



QUESTIONS & ANSWERS
RFP 25-01 General Contractor Services Mission Plaza Phase III
Posted February 11, 2025

Q1. Correction to email address of the procurement contact person.

A1. A typo appeared on slide #19 of the PowerPoint presentation. Nelda Rios is the contact person for this procurement and her correct email address is Nelda.Rios@workforcesolutionscb.org.

Q2. Can you please clarify the deadlines for questions?

A2. Yes, the question period closes on Friday, February 7, 2025. A typo appeared on slide #19 of the PowerPoint presentation, however, it has since been corrected and that corrected version is available on the Procurement Opportunities page of our website at: <https://www.workforcesolutionscb.org/about-us/procurement-opportunities/>

Q3. This is Phase III, have Phases I and II been completed?

A3. Yes, this is Phase III and Phases I and II have been completed. Phase III also includes some slight alterations in Phase I and II to allow more staffing.

Q4. Please confirm the G.C. is to pay the cost of the plan review and building permit.

A4. Yes.

Q5. Who will pay the cost of the mechanical and electrical commissioning? Owner, architect or G.C.?

A5. Architect.

Q6. Please provide specification sections for the following:

- a. Wall Access Doors
- b. Illuminated Signage (If by G.C.)
- c. Aluminum Metal Shade Canopy
- d. Access Controls (If by G.C.)
- e. Security Cameras (If by G.C.)
- f. Audio Visual Ring Cameras (If by G.C.)

A6. Responses

- a. Refer to sheet A411 keynote 2. Please provide any specific questions.
- b. Refer to sheet A201 for signage information. Please provide any specific questions.
- c. Refer to specification section 10 73 00 Protective Covers. Please provide any specific questions.
- d. WFSCB will be responsible for.
- e. WFSCB will be responsible for.
- f. WFSCB will be responsible for.

Q7. Please clarify whether the following are by G.C. or others:

- a. Illuminated Signage
- b. Access Controls
- c. Security Cameras
- d. Audio Visual Ring Cameras

A7. Conduits will be by GC, WFSCB will be responsible for termination of:

- a. GC will be responsible for.
- b. WFSCB will be responsible for.
- c. WFSCB will be responsible for.
- d. WFSCB will be responsible for.

Q8. In Alternate #2, if the canopy is to be attached and flashed to the existing wall, please provide a detail.

A8. The canopy will not be attached to the existing wall.

Q9. Is a hazardous materials report available? If so, please provide a copy.

A9. A hazardous materials report was completed and will be provided by the owner.

Q10. Can a sprinkler plan be provided?

A10. We have updated phase one and two plans. Subcontractor shall verify phase three. Architect will provide those to the awarded contractor.

Q11. Please confirm no hazardous materials abatement is required.

A11. No.

Q12. Please confirm the G.C. will be allowed to use the existing water and electrical utilities at no cost.

A12. Yes.

Q13. Please consider adding an allowance for existing floor leveling and repairs.

A13. This will be including as an allowance in PreBid Addendum 01.

Q14. Please provide a fire sprinkler system specification section and information on allowable fire sprinkler system shut-down work hours if they apply.

A14. See included fire protection plan. please note shut down should take place from 6pm-6am.

Q15. Please provide a fire alarm system specification section and any available product information on the existing fire alarm system.

A15. This will be included in PreBid Addendum 01.

Q16. Please confirm the ChemCurbs referenced in note 3 – sheet M101 are part of the roofing repairs allowance.

A16. The allowance should cover roof repairs for the ChemCurb.

Q17. Please confirm there is no plumbing work required in the project.

A17. There could be condensate lines depending on how the addendum comes out on the mechanical units but no saw cutting, trenching, or running plumbing traditionally is anticipated.

Q18. Will the canopies need to be sprinkled?

A18. Canopies are not required to be sprinkled. Final determination to be made by fire protection contractor.

Q19. When are the site visits scheduled?

A19. Tuesday, February 4, 2025 at 10:00 am and Wednesday, February 5, 2025 at 10:00 am.

Q20. In regards to the fire alarm portion, I see that it is to extend the current system to the new renovated area, but I couldn't see any information on what the existing system is. Could you provide any information about what the current fire alarm system model is?

A20. The Existing Fire alarm system panel is a Fire.Lite.Alarms #ES-200X. Contractor shall visit the site to confirm any additional information on the panel and models for all existing devices. New Devices shall match existing.

Q21. What type of frame are you looking for on the demountable wall system? It calls for aluminum.

A21. The demountable wall manufacturer will be providing the complete wall system including the walls, doors, frames, and hardware. The frames will be aluminum painted black. The hardware will match existing.

Q22. In response to the above reference project, I am unsure of our scope of work regarding Alternate No. 02.

- a. Sheet A100 / Alt. No. 02 / Note 4 Canopy post – refer me to elevations and structural. Sheet A201- 1 Note 7 Metal canopy with soffit and can lights, refer to structural. Sheet S110 -2 / S400 details notes Aluminum Canopy By Others. Are we only to supply and install the structural support post including demolition of the existing concrete to allow drilling and pouring piers, supplying and installing structural steel post, repairing the concrete, and replacing existing lighting as shown on E001 per Note 12?
- b. The note on sheet S400 detail No.2 “Aluminum Canopy By Others” is my concern and if we (the contractor) are to provide and install the new canopy will there be additional details explaining the total scope of work?

A22. Responses

- a. The contractor will provide and install the new aluminum canopy on steel structure complete. The structural post and footing design is by the structural engineer.
- b. The new extruded aluminum canopy will be provided by acceptable manufacturer according to specification section 10 73 00 and shall meet the sizes and layout as shown in the drawings. The canopy shall include anodized finish, soffit and lighting.

Q23. Access Controls, A/V, Ring Cameras, Data Cabling, Security, Security Cameras are all provided and furnished by owner?

A23. GC is responsible for the conduit; owner is responsible for the actual devices.

Q24. Please provide specs on the Demountable Wall System.

A24. Refer to spec section 10 22 19 Demountable Partitions. Please provide any specific questions.

Q25. Please provide the elevations for the solid surface and p-lam countertops as shown on the finishing schedule.

A25. There is no millwork including in this phase. Solid surface will be removed from the finish legend in PreBid Addendum 01.

Q26. What is their goal with door 130.2. It looks like they want the hardware as an alternate but what about the door and frame?

A26. The door, frame, and hardware will be included in Alternate 03. The door schedule will be revised in PreBid Addendum 01 to reflect a new door frame.

Q27. Are there any specs for Division 23 (HVAC)?

A27. HVAC specifications are in the construction drawings.

Q28. On page 8 of the RFP it states that WFSCB can provide a fidelity bond free of charge. Can you tell me who I could speak to about obtaining one?

A28. Contact the Business Solutions Deputy Director, Ms. April Mejia at 361.402.5003 or at email april.mejia@workforcesolutionscb.org.