications, repairs, or changes to the site and building plumbing and electrical from what is illustrated on the AS-Built drawings provided as part of this RFP? **We are not aware of any modifications to the system.**
- 15) Can your office make the sign-in sheet for the mandatory pre-proposal conference and site visit available in the next Addendum? **Sign in sheet is available on our website [www.lcfla.com](http://www.lcfla.com) and at [www.DemandStar.com](http://www.DemandStar.com).**
- 16) Racquetball Courts: Could you please advise as to the proposed use of the converted 4 wall racquetball court labeled “outdoor Training Area” and further define the type of training that is being proposed for this structure to allow for a better understanding of the specific needs for the activities planned for its future use? **Two of the courts are to be converted to a Men’s and a Women’s restroom; the other two are to be used for various employee training.**
- 17) After inspecting the A/C system in the Southside Recreation Center it appears that two of the units are over 10 years old and the other around 4 years old. For the purpose of bidding the project, is it the cities intent to replace the existing units or just clean up and service them? **It was always our intention to try to clean and service the units if possible. During the past four inspections by four different companies, two recommended replacement and two stated they were still usable.**
- 18) Please clarify to what extent the existing building and racquet ball court have to be brought up to current code. For example: ADA issues, insulation/energy efficiency, fire alarm, wind code, etc. **Please see question 1 regarding building. Restrooms are for use by City crews.**
- 19) Bonding was mentioned during the prebid. Will a bid bond be required? **No.** Will a performance and payment bond be required? **Yes.** If so any specific requirements? **Determined during negotiations.** If required bidders need to be notified ASAP.
- 20) Asbestos was found in some of the floor tile and mastic but if it is not going to be disturbed and only cleaned do you require this item to be abated? If removal and abatement required, what do you want the new floor surface to be (VCT/Tile/Carpet)? **Abatement should not be necessary. If determined later, a change order will be necessary.**
- 21) Please clarify work to be performed for generator to be moved and what must be provided with it (i.e. fuel tank/pads/transfer switch/etc.). **Remove existing generator, fencing, and pad. Construct a new pad to the correct size for the generator at the**

**WWTP as well as a pad for a 500-gallon AGS diesel tank. Supply and wire in a 120/208, 400-amp transfer switch (inside electrical room) for transferring power at the facility.**

22) Please clarify what type of exterior walls are to replace the storefront glass being removed (frame wall, block)? **Block.**

23) Will the city be purchasing the lockers, benches, and tables for the locker rooms or is that to be included as part of the scope of work? **City will purchase all furniture.**

[End of questions]

Addendum No. 1      Dated: September 4, 2013

Signature: \_\_\_\_\_

Addendum No. 2      Dated: September 11, 2013

Signature: \_\_\_\_\_

Addendum No. 3      Dated: September 17, 2013

Signature: \_\_\_\_\_

Addendum No. 4      Dated: October 1, 2013

Signature: \_\_\_\_\_

**THIS FORM MUST BE INCLUDED WITH PROPOSAL**