Questions and answers for solicitation B1900070 – DESIGN BUILD CORONER BUILDING ADDITION / RENOVATION

MARCH 26, 2019

1) Question: Do you have a morgue equipment supplier you’re currently working with or have purchased from in the past?

   Answer: The coroner is currently looking at equipment but does not have any one supplier picked yet. We anticipate having a supplier decided on by the time design starts.

2) Question: Do we need to go through a site plan review with the planning department since we are affecting so much of the site and exterior building elevations.

   Answer: There will be a site plan review and PUD modifications. We anticipate having the design team involved in this process.

3) Question: Can we use as much of the site as needed to get adequate parking based on the new use and square footage?

   Answer: Yes. As much of the site as the site plan review and PUD will allow.

4) Question: Will you want pole lighting in new parking lot or will building mounted be acceptable?

   Answer: The building currently has pole mounted and building mounted parking lot lighting. We anticipate that the new plan will have a mix of the two as well.

5) Question: Do you have any original architectural, civil, structural, MPE drawings that can be used as a basis?

   Answer: We do have original drawings and scanned PDF copies. The PDF copies can be supplied to the selected design build team.

6) Question: Do you have a soils report for the site?

   Answer: A soils report is currently being done for this site. It will be ready by the time this project is awarded.

7) Question: Are there any interior load bearing walls?

   Answer: The building currently has a garage bay that is taller than the rest of the building. The masonry walls surrounding the garage bay are load bearing. The office portion of the building
has a stick framed roof spanning from the exterior walls to the taller masonry walls around the garage. There are a few load bearing walls at the interior that support an existing mechanical mezzanine.

8) Question: Will the bid date be extended?
   Answer: No. The bid date will remain as originally posted.

9) Question: Will the building be two stories?
   Answer: No. The new addition will need to be taller than normal (approximately 12’ tall ceilings) to allow for the morgue coolers and storage system that will be selected but will only be one story. The existing garage bay will not have a second story constructed inside.

10) Question: Is the addition attached or separate from the existing building?
    Answer: The new portion will be built separate from the existing building but will have a corridor that attaches the two together.

11) Question: Can you provide a basic floor plan?
    Answer: Attached is the existing building floor plan. The new addition floor plan is to be determined.

12) Question: Will the transformer need to be moved.
    Answer: We anticipate that the transformer will most likely need to be moved to make room for the drive lane around the west side of the building.

13) Question: Will the detention pond need to be modified?
    Answer: All of the existing drainage to the North of the building will need to be modified. We believe this will include the detention pond, but we cannot say to what extent this will need to happen until the design is complete.