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ADDENDUM NO. FOUR

DATE: March 27, 2024
DEPARTMENT: Internal Services Department (ISD)
ISD PROJECT NAME: SPCC ADA Barrier Removal- Tower + Employee Areas. Phase II
ISD PROJECT NUMBER: Z000171-R
BID DUE DATE: April 9, 2024 (REVISED)
CONTRACT COORDINATOR: Kristina Hagberg

This Addendum is issued to clarify and/or modify the previously issued Invitation to Bid, and is hereby made part of the Contract Documents. All requirements of the Invitation to Bid not modified herein shall remain in full force and effect as originally set forth. Bidders are required to acknowledge receipt of any and all addenda as instructed in the bid proposal form provided to that effect.

Words in strikethrough type are deletions from existing text. Words in bold underlined type are additions to existing text.

CHANGE(S):

- 1. PLEASE SEE 30 ATTACHED PARTIALLY REVISED DRAWINGS AS A RESULT OF THE RFI's SUBMITTED WITH THE CORRECT PROJECT LOCATION ON ALL PAGES: SHEETS A-1.0 THROUGH A-4.3, AND, SHEET P-6.
2. THE BID DUE DATE HAS BEEN EXTENDED FROM APRIL 2, 2024 AT 2:00 PM TO APRIL 9, 2024 AT 2:00 PM.

RESPONSES TO REQUESTS FOR INFORMATION (RFIs):

RFI No.1, Submitted by Magnum Construction Management, LLC dba MCM on 2/19/24

Q1. Sheet A-1.0 "3rd Restroom Ceiling Demo Plan" provides a note that states "Remove drywall ceiling. Metal framing to remain." Sheet A-2.0 "3rd Floor Restroom Ceiling Plan" provides a note that states "Existing fire rated ceiling to remain". Please clarify this discrepancy. Is the drywall to be removed or remain?

A1. EXISTING DRYWALL CEILING TO REMAIN AT 3RD & 4TH FLOOR RESTROOMS. SEE CLOUDED NOTES ON SHEETS A-1.0, A-1.1, A-2.0, A-2.1 & A-4.2.

Q2. Sheet A-2.0 "3rd Restroom Ceiling Demo Plan" provides a note that states "Remove drywall ceiling. Metal framing to remain" at the Men's and Women's Restrooms." Sheet A-2.0 "3rd Floor Restroom Ceiling Plan" provides a note that states "Existing fire rated ceiling to remain". If the drywall is required to be removed and the ceiling is fire rated, then provide the required type of drywall to comply with the required fire rating.

A2. EXISTING DRYWALL CEILING TO REMAIN AT 3RD & 4TH FLOOR RESTROOMS. SEE CLOUDED NOTES ON SHEETS A-1.0, A-1.1, A-2.0, A-2.1 & A-4.2.

Q3. Sheet A-1.1 "4th Restroom Ceiling Demo Plan" provides a note that states "Remove drywall ceiling. Metal framing to remain." Sheet A-2.1 "4th Floor Restroom Ceiling Plan" provides a note that states

“Existing fire rated ceiling to remain”. Please clarify this discrepancy. Is the drywall to be removed or remain?

A3. EXISTING DRYWALL CEILING TO REMAIN AT 3RD & 4TH FLOOR RESTROOMS. SEE CLOUDED NOTES ON SHEETS A-1.0, A-1.1, A-2.0, A-2.1 & A-4.2.

Q4. Sheet A-2.1 “4th Restroom Ceiling Demo Plan” provides a note that states “Remove drywall ceiling. Metal framing to remain” at the Men’s and Women’s Restrooms.” Sheet A-2.1 “4th Floor Restroom Ceiling Plan” provides a note that states “existing fire rated ceiling to remain”. If the drywall is required to be removed and the ceiling is fire rated, then provide the required type of drywall to comply with the required fire rating.

A4. EXISTING DRYWALL CEILING TO REMAIN AT 3RD & 4TH FLOOR RESTROOMS. SEE CLOUDED NOTES ON SHEETS A-1.0, A-1.1, A-2.0, A-2.1 & A-4.2.

Q5. General Question: “Restroom Ceiling Demotion Plans” provides two similar electrical notes. Please confirm the note should read “existing wall mounted fluorescent light fixtures to be removed and replaced”.

A5. REMOVED

Q6. General Question: “Restroom Ceiling Demotion Plans” provides a note that states “existing fire sprinkler to remain. Location may vary”. Please explain is this note means the fire sprinkler might not be at the location indicated on the drawing (creating no addition work) or if the sprinkler head may need relocation from its existing position”. If relocation will be required, we would need know to where so we may be able to include a cost for its relocation.

A6. THE LOCATION OF THE FIRE SPRINKLER HEADS VARY SLIGHTLY FROM FLOOR TO FLOOR. THEY SHOULD NOT HAVE TO BE RELOCATED

Q7. Sheet A-1.3 “Demolition Key Notes” notes #2 should read “urinal”, Note #3 should read “sink”, notes #4 & 5 do not appear on the “Restroom Demolition Plan”. Please make these corrections.

A7. CORRECTED SEE A-1.3

Q8. Sheet A-1.4 “Demolition Key Notes” note #2 is not indicated at the handicap stall compartments. Change symbol #1 at the handicap stalls compartments to #2.

A8. CORRECTED SEE A-1.4

Q9. Sheets A-1.6, A-1.7, A-1.8 & A-1.9 “Employee Lounge Demo Plan” note for all (23) floors states “Remove furniture as during construction”. Is the furniture to be removed and relocated & reinstalled back to its original location by the owner or will this be the responsibility of the contractor. If it’s the contractor’s responsibility provide an itemized list of the furniture to be removed and where its going to be relocated.

A9. EXISTING FURNITURE WILL BE REMOVED BY OWNER.

Q10. Sheets A-1.6, A-1.7, A-1.8 & A-1.9 “Employee Lounge Demo Plan” note for all (23) floors states “remove and replace ref.”. Will the existing refrigerators be salvageable and turned over to the owner or will they be disposed as demolition debris.

A10. NEW REFRIGERATORS WILL BE SUPPLIED BY OWNER. CONTRACTOR SHALL REMOVE EXISTING AND INSTALL NEW REFRIGERATORS.

Q11. Sheets A-1.6, A-1.7, A-1.8 & A-1.9 “Employee Lounge Demo Plan” note for all (23) floors states “remove and replace ref.”. Provide the make and model of the new refrigerators replacing the existing refrigerators.

A11. NEW REFRIGERATORS WILL BE SUPPLIED BY OWNER. CONTRACTOR SHALL REMOVE EXISTING AND INSTALL NEW REFRIGERATORS.

Q12. Sheets A-1.6, A-1.7, A-1.8 & A-1.9 “Employee Lounge Demo Plan” note for all (23) floors states “remove wall covering drywall to remain (typ.)” and point to the exiting partitions. Clarify if the “existing exterior structure building wall” have wall covering.

A12. REMOVE WALL COVERING FOM DRYWALL. DRYWALL TO REMAIN.

- Q13. Many of the existing plumbing fixtures are wall mounted. Will the existing carriers accommodate the new plumbing fixtures? Will new carriers be required. Please clarify.
- A13. THE EXISTING CARRIERS WILL BE RE-USED. THE BOLTING FOR THE TOILETS AND CARRIERS ARE STANDARD. THE FAMILY REST ROOM WILL HAVE NEW CARRIER. SEE REVISED TOILET AND URINAL SPEC ON SHEET A-4.1 HOWEVER, TOILETS AND URINALS ARE TO BE REPLACED.**
- Q14. Confirm if green board is to be installed at all partitions having a tile finish.
- A14. YES**
- Q15. General: Restroom Vestibule outer doors do not indicate a power door opener on the vestibule side. Will a power door opener be required?
- A15. YES**
- Q16. Sheet A-2.4. does not list on the top of the sheet "Public Restroom Floors 18, 20, 22, 24, 26 & 28" as indicated on other drawings. Please list these floors on the top of the sheet.
- A16. CORRECTED SEE A-2.4**
- Q17. General: Restroom Ceiling Plans 3rd & 4th Floors indicate the existing ceilings as been fire rated. If the drywall is to be removed from the existing ceilings and replace, specify which type of drywall will be required (i.e., fire rated, number of sheets, thickness etc.)
- A17. EXISTING DRYWALL CEILING TO REMAIN AT 3RD & 4TH FLOOR RESTROOMS. SEE CLOUDED NOTES ON SHEETS A-1.0, A-1.1, A-2.0, A-2.1 & A-4.2.**
- Q18. General: Restroom Ceilings identifies at "Public Restrooms" do not specify the ceilings as been fire rated. Provide the specified drywall that will be required including thickness to meet the fire rating.
- A18. EXISTING DRYWALL CEILING TO REMAIN AT 3RD & 4TH FLOOR RESTROOMS. SEE CLOUDED NOTES ON SHEETS A-1.0, A-1.1, A-2.0, A-2.1 & A-4.2.**
- Q19. General: Restroom Ceilings specify the new drywall ceilings having a smooth finish. Please clarify if the ceilings will require a level 4 or level 5 finish.
- A19. LEVEL 5 AT RESTROOM CEILINGS AND NEW 18TH FLOOR FAMILY RESTROOM AT HALL**
- Q20. General: Employee Lounges specifies to provide a "power operated door openers/door closers". The locations are not indicated. Confirm if one will be required on each side of the existing door (total of 2 required).
- A20. YES. 2 PER DOOR**
- Q21. Sheet A-3.0 third floor restroom elevation A refers to plumbing fixture PF-01. Plumbing fixture legend does not specify PF-01. Please identify plumbing fixture PF-01.
- A21. PF-01 = PF-1**
- Q22. Sheet A-3.0 third floor restroom elevation B refers to item 'K'. Item 'K' is not specified in any of the legends provided. Please identify item 'K'.
- A22. REMOVE K FROM ELEVATION**
- Q23. Sheet A-3.0 third floor restroom elevations D, F, G & J refer to item 'PT-5'. Item 'PT-5' is not specified in the "finishes schedule". Please identify item 'PT-5'.
- A23. SHOULD BE PT-4**
- Q24. General: Restroom demolition plan specify the door frames and transoms to the outer doors to remain. Sheet A-3.0 restroom elevation G & H specifies transoms to be removed & frames to remain. Clarify if the existing doors & transoms are to be removed while the frames are to remain or if the existing doors, transoms, and frames are to be removed.

A24. SCOPE OF WORK CHANGE: ALL EXISTING DOORS, TRANSOMS AND FRAMES ARE TO REMAIN AT EXISTING RESTROOMS AND LOUNGES. EXCEPT FOR 3RD & 4TH FLOOR RESTROOMS INNER VESTIBULE DOORS AND FRAMES. SEE REVISED PLANS

Q25. Sheet A-3.0 third floor restroom elevation F refer to "Women". This elevation should only be related to the Men's restroom. Delete the reference to "Women".

A25. DELETED

Q26. Sheet A-3.0 "finish schedule" legend lists QTZ-1 twice. Please correct.

A26. FOR RESTROOMS QTZ-1, FOR LOUNGES QTZ-2 SCHEDULE REVISED

Q27. Sheet A-3.1 correct heading on top of sheet to read 4th Floor Elevations.

A27. CORRECTED

Q28. Sheet A-3.1 elevation H specifies an ADA recessed area beneath the counter sink. Confirm if the recessed area will require to be an ADA compliant counter as indicated on Sheet A-4.2 detail #1. If yes, please correct the elevation shown to reflect detail #1.

A28. YES, SIMILAR

Q29. Sheet A-3.4 elevation C indicates a backsplash with tile. Please identify the tile type (T-?).

A29. T-4

Q30. Sheet A-4.1 provides a section titled PRE-APPROVED "PRIVADA" BIDDERS. In this section it states: "System to be furnished and installed by a privada trained distributor" and list two companies. Does "System" refer to a particular scope or scopes? Explain what "System" infers. Once "Systems" is defined, please further confirm that only those two companies will be permitted to price the clarified systems.

A30. IT IS HIGHLY RECOMMENDED BUT NOT REQUIRED

Q31. Sheet A-4.3 'Door Schedule' specifies the existing restrooms existing metal frames to remain. Confirm the existing frames will not be required any preparation that the existing door had which no longer be required with the new doors.

A31. SEE A 24 ABOVE

Q32. Sheet A-4.3 'Door Schedule' specifies the existing restrooms existing metal frames to remain. Confirm the existing frames will be compatible and will not require any preparation/alteration work for the new doors.

A32. SEE A 24 ABOVE

Q33. General: Sheet A-4.3 'Wood Door' specification states "Plastic laminate skin material to match existing". Please provide the name of the existing plastic laminate skin material.

A33. SEE REVISED DOOR SCHEDULE

Q34. General: "Employees Lounge Demo Plan" indicates door to the employees lounge as existing 'E1' and does not indicate being removed. Sheet A-4.3 'Door Schedule' indicates on the remark's column "new door to replace existing". Please confirm if this door will remain as existing or will be new.

A34. SEE A 24 ABOVE

Q35. Sheet A-4.3 'Door Schedule' specifies on the remark's column of the "New Family Restroom" match existing door. Please clarify the meaning of this statement.

A35. SEE REVISED DOOR SCHEDULE

Q36. General: Please confirm that ALL new refrigerators will be supplied & installed by Owner.

A36. REMOVED AND INSTALLED BY CONTRACTOR. NEW REFRIGERATORS SUPPLIED BY OWNER.

RFI No.1, Submitted by TGSV Enterprises, Inc. on 2/21/24

Q1. Is Builder's Risk Insurance required?

A1. Yes

Q2. Is Pollution Liability Insurance required?

A2. Yes

Q3. Is a Field Contractor Office and Office equipment required?

A3. No

Q4. Is a Field Architect/Owner Office required?

A4. No

Q5. Are temporary toilets required?

A5. No

Q6. Will the Owner provide Temporary Power free of charge for Contractors?

A6. Yes, will use existing building power since the project is interior scope of work.

Q7. Will the Owner provide Temporary Water for construction free of charge for Contractors?

A7. Yes, will use existing building water since the project is interior scope of work.

Q8. Will the Owner provide a staging area? Where?

A8. Project manager and building manager will allocate a location for staging.

Q9. Will the Owner provide parking spaces free of charge for Contractors? Where?

A9. No, the project manager will coordinate with the building manager for material and equipment drop off between non-traffic/busy timeframes. The contractor is responsible for parking for his company and sub-contractor. No parking is available.

Q10. Will the Owner provide an elevator to be exclusively used by the Contractor for construction?

A10. The freight elevator is used for maintenance and other construction project in the building, it will not be exclusive; however, will be available for contractor and subcontractors.

RFI No.2, Submitted by TGSV Enterprises, Inc. on 2/21/24

Q1. The specified amount of \$ 125,691.03 for estimated permit fees, it's considered an Allowance and includes Master Permit fees and all Sub-Permits fees. Please clarify.

A1. Yes, the base bid price shall include the permit costs.

RFI No.3, Submitted by TGSV Enterprises, Inc. on 2/21/24

Q1. Please clarify how to apply the 10% of Contingency to the Contract Value.

A1. The contingency allowance is determined after the base bid price is calculated or submitted as part of the bid proposal.

RFI No.4, Submitted by TGSV Enterprises, Inc. on 2/21/24

Q1. Will the Owner provide Asbestos Report prior to Demolition?

A1. YES

RFI No.5, Submitted by TGSV Enterprises, Inc. on 2/28/24

Q1. Scope of work ask for "replace existing S/A and R/A grilles. - Is new flex duct expected, or existing to be re-used?

A1. RE-USED

RFI No.6 Submitted by TGSV Enterprises, Inc. on 2/29/24

Q1. During the Site Visit, we were able to confirm the presence of fire sprinklers in the areas slated for demolition. It's highly unlikely that demolition and new construction activities can proceed without encountering these elements. Please provide a Scope of Work that enables all bidders to evaluate the course of action in reference to fire sprinkler system equally.

A1. THEY WILL HAVE TO BE PROTECTED DURING DEMO AND RECONSTRUCTION

RFI No.7 Submitted by TGSV Enterprises, Inc. on 2/29/24

Q1. During the Site Visit, we were able to confirm the presence of multi-layer gypsum ceiling at restrooms. Please clarify how many layers of gypsum boards we should consider removing in each restroom.

A1. EXISTING DRYWALL CEILING TO REMAIN AT 3RD & 4TH FLOOR RESTROOMS. SEE CLOUDED NOTES ON SHEETS A-1.0, A-1.1, A-2.0, A-2.1 & A-4.2.

RFI No.8 Submitted by TGSV Enterprises, Inc. on 2/29/24

Q1. In 4th Floor Restroom, Detail 2 in Sheet A-1.1 call for "Remove Drywall Ceiling. Metal Framing to Remain". In Detail 2 in Sheet A-2.1 call for Existing Fire Rated Ceiling to Remain. Please clarify.

A1. EXISTING DRYWALL CEILING TO REMAIN AT 3RD & 4TH FLOOR RESTROOMS. SEE CLOUDED NOTES ON SHEETS A-1.0, A-1.1, A-2.0, A-2.1 & A-4.2.

RFI No.1, Submitted by Home Express, Corp. dba Home Express Builders on 2/22/24

Q1. Has the bid bond to be bound to Base bid only or to Base bid + Allowances + Permit fees + 10% Contingency?

A1. Please refer to Bid Bond & Special Provisions, Section 10 & 11: 5% of Base Bid Price. The Payment/Performance Bond must be for the entire Contract Value (Base Bid, Dedicated Allowance, 10% Contingency).

Q2. According to documentation "The estimated construction cost is \$4,315,392.05. This estimate includes \$125,691.03 estimated permit fees. The Bid shall consist of the Base Bid amount (Lump Sum) inclusive of all permit fees and excluding Contingency. NOTE: There is a Dedicated Allowances on this Project \$41,897.01 for survey & testing. There is a 10% Contingency on this Project."

A2. Note: Permit Fees included in Base Bid, not a separate Allowance Account. It will be broken out on Schedule of Values, but, again, as part of the Base Bid.

Q3. Is 10% Contingency just from Base bid or from Base bid + Allowances + Permit fees?

A3. The 10% contingency is for the base bid, then the permit fee and allowance are calculated separately.

Q4. Do we have to include Permit fees in our bid? They are estimated and not definitive fees as it is specify

A4. Yes. Bidder is required to confirm Permit Fee amount in its Bid by contacting the Miami Dade County Building Dept directly (Process #C2022003505)."

Q5. Have dedicated allowances to be included in the Base bid?

A5. A dedicated allowance is allocated for survey and testing.

RFI No.2, Submitted by Magnum Construction Management, LLC dba MCM on 2/24/24

Q1. Sheet A-2.1 Men's Restroom indicates "Seat Cover Dispensers" (C) behind each toilet, but one of the stalls specifies a recessed "Seat Cover / Toilet Tissue Dispenser" (K1), while the other stall specifies a "Toilet Tissue Dispense" (E). Please confirm if item (K1) should be eliminated and replaced with item (E).

A1. K1 USED AT AMBULATORY STALL

Q2. Sheet A-2.1 Women's Restroom indicates "Seat Cover Dispensers" (C) behind each toilet, but neither stall indicates a "Tissue Dispenser" (E). Please confirm if item (E) should be specified at each stall.

A2. YES

Q3. General: Men's & Women's Restrooms Floor Plans do not identify the back and on the side toilet grab bars. Please identify on the floor plans the back grab bar as type (B-1) and the side grab bar as type (A).

A3. THEY ARE SHOW ON THE ELEVATIONS

Q4. Sheet A-2.10 Family Restroom does not indicate "Klutch-Holder" (F) but Sheet A-3.3 Elevation A indicates item (F). Please confirm if item (F) is applicable to the Family Restroom.

A4. YES. PROVIDE KLUTCH AT FAMILY RESTROOM

Q5. General: Drawings indicate the acoustical ceiling grid to remain and only the acoustical tile to be replaced. The acoustical tile is referenced as (CT-1). The "Finish Schedule" on Sheet A-4.1 does not reference (CT-1). Please provide the manufacture and tile type.

A5. SEE SCHEDULE

Q6. As a follow up to MCM's RFI #1, Part 30 please confirm the "Toilet Partition Compartments & Urinal Partition Screens" can only be subcontracted to "Lotspeich Company of Florida" or "Atlas Hardware Corp." and no other company will be allowed to perform this work. Sheet A-4.1 "Bathroom Accessories Schedule" under the remark's column states "Pre-Approved Bidder Listed" for this scope. In addition, this sheet also lists the two companies mentioned above as the sole companies in performing this work. Please confirm.

A6. IT IS HIGHLY RECOMMENDED BUT NOT REQUIRED

RFI No.3, Submitted by Magnum Construction Management, LLC dba MCM on 2/26/24

Q1. Sheet A-4.1 "Toilet Partition Description" refers to "Top rail supports allow cubicles to appear suspended". Please confirm the new toilet partitions will be floor mounted as indicated on the restroom elevations and will not be ceiling mounted requiring additional structural support above the existing ceiling framing.

A1. CONFIRMED

Q2. Sheet A-3.3 "Typical Lounge Elevation – East Wall" elevation H indicates the end walls enclosing the base & Upper cabinets and soffit with designation PL-3. Please confirm if the end walls & soffit will receive a plastic laminate finish or will these area instead receive a paint finish.

A2. PAINT PT-3

Q3. Sheet A3.4 Elevation D & G indicate PL-3 & PL-4. Please confirm if plastic laminate (PL) finish will be the required finish or will these areas instead receive a paint finish.

A3. YES SEE REVISED ELEVATIONS

RFI No.4, Submitted by Magnum Construction Management, LLC dba MCM on 2/27/24

Q1. General: Sheet A-4.3 "Door Schedule" item 1, E1 & 2 list the restrooms doors as new solid core plastic laminate. "Outline Specifications" specify the plastic laminate skin for these doors to match existing. Please provide the plastic laminate skin that need to match the existing doors.

A1. PLASTIC LAMINATE FINISH. SEE REVISE DOOR SPEC. SEE A 24 ABOVE

Q2. Sheet A-4.3 "Door Schedule" item 1 list the existing restrooms door frames as existing and refers to door elevation "A". Door elevation "A" states existing door frames and transoms to remain. Confirm if item 1 "Existing Restrooms" door frames & transoms are to remain.

A2. SEE A 24 ABOVE

Q3. Sheet A-4.3 "Door Schedule" item 1 "Existing Restrooms" list the Existing Restrooms doors with specific door hardware (FS, KP, PD, PP). Confirm this is all the door hardware that will be required for the "Existing Restrooms" doors.

A3. SEE A 24 ABOVE

Q4. Sheet A-4.3 "Door Schedule" item E1 list the "Existing Employee Lounge" entrance doors and refers to door elevation "B". Door Elevation "B" states "existing door, door frames and glass panel to remain" and remarks column states "new door to replace existing". Confirm that all existing employee lounge entrance doors noted with designation E1 will be new.

A4. SEE A 24 ABOVE

Q5. Sheet A-4.3 "Door Schedule" item E1 "Existing Employee Lounge" list the Employee Lounge doors with specific door hardware (KP, PD, PP). Confirm this is all the door hardware that will be required for the "Existing Employee Lounge" doors.

A5. SEE A 24 ABOVE

Q6. Sheet A-4.3 "Door Schedule" item E1 list "Existing Employee Lounge" frames as new and not as existing like the "Existing Restroom" item 1 which refer to "existing frames". Door elevation "B" states existing door frames and transoms to remain. Confirm if the door frames & transoms for Item E1 are to remain or will be required to be new.

A6. SEE A 24 ABOVE

Q7. Sheet A-4.3 "Door Schedule" item 2 "New Family Restroom" list the Family Restroom with specific door hardware (B, C, FS, KP, DP, PP). Confirm this is all the door hardware that will be required for the "New Family Restroom" door.

A7. SEE REVISED DOOR SCHEDULE

Q8. Sheet A-2.9 "Employee Lounge" 24th floor does not have a door designation. Is this door & frame to remain as existing? Should this door have door designation E1? Should the door frame & transoms to remain as existing or will they be required to be new.

A8. SEE A 24 ABOVE

Q9. Drawings have not provided a signage plan, nor have they noted any signage adjacent to the doors to the existing and new renovated room floor plans. Sheet A-4.3 provides a general HC Signage detail. Confirm is the renovated men's and women's restrooms, new family restroom and all renovated teachers lounge will require this type of signage.

A9. EXISTING SIGNAGE AT RESTROOMS AND LOUNGES TO REMAIN

Q10. Drawings have not provided a signage plan, nor have they noted any signage adjacent to the doors to the existing and new renovated room floor plans. Sheet A-4.3 provides a general HC Signage detail. If the renovated men's and women's restrooms, new family restroom and all renovated teachers lounge will require this type of signage, provide a typical signage detail for each type of room including all required information to be able to price the signage scope.

A10. NEW SIGNAGE AT NEW FAMILY RESTROOM .

Q11. Sheet A-4.3 "Door Schedule" provide "Head & Jamb" detail for doors 1 & E1. Confirm if those detail apply to doors 1 & E1 since the drawings specify that the frames to these doors are existing to remain.

A11. SEE REVISED DOOR SCHEDULE

Q12. Sheet A-4.3 "Door Schedule" provides "Head & Jamb" detail for door 2 but the jamb detail has not been provided for the new door at the "New Family Restroom". Provide the "Jamb" detail & correct referenced drawing for both "Head & Jamb" detail.

A12. JAMB AND HEAD DETAILS ARE SIMILAR

RFI No.1, Submitted by Marvi Builders, LLC on 2/27/24

Q1. Please clarify if will be performed during regular working hours or night shift will be requested.

A1. Noise producing work shall be required during non-working hours, such as night shift or weekend shift.

Q2. Please clarify if parking spots will be supplied by the County for employees and subcontractors.

A2. The contractor is responsible for parking for his company and sub-contractor. No parking is available.

Q3. Please clarify if permit fees will be included in the contract work or an allowance will be issued for such expenditure.

A3. Yes, the base bid price shall include the permit costs.

Q4. The County estimated the permit fees in \$125,691.03. What would happen if the permits fees are more or less this estimated value?

A4. The permit fees are a percentage of the base bid, therefore, the contractor needs to estimate as part of the base bid.

Q5. Please circulate the process number for this project to calculate the permit fees.

A5. C2022003505 and permit fees are calculated based on your bid price.

Q6. Please clarify if a special inspector will be required for this project.

A6. NO

Q7. Please clarify who will pay the Special Inspector's fees in case the special inspector is required for this project.

A7. N/A

Q8. Please clarify if any special badge will be requested for this project, the cost of it and if a background check will be requested.

A8. Clearances are required via MDPD and any associated fees shall be part of the contractor's responsibility. MDPD 1-800-342-0820.

Q9. Please clarify if to be awarded the project all addendums must be acknowledged by the offerors.

A9. Yes

Q10. Please clarify if a plastic protection and a carpet cover will suffice the jobsite "enclosure item" for this project.

A10. Yes, and debris cleaning on a daily basis.

Q11. Please clarify if the use of a loading dock will be given to the contractor to place a dumpster.

A11. Yes

Q12. Please circulate the list for the attendees to the mandatory jobsite visit.

A12. Please see attached sign-in sheet from the mandatory site visit.

Q13. Please clarify if the bid bond can be submitted electronically with the bid or must be physically handed over. In this case, please clarify where must be submitted and how many hours prior to the bid opening.

A13. No, must be submitted either in person or received prior to bid opening via regular mail.

Q14. On Plans A1.0, A1.1, A1.2, A1.3, A1.4, A1.5, A1.6, A1.7, A1.8, A1.9, please include dimensions as we need to know how many square feet of ceiling or floor we must demolish.

A14. OVERALL EXISTING DIMENSIONS HAVE BEEN ADDED AT THE DEMOLITION CEILING PLANS

Q15. Please include on the plans the ceiling elevation requested.

A15. SEE CEILING PLANS

Q16. Please clarify if door frames for E1 are indeed going to be replaced? The Door Schedule indicates them as new, but elevation B suggests the frames will remain.

Q16. Please clarify if door frames for E1 are indeed going to be replaced? The Door Schedule indicates them as new, but elevation B suggests the frames will remain.

A16. SEE A 24 ABOVE. SEE REVISED DOOR SCHEDULE

Q17. Some doors must be replaced in the existing frame. Existing doors are not 1-3/4" thick but the new doors are. Please clarify how this issue will be solved.

A17. SEE A 24 ABOVE

Q18. During the site visit it was mentioned that the new appliance would be supplied by the owner. Some plans are calling for the contractor to supply them. Please clarify.

A18. NEW REFRIGERATORS WILL BE SUPPLIED BY OWNER. CONTRACTOR SHALL REMOVE EXISTING AND INSTALL NEW REFRIGERATORS.

Q19. Plans are calling to remove the furniture existing at the lounges. Please supply a list of the furniture for each lounge and the location where they would be relocated.

A19. EXISTING FURNITURE WILL BE REMOVED BY OWNER

Q20. Plans are calling for the removal of the existing floor. Please clarify if the existing floor is directly attached to the concrete slab or there is an existing "mud bed", in such case please let us know the thickness of such bed.

A20. THE EXISTING CERAMIC TILE SHOULD BE ON THIN SET MORTAR

Q21. Following question number 20), please clarify how the gap would be filled.

A21. N/A

Q22. Please supply dimension in the architectural plans, most of the given dimensions are to show the equipment locations, but not the general dimensions for the rooms.

A22. OVERALL EXISTING DIMENSIONS HAVE BEEN ADDED AT THE DEMOLITION CEILING PLANS

Q23. 3rd floor and 4th floor restrooms will not be fully ADA compliant, they will be "ambulatory accessible" toilet compartments. Please clarify if this is the intention of the work.

A23. CONFIRMED

A24. THE EXISTING CARRIERS WILL BE RE-USED. THE BOLTING FOR THE TOILETS AND CARRIERS ARE STANDARD. THE FAMILY REST ROOM WILL HAVE NEW CARRIER. SEE REVISED TOILET AND URINAL SPEC ON SHEET A-4.1

Q25. Please let us know the existing material for the toilet discharge pipes, as all handicap toilets must be shifted to a side and the discharge must be modified.

A25. All sanitary and vent piping shall be cast iron with mechanical joints.

Q26. To modify the toilet discharges we would need access to the fire shaft, please clarify if Detail 4 @ A-4.2 will apply to rebuild the partition. In such case, please let us know how to install the drywall layers on the chase side.

A26. RECORD DRAWINGS DO NOT SHOW DRYWALL INSTALLED ON THE CHASE SIDE OF THE PARTITION. FOR BIDDING PURPOSES – ASSUME 2 LAYERS ½" TYPE X MR GYP BD

Q27. Please clarify if any material will be salvaged by the owner.

A27. By owner

Q28. As new core drills must be done for new WC discharge and new FD for the new restroom at floor 18th. Please clarify if existing concrete slab is post tensioned or not and if RX must be taken prior to drill.

A28. THE SLAB IS POST TENSIONED AND WILL REQUIRE X-RAY PRIOR TO DRILLING

Q29. Plumbing notes are not specifying the materials to be used in water and sewer pipes. Please clarify.

A29. All water piping shall be Copper Type "L". All sanitary and vent piping shall be cast iron with mechanical joints.

Q30. Please clarify if electrical wires (even low voltage) can be run free wiring within the ceiling space.

A30. Power wiring shall be run in raceways. Refer to Electrical Note 15 on dwg. E-10. Any Low Voltage wiring shall be plenum-rated if running free in ceiling plenums, unless prohibited by codes and AHJ. Refer to Work Note "B" on dwg. E-10.

Q31. Please clarify if the ceiling space is a "plenum ceiling" or the return is ducted.

A31. Ceiling spaces above acoustical ceilings are R/A plenums. Ceiling spaces above drywall ceilings in existing restrooms have ducted exhausts.

Q32. Please clarify if a test and balance will be requested.

A32 There is very little new HVAC work, mostly replacing grilles with new ones. Only in the Employee Lounge we have a new drop and in the toilet a new exhaust fan. T & B required only for the new lounge and toilet.

Q33. If test and balance is requested, please let us know the extension of the test. It will be limited to the area of work (restrooms and lounges) or will be extended to all the grills supplied by the same HVAC System?

A33. See A32 above

Q34. Please clarify if new 6" exhaust duct must have a fire damper when entering the fire chase.

A34. NO, the intent is to connect the 6" exhaust duct to the existing toilet exhaust just prior to entering the exhaust chase.

Q35. Please clarify if any type of insulation (batt) will be applied to any partition, as plans are not showing any type of insulation.

A35. If acoustic type insulation is encountered during demolition, it shall be maintained in its current condition and reused. Replace any damaged insulation.

Q36. At the site visit we could see a ceiling with 3 layers of drywall. Please clarify how many layers will be applied to the ceilings and the thickness of each layer.

A36. EXISTING DRYWALL CEILING TO REMAIN AT 3RD & 4TH FLOOR RESTROOMS. SEE CLOUDED NOTES ON SHEETS A-1.0, A-1.1, A-2.0, A-2.1 & A-4.2.

Q37. Plan A-1.0 states that "door frames and transom to remain", while on Plan A-3.0 states that "replace existing restroom door and transom". Please clarify which one will apply.

A37. SEE A 24 ABOVE

Q38. For the toilet partitions there is a note about "pre-approved bidders" Please clarify if we must request bids for the partitions only to Lotspeich or Atlas Hardware or we can request prices to any other supplier.

A38. IT IS HIGHLY RECOMMENDED BUT NOT REQUIRED

RFI No.5, Submitted by Magnum Construction Management, LLC dba MCM on 2/27/24

Q1. General: Employee Lounge Demo Plan note states "Remove wall covering drywall to remain (typ.)". It has been our experience no matter how careful the wall covering is removed the drywalls first paper layer becomes adhered to the wall covering and comes of in pieces and mastic from the wall covering remain on the existing drywall in many areas, both conditions will not allow the drywall to have an acceptable finish. Confirm if this is what is desired, or should the drywall receive a level 5 finish so there are no imperfections ready for paint. Please provide an acceptable solution to this problem.

A1. PROVIDE LEVEL 5 PLASTER AT WALL WERE WALL COVERING IS TO BE REMOVED

Q2. General: Drawings Floor Plans do not indicate the partition types as noted on Sheet A-4.2. Please note partition types 2, 3 & 4 on all respective floor plans at walls & partitions.

A2. SEE WALL LEGENDS ON PLANS THAT REFER TO PARTITION DETAILS

Q3. Sheet A-4.2 Partition types refer to "9'-0" @ Lounges". Please confirm if this note is applicable.

A3. WE ARE MATCHING THE EXISTING CEILING HEIGHTS IN THE RESTROOMS AND LOUNGES

RFI No.6, Submitted by Magnum Construction Management, LLC dba MCM on 2/28/24

Q1. General: Existing Men's & Women's Restroom ceilings are specified to have new drywall but no where on the drawings do these ceilings are specified to be painted. Confirm if these ceilings are to be painted.

A1. SEE REVISED CEILING PLAN FOR PAINT CODE

Q2. General: Existing Men's & Women's Restroom ceilings are specified to have new drywall but no where on the drawings do these ceilings are specified to be painted. If these ceilings are to be painted specify if they will receive a prime coat and provide the required number of coats.

A2. PRIMED AND TWO COATS

Q3. General: Existing Employee Vestibule do not specify if they are to be painted after the wall coverings are removed. Confirm if the exiting perimeter walls & existing partitions are to be painted.

A3. YES

Q4. General: Existing Employee Vestibule do not specify if they are to be painted after the wall coverings are removed. If the exiting perimeter walls & existing partitions are to be painted specify if they will receive a prime coat and provide the required number of coats.

A4. PRIMED AND TWO COATS

Q5. General: Drawings have not provided a "Room Finish Schedule". Sheet A-3.0 "Finish Schedule" reference paints (PT-01, PT-02, PT-03 & PT-04). Confirm PT-01 will get applied to the new drywall partition chases in the Men's Restrooms and to the existing employee lounge walls.

A5. RESTROOM WALLS WILL BE TILED, VESTIBULES WILL BE PAINTED

Q6. General: Drawings have not provided a "Room Finish Schedule". Sheet A-3.0 "Finish Schedule" reference paints (PT-01, PT-02, PT-03 & PT-04). Confirm what rooms will trim paint (PT-02) is to be applied.

A6. SEE ELEVATIONS FOR PAINT CODES

Q7. General: Drawings have not provided a "Room Finish Schedule". Sheet A-3.0 "Finish Schedule" reference paints (PT-01, PT-02, PT-03 & PT-04). Confirm what rooms will accent paint (PT-03) is to be applied.

A7. SEE ELEVATIONS FOR PAINT CODES

Q8. General: Drawings have not provided a "Room Finish Schedule". Sheet A-3.0 "Finish Schedule" reference paints (PT-01, PT-02, PT-03 & PT-04). Confirm PT-04 will get applied to the new drywall ceilings at the existing men's & women's restrooms.

A8. SEE REVISED CEILING PLAN FOR PAINT CODE

Q9. General: Confirm there is no work specified to be performed to the existing walls & ceilings at the vestibules leading to the men's & women's restrooms.

A9. YES SEE REVISED DEMOLITION PLANS

Q10. Confirm there is no work specified to be performed to the existing walls & ceiling at the 4th floor Break Room.

A10. CONFIRMED

RFI No.7, Submitted by Magnum Construction Management, LLC dba MCM on 2/29/24

Q1. Will the owner provide free parking for the subcontractors working on the project or will each subcontractor be responsible for securing and paying for their own parking.

A1. At the pre-bid meeting we were clear the contractor and subs will require to establish their own parking with any of the companies within the downtown area such as Parking Authority.

Q2. Will the owner provide a staging area where storage containers can be located for storage of material to be installed on the project (i.e., drywall, tile, acoustical ceiling tile etc.) or will the subcontractors have to bring their materials as need basis.

A2. Yes, as discussed in the pre-bid meeting, a location to store material can be established by the building manager.

Q3. If a staging area is provided, will parking for subcontractor's vehicles also be provided is this area?

A3. No, we discussed in the pre-bid allowing the company van, etc. to be parked at loading dock for a small period of time (either before 8:00 AM or after 6 PM to bring in materials (only).

RFI No.8, Submitted by Magnum Construction Management, LLC dba MCM on 3/1/24

Q1. Sheet A-2.10 "New Family Restroom Demo Plan" note states "Remove existing drywall. Metal studs to remain. Reinforce metal studs as required to install new bathroom accessories". The note points to the wall at the "New Family Restroom" elevation C. This is an existing wall which does not indicate new bathroom accessories. Clarify how/if this note is applicable.

A1. NOTE REVISED

Q2. Sheet A-2.10 "New Family Restroom Demo Plan" note states" Remove existing drywall partition. Remove metal studs as required to install new plumbing fixtures/accessories". The note points to the wall at the "New Family Restroom" elevation B which is specified as a new partition. Why is the note referring to "remove metal studs as required"? Clarify how/if this note is applicable.

A2. SEE REVISED DEMO PLAN AND FLOOR PLAN FOR NEW FAMILY RESTROOM

RFI No.1, Submitted by Florida Construction and Engineering, Inc. on 3/1/24

Q1. We also participated in the pre-bid meeting and site visit on the previous time the bid was released (the one that was cancelled and now released again). Due to a conflict on our schedule, this time we couldn't assist to the site visit. Even though we are familiarized with the site (since we already visited the site before, we respectfully ask if we can re-visit the site for this opportunity.

A1. SECOND SITE VISITED WAS ACCOMODATED ON 3/6/24.

RFI No.2, Submitted by Marvi Builders, LLC on 3/4/24

Q1. Please clarify the scope of work for the access control. Usually, electrical contractor perform only the hardware and final wiring and connections to the system are done by the software contractor.

A1. THERE IS NO ACCESS CONTROL. ONLY POWERED DOOR OPENERS

Q2. If the GC must do the final connections, please supply the software contractor in charge of the system maintenance at this moment.

A2. N/A

Q3. On Plans A-2.6, A-2.7, A-2.8 and A-2.9, please supply dimensions for all new window sills and the countertop area next to the refrigerator including the backsplash.

A3. SEE REVISED DEMO PLANS AND FLOOR PLANS AND CEILING PLANS

Q4. Please specify the ceiling tile CT1. It is mentioned in all lounge room plans but it is not specified in the finishes schedule.

A4. SEE REVISED SCHEDULE

Q5. On plan A-2.10 it is specified that the new ADA toilet will be wall hung, while on the isometric plan P6 it is clearly a floor toilet. Please clarify which type of toilet will prevail.

A5. TOILET WILL BE WALL HUNG. SEE REVISED FLOOR PLAN AND PLUMBING PLAN

Q6. If the new toilet will be wall hung, please incorporate the new partition type for either 6" or 8" to plan A-4.2, as there is no detail for that type of partition.

A6. SEE PLAN AND NEW PARTITION DETAIL

Q7. Demolition Plan A-1.7 states that all wall covering will be removed but on plan A-3.1 elevation H states that PT2 must be applied to "existing wood base and wainscot moldings". Please clarify.

A7.IF REQUIRED - REMOVE WOOD BASE AND WAINSCOT MOLDINGS

A5.TOILET WILL BE WALL HUNG. SEE REVISED FLOOR PLAN AND PLUMBING PLAN

Q6. If the new toilet will be wall hung, please incorporate the new partition type for either 6" or 8" to plan A-4.2, as there is no detail for that type of partition.

A6. SEE PLAN AND NEW PARTITION DETAIL

Q7. Demolition Plan A-1.7 states that all wall covering will be removed but on plan A-3.1 elevation H states that PT2 must be applied to "existing wood base and wainscot moldings". Please clarify.

A7. IF REQUIRED - REMOVE WOOD BASE AND WAINSCOT MOLDINGS

ALL OTHER PROVISIONS OF THE ORIGINAL INVITATION TO BID, AS AMENDED, REMAIN UNCHANGED.

Attachment(s):

1. Sign-in Sheet from the Mandatory Site Visit on 2/22/2024
2. 30 Partially Revised Drawings dated 3/20/2024 RFI Revisions - will be provided to all bidders that submitted a completed Confidentiality Affidavit

cc: Marc Lafrance, ISD
Marlene Blanco, ISD
Julia Aden, ISD
Kristina Hagberg, ISD
Marcela Rodriguez, ISD
Eric Perez, ISD
Caesar Suarez, ISD
Clerk of the Board







MEETING SIGN IN SHEET

Internal Services Department

Facilities and Infrastructure
Management Division
111 NW 1st Street • Suite 2420
Miami, Florida 33128
T 305-302-1972

Date	February 22, 2024
Project No. & Name	Z000171-R, SPCC ADA Barrier Removal- Tower + Employee Areas. Phase II
Project Manager	Marlene Blanco, ISD
Meeting Location	SPCC Building, 111 NW 1st Street, Miami, FL 33128
Purpose of Meeting	Site Visit

Name & Signature	Company / Department	Phone / email	
1 <i>Romina Rodriguez</i> 	C. <i>Tgsu Enterprises, Inc.</i>	P.	<i>305-823-5755</i>
	D. <i>Estimating</i>	E.	<i>rominrz@tgsu.com</i>
2 <i>Sergio Santana</i> 	C. <i>TGSU Enterprises.</i>	P.	<i>305 823 5755</i>
	D. <i>Estimating</i>	E.	<i>sergio@tgsu.com</i>
3 <i>Marcelo Arnes</i> 	C. <i>Mau Builders LLC</i>	P.	<i>786 447 0757</i>
	D.	E.	<i>marcelo@mauibuilders.com</i>
4 <i>Aramburo Carcoran</i> <i>and Co.</i> 	C. <i>Allied Contractors Inc.</i>	P.	<i>Aramburo@Allied-Contractors.com</i>
	D.	E.	
5 <i>Juliana Martinez</i> 	C. <i>EM Restoration.</i>	P.	<i>305.469.9427</i>
	D.	E.	<i>Juliana@emrestoration.net</i>



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Name & Signature	Company / Department	Phone / email
6 Efrain Martinez 	C. EM Restoration Inc.	P. 786-426-9418
	D. MEM	E. info@emrestoration.net
7	C. MCM	P. 305-541-4008
	D.	E. carce@mcm-us.com
8 MARISABEL Castaneda	C. HE - Builders	P. 954 319 4058
	D.	E. agustina@he-builders.com
9 Jacquelin Bonfill David Gae	C. J. Bonfill & Assoc. Architects	P. Jackie@JBonfill.com ^{3/469-8435}
	D. J. Bonfill & Assoc	E. David Gae
10 THOMAS McConnell	C. Demcow Group	P. 954-922-8697
	D. Tadco's Engineering	E. thomas@Demcowgroup.com



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Name & Signature	Company / Department	Phone / email
11 <i>Luis Esquivel</i> 	C. <i>A-B Remodeling Inc</i>	P. <i>(305) 613-3881</i>
	D.	E. <i>a.b remodeling@yahoo.com</i>
12 <i>Marlene Blanco</i> 	C. <i>ISD PMO / FUND</i>	P.
	D.	E.
13 <i>John Tanner</i> 	C. <i>ISD PMO / FUND</i>	P.
	D.	E.
14 <i>Laura Longo</i> 	C. <i>Tadco's Engineering</i>	P. <i>305-781-5395</i>
	D.	E. <i>paul@tadcosengineering.com</i>
15	C.	P.
	D.	E.