



An Equal Opportunity Employer

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April 05, 2021

Set 1

TO: All Potential Respondents
RFB 2113 78 Sarasota Center Interior Renovations

FROM: Ari Horowitz, Procurement Specialist

SUBJECT: Response to Questions

1) QUESTION: How do I obtain the reference documents (plans and specifications) for RFB 2113 78 Sarasota Center Interior Renovations?

ANSWER: Please refer to Section 1.1 on page 3 of the solicitation document for information about requesting/obtaining the reference documents.

Section 1.1, 2nd paragraph will refer you to Attachment 10 (Pages 56 – 57) of the solicitation.

Section 1.1, 3rd paragraph will refer you to other sections of the solicitation that provide additional information.

2) QUESTION: I am interested in obtaining a set of plans for this project. The instructions say to go to the internet availability portion of the invite which I did however no plans are uploaded to Demandstar yet. Is there a form I need to fill out in order to obtain the drawings or are they not available yet?

ANSWER: Section 1.1, 2nd paragraph will refer you to Attachment 10 (Pages 56 – 57) of the solicitation.

Section 1.1, 3rd paragraph will refer you to other sections of the solicitation that provide additional information.

3) QUESTION: Where to find plans & specs for the 78 Sarasota Center Interior Renovations bid?

ANSWER: Section 1.1, 2nd paragraph will refer you to Attachment 10 (Pages 56 – 57) of the solicitation.

Section 1.1, 3rd paragraph will refer you to other sections of the solicitation that provide additional information.

- 4) QUESTION: I have located the solicitation documents for the above referenced project, but can't seem to find and plans or specifications. Could you advise where I can locate these items?**

ANSWER: Section 1.1, 2nd paragraph will refer you to Attachment 10 (Pages 56 – 57) of the solicitation.

Section 1.1, 3rd paragraph will refer you to other sections of the solicitation that provide additional information.

- 5) QUESTION: We are interested in acquiring the full bid documents for the 78 Sarasota Center Interior Renovations. After paying the fee on DemandStar the Download was only the Solicitation, the Wiedrick plans that are mentioned are not attached or available for download. Please let me know if there are any further steps required to acquire these plans.**

ANSWER: Please refer to Section 1.1 on page 3 of the solicitation document for information about requesting/obtaining the reference documents.

- 6) QUESTION: What is the proposed budget for RFB 2113 78 Sarasota Center Interior Renovations?**

ANSWER: The approved budget for the RFB 2113 78 Sarasota Center Interior Renovations is approximately \$400,000.00.

- 7) QUESTION: Also, could you tell me what the budget is for this project?**

ANSWER: See response to question #6 above.

- 8) QUESTION: I am wondering if you have an estimated budget and start date for the 78 Sarasota Center Interior Renovations project (# 2113)?**

ANSWER: See response to question #6 above.

Section 1.19: The Contractor will mobilize and commence project work within ten (10) business days from the date indicated on the "Notice to Proceed" from the District.

- 9) QUESTION: For the project above, is there an estimated project value/budget that can be disclosed?**

ANSWER: See response to question #6 above.

- 10) QUESTION: Also, can you provide the budget or engineers estimate for this project.**

ANSWER: See response to question #6 above.

- 11) QUESTION: What is the budget for this project?**

ANSWER: See response to question #6 above.

12) Will the building be open and available to subcontractors for site visits and questions prior to the RFI deadline date?

ANSWER: Addition of a non-mandatory site visit for subcontractors on Monday, April 5, 2021 from 8:00 a.m. to 12:00 p.m. Questions will not be answered during this site visit. Refer to Addendum 1.

13) QUESTION: What is the desired ceiling grid height?

ANSWER A: 1st floor: The preferred height is 9'-0" (match existing v.i.f.). Sheet A103 denotes Contractor to verify height with owner's construction representative prior to installation. Refer to Addendum 2.

ANSWER B: 2nd Floor: Sheet A104 denotes the ceiling height at 9'-6" a.f.f. Contractor to verify height with owner's construction representative prior to installation.

14) QUESTION: What does the wall height need to be?

ANSWER: See response to question #13 above.

15) QUESTION: Is the existing fire panel remaining?

ANSWER: Refer to Section 3.3.8: "Removal of existing fire alarm system shall include the removal of all wiring and devices." "Installation shall be of a conventional non-proprietary fire alarm system shall be a Silent Knight SK-5208..." Refer to Addendum 2.

16) QUESTION: Project Solicitation, page 13 of 57, item 3.3.8 indicates removal and replacement of all existing fire alarm systems and components. Please confirm the existing fire alarm system will be removed and replaced in its entirety.

ANSWER: Refer to question #15.

17) QUESTION: Is flooring part of the solicitation and what are the flooring requirements?

ANSWER: Finish flooring is not part of this solicitation. Floors must be prepared for future finishes per plans and specifications.

18) QUESTION: Will we have flooring addendum before RFI period ends?

ANSWER: Refer to question #17.

19) QUESTION: Please provide a Finish Schedule and plan showing floor and wall finishes.

ANSWER A: Refer to question #17.

ANSWER B: Refer to Section 3.3.5 – Tape, block, and finish drywall for a level 4 finish. Refer to Addendum 2.

20) QUESTION: Is the District providing the ADA lift or does the cost need to be included in the bid?

ANSWER: The cost for the elevator must be included as part of the bid.

21) QUESTION: Does the ADA lift need to be the brand/model listed in the specifications?

ANSWER: Section 2.7: The bidder may offer any brand for which he/she is an authorized representative, which meets or exceeds the bid specification for any item(s) as determined by the District.

22) QUESTION: What is the reason for remodel?

ANSWER: Previous layout did not fit the needs of the District.

23) QUESTION: Are the doors going to be provided by the District.

ANSWER: Section 3.3.4: The District will supply doors, frames, and door handle assemblies. Contractor supplied hardware shall be in satin chrome.

24) QUESTION: Please confirm that all doors, frames and door hardware will be provided by Owner. Doors will be prefinished solid core wood. Hollow metal frames will be painted by Contractor. Installation by Contractor.

ANSWER A: Refer to question #23.

ANSWER B: Doors will be stained solid core wood. Door frames will be hollow metal and will be painted by contractor. Contractor will be responsible for installation.

ANSWER C: Section 3.3.6: Frames are to be painted with Sherwin Williams Promar 200 Zero VOC Semi-Gloss finish. Color will be provided by the district.

25) QUESTION: It was discussed at the pre-bid that all doors, frames and hardware are being supplied by owner. Can we get written confirmation on this.

ANSWER: Refer to question #23.

26) QUESTION: Was the roof leak repaired?

ANSWER: A new roof, new air conditioning units, and new exterior windows have been installed.

27) QUESTION: Will the data server/room be/need to stay active during construction?

ANSWER: The data server/room will need to remain active during construction. Contractor will need to take precautions to protect server with coordination with District's Project Manager. Contractor will coordinate with District's Project Manager to schedule any required down time to perform scope of work.

28) QUESTION: Will the ceiling grid be 2x2 or 2x4?

ANSWER: All acoustical tile ceiling to be 2ft x 4ft. Refer to Addendum 2.

29) QUESTION: Sheet A103 RCP legend indicates a new 24"x24" acoustical ceiling grid with tiles. Comments overheard at the site visit indicated the ACT ceiling is to be 2'x4'. Please clarify.

ANSWER: Refer to question #27.

30) QUESTION: Plans and specifications call for matching existing wall finish but also for finish level of 4, which is it?

ANSWER A: Section 3.3.6: Existing walls shall be patched as needed to match existing wall texture in the work area.

ANSWER B: Refer to question #19.

31) QUESTION: Is the external egress landing and railing being replaced?

ANSWER: Figure 1, Sheet A004: The external egress landing and railing will remain. The external egress landing and railing must be painted with epoxy primer and a polyurethane finish coat. The external egress stairs are to be replaced per plans and specifications. Refer to Addendum 2.

32) QUESTION: As per the solicitation Section 1.15; References: Could the duration of 3 years as currently stated be increased to 5 years for applicable project references?

ANSWER: References will be accepted for projects within the last five (5) years. Refer to Addendum 2.

33) QUESTION: As per the solicitation Section 1.15; References that projects shall have been within the State of Florida, while Attachment 2 makes no mention to the State of Florida requirement. Can you please provide clarification if only Florida applicable projects will be accepted, or if out of state project references could be utilized as well?

ANSWER: References will be accepted for projects outside the State of Florida. Refer to Addendum 2.

34) QUESTION: Demo Plan A004 Second Level. Shows room at west side of building to have "Existing Ceiling Grid Assembly Removed..." (Demo Key Note #4). Site visit showed that the ceiling in this room is a hard lid gyp ceiling. Is the ceiling material in this room also to be demo'd?

ANSWER: The existing gypsum wallboard ceiling will remain. Refer to Addendum 2.

35) QUESTION: Site visit showed areas of both attic fiberglass batt insulation and rigid wall insulation missing and out of place. Is restoration of the existing thermal insulation included as part of this scope of work? If so, will an allowance amount be provided to perform this unquantified work?

ANSWER: Insulation in high roof attic areas above drop ceiling on 2nd floor will need to be replaced or repaired to standard industry specifications. Refer to Addendum 2.

36) QUESTION: Will insulation above ceiling on 2nd floor need replaced?

ANSWER: Refer to Question #34.

37) QUESTION: Sheet A400/Detail 1 shows new millwork in Break Area 114. Please provide millwork and countertop details.

ANSWER: Refer to revised Figure 1 with addition of Sheet A401 (millwork details). Refer to Addendum 2.

Note that revised Figure 1 including sheet A401 will be transmitted to those that have successfully submitted the Exempt Documents Distribution Agreement form.

38) QUESTION: Sheet A400/Detail 1. Drawing shows section thru cuts at the millwork referencing details 1 & 2 on Sheet A500. These details are not included on A500. Please provide.

ANSWER: Refer to revised Figure 1 with addition of Sheet A401 (millwork details). Refer to Addendum 2.

Note that revised Figure 1 including sheet A401 will be transmitted to those that have successfully submitted the Exempt Documents Distribution Agreement form.

39) QUESTION: Sheet A400 Toilet Room Notes #2. “Provide epoxy paint in restrooms...” Will FRP be an acceptable substitution in lieu of the epoxy paint at the new restroom walls?

ANSWER: White textured Fiber Reinforced Plastic will be accepted in lieu of epoxy paint in restrooms. Refer to Addendum 2.

40) QUESTION: A700 Finish Note #9. Provide specifications and length of cornerguards.

ANSWER: Corner Guard, PVC Plastic, 48 in Height, 3 in Width, 0.095 in Thickness, White. Refer to Addendum 2.

41) QUESTION: Sheet A101/detail 2 “Interior Partition” gives options A and B. Please verify which Owner option will be selected as this choice will impact subcontractor pricing.

ANSWER: Refer to Section 3.3.4: “Studs shall be 3-5/8” 20 GA metal spaced 16” on center as outline by architectural plans. 7/8” metal hat channels shall be used where applicable.” This is equivalent to Plan A in Figure 1 Sheet A101 and Sheet A102, Wall Partition Types Interior Partitions.

42) QUESTION: Sheet A102 Second Floor Plan shows partial height (68” high) walls along the column line on the north side of the open atrium. Please indicate the finish required at the top of the partial height walls.

ANSWER: Top of the partial height walls drywall finish is to match the wall finish.

43) QUESTION: Please confirm no work will be required at existing Bathrooms 115 and 116 and that these areas are not included in the scope of work. These two doors will be secured to prevent use during construction.

ANSWER A: No work will be required at existing Bathrooms 115 and 116.

ANSWER B: No use of Bathrooms 115 and 116 will be permitted by any construction personnel. Bathrooms 115 and 116 must remain accessible for District personnel.

44) QUESTION: Please provide contact information for the mechanical contractor that performed the existing mechanical RTU work in order to prevent any warranty conflicts.

ANSWER: The contractor that holds the warranty on the existing mechanical work is Aqua Plumbing & Air.

45) QUESTION: Please provide a scaled Site Plan drawing showing the required underground fire line with utility connection details.

Refer to Section 3.1 and Figure 2 regarding ATS plans for fire sprinkler systems dated February 18, 2021.

46) QUESTION: Please confirm all low voltage wiring and devices will be by others. Including Call Center Smart Rescue System. GC to provide power, as required, and empty boxes/conduits with pull strings.

ANSWER: Confirmed.

47) QUESTION: Please confirm existing atrium ceiling will remain as is.

ANSWER: Existing atrium ceiling will need to be cleaned and painted with Sherwin Williams Promar 200. Refer to Addendum 2.

48) QUESTION: I have had a few more questions come up and will submit them tomorrow (and up until the 5th, if necessary?)

ANSWER: Refer to Section 1.4: "All questions should be presented in writing to procurement@watermatters.org, the address as stated in Paragraph 1.3, Correspondence, or faxed, followed by a written confirmation, to Procurement at 352-754-3497 for receipt no later than ten (10) working days prior to the bid opening." This date is April 6, 2021 by 5:00 p.m.

49) QUESTION: For the interior ADA lift, please confirm that substitutions for alternate/equal lifts will be allowed in lieu of the Florida Lifts LLC product.

ANSWER: Refer to Section 2.7.

50) QUESTION: Sheet A101 indicates there should be an enlarged plan for the ADA lift on Sheet A701. However, none is shown. Please provide.

ANSWER: The Lift information is located on sheet A702.

51) QUESTION: Will any structural modifications be required to the wall where the lift track is to be attached?

ANSWER: Any modifications required must be provided by the lift manufacturer.

52) QUESTION: Sheet A701/detail 1. Drawing seems to indicate a shelf or transaction counter with a gap below interior window Type A. This is not shown on the side/section view or first floor plan view. Please clarify if the window shelf or counter is to be included and provide countertop details.

ANSWER: Yes, material will be LG Hi-Macs Hazelnut shell bar top or equivalent. Refer to Addendum 2.

53) QUESTION: Are other qualified glass and glazing contractors approved to supply and install this laminated interior window in addition to Ashe Glass & Mirror? Or is this a sole sourced item?

ANSWER: Refer to Section 2.7.

54) QUESTION: Permit fees. Section 2.32 of the RFB 2113 Solicitation states the contractor is to secure the permits. Please confirm all permit fee costs will be reimbursed by the Owner.

ANSWER: Refer to Section 2.32 "The Contractor will be responsible to secure all necessary permits for the project." Per Attachment 1: Bid Response Form, bid item one is an entire lump sum cost.

55) QUESTION: What I was wondering is are you going to separate the furniture portion of this project or is the furnishings going to be part of the renovations?

ANSWER: Furniture is not part of this solicitation.