

ROC General Contractor Services Bid #23021 RFI Questions – **Updated 3/3/23**

- 1.) Q: We were looking over the bidding documents for this project, and we saw that there is a requirement for a contractor to have done three \$20,000,000 projects within the last five years. We are inquiring to see if this requirement could be lifted or modified for this project as it would prohibit us along with many other qualified local firms from bidding on the project.
R: *Thank you for your inquiry. At this time Lake County wishes to retain the qualification requirements as stipulated in the bid solicitation.* (posted 2/13/23)
- 2.) I had a question on the electrical portion of this project:
Sheet E1.11b shows the fixtures in the entry vestibule to be P2 which are 24' long. Are these fixtures mislabeled?
R: Addressed in Addendum #3
- 3.) There are several sheets included in the plans that are not included in the index of drawings on the cover sheet. Similarly, plan sheet A6.102 is listed on the index of drawings, but is not included in the plan set. Please provide an updated index of drawings and/or additional drawings so we can confirm we have the correct documents.
R: Addressed in Addendum #3
- 4.) Please correct all drawing references and call outs or provide missing details as required. Some examples include, but are not limited to:
 - a. Sheets A3.01a and 3.01b refer you to plan sheet 3.00b for the open to above ceiling plans. There is no plan sheet 3.00b. The correct references appear to be A3.02a and A3.02b, respectively. R: Addressed in Addendum #2
 - b. The documents—including, but not limited to Bid Form 004100 and Exhibit 1—refer you to sheet A2.03 for the work zone designation plan. There is no plan sheet A2.03. The correct plan sheet appears to be A0.201. R: Addressed in Addendum #3
 - c. The Enlarged Plan General Notes on sheet A4.103 refer you to sheet A4.102 for wall tile application and the detail above refers you to details E1, E2, and E3 on A4.102 for typical wet and non-wet wall elevations. There is no reference to wall tile application and details E1, E2, and E3 are not present on sheet A4.102. We are unable to find the information elsewhere on the plans. R: Addressed in Addendum #2
 - d. Detail F4 on A4.103 references elevation X-84/A4.102 in the showers. There is no detail X-84 on sheet A4.102. R: Addressed in Addendum #3
- 5.) Please confirm the floor finish of room 01317A. According to the room finish schedule on sheet A2.01a, the floor finish should be polished concrete. However, on this same sheet the room is shown to receive access flooring. S2.00a also shows the slab on grade elevation at -2'-0" to suggest access flooring. R: Addressed in Addendum #2
- 6.) Plan sheets S2.00a and S2.00b show footing marks F4.0, F5.0, and F6.0, but these footings are not included on the E7/S0.11 footing schedule. Also, as shown on the snip from sheet S2.00b below, one of the F4.0 footings identified below is a different size from the other two. Please provide complete and/or corrected footing information. R: Addressed in Addendum #3

Please confirm the requirement of Unit Price #9—Pavers. Per the description in spec section 012200, it is for providing and installing additional pavers that are beyond the scope of work. There are currently no pavers shown in the scope of work and there isn't a paver detail provided on the plans. **R: Addressed in Addendum #2**

8.) The Alternate #9 description in specification section 012300—Alternates refers to specification section 013250—BIM & Provision of Electronic Submittal Data. This spec section was not included in the documents. Please provide. **R: Addressed in Addendum #2**

9.) Drawing M4.01 Indicates 3" Liquid and Suction Lines for the CRAC units. Is this correct? **R: Addressed in Addendum #3**

10.) Spec section 107500, 2.02, A, 5 calls for a 25'-0" tall flag pole and 2.04, C calls for an 8'x12' flagpole for design purposes. A 25'-0" pole is designated to fly a 4'x6', maybe a 5'x8' flag. Flying an 8'x12' flag would possibly be over flagging the pole and thus void the lifetime manufacturer's warranty on the shaft. A 35'-0" or 40'-0" pole would be needed to fly an 8'x12' nylon USA flag. Please confirm the requirements to be bid. **Addressed in Addendum #3**

11.) Providing an LOD 350 model will require BIM coordination between the trades and the design team via RFIs. Preferred method is to have a design representative participate in coordination meetings and submit confirming RFIs of solutions previously discussed with said design team representative. Does the design team plan to attend the BIM coordination meetings or will the design team expect separate design BIM review meetings outside of the Construction BIM meetings? This will have a cost impact for BIM Coordination management. **Addressed in Addendum #3 - SPEC ADD design team 01 30 00 -11**

12.) Will the design team incorporate RFI/ASI changes during construction into their Construction Document LOD 300 BIM model and provide that updated BIM model to the Contractor with RFI/ASI responses? **No change to Spec.**

13.) Please indicate what "Owner provided BIM software" and versioning year the Owner expects to provide, as indicated at 01 30 00 3.22 A.1? **Addressed in Addendum #3 Spec Change word to Preferred and indicate 2021 minimum – link to Autodesk Tandem.**

14.) Please provide the Excel template for equipment and material schedules mentioned at 01 30 00 3.22 B.3. **Addressed in Addendum #3 Memorandum See addendum #2. Lake County to provide Template to awarded contractor**

15.) Please confirm that the Operation, Maintenance, and Material Data required per section 01 30 00 does not have to be provided in the BIM model, but can be furnished separately via Excel templates provided as noted at 01 30 00 B.3. **Addressed in Addendum #3 Memorandum No to Revit. Yes, to Tandem.** Data is not loaded into Revit

16.) Please confirm that the extent of operational, maintenance, and material data being requested is:

- a. Manufacturer Make – **See Addendum #2**
- b. Manufacturer Model Number - **See Addendum #2**

- c. Hyperlinks to product data PDFs. These hyperlinks are relative to a folder structure determined by the contractor and not a standard determined by the owner
Memorandum Refer to answer #15 above
- d. Equipment, Finish Material, and Door Hardware schedules extracted from the LOD 300 BIM model, updated with any construction phase changes, and submit to owner via excel file (if design BIM model schedules do not conform to Owner templates provided, contractor is responsible for ensuring the submission meets the Owner's template configurations). Memorandum Refer to answer #12

17.) I was looking through the provided specs for this project and did not see a section for the asphalt paving. Will the county/engineer please advise on the asphalt paving specs to follow for this project. Addressed in Addendum #3 Memorandum - Contractor should refer to IDOT standards as indicated in the drawings.

18.) Addendum #2 added the requirement of submitting our BIM manager's resume to spec section 013000. What are the minimum qualifications that Lake County will accept for a BIM manager? Do they need to be a licensed PE or from a registered state design firm? See 3.22 Addressed in Addendum #2

19.) What standard will the LOD 350 (base bid) or LOD 400 (alternate) models be based on (i.e. GSA, AIA)? Addressed in Addendum #3 Memorandum - AIA is sufficient.

20.) **OWNER GENERATED** Provide revised dispatch furniture layout
R: Addressed in Addendum #3

21.) **OWNER GENERATED** Provide specifications for civil portion of specs See 17 above

22.) Please provide project specifications for the following items of work: See 17 above

- Earthwork
- Aggregates
- Site Utilities
- Exterior Improvements

Note 3 on the Grading Plans (C6) calls for all green space areas to have a min. of 12" of topsoil while the SESC legend on Sh. C9 shows a topsoil variable depth, 6" min. for the areas to receive erosion control blanket. Please clarify. R: Addressed in Addendum #3

23.) I am working on bidding the audio/visual portion of the contract above. I was wondering if you had a bill of materials for the audio/visual portion. I was able to find a broad scope of material but no called out part numbers.

We should point out the qualifications in the specification section, to be sure they meet them.
Addressed in Addendum #3 Memorandum
There is no 'bill of materials' provided in the specification.

The specification is a performance specification, so the bidders need to review all drawings, the specification to assemble their solution

- 24.) Mechanical Mezzanine 02102 is scheduled to receive epoxy flooring and base on A2.02. There is no other information provided throughout the documents regarding the epoxy floor system (overall thickness, manufacturer, base height). **Spec added with addendum #3**

On sheet A4.103, all toilet rooms are assigned Enlarged Plan Key Note #1 which states “depressed floor slab this room – see struct areas indicated as hatched regions on floor plans.” Structural plans S2.00a and S2.00b make no reference to a depressed slab in these rooms other than sloping the slab to floor drains. Please clarify. **R: Addressed in Addendum #3 – Note removed from plans**

- 25.) ~~Both specification section 102800 and details C4 & D4a/A4.102 reference hand dryers.~~ There are no hand dryers shown in the toilet rooms on sheet A4.102 or on the electrical plans. Please confirm hand dryers are not required. **R: Addressed in Addendum #3 – No HD based on direction from County. Spec Updated**

Related to the interior signage, please identify the materials required. Also, are the signs matching a standard that is currently used on the Lake County campus? If so, can a photo be provided? This is a new standard. No previous **R: Addressed in Addendum #3 Memorandum - Sign material shall plastic as indicated in spec section 10 14 00-4**

- 26.) ~~Specification section 101100—Visual Display Boards, includes requirements for porcelain enamel and magnetic glass markerboards.~~ All markerboards on the plan are tagged with type 5 diamond, but there is no other reference in the plans or specs whether type 5 refers to porcelain enamel or magnetic glass markerboards. Based on B7/A4.102 only, type 5 only refers to the mounting height. Please clarify **R: Addressed in Addendum #3 Add Magnetic Glass Markerboard next to B7/A4.102**

- 27.) There is a tackboard shown in Conference Room 01220B, but there are no requirements outlined in the specifications. Please provide. **R: Addressed in Addendum #3**