



CITY OF PALM BEACH GARDENS

PURCHASING DEPARTMENT

SOLICITATION ADDENDUM

Addendum No. 6

DATE: July 14, 2021

TO: All Potential Bidders

SOLICITATION NO.: ITB2021-137GF

TITLE: Construction of Par 3 Golf Clubhouse at Sandhill Crane Golf Club

DUE DATE: Friday, July 16, 2021, at 3:00PM

NEW DUE DATE: Friday, July 30, 2021, at 3:00PM

This Addendum is and does become a part of the above-mentioned Solicitation.

A. The following drawings are issued as part of this addendum.

1. A205 Correct Schluter trim notation
2. A 701 Add floor finish to several rooms to reflect questions answered below.
3. A 702 Add floor finish to several rooms to reflect questions answered below.
4. E 101 Locate generator tap box.
5. E102 Relocate card reader.
6. E311 Add power at L1-15 12' AFF.
7. E321 Add fan control locations.
8. E322 Add fan control locations.
9. E403 Revised panel L1
10. FA001 Revised alarm per response to question 58
11. FA110 Revised alarm per response to question 58
12. FA210 Revised alarm per response to question 58
13. M112 Revised disconnect location.
14. P111 Revised grease trap and other routing
15. P404 Revised sump pump detail
16. S101 Revised service yard post footings
17. S301 Revised service yard post footings

B. The following spec sections are issued as part of this addendum.

1. 07 2100 Thermal Insulation,
2. 07 4113_16 19030-STANDING-SEAM METAL ROOF 0
3. 7 4213 Metal Soffit Panels

C. The following questions were received from potential bidders and the responses are provided as shown.

Question 1: Per the finish plan (A701), the RR's call for Jolly to be placed on outside corners and on top of the wainscot. Per the elevations on A205, the Schluter called for is Schiene. There is also an elevation for Tile Wainscot with All Schluter Trims on A702. This has not been found to be called out on any plans but just another mention of more Schluter products. Please clarify.

Response: Per Schluter website, Jolly and Schiene are the same profile. Either would work and look the same. Use Jolly on all outside corners and top of wainscot, use Schluter®-DILEX-AHK for wall to floor intersection. Wainscot detail has been corrected to match this direction on attached revised Sheets A205, A701 & A702.

Question 2: Will another addendum be issued to respond to the outstanding RFI's?

Response: Addendums will be issued for all questions received.

Question 3: Regarding the alternate 6, please provide specifications & color selection for Knotwood at soffit.

Response: Refer to New Section 07-4213 attached.

Question 4: Addendum 2 included plan pages for all major disciplines, is there a narrative of the plan changes and added plan pages?

Response: All changes are clouded. No narrative is planned at this point.

Question 5: How is the city prepared to handle price increases that arise after a contract is awarded that may need to be passed on from a subcontractor /vendor?

Response: Any requests for change orders due to price increases must be submitted with full and complete documentation acceptable to the City to justify the request for a price increase.

Question 6: According to P310 the storm drain marked ST07 and C02 are to discharge into nearest storm structure. Please indicate the position and distance to this structure or provide the civil plans that indicate this information. Furthermore, is the architect/city calling out CPVC or copper piping and are DC coated lavatory fixtures acceptable?

Response: Contractor to extend pipes 6 feet out from edge of concrete slab, which is defined as the building pad + service yard + event pad, and golf bays. Refer to specs for piping and fixture schedule for piping and lavatory fixtures.

Question 7: Given the complexity of the project, loss of time due to Hurricane Elsa storm preparation, market condition which include labor shortages, supply chain issues, price escalation, and the volume of RFIs that need to be answered. We humbly request an extension of bid time. In our opinion an extension of 2 weeks would allow all bidders to accurately and confidently bid on this project. Granting this extension would not impact completion date so the 420

days given will still be adequate. Please give this request serious consideration to assist everyone in the preparation of such an important project.

Response: The Due Date for bids has been extended until July 30, 2021, at 3:00 PM.

Question 8: A-104 Note #12 states “contractor to supply sound system from owners preferred vendor,” A-105 Note #12 states” Owner supplied and installed sound system speakers”. Please provide clarification of the 2 statements.

Response: The City will direct contract with a separate vendor to provide and install the sound system. The GC is responsible for providing any necessary conduit to install the system.

Question 9: S-301 Detail #3 What is the depth of the fence post column? Will it penetrate the water tables?

Response: Fence Post column embedment depth to be 2’ into the foundation. Post Foundation to be 6’-0” deep. Finished Floor Elevation is hereby amended to read 24.5 NAVD & water table is at 16.5 NAVD, so the foundation will not penetrate the water table.

Question 10: P-111 – Who ties into the grease interceptor on the discharge side?

Response: The GC is responsible for the grease interceptor and related piping from the building to the cleanouts on the discharge side of the interceptor. The site contractor will tie into the last cleanout and pipe to the termination point.

Question 11: P-111 - What is the distance the interceptor is beyond the service yard? Note says see structural for details of lid. Please confirm where this detail can be located?

Response: Grease interceptor lid is by Schier, H-20 rated lid. Grease interceptor is located East of the building per Addendum 1 changes and is approx. 12 feet from the edge of the service yard concrete pad.

Question 12: Who pays for temporary electric costs?

Response: The City will bring electric to 50-feet from the building footprint and pay for energy usage costs. The Contractor will need to provide and install the temporary panel, connection, and any other requirements.

Question 13: Who pays for temporary water cost? What are you providing?

Response: The City will bring water to 50-feet from the building footprint and pay for the temporary water usage costs. The contractor will have to provide and install hose bibs, connection and maintain the temporary water at the jobsite.

Question 14: What is the specific area that the security fence should enclose? Will this incorporate the material storage area? Does the security fence require green netting?

Response: The temporary fence shall enclose the laydown area, construction area and any other area the contractor wants to protect. Wind-screening is required on the east, west and south sides of the site.

Question 15: Will stabilizing access to the security gate fences be provided by PBG? What about the stabilized area outside defined on A-005?

Response: The road will be stabilized and maintained by the City. There will also be a gate at the entrance off Avenir Drive; however, there will be various contractors in the area at the same

time, therefore, the contractor should not rely on this gate to secure their jobsite. It will be the responsibility of this contractor to secure the jobsite.

Question 16: Will there be a fire hydrant within 200 ft of building site with access by fire trucks? If no, what will PBG provide?

Response: *The job will be accessible to fire trucks at all times with the address posted at the Avenir Drive entrance to the project, both maintained by the City. There will not be a fire hydrant within 200 ft. of this jobsite for the majority of construction. The closest Fire hydrant is approx. 1200 LF away. The City is in the process of bringing fire flow and setting the required hydrant during construction. PBG Fire Rescue will respond to the project site accordingly.*

Question 17: Will access be provided from the golf club house for material deliveries and when?

Response: *No. All deliveries and access to the site will be conducted via Avenir Drive and the construction access road.*

Question 18: Temporary project access is being provided by PBG. Will this support the following:
a. 10-yard concrete truck fully loaded.
b. 40,000# flatbed plus cab.

Will PBG provide the required stabilize drive and turnaround for these items?

Response: *Yes, to all of the above.*

Question 19: What security will be provided by PBG since this site at the project beginning is isolated?

Response: *None. The contractor is responsible for securing their own construction site.*

Question 20: Who is the testing firm PBG is using for site development?

Response: *GFA International, Inc.*

Question 21: Who is the surveyor PBG is using for site development?

Response: *The City is currently using Keshavarz and Associates for site work surveying. The contractor is responsible for providing surveying services for the clubhouse construction.*

Question 22: Due to the volatile market how are increased cost going to be handled after the bid submittal?

Response: *See Response to Question 5.*

Question 23: Who installs and maintains the slit fence? What is the area being enclosed?

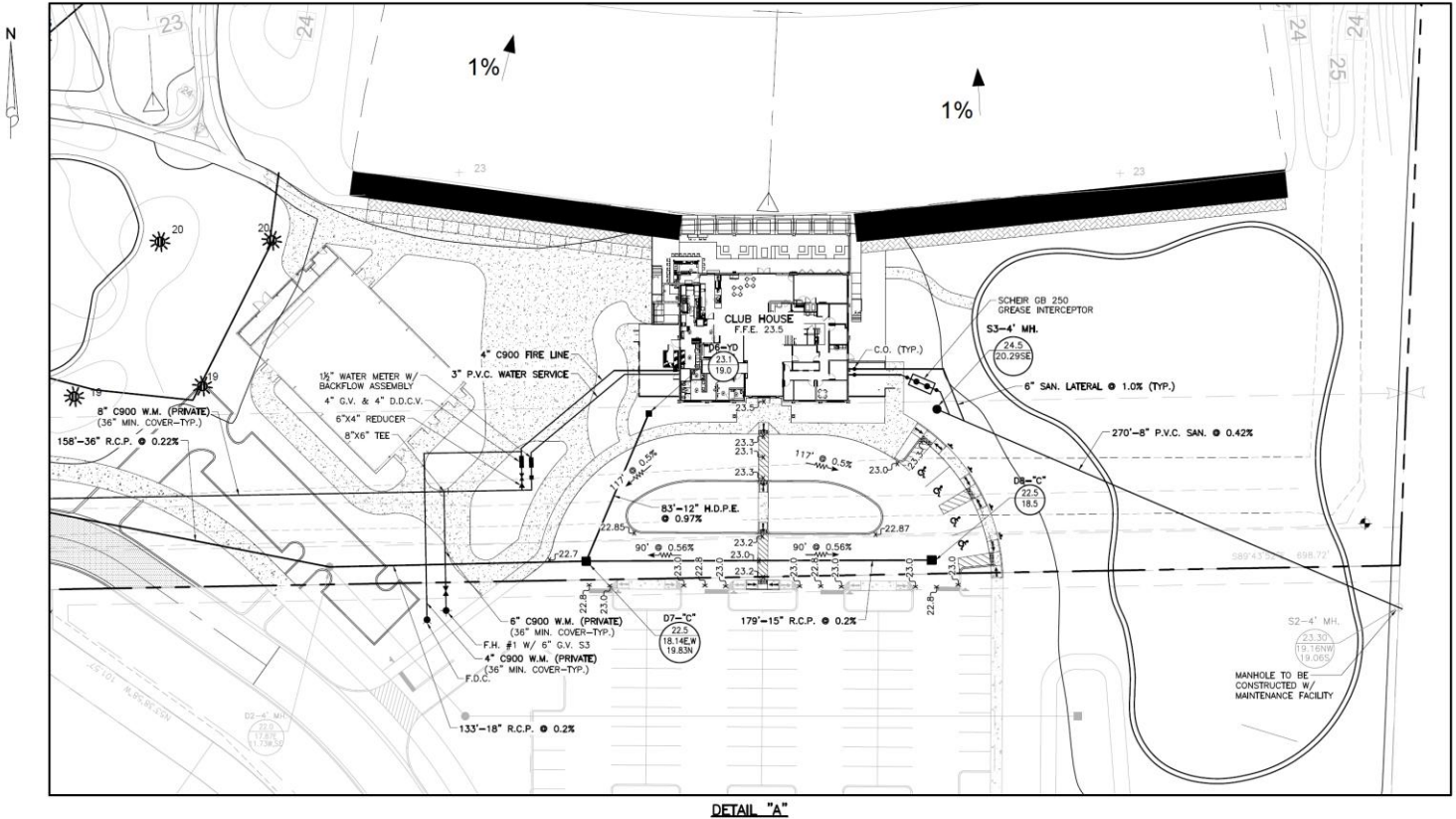
Response: *The only silt fence that will be required is to the south adjacent to the wetlands and to the east adjacent to the canal, which will be installed and maintained by the City. However, if the GC or any of its subcontractors damage the fence, the GC will be required to repair the damage.*

Question 24: Will PBG handle the Seacoast Permits? Camera pipe and flush pipe?

Response: *The City will work with Seacoast to secure the permit for the building and site work. The GC is responsible for conducting all required testing of the grease trap, building water lines, building sewer lines, including any required flush and fixture tests, and camera from inside the building to the clean out located on the discharge side of the grease trap, if necessary. All Seacoast-related activities must be scheduled through the City Engineer.*

Question 25: What is the grade at building edge?

Response: *The finished floor elevation (grade) of the building is hereby amended to read 24.5 NAVD. The edge of the building elevation will depend on the side. See below Detail A from the draft civil plans. All doors will be ADA accessible and require a taper of no steeper than 2%. Civil plans will be provided as soon as completed.*



Question 26: What about the sump pump for elevator discharge?

Response: *Refer to attached revised sheet P404, Detail 2. The GC will be responsible for installation of this line up to and including the oil interceptor, which will be approx. 12 feet from the edge of the concrete slab.*

Question 27: Regarding Roofing the spec calls for Englert 1300 series but the descriptive requests a trapezoidal profile that is 1 9/16" high in a 16" wide panel. Englert is only available in 2" high and 24" wide panels. Please provide clarification as to the panel profile and width.

Response: *The product that was used at a similarly built Tennis Clubhouse was 1.5" profile and is 16" wide and is called 1300/16, which is sufficient.*

Question 28: Elevator finish on the plan is indicated by a 0 whereas the legend indicates a 01 or 02. Please indicate which color choice is desired.

Response: *Elevator wall finishes indicated as PL-01 in first floor plan. Note on 2nd floor revised to match. Refer to revised sheet A702 attached.*

- Question 29: Will worker parking be provided by the site development team?
Response: *Yes, there will be worker parking provided. However, this area will change from time to time as construction advances.*
- Question 30: Who is to haul off the spoils generated by the digging of the stem walls and footers?
Response: *Spoils that are clean fill will be hauled and placed by the City. Any contaminated fill or unsuitable fill will be required to be hauled and disposed of properly by the GC.*
- Question 31: Will site grading be maintained by the development team?
Response: *Prior to the start of this contract, the City will deliver the pad 6" below finish grade (23.0 NAVD) of the building and taper within 6" +/- form finish grade for the remaining area. The GC is responsible for any remaining grading necessary within the project limits (out 6-feet from edge of concrete slabs/pads).*
- Question 32: Please Clarify. Per the finish plan (A701), the RR's call for Jolly to be placed on outside corners and on top of the wainscot. Per the elevations on A205, the Schluter called for is Schiene. There is also an elevation for Tile Wainscot with All Schluter Trims on A702. This has not been found to be called out on any plans but just another mention of more Schluter products.
Response: *See Question 1 for response.*
- Question 33: Also, For Room 218, The base called for is RB-03. On the Material List, we seem to be missing RB-03.
Response: *This should read RB-01. Refer to revised sheet A702 attached.*
- Question 34: Please clarify scope of work bidders are to include for the gas piping, service, storage tank outside of the building.
Response: *GC is responsible to provide and install all gas piping to 6 feet east of concrete pad. City will provide and install gas tank and final connection.*
- Question 35: Is there a specification section for 00-0102 & 00-0103? Sections not found in bid docs.
Response: *Refer to pages 2 and 3 of the Specifications Volume 1.*
- Question 36: Are there any LEED or green building requirements, commissioning that bidders need to include?
Response: *The building has been designed to meet the requirements of the Florida Green Building Coalition's Green Commercial Building Standards Version 3; however, certification is not required.*
- Question 37: Is there an existing boundary, topographic survey for the proposed building site?
Response: *See attached Boundary Survey in CAD and PDF formats.*
- Question 38: Is there a subsurface Geo-tech Report for the proposed building site? Spec section 00-3110 was not found in the bid documents.
Response: *The pad is being built now and will be completed soon. Once the pad is complete, there will be a soils test on the building pad conducted and provided to the GC.*
- Question 39: Please clarify condition of building pad and inside work area as noted on plan A005?
Response: *Refer to Question 31 for response.*

- Question 40: For Room 218, The base called for is RB-03. On the Material List, we seem to be missing RB-03.
Response: *Refer to Question 33 for response.*
- Question 41: Is the cost for the building permit to be included in GC bids or is the City paying for it?
Response: *The City will be responsible for any City building permit fees, if any.*
- Question 42: Detail 3/S301 shows an 8' deep footing for 5'-8" fence posts. Is this required? Typically footing depth is increased by 3" per additional foot in height over 4 feet.
Response: *Fence height to be 7'-0" max. per arch. Structural detail has been modified to show the same. Fence post foundation design is based on "WLG 2445" Chainlink design manual. Post Foundation is updated to 6'-0" deep.*
- Question 43: Negometrix section 2.2 does not have a place to input the Total Calendar Days to Complete, where is this value to be entered?
Response: *That information should be included on the Alternates price sheet, as stated.*
- Question 44: Structural steel support beams for alternates 1,2,3, & 4 noted as in base bid. Is this part of the structural steel plan or must it be added?
Response: *Yes, this is part of the structure steel plan as designed and issued for bids. No added steel will be required unless selected supplier details differ from basis of design.*
- Question 45: Please provide specifications, selections, and layout for acoustical wall panels requested in alternate #12.
Response: *Reference Spec Section 09 8400. Tectum material to be full wall height and width, field painted to match specified wall color.*
- Question 46: For the roof over the T&G wood, the standing seam cannot be installed on top of rigid insulation. It will need a surface to fasten to. Please advise.
Response: *See revised section 07-2100. Insulation to be Nail Board insulation by JM or equal over unfaced insulation totaling R25.*
- Question 47: Sheet A201 Detail 2 from addendum 4 still shows a ? at the bar area for one of the call outs. Please advise what finish is to go there.
Response: *This should read STU-01. All finishes in this area are shown in enlarged details with all finishes in sheet A503.*
- Question 48: We are kindly requesting a bid extension of 30 days. As a registered contractor in your system, we only learned about this job today though civicplus.com and even though we are registered with the Negometrix with the city of Palm Beach Gardens we never received the ITB for this job from the system itself. We do not have a single email from the system registry inviting us for this job even though we are registered with it exclusively for the City of Palm Beach Gardens.
Response: *Refer to Question 7 for a response.*

Question: 49: The specs for bi-folding impact rated glazed door call for Euro-Wall but certain pages of the plans call for Nana Wall. Will both systems be acceptable?

Response: *Euro Wall was used as the basis of design; however, Nana Wall is an approved equal product.*

Question 50: Please confirm there is no M/WBE percentage requirement for this solicitation.

Response: *There is none.*

Question 51: Will the site contractor be responsible for all grading inside our project limits including for the concrete slabs shown on A005?

Response: *No. Refer to Question 31 for remaining response.*

Question 52: Is any sod restoration to be included or will that be done by the City's landscape contractor?

Response: *No. The City's landscape contractor will be responsible for providing sod.*

Question 53: Can you please provide details for the columns near the hitting bays? Some notes indicated they are block columns, some plan views make it look like a steel column that is framed with metal studs and drywall, some notes say they are cast in place concrete. Please advise exactly how they are to be constructed.

Response: *Columns at hitting bays (A1, A3, A4 and A5) on both floors are cast-in-place concrete with a wide base and stucco banding above. Foam is NOT allowed on these columns as they may get punctured by golf balls or clubs.*

Question 54: The previous question noting alternate #12 'soffits & overhangs' should read alternate #6 stucco soffits & roof overhang.

Response: *See Question 55 for response.*

Question 55: Alternate #12 notes soffits & roof overhangs. Do soffits indicate the covered patio ceilings with STU-01 finish?

Response: *This response is in reference to Alternate #6. Yes, that is correct. Both soffits and overhangs, including all patio ceilings, scheduled to receive STU-01 in base bid should be priced to receive Knotwood for Alternate #6.*

Question 56: With the number of outstanding questions yet to be answered and plans from addendums 2 & 4 just released, would the city consider extending the bid due date a few days to allow bidders time to distribute the addendums and get responses from vendors?

Response: *Refer to Question 7 for a response.*

Question 57: Would it be possible to get a bid extension due to the recently released addendums and the still pending RFI's?

Response: *Refer to Question 7 for a response.*

Question 58: For the fire alarms, shall bidders bid the system shown on the plans? We have been informed that the plans lack specific devices to qualify for a UL or ETL certified system. Please advise. Some items could include: pull stations at lobby, kitchen & breakroom, strobe in breakroom, strobe/horn in retail, smoke above FACP in elec room, smoke at elevator landings, horn strobe at sprinkler riser & ext lobby doors, pull station at 2nd floor stairwell, smoke or heat detect in mech rooms, smoke/heat in elevator shaft.

*Response: The Engineer's plans are designed and drawn to meet the requirements of Florida Administrative Code section 61G15-32 and are not required to provide device specifics, etc. That information is a deferred submittal to be provided via shop drawings by the Fire Alarm contractor as permitted by FBC Building Code section 907.1.
Pull stations at lobby, kitchen, breakroom, and 2nd floor stairwell are not required as there is pull station at the front desk and only one pull station is required by FBC Building Code section 907.2.
Strobes added in breakroom and retail, and horn strobes at exterior lobby doors.
Smoke detector added above FACP in electric room, elevator landings and elevator shaft.
Smoke detectors are not required in mechanical rooms provided with sprinkler protection per FBC 907.2.13.1.1.
Heat detectors added in mechanical rooms and elevator shaft.*

Question 59: The finish plan of sheet A702 indicates that in BAR SEATING 218 the base RB-03 will be installed, but this base is not in the finish schedule of sheet A702. Will an RB-03 base be installed or will the RB-01 base really be installed in the BAR SEATING 2108? Please clarify.

Response: Refer to Question 33 for response.

Question 60: What installation method will be used with the floor tiles? Will the thin set method or mortar bed method be used?

Response: Thin set over sloped concrete slab. Concrete slab to be flood tested and any deficiencies to be corrected prior to installation of waterproofing, decoupling membrane, and tiles.

Question 61: Will the floor finish on ST 111 and CHANGING 125 be LVT-1?

Response: Yes.

Question 62: For the bathroom tile, the finish plan of sheet A701 indicates that in the transition from floor to wall a SCHLUTER DILEX-HK (COLOR TSSG STONE GRAY) will be installed, and on the top edge and external corners of the wall tile a SCHLUTER JOLLY (COLOR TSBG GREEK) will be installed, but detail 2 of sheet A702 indicates that a schluter ronded will be installed on the top edge and external corners of the wall tile, and a SCHLUTER®-DESIGNBASE-SL will be installed as a wall base. What will be the schluter trims that will be installed in the bathrooms? Those indicated in the notes of the finish plan or those indicated in detail 2 of sheet A702? Please clarify.

Response: Refer to Question 1 for response.

Question 63: What will be the floor finish of BALL DISP 150 and SERVICE YARD 152?

Response: Sealed concrete SC-01.

Question 64: In the bathrooms will a waterproof membrane be necessary? If so, will it only be installed on the floor or will it also be installed on the walls?

Response: Yes, waterproofing at floor is required per specs. For tile over concrete, floor to receive Schluter Ditra de-coupling membrane, turn waterproofing up walls 4 inches. Per specs, install tile at walls using Method W223 that does not require waterproofing.

Question 65: For the floor of GOLF BAYS 216, the finish plan of sheet A702 shows SC-1 and RF-03, what will be the finish of the floor in GOLF BAYS 216? Please clarify.

Response: Entire second floor patio flooring to receive only RF-03. See revised Sheet A702.

All other terms, covenants and conditions of the subject solicitation and any addenda issued thereto shall apply, except to the extent herein amended.

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CPPO, CPPB, CPSM, C.P.M., CAP-OM, CPCP, FCCM, PMP
Purchasing and Contracts Director

Attachments