

September 2, 2026

**POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**  
**ADDENDUM # 4**

**BID # 26-372, Saddle Creek New Office and Maintenance Buildings**

This addendum is issued to clarify, add to, revise and/or delete items of the Bid Document for this work. This Addendum is a part of the Bid Document and acknowledgment of its receipt shall be noted on the Addendum.

**Contained within this addendum:** questions and answers received.

*Addendum #5 is forthcoming.*

Respectfully,

*Colin Burke*

Colin Burke

Procurement Analyst

Procurement Division

**This Addendum sheet should be signed and submitted with your  
bid submittal. This is the only acknowledgment required.**

Signature

Printed Name:

Title:

Company:

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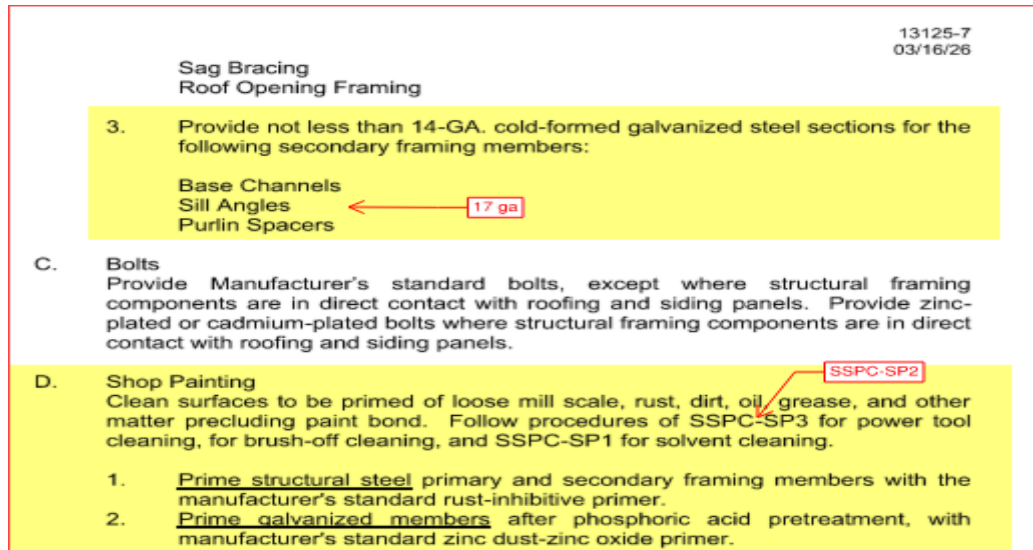
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## BID # 26-372, Saddle Creek New Office and Maintenance Buildings

### Addendum # 4

**Question 1:** Butler's standard is different than the ones listed in the specifications. The building will meet code. I have included an example:



Can we submit with Butler's standards as long as we meet code?

**Answer:** 17 gage is acceptable as long as the building meets all wind loading requirements shown on the structural drawing for Risk Category II. SSPC-SP2 is acceptable.

**Question 2:** Page A504 shows the horizontal IMP panels attached to the PEMB girts. Reference note 1331. We need to install a vertical support to the horizontal girts to attach the IMP. Can we use hat channel or a C-channel to support the IMP's. If so, do you have a specific gauge to use as the vertical support?

**Answer:** Vertical sub framing between wall girts shall be designed and provide by PEMB manufacturer. Design to wind loading shown on structural drawings for 2.5" thick insulated wall panels specified.

**Question 3:** Besides, General Liability Insurance indicated in the bid documents, is Builders Risk Insurance a requirement for the General Contractor to provide? If yes, please provide the maximum deductible for the Builders Risk Insurance policy.

**Answer:** Please refer to page 36 of the bid package, article 6.3.2.

Notwithstanding any other provision of these documents to the contrary, the Contractor shall not provide Builder's Risk or Architects' and Engineers' Professional Liability Insurance unless specially requested by the County. The County has Builder's Risk coverage and will provide the Contractor with appropriate Certificate of Insurance upon request. The County's Builder's Risk policy does not insure the Contractor's tools, machinery or equipment that is stored at the job site. If the Contractor is required to store tools, machinery or equipment at the job site, the Contractor should provide

insurance in the form of an equipment floater for the Contractor's tools and equipment. The County should be named as an additional insured on the Contractor's policy, with an appropriate waiver of subrogation as to any claims the Contractor or the Contractor's insurer may have against the County arising from the storage of the Contractor's tools and equipment.

**Question 4:** Please confirm the Security Contractor is contracted directly with the County.

**Answer:** Confirmed, the security contractor is Specialty Electronic Systems, Inc. (SES) contact Kevin Dail (352)-567-5996.

**Question 5:** Sheet A102 notes "Refer to owner security vendor's design drawings and specifications." Item 1607. Are the security drawings and specifications available?

**Answer:** See response to question #4 above. Contact SES for any available drawings and specifications.

**Question 6:** Please confirm we are to include the generator in our scope of work.

**Answer:** Yes, include the generator in your scope of work.

**Question 7:** Civil Sheet C600 Drainage Structure 3 (DS3) appears to be the low-point elevation. Please confirm the indicated elevation is correct.

**Answer:** DS-3 is the low point with a rim elevation of 113.37.

**Question 8:** The SWFWMD permit documentation references permitted civil plans while the bid set contains subsequent civil revisions. Confirm the current civil bid drawings are approved for construction under SWFWMD Permit 43041887.001, or provide the controlling permitted plan set.

**Answer:** Current civil bid drawings are approved for construction.

**Question 9:** C700 Notes 759/760 require the septic tank and drainfield to be Contractor-designed and permitted, while A101 Keynote 1524 identifies the septic tank and field as an allowance TBD by Contractor. Provide the required septic sizing/design criteria and confirm the required allowance amount or how this work is to be carried in the Base Bid.

**Answer:** Septic system is to be designed, permitted, and installed by Contractor. Note 1524 does not say allowance.

**Question 10:** Sheet A102 indicates a 4" slab in portions of Building B, while S102 requires a 6" slab. Confirm the required slab thickness throughout Building B and any required coordination with finish elevations and door clearances.

**Answer:** See foundation plan key notes 1 and 6 on sheet S102. The 6" slab is in the storage bay the 4" slab is throughout the office areas.

**Question 11:** Spec 03000 requires an ASTM E1745 Class C vapor retarder, while Spec 03300/03301 requires Class A. Confirm the required vapor-retarder classification beneath the building slabs.

**Answer:** Provide Class A vapor retarder.

- Question 12:** Spec 07610 requires a Kynar 500 finished standing-seam roof, while Spec 13125 requires a Galvalume Plus clear acrylic finish. Confirm the required roof panel and accessory finish.
- Answer:** Provide Signature 300 metallic coating for roof panel and accessory finish.
- Question 13:** Spec 08400 §2.06 permits color anodized, clear anodized, or 70% PVDF finishes but does not identify the selected finish. Confirm the required storefront and entrance framing finish.
- Answer:** Storefront and entrance framing finish shall be clear anodized.
- Question 14:** Spec 08800 refers to Section 08520 for aluminum windows, but Section 08520 is not included in the Project Manual. Provide the applicable aluminum-window specification or confirm the required system, finish, performance criteria, and product approval requirements.
- Answer:** No exterior aluminum windows required.
- Question 15:** A102 requires a buzzer in Building A Reception 115 to operate an overhead door in Building B, but no inter-building control routing or wiring is shown. Confirm the door(s) controlled, control method, required wiring/pathway, and trade responsibility.
- Answer:** This buzzer controls door 206 (not overhead door). Refer to E401; Drawing Note No. 5 and coordinate with Specialty Electronic Systems, Inc. (SES) contact Kevin Dail (352)-567-5996.
- Question 16:** Spec 09651 references ASTM F2170 and requires flooring adhesives suitable for up to 95% RH but does not clearly establish slab moisture testing or mitigation requirements. Confirm whether ASTM F2170 testing is required in the Base Bid. If mitigation is required based on test results, confirm whether it is to be included in the lump-sum Base Bid, carried as an allowance, or addressed after testing.
- Answer:** Contractor shall include testing in accordance with manufacture's recommendations. If the moisture and pH test results exceed the limits of the adhesive, the installation must not proceed until the problem has been corrected.
- Question 17:** Spec 09651 requires an LVT accent pattern/border, but the drawings do not identify the required locations or extents. Provide the required LVT accent locations and layout.
- Answer:** No pattern required.
- Question 18:** *Spec 09910 identifies an H&C silicone-acrylic concrete sealer for CON-PS but does not identify the exact H&C product/system or sheen. Confirm the required product/system and finish.*
- Answer:** ArmorSeal Tread-Plex 100% acrylic floor coating.

- Question 19:** A102 Keynote 1516 calls for prefabricated shower units at Restrooms 210 and 211, while Room Finish Schedule Note 9 and the shower details indicate tiled shower assemblies. Confirm whether the showers are prefabricated units or field-tiled shower assemblies.
- Answer:** Field-tiled shower assemblies are required.
- Question 20:** C100 details a 35'-0" flagpole with a 5'-0" deep concrete foundation. Confirm whether the manufacturer's standard engineered footing with a 4'-0" ground sleeve may be used in lieu of the C100 detail.
- Answer:** Manufacturer's engineered footing will be acceptable.
- Question 21:** Cover sheet identifies Building A as 3668 Morgan Combee Road and Building B as 3662 Morgan Combee Road, while Spec 10425-3.01 states "Provide four numbers." Confirm address numbers are required at both buildings and confirm quantity and location.
- Answer:** Yes, building numbers are required at both buildings. Four numbers for each building; total eight numbers.
- Question 22:** Spec 10425-3.02 requires one Maltese cross at each building but does not provide dimensions. Confirm required size.
- Answer:** 8"x8".
- Question 23:** Confirm whether maximum-occupancy or other life-safety signage is required in addition to the signage listed in Spec 10425. If required, provide quantities, wording, sizes, and locations.
- Answer:** Provide two graphic blast raised signs: red background with 1/2" high white letters, nominal 3" high x length required for 3 lines of text centered. Mount 48" above floor to centerline, or as instructed. "Maximum Occupancy 59" for Training 102 and "Maximum Occupancy 39" for Multi-Purpose Room 108.
- Question 24:** A701/M6 indicates 12"W x 18"D lockers, while Detail 6 shows approximately 9-1/16"W and Spec 10500 §2.06 specifies 12"W x 15"D knock-down lockers; §2.01.C requires all-welded construction and prohibits knock-down assemblies. Confirm required locker width, depth, and construction, and whether equivalent manufacturers meeting the confirmed requirements are acceptable.
- Answer:** 12"W x 15"D all-welded construction. Equivalent manufacturers will be acceptable.
- Question 25:** The room names and numbers listed in Spec 10425 do not coordinate with the current room names and numbers shown on A101/A102. Provide a revised coordinated signage schedule for bidding and fabrication.
- Answer:** Exact room names and numbers to be confirmed during shop drawing review.
- Question 26:** Confirm Hollowell All-Welded lockers are acceptable as an equal to the specified Penco lockers, subject to compliance with Spec 10500 requirements.
- Answer:** The substitution must be an equal and meet the specification requirements.

- Question 27:** Spec 11451 identifies Hoshizaki KM-515 MRH, while A102 Keynote 1209 identifies Hoshizaki KM-520 MRJ. Confirm the required ice machine model and associated bin, condenser, and accessories.
- Answer:** Provide Hoshizaki KM-520 MRJ.
- Question 28:** Section 13125-12, 2.09E specifies 3" R-10 or 4" R-13 roof insulation. Confirm whether conditioned areas require the specified roof insulation or an R-19 + R-11 liner system to satisfy the applicable energy-code requirements.
- Answer:** Provide one vinyl faced layer (min. R-11) parallel to and between purlins. Place second (R-19) unfaced layer perpendicular to first layer with all joints butted tight together with metal banding system. Total system = R-30. This system shall cover all enclosed interior spaces.
- Question 29:** M102 indicates the condensing units as 240V, 1-phase, while E501 indicates 3-phase power for corresponding units. Confirm the required voltage, phase, MCA/MOCP, and feeder requirements for each condensing unit.
- Answer:** Revision will be posted via Addendum 5.
- Question 30:** M102 and E501 provide conflicting electrical characteristics for the mini-split equipment, including voltage and MCA. Confirm the required voltage, phase, MCA/MOCP, and circuit requirements for each mini-split system.
- Answer:** All mini-splits are provided with 30A branch circuits. The disconnect shall be fused per nameplate data per drawings.
- Question 31:** Sheets A103 and A104 state that a fire alarm system is not required; however, fire-alarm devices and control panels are shown and Spec 16721 requires a complete addressable fire-alarm system. Spec 16721 also specifies a Silent Knight FACP while referencing Notifier Onyx gateway/workstation equipment. Confirm whether a complete fire alarm system is required for both buildings, identify the controlling device layout, and confirm the required manufacturer/platform.
- Answer:** Fire alarm is required for both buildings. Provide per electrical drawings and specifications.
- Question 32:** E401/E402 show data outlets, and Spec 16730 references Sections 271500 "Communications Horizontal Cabling" and 270536 "Cable Trays for Communications Systems," but these sections are not included in the Project Manual. Provide the complete low-voltage/structured-cabling requirements, including cable category, devices/equipment, pathways, terminations, testing, and required or preferred manufacturers.
- Answer:** References will be deleted by addendum. All IT cabling, jacks, faceplates, etc. will be provided and installed by the County's IT department. All associated empty conduits, boxes and accessories shall be included within the scope of this work and coordinated with the County's IT department.
- Question 33:** Keynote 1607 references the Owner security vendor's design drawings, but these drawings have not been issued. Provide the security drawings and identify Contractor/Electrical scope for conduit, backboxes, power, and

system interfaces.

**Answer:** The County's security vendor is Specialty Electronic Systems, Inc. (SES), contact Kevin Dail (352)-567-5996. Electrical scope of work is shown on systems plans E401 & E402. Include SES scope of work in your bid.

**Question 34:** Spec section 12413 calls for LightBloc Manual FlexShade (for lightblock locations) or Manual Flexshade (for light filtering locations). at all SF1. Please clarify which windows are lightblock vs light filtering locations.

**Answer:** SWF Contract Classics 1" cordless aluminum blinds.

**Question 35:** Detail 9 on sheet A501 shows base on the 1-hr wall with note 937. Note 937 does not correspond with anything in the legend, what base is this?

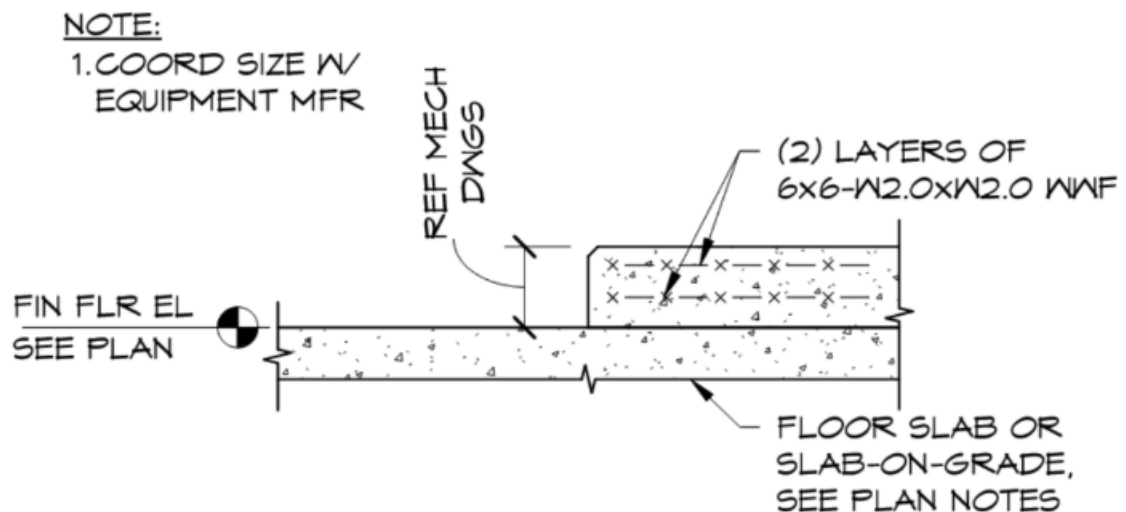
**Answer:** Note 937 indicates the wall base. See finish schedule for scheduled wall base for each space.

**Question 36:** Referencing sheet C700, what is the minimum required cover between the 758A forcemain and the 758 effluent septic? Will we need to deflect the effluent septic to provide this cover or will the forcemain by others be deflected?

**Answer:** Both are sewer force mains with no minimum required separation. We would recommend 6" minimum. The septic effluent will need to be deflected, if needed, as the force main "by others" will already be installed.

**Question 37:** All metal lockers noted by 1028 are set on 6" housekeeping pads, and all HVAC air handlers are set on 4" housekeeping pads noted by 1501. There are no details shown for either of these pads. Please provide a detail/reinforcing for the housekeeping pad.

**Answer 37:**



**Question 38:** Sheet A401 shows a mechanical pad surrounded by chainlink fence with a 6' gate. The specs indicate on 02821-3 that mechanical and related equipment enclosures are to have 4' wide gates. Please clarify which spec is to be followed.

**Answer:** Provide 6' pair of gates as shown on sheet A401

- Question 39:** Sheet M102 only lists Trane, Carrier, Lennox, and Tempmaster as approved manufacturers for the AC. The specs list York/JCI and Trane/American Standard in addition to this. Are these approved alternates?
- Answer:** No, only Trane, Carrier, Lennox and Tempmaster are approved.
- Question 40:** Sheet E shows underground primary routed between 36-40" below grade. Is this to be directionally bored or trenched?
- Answer:** Trenched.
- Question 41:** Both life safety plans on A103 & A104 say no fire alarm is required, however it shows FACP's on the plans. Are we to provide a fire alarm in this building?
- Answer:** Fire alarm is required for both buildings. Per electrical drawings and specifications.
- Question 42:** Are fire extinguishers to be provided by us or by owner?
- Answer:** Fire extinguishers are provide by Contractor. Basis of design Larsen MP-10 and Larsen 2409-6R Steel; Vertical Duo and rolled edge semi-recessed. Refer to Addendum 5 for revised life safety sheets and specifications.
- Question 43:** Can *Vistawall* and *Coral* be approved alternates for the storefront?
- Answer:** No.
- Question 44:** Can overhead door manufacturer Raynor be an approved alternate? We've been told it's equal to Cornell.
- Answer:** Raynor is acceptable, if they meet all the specifications.
- Question 45:** Will any excess dirt/gravel/ etc. that is removed from this job need to be hauled off or stockpiled on site?
- Answer:** Excess dirt gravel shall be hauled off site by the contractor.
- Question 46:** Do you require factory cut IMP panels or can they be field cut?
- Answer:** Factory cut IMP wall panels are required.
- Question 47:** Please provide a detail for secondary framing for the horizontal insulated metal wall panels.
- Answer:** Vertical sub framing between wall girts shall be designed and provide by PEMB manufacturer. Design to wind loading shown on structural drawings for 2.5" thick insulated wall panels specified.
- Question 48:** Please specify wall types for building B pg. A102 to match A101.
- Answer:** Wall types legend is on sheet A101 for both buildings.
- Question 49:** Clarification of plywood height in building B storage bay. Detail C Pg. A505 drawing shows plywood to be 8'. Legend calls out 1" above floor and 4' high.
- Answer:** Plywood is 4 feet high around the perimeter of the Storage Bay.
- Question 50:** Specification section 13125 says "The system to be provided shall be insulated metal wall panels equal to Metl-Span, CF Santa Fe." Please

provide an equal to for the Metal-Span, CF Santa Fe insulated metal panel.

**Answer:** Metal-Span, CF Tuff Cast with Tuff Cote exterior coating shall be the basis of design. Contractor to submit a substitution request for equal panels prior to the bid due date to be reviewed and approved.

**Question 51:** Clarification of corner guard locations. Pg A101 and A102 note 1036 calls out corner guards on all outside corners. Is this just in the corridors or will corner guards be installed in rooms/ offices.

**Answer:** Offices do not require corner guards. Halls, corridors, multi-purpose, conference, and training receive corner guards.

**Question 52:** Request clarification of Solid surface material for millwork, backsplash and windowsills.

**Answer:** Wilsonart Solid surface material – color as selected from manufacturer's standard line, level 5.

**Question 53:** Please specify where moisture resistant (SAG.2) ceiling panels will be.

**Answer:** None used.

**Question 54:** Doing some research, Trane and Mitsubishi share a business partnership. Please clarify if Mitsubishi is approved for the Mini Split System.

**Answer:** Yes, Mitsubishi is acceptable.

**Question 55:** Our millwork contractors have informed us that it is not typical to paint the cabinet backs with a coat of aluminum paint. Please confirm whether this is necessary for this project.

**Answer:** Yes.

**Question 56:** The specified #1428 full extension and grant #328 hardware appears to be discontinued. Please confirm if alternates to this hardware will be accepted, and if so, please specify which drawer glides are to be used instead.

**Answer:** Yes, equal alternates to this hardware will be accepted.

**Question 57:** Please clarify if CPVC SDR 11 or copper can be used above grade piping.

**Answer:** Yes, copper or CPVC can be used.

**Question 58:** Please clarify if PEX pipe or copper can be used below grade.

**Answer:** No PEX underground.

**Question 59:** Can press fittings be used for copper or solder fittings only?

**Answer:** Press fittings are acceptable.

**Question 60:** Spec book calls for Silent Knight as the approved manufacturer for FACP. Sheet E101 calls out Notifier and Simplex in addition to Silent Knight. Please clarify if all three are acceptable.

**Answer:** Revision will be posted via Addendum 5.

**Question 61:** Please clarify how much fuel needs to be supplied by contractor for generator start up.

**Answer:** Provide 90% minimum tank of fuel.

- Question 62:** Is the new chainlink fence to match the existing fence? If so, please provide a detail or spec.
- Answer:** Chain link fencing is in the specifications.
- Question 63:** Is a job trailer required? If so, please provide specs.
- Answer:** Yes. 8'x 32' climate controlled with lighting dual office/meeting room and small restroom.
- Question 64:** Is temporary construction fencing required? If so, please provide specs.
- Answer:** No.
- Question 65:** Since the project is located in a fenced in park, what working days and hours will be allowed?
- Answer:** Please refer to page 77 of the bid package, Work Schedule.  
Working Days/Hours: All work shall be performed between 7am to 5 pm, Monday – Friday. Work after hours or on weekends must be preapproved by the Facilities project manager. Provide for all required additional lighting during work after hours.
- Question 66:** No specs provided for CCTV, please provide specs or direction to exclude.
- Answer:** Not applicable.
- Question 67:** Is Data wiring by GC or conduit and pull strings?
- Answer:** Contractor provides conduit and pull strings.
- Question 68:** Are data final terminations by GC or excluded?
- Answer:** Data cabling is by owner.
- Question 69:** The spec below calls for a Metl-Span, CF Santa Fe wall panel. Recent projects with insulated panels both used the Metal-Span, CF TuffCast wall panels. Which panel should we include in our pricing? Santa Fe or TuffCast?
- Also, please confirm is an equal correct or will only the metal span insulated TuffCast be approved?

13123-10  
03/16/26

## 2.05 INSULATED METAL WALL PANELS

- A. Horizontally installed conceal fastener panel, Insulated Metal Wall Panels with foam core: Structural metal panels consisting of flat exterior metal sheet with heavy, stucco-embossed pattern, and interior metal sheet with a light mesa profile, with factory foamed-in-place polyurethane core in thermally-separated profile, with tongue-and-groove panel edges, attached to supports using concealed fasteners. See spec section: 07420.

1. Basis of Design: The system to be provided shall be insulated metal wall panels equal to Metl-Span, CF Santa Fe.
2. G-90 galvanized coated steel conforming to ASTM A 653 or AZ-50 aluminum-zinc alloy coated steel, conforming to ASTM A 792/A 792M, minimum grade 33, pre-painted by the coil-coating process per ASTM A 755/ A 755M.
  - a. Exterior Face Sheet: 22 gauge thickness, with heavy stucco embossed surface.
    - (1) Finish: Fluoropolymer two-coat system.
    - (2) Color: As selected by Architect from manufacturer's standard colors.
  - b. Interior Face Sheet: 22 gauge thickness, with smooth, unembossed surface Light Mesa profile.
    - (1) Finish: Fluoropolymer two-coat system.
    - (2) Color: As selected by Architect from manufacturer's standard colors.

**Answer:** Metal-Span, CF Tuff Cast with Tuff Cote exterior coating shall be the basis of design. Contractor to submit a substitution request for equal panels prior to the bid due date to be reviewed and approved.

**Question 70:** Section 13125-12, 2.09E calls for 3" R10 or 4" R13 roof insulation.  
Since this is a conditioned space, FL Energy code calls for R19 + R11 (LS) which is a Liner System. Reference table C402.1.3 in the FL Energy code book. Please confirm.

**Answer:** Provide one vinyl faced layer (min. R-11) parallel to and between purlins. Place second (R-19) unfaced layer perpendicular to first layer with all joints butted tight together with supporting metal banding system. Total system = R-30.

**Question 71:** Please review exemption to the requirement for the SBCCI SSTD 12 99 test as related to the metal building panels. Stated in the specification section, however, hinders use of MBCI and typical panels as approved for HVHZ.

**Answer:** SBCCI SSTD 12 99 test is not required for the metal building panels.

**Question 72:** In reference to the landscaping: The LA plans do not specify sod square footage/areas. Would you please confirm the areas where sod is to go and/or a rough estimate of the square footage?

**Answer:** Contractor is responsible for determining quantities.

**Question 73:** In reference to the landscaping: The LA plans show that there should be micro drip irrigation installed in plant beds which would  
indicate that there is plant material to install, but the plan only shows me trees. Do you have any further information on what the plant material is?

**Answer:** Install micro drip irrigation where plant material is to be installed on the drawings.

**Question 74:** In reference to the landscaping: The LA plans mention putting a 12" long metal edging strip in with gravel in certain areas but it does  
not indicate how many of these little strips there will be. Please advise on total amount of strips for these.

**Answer:** Contractor is responsible for determining quantities. The gravel bed is 12" wide x 3" thick around the perimeter of each building; as indicated on the drawings. The Curve-Rite edging is continuous.

**Question 75:** The garage door finish spec calls for a Powder Coated Finish. Can we price with Standard Colors in lieu of Powder Coated Finish?

**Answer:** Standard Colors are acceptable.

**Question 76:** It says a Fire Sprinkler System is not required, please confirm.

**Answer:** Fire sprinkler system is not required.

**Question 77:** Is the GC to include the furniture per plans in the bid?

**Answer:** Furniture is furnished and installed by owner.

**Question 78:** Per sheet E201 Electrical Site Plan, is the GC to provide pricing for anything outside of the transformer?

**Answer:** All work shown on the drawings is by the GC unless otherwise noted.

**Question 79:** It is my understanding that the GC provides pricing for everything from the transformer to the building, please confirm.

**Answer:** All work shown on the drawings is by the GC unless otherwise noted.

**Question 80:** Is a BDA system required and to be included in our bid?

**Answer:** Contractor shall bid on the work in accordance with the bid document content. A BDA system is not required if it is not listed as a contractor requirement.

**Question 81:** Is a temporary construction entrance required during construction?

**Answer:** Contractor shall provide bids in accordance with the bid documents. A temporary construction entrance is not required if it is not noted on the bid documents.

**Question 82:** Is there an anticipated start date for this project?

**Answer:** The construction start date is contingent upon sufficient funding availability after receipt of the bid results and completion of the procurement bid review and award timeline.

**Question 83:** Is a performance bond required for this bid?

**Answer:** Please refer to page 11 of the bid package, Sections 1.12 & page 34, Article 6.1 Public Construction Bond and Other Bonds.

**Question 84:** Is this project deemed tax exempt?

**Answer:** No.

**Question 85:** Does the county have full construction permits or awaiting further plan review approval?

**Answer:** The plans have been reviewed by the building department.

**Question 86:** Does the GC need to include permit fees or not?

**Answer:** Please refer to page 76 of the bid package, Permits, Notifications and Fees

All building permits are to be provided by the Contractor. It shall be the Contractor's responsibility to secure all building permits in Polk County and to initiate and coordinate inspections.

Bidders shall not include building permit fees in their price. Permit fees, if any, will be reimbursed at cost to the Contractor on a separate invoice. Inspection Reports must be submitted to Polk County Facilities Management with the Application for Payment.

Permits provided by the County:

- SWFWMD

**Question 87:** Will the inspections take place through the county or through a private provider?

**Answer:** Polk County Land Development and Building Division are the AHJ's responsible for plan review, approval and inspections. Project inspections will be conducted in accordance with local and state laws and regulations.

- Question 88:** Are there any sub-contractor pre-approval requirements needed for this bid?
- Answer:** No. However, after contract execution, Contractor must provide an Exhibit V: Non-Collusion Affidavit of Subcontractor for any changes to a subcontractor to the Facilities Management project manager for written approval (email is sufficient) of the change.
- Question 89:** The architectural life-safety drawings state that a fire-alarm system is not required, while Sheets E101, E202, E401 and E402 and Section 16721 indicate a complete fire-alarm system. Please confirm whether the complete fire alarm system is required.
- Answer:** Fire alarm system is required.
- Question 90:** Please confirm the intended panel arrangement:
- One Silent Knight FACP in Building A, IT Room 124
  - One FARA at Building A, Entry 116
  - Building B fire-alarm devices connected to the Building A FACP, with no separate Building B FACP or annunciator.
- Answer:** Each building has its own independent fire alarm control panel and annunciator panel per plans.
- Question 91:** Please confirm that drawing labels A/C-1 and A/C-2 identify access-control panels and are not additional fire-alarm control panels.
- Section 16721 specifies Silent Knight equipment with “no equals,” while also requiring a Notifier ONYX Gateway, Notifier-certified personnel and Notifier factory training. Please clarify the following:
    - Required Silent Knight FACP model
    - Required Notifier ONYX Gateway model
    - Required method of integration
    - Location and status of the existing ONYX workstation
    - Responsibility for ONYX programming, if applicable
- Answer:** Disregard ONYX requirement. Equipment shall be Silent Knight.
- Question 92:** In reference to the fire alarm: Are the required ONYX licenses, network connections and server capacity existing, or must GC/subcontractor furnish additional licenses or equipment?
- Answer:** Disregard ONYX requirement.
- Question 93:** Is central-station fire-alarm monitoring required? If so, please identify:
- Monitoring provider
  - Required communicator type
  - Cellular or IP communication method
  - Account-setup responsibility
  - Whether monitoring equipment and recurring services should be

quoted separately.

**Answer:** Disregard this requirement.

**Question 94:** Please provide or confirm the required fire-alarm sequence of operations, including:

- HVAC shutdown
- Door release
- Lighting-control interface
- Generator-related signals
- Communication with the Owner's central system

**Answer:** This is sufficient.

**Question 95:** In reference to the fire alarm: If final battery or voltage-drop calculations require NAC booster power supplies, will these be accepted as part of the delegated fire alarm design?

**Answer:** Yes, but with each building having its own FACP with on board power supply, I doubt it will be needed.

**Question 96:** Please confirm whether fire alarm permit, plan-review and inspection fees are to be included, excluded or reimbursed at cost.

**Answer:** Bid in accordance with permitting requirements as noted in the bid package section Permits, Notifications and Fees.

**Question 97:** What access-control manufacturer and software platform does Polk County currently use?

**Answer:** Specialty Electronic Systems, Inc. (SES) contact Kevin Dail (352)-567-5996.

**Question 98:** Must the new access-control system integrate with an existing County server, or should GC/subcontractor furnish a standalone system?

**Answer:** Specialty Electronic Systems, Inc. (SES) contact Kevin Dail (352)-567-5996.

**Question 99:** In reference to the access control: Please confirm the required credential technology and format, including whether existing County credentials must work with the new readers.

**Answer:** Specialty Electronic Systems, Inc. (SES) contact Kevin Dail (352)-567-5996.

**Question 100:** How many new access-control credentials should GC/subcontractor furnish?

**Answer:** Specialty Electronic Systems, Inc. (SES) contact Kevin Dail (352)-567-5996.

**Question 101:** In reference to the access control: Please confirm the final controlled-opening list. We currently include the openings identified by Door Hardware Groups 01, 02, 04, 07 and 08. Is that all that is required?

**Answer:** Provide access control as shown on the construction documents and as

coordinated with Specialty Electronic Systems.

**Question 102:** In reference to the access control: Please confirm GC/subcontractor responsibility for the following:

- HES 9600 and HES 1006 electric strikes
- Electrified panic-hardware connections
- Electric hinges and power-transfer connections
- Door contacts
- Request-to-exit devices
- Locking power supplies
- Access-control cabling and programming

**Answer:** Electronic hardware to be provided by the contractor. Contractor shall include cost for access control by obtaining sole-source vendor bids from Specialty Electronic Systems, Inc. (SES) contact Kevin Dail (352)-567-5996 kevin@sesalarms.com. County network connection is by owner.

**Question 103:** In reference to the access control: Are A/C-1 and A/C-2 intended to operate as one networked access-control system?

**Answer:** Contractor shall include cost for access control by obtaining sole-source vendor bids from Specialty Electronic Systems, Inc. (SES) contact Kevin Dail (352)-567-5996 kevin@sesalarms.com. County network connection is by owner.

**Question 104:** In reference to the access control: Does the Owner require remote access, mobile credentials or any other access-control features not specifically identified in the issued documents?

**Answer:** Specialty Electronic Systems, Inc. (SES) contact Kevin Dail (352)-567-5996

**Question 105:** In reference to the structured cabling: Please provide a confirmed data outlet schedule showing the number of data cables required at each location.

**Answer:** All IT cabling, jacks, faceplates, etc. will be provided and installed by the County's IT department. All associated empty conduits, boxes and accessories shall be included within the scope of this work and coordinated with the County's IT department.

**Question 106:** Please identify the required structured-cabling manufacturer, Category 6 performance standard, jack color, faceplate style and patch-panel configuration.

**Answer:** All IT cabling, jacks, faceplates, etc. will be provided and installed by the County's IT department. All associated empty conduits, boxes and accessories shall be included within the scope of this work and coordinated with the County's IT department.

**Question 107:** In reference to the structured cabling: Does the Owner require a manufacturer extended-system warranty? If so, please identify the approved manufacturer and installer-certification requirements.

**Answer:** All IT cabling, jacks, faceplates, etc. will be provided and installed by the County's IT department. All associated empty conduits, boxes and accessories shall be included within the scope of this work and coordinated with the County's IT department.

**Question 108:** Please confirm whether GC/subcontractor is responsible for:

- Equipment racks
- Patch panels
- Horizontal and vertical cable management
- Patch cords
- Cable supports/J-hooks
- Equipment labeling
- Permanent-link testing and certification reports

**Answer:** All IT cabling, jacks, faceplates, etc. will be provided and installed by the County's IT department. All associated empty conduits, boxes and accessories shall be included within the scope of this work and coordinated with the County's IT department.

**Question 109:** In reference to the structured cabling: Is fiber-optic backbone cabling required between Buildings A and B? If so, please provide the strand count, fiber type, termination requirements and routing.

**Answer:** All IT cabling, jacks, faceplates, etc. will be provided and installed by the County's IT department. All associated empty conduits, boxes and accessories shall be included within the scope of this work and coordinated with the County's IT department.

**Question 110:** In reference to the structured cabling: Will Owner IT furnish the switches, wireless access points, UPS equipment, routers and other active network equipment?

**Answer:** All IT cabling, jacks, faceplates, etc. will be provided and installed by the County's IT department. All associated empty conduits, boxes and accessories shall be included within the scope of this work and coordinated with the County's IT department.

**Question 111:** In reference to the structured cabling: What cable labeling convention and electronic test-report format does Polk County require?

**Answer:** All IT cabling, jacks, faceplates, etc. will be provided and installed by the County's IT department. All associated empty conduits, boxes and accessories shall be included within the scope of this work and coordinated with the County's IT department.

**Question 112:** Reference Addendum 2, Addition 1. General Contractors typically do not carry Professional Services Errors and Omissions. Please confirm whether Professional Errors & Omissions insurance is required or if the Performance Bond will satisfy this requirement.

**Answer:** Professional Errors & Omissions liability insurance is not required.

- Question 113:** Can *Red Dot Buildings (RDB)* be added as an approved manufacturer?
- [www.reddotbuildings.com](http://www.reddotbuildings.com)
  - Contact Gary Bergstrom (Regional Sales Mgr- Florida):941.400.3374 Mobile/ Gary.Bergstrom@reddotbuildings.com
  - IAS Accredited
  - MBMA Member
- Answer:** Subject to meeting the requirements of the contract documents, Red Dot Buildings are considered an approved alternate manufacturer.
- Question 114:** In regards to the fire alarm system, is the wiring to be in full conduit? There is a conflict between the specs and plans about this.
- Answer:** Full conduit per drawings.
- Question 115:** Will a local business license from another municipality in the State suffice?
- Answer:** No.
- Question 116:** On page A601, the door schedules call out different door hardware groups. I could not find any hardware information for the interior or exterior man doors in the door schedule section on the drawings. Please advise on the contents of those hardware groups.
- Answer:** Door hardware groups are included in the specifications.
- Question 117:** Do the pre-engineered metal buildings need to meet any Buy American act since it is for a municipality?
- Answer:** No.
- Question 118:** Are the small canopies over the personnel doors to be by PEMB manufacturer? It is specifying aluminum canopies.
- Answer:** The personnel door canopies called out by note -1330- & -1325- on sheet A301 are by PEMB manufacturer. Aluminum walkway covers between buildings A and B, noted as -1007- are free standing aluminum walkway covers; refer to specifications 10530.
- Question 119:** Are the canopies shown on A301 to be by PEMB? Will this be self-supported or attached to the PEMB's? This is also calling for an aluminum structure.
- Answer:** Aluminum walkway covers between buildings A and B noted as noted - 1007- are free standing aluminum walkway covers; refer to specifications 10530. See Aluminum Covered Walk – Floor Plan w/ details on sheet A301.
- Question 120:** Sheet C700, Note 759 notes to refer to plumbing drawings for the required size of the septic tank. It also indicates the septic tank is designed and permitted by the contractor. Please provide the GPM and TDH (total dynamic head) info so the pump(s) can be sized. Are one or two pumps required? What will the on-site power be? Is a generator receptacle required at the panel?
- Answer:** Septic system is to be designed, permitted, and installed by Contractor. Power has been made available for pump(s) and noted on E402. Contractor

shall coordinate final power requirements with septic system. The generator backs up Building A and B.

**Question 121:** Can the storefront called out on the (5-4") windows be substituted with impact rated windows?

**Answer:** No.

**Question 122:** Regarding the intended roof and wall panels. The spec is inconsistent with the other recently completed and upcoming jobs in Polk County. The previously used material includes insulated metal roof panels (Galvalume not Kynar) and the Metl-Span, CF Tuff-Cast wall panel. Please review and confirm the required panel specification.

**Answer:** MBCI, SuperLok 16" wide roof panel Signature 300 finish and Metl-Span, CF Tuff Cast wall panel 2.5" thick with Tuff Cote exterior coating. Revision will be posted via Addendum 5.

**Question 123:** The plans show TVs in Training 102, Conference 107, Multipurpose Room 108, and Entry 116, with the note "TV – by Owner," but there is no description of how the AV will be used in each area.

Could you please clarify:

Whether the TVs are owner-furnished/contractor-installed or owner-furnished/owner-installed

- Who is responsible for the mounts, cabling, and related AV equipment
- Do these spaces require presentation, video conferencing, audio, digital signage, or other functionality

**Answer:** TVs are owner-furnished/owner-installed. The owner is responsible for the mounts, cabling, and related AV equipment. These spaces do not require presentation, video conferencing, audio, digital signage, or other functionality

**Question 124:** The only low voltage scopes of work found on the plans are fire alarm and access controls. Are there any other low voltage scopes (structured cabling, security/cctv, etc.) required?

**Answer:** No.

**Question 125:** *Section 13125-12, 2.09E calls for 3" R10 or 4" R13 roof insulation.*

*Since this is a conditioned space, FL Energy code calls for R19 + R11 (LS) which is a Liner System. Reference table C402.1.3 in the FL Energy code book. Please confirm.*

**Answer:** Provide one vinyl faced layer (min. R-11) parallel to and between purlins. Place second (R-19) unfaced layer perpendicular to first layer with all joints butted tight together with supporting metal banding system. Total system = R-30.

**Question 126:** Spec Section 16730 Part 1.2B references two low voltage spec sections (270536 & 271500) that we do not have. Are these sections applicable/available?

**Answer:** References will be deleted via Addendum 5. All IT cabling, jacks, faceplates,

etc. will be provided and installed by the County's IT department. All associated empty conduits, boxes and accessories shall be included within the scope of this work and coordinated with the County's IT department.

**Question 127:** Sheet A102, Note 1516 notes "Prefabricated shower unit. Refer to Plumbing Drawings." The Plumbing Fixture Schedule notes the showers as "CUSTOM TILED ENCLOSURE". Please review and clarify.

**Answer:** Shower shall be custom tile enclosure. Refer to detail 2/A402 and finish schedule.

**Question 128:** Sheet A101, Note 1607 notes "Refer to owner's security vendor's design drawings and specifications". I do not find these documents in the Bid Package, please provide.

**Answer:** See typical door control with card reader general notes on sheet E401. Specialty Electronic Systems, Inc. (SES) contact Kevin Dail (352)-567-5996. Contractor shall include SES's scope in their bid.

**Question 129:** In the specs we have a metal building spec 13125 that goes over design and details on the building such as roof sheetings, wall panels, flashings, and gutters/downspouts, but then there is also a separate spec for (Roofing section 07610), (wall panels section 07420), (metal flashings section 07620), and (gutter and downspouts section 07714). Some items are different in the 13125 than in the others, does one take precedence?

a.) What is the spec 07620 referring too on the building? Section 2.01 is calling for sheet metal flashing to be type 304-2B stainless steel which is not something the metal building companies can supply for any of the trims.

b.) Section 07114 for Gutters and downspouts is calling for these items to be .032 aluminum in section 2.01 A1 and 2.02 A. The metal building manufacturer's gutters and downspouts are made from same type of material as roof and wall panels which are a galvalume material. They don't offer aluminum. They come standard as 26 gage with a option to get a 24 gage. Please advise if manufacturer's standard is acceptable and which gage to use? Also section 2.01 C calls for the gutters to be slight sloped between downspouts, which is not something the metal building manufacture's offer, there gutters are all the same depth and hangs off the roof. Last, section 2.02 D calls for the gutters to run full length with no lap joints, which is not something the metal building manufactures offer?

**Answer:** MBCI, SuperLok 16" wide roof panel Signature 300 finish and Metl-Span, CF Tuff Cast wall panel 2.5" thick with Tuff Cote exterior coating. Flashing and trim related to the PEMB shall be prefinished min. 24 gauge. 13125 takes precedence for the PEMB. 07620 sheet metal flashings do not apply. It is acceptable for gutter and downspouts to be 24 gage; galvalume and installed per PEMB manufactures standard installation.

**Question 130:** Spec 13125 / 1.03 B 7 e calls for a 15 psf total gravity dead load which is to included the metal building structure. If the metal building components weighs 5 psf, does this mean they want a 10 psf collateral load on the building?

**Answer:** Yes, the Collateral Load of 10 PSF per note PE-1 + the Dead Load or self-

weight of the structure.

- Question 131:** Spec 13125 / 1.03 B 8 calls for the deflection of the building system to be L/240. Does this mean they want the roof secondary, roof primary, and wall secondary to all be L/240? What is the requirement for the primary main frame sidesway H/?
- Answer:** See the structural notes PE-2 for drift and deflection requirements.
- Question 132:** Spec 13125 / 2.03 A calls for the rigid frame columns to be straight type. Is there anywhere that gives us a restriction on the depth of the straight columns in feet and inches or do we just make them straight to be designed at the most economical depth?
- Answer:** The intent is to design an economical depth column; not greater than 16" in depth.
- Question 133:** Spec 13125 / 2.03 B1 calls for the roof purlins to be galvanized. section 2.03 D1 says prime primary and secondary steel members with manufacturer's standard rust inhibitive primer. Do we supply any of the steel members as galvanized or is it all manufacturer's standard one coat red oxide primer?
- Answer:** Roof purlins to be galvanized.
- Question 134:** Spec 13125 / 2.06 B and 2.07 C calls for a minimum selection of colors of 20. Most manufacturer's only offer between 10 and 14 colors. Please advise?
- Answer:** Manufacturer's standard colors are acceptable for soffit panels. Wall awning panels color to match insulated metal wall panel.
- Question 135:** The plans and specs are calling for the Santa Fe wall sandwich panel to be ran horizontally. In order to run this panel horizontally, the manufacturer would normally run a vertical hat channel over the face of the girt for the horizontal panel to attach too. This would put the face of the panel an extra 1-1/2" out all the way around unless you want us to make the steel structure 3" less on width and length to account for this. Please advise?
- Answer:** Vertical sub framing between wall girts shall be designed to support horizontal wall panels by PEMB manufacturer. Design to wind loading shown on structural drawings for 2.5" thick insulated wall panels specified.
- Question 136:** Since the building is a occupancy classification IV, What is the tornado loading we are do design too and what is the affected plan area sq. ft. for the tornado loading?
- Answer:** This is a category II structure, see the revised sheet S001 for update wind pressures issued by Addendum 5. Tornado design is not required.
- Question 137:** Spec 13125 / 2.09 E calls for the thickness of the fiberglass blanket to be 3" (R-10) or 4" (R-13). What R-value of insulation do we use in the roofs, the plans does not say?
- Answer:** Provide one vinyl faced layer (min. R-11) parallel to and between purlins. Place second (R-19) unfaced layer perpendicular to first layer with all joints butted tight together with supporting metal banding system. Total system = R-30.

**Question 138:** Spec 13125/2.09 F mentions wire mesh "If required"? This is not something we see very often put in roofs anymore. Please advise if this is required?

**Answer:** Not Required.

**Question 139:** Nu-VENT appears to no longer exist and the phone number given in specs is for a resident. Please advise of alternative.

**Answer:** NuVent can not be found in the specs. Provide equal alternate for bidding.

**Question 140:** In bid document section 23.1 subsection 1.1.2 Allowances, can you please clarify if we are to include this Allowance in our proposal?

Are we to consider the sitework on this job to be horizontal construction and apply the 15% allowance to this work and 10% to the new buildings? Are you considering this job as just "Vertical Construction" or a combination of vertical and horizontal? Can you provide a sample calculation in order for us to properly incorporate the allowances into our proposals? A fixed allowance provided by owner would be more appropriate since bidders will all have a different total bid amounts which means everyone will have a different allowance built into our bids.

**Answer:** No. The Allowance Work amount should not be included within the lump-sum bid price submitted by the bidder. The County will determine if any allowance amount will be added to the contract during the award process. The applicable allowance will be calculated by the County and added to the successful bidder's submitted bid price when the contract is prepared. This project is considered vertical construction.

Please note, should the County determine to add allowance money to the contract, the successful contractor will be required to provide a public construction bond for the total of their bid amount and 10% allowance. Please refer to page 11 of the bid package, article 1.12 for more information.