QUESTIONS & ANSWERS FOR B1900051
SOUTHWEST SERVICE CENTER BOOKING REMODEL
02/20/2019

Answers to questions:

1) Question: Is the existing slab post tensioned?
   Answer: No. Existing slab is 4" thick with welded wire fabric. Sally port slab will be thicker.

2) Question: Does this project require prevailing wages or Davis Bacon wages?
   Answer: No prevailing or Davis Bacon Wages are required for this project.

3) Question: Does saw cutting or demolition need to be done after hours.
   Answer: Yes. Anything that would disturb the normal function of the building and its occupants will need to be completed during off hours.

4) Question: Is Southern Folger the only approved detention equipment supplier.
   Answer: Yes. Southern Folger is the sole manufacturer for the detention equipment.

5) Question: Will a bid bond be required for this project
   Answer: No bid bond will be required but successful bidder will need to provide a 100% performance bond and a 100% payment bond.

6) Question: Does the contractor need to supply conduits and conductors for the security system?
   Answer: General contractor will supply conduits with pull strings from detention locks, intercoms, water shut off valves and cameras continuous back to server room. Conductors in these conduits will be installed by owner's security contractor.

7) Question: What will the start and finish dates be for this project?
   Answer: Weld County is requesting that the contractor provide us the finish date based on the lead times for materials and the expected duration of the construction. We anticipate a signed contract and notice to proceed by approximately April 1ST.
8) Question: What is the fire alarm system in this building and who can make modification to it?

   Answer: The County uses Dictoguard to service and monitor the fire alarm system. The contractor may use whomever they choose to modify the system. The system manufacturer is either Fire-Lite or Silent-Knight.

9) Question: What is the HVAC control system in the building and who services it.

   Answer: The building automation system in this building is Delta Controls by Setpoint. They will need to be contacted for modifications.

10) Question: Which masonry walls get footers?

   Answer: All masonry walls will have new footers poured underneath them as shown in structural details on page S-0.01.

11) Question: Structural drawings don't show a lintel above door 10A. Should there be one?

   Answer: Yes. provide lintels above door 10A to match lintels at other masonry openings.

12) Question: What supports wall type 7 at photo area at the outer end?

   Answer: Provide steel supports at ends of short wall type 7 at photo area. Supports shall be bolted to concrete or poured in concrete. Supports shall keep walls rigid.

13) Question: Can the existing frames at door 08A and 04B be re-used?

   Answer: No. These doors are being converted to detention doors. New larger detention frames will need to be installed. Lintels will need to be replaced with larger ones as well.

14) Question: Specs for flooring and VCT says per Weld County? How doe we want to bid this item?

   Answer: All flooring in this project to be supplied and installed by GC. Owner will pick color from manufacturers standard colors selection.

15) Question: Drawing A-6.00 hardware says installed by Certified detention installer. Is this correct? Does the building have someone currently who handles that scope that we can use?
Answer: GC is allowed to use anyone they want as long as they are certified and can get the materials. CML security in Erie is the County’s contractor for the security system. They are also certified as a detention equipment installer for Southern Folger.

16) Question: Drawing A-6 hardware says testing of hardware? What does this include? Is GC responsible for this in bid?

Answer: Certified detention equipment installer will test the hardware is part of the installation process. This will be included in the GC’s pricing.

17) Question: Drawing A-6 hardware says manufacturer is Southern Folger detention equipment supplier. Does the building have a supplier that they currently use that we can contact? Specs list a company out of Texas. Is that who the County wants us to use?

Answer: Southern Folger out of Texas will be the manufacturer for all of the detention doors and hardware. The certified detention install contractor will purchase directly from them.

18) Question: Specs call out a detention equipment contractor? What exactly are you wanting with this? Does the GC need to hire someone as the DEC and they do all the doors, hardware, testing, install etc.?

Answer: The detention equipment contractor / installer / supplier will be the same entity. GC should verify with them their exact scope.

19) Question: Electrical, does the EC just run the conduit to access point for card system? Card system supplied by owner and installed by owner?

Answer: Electrical contractor to provide conduits with pull strings from all cameras, detention locks and intercoms continuously back to server room. There will be no card access systems in this project. All of the wiring for these devices will be installed and terminated by CML security through a contract with the County.

20) Question: Security, are we just handling the electrical for the security? Or is GC needing to bring on a security company to provide equipment and install? Who does WC use to handle security for that building?

Answer: GC to provide conduits with pull strings back to server room for County security contractor. CML security drawings were included in the bid package for reference. CML will be under a separate County contract.
21) Question: Permits by owner? What about electrical permit?

Answer: GC will be expected to pull a building permit through the Weld County Building Department. This will include an electrical permit and all fees for this permit will be waived. All fire alarm and fire sprinkler permits will need to be pulled through local authority having jurisdiction. These fees will be paid for by GC.

22) Question: Inspections by owner? Or GC?

Answer: GC to schedule all inspection through the Weld County Building Department. It will be expected that you keep owner’s rep updated as to when inspections will take place in case we would like to verify any aspects of the construction before they get covered up.

23) Question: What are the specs for the sealed concrete flooring? Do you want the concrete benches sealed?

Answer: Concrete floor sealer to be Prosoco Consolideck LS or approved equal. Include sealing of precast concrete benches.

24) Questions: Are gun lockers shown to be provided by owner or GC?

Answer: GC to provide and install gun lockers in sally ports 001 and 008. Gun lockers to be Viking Products 6 compartment tilt out pistol lockers with keys.

25) Question: Does sally port 008 need to have walls and ceilings painted?

Answer: Walls to be painted, ceiling to remain as is.

26) Question: How are electric water shut off valves controlled?

Answer: Valves will be controlled by the security contractor. Provide conduit with pull string from valve location to above server room ceiling.

27) Question: Is there a floor finish schedule, if not can one be provided?

Answer: There is a floor finish schedule included as part of the room finish schedule.

28) Question: Will fire sprinkler be added to the three holding cells?

Answer: Yes. Provide institutional sprinkler heads inside of the holding cells.
29) Question: Can the remaining toilets in the building be used for construction personnel?
   Answer: Yes. Staff restroom 011 can be used during construction. It must be kept clean and any damage repaired prior to owner acceptance.

30) Question: Will any additional epoxy flooring be needed?
   Answer: No additional epoxy flooring will be needed. Any damage to current epoxy flooring will need to be repaired prior to owner acceptance.

31) Question: Can a roll-off style trash dumpster be placed outside the South overhead sally port door?
   Answer: A dumpster may be placed outside the sally port. Any damages to be repaired prior to owner acceptance.

32) Question: Do we know the original brick manufacturer, to help in matching the brick for the infilling of window at room #011?
   Answer: We do not have any records regarding the brick manufacturer for this building.

33) Question: Are the cameras being provided and installed on a separate contract?
   Answer: The cameras will be provided and installed by the security contractor under a separate contract with Weld County.

34) Question: Will all temperature controls revisions have to be completed by SetPoint systems?
   Answer: Yes.

35) Question: On plan page M1.00; there should be a plan note 11 add for existing wall sensor VAV 1-3.
   Answer: Yes, this wall sensor is being relocated.

36) Question: Are sound boots fabricated with 1” fiberglass duct board acceptable for the return air grilles?
Answer: Ductboard would be acceptable for sound boots in the office space. We would like to see sheetmetal duct with 1” insulation on the return duct going through the CMU walls at the holding cells.

37) Question: Are the 2 new type E return air grilles in holding cells 1 and 2 to have sound boots or be ducted back through the new CMU walls or just be open to the ceiling space?

Answer: Yes, these are to be ducted back through the CMU wall, open to return plenum.

38) Question: Can equivalent sized round ducts be substituted for rectangular ducts? The round supply ducts would be wrapped with insulation rather than lined.

Answer: Yes, round, wrapped ductwork is an acceptable alternative. We would like to review any proposed changes to the ductwork to verify correct sizes.

39) Question: Drawing A-6.00 specs call out hardware A, B & C. Door schedule has a hardware D called out. Can we get the specs for the hardware D?

Answer: It is not shown as hardware type D, but the intent is that the commercial opening hardware spec at the bottom of the page is hardware type D. Openings 011A and 012A to have privacy function, Opening 03A to have storeroom function.

40) Question: Drawing A-1.00, note 5 is only shown at the transaction window, does this not pertain to all other wall to demo?

Answer: Yes, all walls shown as dashed lines on demo plan should be included in note 5.

41) Question: Drawing A-1.00, note 9 at door 07A calls to remove existing hardware and exit device, prep to receive new hardware. The door schedule lists everything as existing and does not show hardware. If we need to prep for new hardware, may need to furnish a new door.

Answer: Delete note 9 from this door. Door, frame and hardware to remain as is.

42) Question: Drawing A-1.00, note 11 for rooms 011 and 012 calls for existing epoxy flooring to remain. The finish schedule for these rooms call for floor F4. Please clarify.

Answer: Existing epoxy floors to remain, delete floor type F4 from rooms 011 and 012 on the room finish schedule.
43) Question: Drawing A-1.01, wall type 5 for room 011 calls for drywall finish on the room side to infill the window. Finish schedule calls W2 as existing, please clarify if we are to paint the interior of the room.

Answer: It is the intent to paint all new and existing walls, door frames and doors as applicable inside the construction envelope. Door frames to be painted a different color than the walls.

44) Question: Note K for holding #2 calls to cover the anchor bolts, can you send a detail of what is wanted?

Answer: Anchor bolts to be covered with a framing member and sheeted with abuse resistant drywall to match ceiling construction. The intent is to not allow access to the anchor bolts for anyone being held in the cell.

45) Question: Key A lists a stainless steel bench, none is shown on the plans. Please verify that one is not needed.

Answer: Delete note A from key notes. No stainless steel bench is required.

46) Question: Wall type 6 calls for wall to be extended to the bottom of the structure and to be a 1-hour fire rated wall. Longitudinal section on A-3.00 shows wall to bottom of bar joists which would not be a fire rated wall. Please clarify.

Answer: Wall will need to be extended to decking above with a slip connection at the top to allow movement.

47) Question: Wall type 8 is shown on the south wall of sally port 001. Does this extend for the south wall of intake 002?

Answer: Yes. Wall 008 will extend east to new wall into intake room 004.

48) Question: Wall types 2 and 3 do not indicate ¾” plywood or abuse resistant drywall. Since they are in the unit, should these walls also include them?

Answer: Provide ¾” plywood and abuse resistant drywall on both sides of wall types 2 and 3.

49) Question: Since wall type 6 and 8 call to be fire rated, does the ¾” plywood need to be fire resistant?

Answer: No. Fire rated assembly does not need fire rated plywood. Regular plywood will be fine.
50) Question: Existing ductwork extends through wall types 6 and 8. They are listed as 1 hour walls, but mechanical plans only show fire dampers in the east block wall. Will fire dampers be required in penetrations of walls 6 and 8?

Answer: Yes, provide fire dampers in ductwork that penetrates wall types 6 and 8.

51) Question: Please verify that Weld County is furnishing the brackets only for work station and shelf and GC is to provide solid surface countertops.

Answer: Delete note regarding Weld County providing brackets. All brackets and countertops to be provided by GC.

52) Question: No specifications are included for the solid surface countertops. What brands, thickness and grade should be bid?

Answer: Provide Corian solid surface materials or approved equal up to a price group 4. Thickness of countertops edge to be built up to 1” thick.

53) Question: No thickness for concrete benches is shown. Please provide thickness of bench. Also, the bench in holding cell 002 is called out on key note D as 12’ long. Is this to be 1 piece or can it be 2 pieces? No details of attachments are shown, how shall these be fastened to the block base?

Answer: Concrete bench to be a minimum of three inches thick. In holding cell 002 bench can be in two pieces. The joint between the two pieces to be grouted solid and have a tooled finish. Bench to be epoxied to the concrete blocks or have re-bar dowels extending down and grouted into grout filled cells in the block.

54) Question: Commercial opening frames call to be welded. Can doors 011 and 012 installed in existing wall be knock-down to be installed without needing to re-finish inside of rooms?

Answer: No. Commercial frames to be welded.

55) Question: Do the new door frames need to be designed as drawn? With only one leaf in each opening we would typically extend both door jambs to the top of the opening rather than creating a cripple frame for the sidelight.

Answer: We would prefer to leave the frames as drawn.
56) Question: What hardware do the storefront doors need to be made with? There are no detail identifying the hardware.

   Answer: Provide manufacturers standard hardware for this location. It should be the same as door hardware on the other entrances into the building

57) Question: Will there be electronic access of some kind at this entry?

   Answer: No. The opening should have a keyed lock.

58) Question: Is there a pre-qualification form required?

   Answer: No prequalification forms are required.