1. **SECTION 1 5.05( E )Interior ceiling height shows 9’. Will this be throughout the building? Will it all be drywall or can this be a mix of drywall and T-grid ceiling. Do all the ceilings need to be vaulted or only the day room?**

Interior ceiling heights shall be a minimum of 9’ throughout the building. Only the dayroom and immediate surrounding area is required to be vaulted. All ceilings will be 5/8” drywall. T-bar is not acceptable in any portion of the building.

1. **SECTION 1 5.05 (J) will the rain gutters be connected to a storm drain and if so. Where is the storm drain located?**

The storm drain runs parallel to the rear of the existing fire station. The County may require that rain gutters drain into the bio-swale. At this point it is an unknown.

1. **SECTION 1 5.05 (P) Do you have a specification of the type of window shutters.**

No. A high quality decorative shutter will work.

1. **SECTION 1 5.06 (B) Interior walls to be 2x4 with R 19 insulation. R 19 will not fit in 2x4 walls. Can R 11 or R 13 be used?**

The interior walls are insulated for sound purposes only. R13 or other sound insulation material may be utilized.

1. **SECTION 1 5.06 (g) what type of fiberglass exterior doors to be used. Can you provide a type or spec?**

Exterior doors shall be a primed and painted “MMi Door” fiberglass door or equivalent brand. Doors shall be solid core, insulated and painted job color. Front entry door shall be glass panel. Other exterior doors shall be (6) panel.

1. **SECTION 1 5.06 (N) 4” base molding. Will these be rubber or Wood?**

Johnsonite Rubber Mill Works “Inflection” series or equivalent brand.

1. **SECTION 1 5.06 (P) window coverings. Can you provide a spec or type?**

Levolor Nuwood faux wood 1.5”, cordless window coverings , w/3” crown valance.

1. **SECTION 1 5.07 counter top back splash. Can you provide height of back splash?**

Back splash shall be a minimum of 6” in all counter top area. The Kitchen range area shall be full height to bottom of hood. If a hoodless range is used, the height near the range shall be 24” in height. Materials may be a the same product used for the counter top, or a high quality glass tile color coordinated with the counter top. In the kitchen sink area, if less than 6” is available, the backsplash shall roll over into the window sill area.

1. **SECTION 1 5.07 (I) Microwave. Will this be counter top or under cabinet mount?**

Whatever works in the kitchen design that maximizes cabinet space.

1. **Section 1 5.08 (G) Linen/supply cabinet.** How much storage space is needed? Will under the sink work? Under sink storage is not acceptable. A minimum of (1) 36” x 30" x 12” wall mounted cabinet in each bathroom area.
2. **SECTION 1 5.09 (a) Laundry Tub. What size and type are you looking for? Can you provide a spec number?** Tabco 27” freestanding stainless steel sink w/faucet .
3. **Section 1 5.09 (c) Built in Linen storage cabinets. Can you provide type and size?**

Laundry room linen cabinets shall be:

* Full length wall cabinets over the washer/dryer/laundry sink.
* Full length base cabinets with Corian counter top on the north wall.

1. **SECTION 1 5.10 Can you provide ceiling type. T- bar or Drywall?**

Bedroom ceilings shall be 9’ in height and textured 5/8” Drywall.

1. **SECTION 1 5.13 (b) Ducted AC and ventilation. What type of HVAC units will be used? Wall mount or Split units? Will there be a separate AC unit for the TELCOM room?** **Can this be a mini split unit?**

Wall mounted units on the exterior of the building of any type are NOT acceptable. The HVAC system which would be sufficient for this building may be a VRF (Variable Refrigerant Flow) system which will allow for simultaneous heating and cooling of the facility. This system will have a total of 7 zones (each individually controlled) and should only require 2 – 3 condensers due to zoning configuration. It will allow for multiple zones that can be heated and cooled at the same time. Each dorm room shall be a zone and individually controlled (4 zones). The office shall be one zone, individually controlled (1 zone). The kitchen/dining/day room shall be one zone that is individually controlled (1 zone). The data room shall have a separate dedicated “cooling only” split-system that is operated 24/7. The condensers shall be located, next to the kitchen on the northeast corner of the building.

1. **SECTION 1 6.03 Existing Septic tank. Is the existing tank full?**

The current septic system is currently in use and the tank should be assumed to be full. Per the RFP “Work shall include costs to pump the existing septic tank, and abandonment of said tank per County code. Back fill, and cleanup as needed”. **How many gallons?** 1,500 gallons

1. **SECTION 1 7.01 5,000 SF asphalt. Can you please indicate on the site plan where the new asphalt will go?**

The new asphalt will be a 1.5” overlay over existing asphalt on the east side of the building. The approximant size is 5,000’.

1. **SECTION 1 7.03. Storm water. Without knowing what is expected by Plan check? Can we use a budgetary Number for Bid purposes?** NO. All bidders should be familiar with the typical storm water prevention and erosion control measures placed on a project on this type and stature.
2. **Question/response F in addendum 1 . Add cost for Bio swale. Can we use a budgetary number for bidding purposes? We do not know what will be required at this time?** YES.
3. **Addendum 1 C,A Domestic water and fire line. Can a current as built of the existing site utilities be provided to show tie in locations?** As built drawings are NOT available. Fire and domestic water supplies were identified at the site walk through. For the Fire Line, we consulted with a fire sprinkler engineer and he believes the new fire sprinkler system can be a NFPA 13 compliant system w/residential heads in the dorms and hallways; standard head in all other areas; and then tap into one of the existing Fire Station lateral lines. CPVC pipe may be used because it is a light hazard occupancy. This eliminates trenching to the front of the existing structure and taping into the large fire line.
4. **New septic system. Can we use a budgetary number for bidding purposes?** No, bids shall include the installed cost of the system as proposed.
5. **Tight Line sewer Macerator. Can this be excluded from the bid for now? Scope of work is unknown at this time or Can we use a budgetary number?** No. Bids shall include costs for the tight line sewer macerator for hook up of the existing building to the new sewer system.
6. **Electrical. Can you provide current as built drawings for the existing site?** NO **. Do you have load calculations for the existing usage?** NO.
7. **IT/Phone. Can you provide a tie in location for onsite services to be tied into?**

The tie in location for data is located in the existing data/server room in the current building. The tie location for the DSL phone line is in the existing electrical room in the current building. Both tie in locations were also identified at the site walk through.

1. **Will a 3/12 roof pitch work?**

NO. The design of the structure is to fit-in as best as possible with the community. A 5/12 roof pitch is required.

1. **Can we negotiate a schedule of values with an added break down for project payments?**

YES

1. **Does a 16” overhang need go all the way around the building?** YES. However, any bidder can make an exception to the requirement. Per the RFP The District is under no obligation to accept any exceptions and such exceptions may be a basis for RFP response disqualification.
2. **Can a steel chassis be used in lieu of wood?** A bidder can make exception to the wood frame requirement. Please provide documentation that a steel chassis will perform equal or better than wood frame. Per the RFP The District is under no obligation to accept any exceptions and such exceptions may be a basis for RFP response disqualification.
3. **Will a bid bond be required for this project? If so, do you have a standard form to be used or can we use our standard form?** Yes, a bid bond is required. Your standard format is acceptable.
4. **Will a 38’ x 60’ Modular Building work for the project approx. Square footage requirement?** A bidder can make exception to the 2,500 square ft. requirement; however, any exception will be evaluated against proposals of other bidders; or against the space needs of the Fire District. Per the RFP The District is under no obligation to accept any exceptions and such exceptions may be a basis for RFP response disqualification.
5. **Clarification for exterior door security locks.**

Four (4) Omilock WAMS entry locks will be provided. See attached cut sheets for further details.

1. **Can the bid date for this project be extended since there are several clarifications needed? So we all provide the most responsible bid.** NO. Bids are due 3:00 pm (PST) April 24, 2018.