

ADDENDUM TO BID

PROJECT: RIVERCREST CDD
MULTI PURPOSE FIELD
MAINTENANCE BUILDING & DOG PARK
POOL & CABANNA

JAH PROJECT NO.: 393- 1, 2 & 3

ADDENDUM DATE: MAY 8, 2014

BID PACKAGE SCOPE: General Construction

ADDENDUM NUMBER: 04

Please include this addendum in your Bid proposal for the above referenced project. Questions are in black ink, and the answers are in red.

1. Who is responsible for permit fees, impact fees, utility fees, etc? **Permit fees by bidder. Impact Fees by Owner. Utility Fees by bidder. SWFMD by Owner** .If the bidder is to include, have the plans been submitted so we can contact to the county to request of all of these fees? **No** If so, what is the permit number? **NA** If it is hasn't been submitted, it is difficult for us to get a straight answer from the county on what the actual costs will be until they have reviewed the drawings.
2. Who is responsible for the cost of the final pool inspection by Pool Engineer? **Owner**
3. Who is responsible for the Pool Operating Permit for 1st year? **Owner**
4. There is a note that states that all pavers are to be sealed. Given the size of the deck, are you sure you want the added expense? **Yes** Also, do you want the pavers and paver bands sealed at the maintenance building/dog park? **Yes. All should utilize Black Diamond Pro Series water based sealer.**
5. At the pool spillover fountain, A3.01 shows Paver Type B outside the banding (Type C) towards the cabana however A3.01B shows Paver Type A. **Utilize "B"** Also, A3.01 shows no pavers inside the banding (Type C) towards the fountain however A3.01B shows Paver Type B. **Utilize "B"**
6. In our base bid (in regards to Alternate #1), we are to include all footings for the entire Water Fall Structure and then just stucco the Pool Equipment wall? **Yes** .We want to be certain on when you say "Footings" on A0.01 that this includes all footings that would be part of Alternate #1. **Yes**

7. In our base bid (in regards to Alternate #2), we are to include all footings for the planter walls, columns, and fire pits? **Yes** We want to be certain on when you say "Footings" on A0.01 that this includes all footings that would be part of Alternate #2. **Yes**
8. In our base bid, are we to figure pavers all the way to the Pool Equipment Walls where Alternate #1 (Waterfall Feature) is shown? **Yes**
9. In our base bid, are we to figure **figures pavers** at the fire pit locations and planter walls where Alternate #2 (Fire Pit and associated items) is shown? **Yes**
10. On A3.01 there are several locations where there is landscape islands where there is a double line going around the perimeter but the call out is "A3.01.02, Landscape Area, See Landscape Plan". What does the double line represent? Paver Type C (Banding)? **Yes. See A3.01B detail 2.**
11. Pool furniture by owner? **Yes**
12. Fire pit chairs by owner? **Yes**
13. Confirm all appliances inside and outside of the cabana are to be included by bidders unless specifically called out on the drawings? **Yes, as indicated. All by Bidders unless noted by Owner.**
14. A0.01 shows 1- 1,000 gal propane tank and A3.01B shows 2- 1,000 gal propane tanks. How many should we figure? **One** Further, 4/A3.01B calls for Gas Tanks not Propane Tanks. Do you want gas or propane? **Propane gas.**
15. At closeout, does the propane need to be filled up completely or only enough to demonstrate operation for turnover to the owner? **Filled.**
16. A0.01 calls for fencing and gate at Pool Equipment and Propane Storage to be chain link but A3.01 calls for the gate to be Montage next to propane storage and A3.01 calls for Montage Steel Gate. Specially what do you want for the gate and then secondly, confirm you want chain link at the Pool Equipment and Montage Steel Gate at Propane Storage. **Gates at propane tank area & at service entry to be Montage. All fencing and gates at/into pool equipment to be chain link.**
17. Confirm that locations where the pavers butt up to landscaping, we are to use the concrete stop edging detail shown on 6/A3.01. **Yes.**
18. Please provide a top view of the pergola at the fire pit (Alternate #2) to ensure that we include your design intent. **A0.001 shows the framing plan view (top view), A3.01B shows plan view (top view below framing), A5.03 elevations 1, 2, 3 and 4 indicate all 4 elevations. Also see A 5.04 detail 5 which is a perspective of the fire pits showing the design elements. .**
19. What color for the Shade Tree Canopy Airflow mesh since color affects price. **Color is white per note 17 on A3.01A.** Are they mounted directly to backyard pergolas? **Yes, and made by them. Discuss with manufacturer.**
20. The sloped sidewalk shown at the top of the page on A3.01 has a cut section going through it noted as 9/A6.02 however that cut section shows a fence wall. We do not see any walls on the plan view on A3.01. **Section number should be 16/A6.02, and note that it is "similar".**
21. Finish specs on A3.01A calls for the Pergola beams prelit with 4 recessed LED lights however the electrical drawings don't appear to depict the correct number. Are we to follow the note on A3.01A or the fixture layout on E0.01? **Both are correct. The S4**

- feeds four LED lights at each beam through the column down to the ground to the transformer. The S3 feeds the paver lights and is down at the paver level.**
22. When calculating our general conditions for this project, should we assume that all three areas can be built at the same time? **Yes**
 23. Raised bar and normal bar tops have a bracket shown and says to reference A700 series but don't see anything **Which drawing number? Where? See detail 10 on A6.02 for bracket design at 2 ' O.C.**
 24. In locations where we need to run utilities across existing asphalt pavement, is a road cut OK or does it need to be a bore? **A cut and patch is acceptable.**
 25. Who is providing the benches at the dog park? **Bidder provides benches under tree – only, total of (8) eight benches. Owner provides benches at building.** There is a conflict A301 says by owner and all of the other sheets don't make any note.
 26. Where is the decorative fire hydrant? **Incorrectly labeled on A0.01 as number 15.** Shown on A7.01 but we can't find it on A0.01.
 27. Note 8 on A0.01 of the Maintenance Building/Dog Park Plans calls for a "Dog Water Station" but we can't locate on this sheet. **Along grid line B at 2 and 4, total of (2) two.** See A3.01 note. Is there a Dog Water Station? **Yes.**
 28. Sheet A3.01, Note 2 on Maintenance Building/ Dog Park Plans calls for a "Water Station, See A700 Series" near the Maintenance Building with a double bowl icon however that same double bowl icon is shown on P3.01 as "DF-1, Dog Drinking Fountain" with the same spec as that shown on A0.01 but it is located in another location closer to the entrance of both the Small Dog entry and the Large Dog entry. So are we to follow the Plumbing Drawings and only assume that there are 2 dog fountains located near the maintenance building and no "Water Station"? **See discussion on item above.**
 29. Exterior Plants spec 02930 states we are to maintain the trees and shrubs for 12 months and the ground cover and plants for 6 months. Confirm that you want this included since you already have a maintenance facility onsite within the subdivision. **Yes**
 30. Any specs on the Bahia sod or Bermuda sod? Are there maintenance requirements for grassing? **Yes see Civil drawing C3. See "Sod Notes"**
 31. How many homes/units in the community that the access control system would accommodate? **Access control is by owner**
 32. There is no specification for make or model of access control panel. Do you want onsite programing capability or offsite remote via modem or LAN connection? **By Owner**
 33. Plans say Cameras listed on Electrical plan E0.02 however we can find any cameras listed anywhere on the plans. Are there cameras needed? **No , Bidders are just providing conduit.**
 34. Who is responsible for the fire extinguishers required in the bid documents. A1.01 states they are by the owner but other references in the drawings where FE are shown, there is no mention of them being furnished by the owner. **All FE by Owner. All Fire extinguisher cabinets by bidder. Owner will provide only one set of FE required total, and they may be utilized at time of CO. Only a total of two semi recessed FEC are required by Bidder. They are located in the Cabana at grid line O3-C, and O7-C. They shall each be Larsen's stainless steel vertical duo door , semi-recessed with lock.** Please clarify who is responsible at the pool, cabana, and maintenance building? **Same.**

35. At Multipurpose Field, E1.01 shows from the existing conduit there is a conduit running to the GFI in the field, how is the new conduit connecting to the existing? **The light pole is where the junction occurs** Is there going to be a junction box. **Yes, per NEC.** We see a symbol where the new and existing meet but am not sure what the symbol is because it does not give us a description. **That is an exciting pole for the overhead light. A site visit is required in the contract documents.**
36. Also at the multipurpose field, E1.01, what is the length between the existing conduit back to the existing panel? **Review in field as required by contract documents.**
37. Per Sheet S1.2, there is a 24"x8" CIP Tie Beam called out but it is only called out on 2 sides of the building. Can you confirm if this tie beam is to be installed the entire exterior perimeter of the building? **The tie beam is shown in the documents on all four sides, and is required.** If not, please provide start/stop points for this Tie Beam.
38. 13/A6.02 references S drawings for the fire pit, but there are no structural details for the fire pit in the Structural Drawings. Need details for the footings and block reinforcement. **The typical fire pit footings are 12" deep by 12" wide with 2 continuous #5 rebar. The 1'- 4" wall has 1 # 5 vertical rebar at 2'- 0" o.c. A continuous #5 is at the top in a tie beam. The 2' 8" high cmu walls, shown on 11/ A6.02, have the same vertical rebar at each line of cmu wall. The footings are 12' deep by the width indicated with 3 continuous #5 rebar. The planter area shall consist of the bottom 12" of 1" diameter gravel fully covered/wrapped with filter fabric and 1" diameter pvc drain pipes at 3' o.c. extending through the cmu to the open field. The upper area up to the precast shall be filled with top soil. All cmu inside the planter shall be coated with bitumous coating and protected with ¼" protection board. All 16" square columns shall have 4 #4's vertical rebar to top, and fully grouted. The column footings shall be minimum 3' 6" square x 12 "deep, with top of footing 12" minimum below grade.**
39. Do the bridge abutments terminate at the width of the bridge? Do they not turn back into the grade slope? D/S-2.1 shows it only a straight run at 9'-1". **As shown**
40. What is the wall reinforcing for the cabana because S-1.1 shows approximately 5' OC spacing but A/S-3.2 shows 24" OC spacing. **24"o.c. maximum as shown. Corners, jambs conditions are also additionally required.** The maintenance building has a conflict of details as well. S1.0 shows approximately 4' OC spacing but 3/S2.0 shows 24" OC spacing. **4' o.c. maximum spacing.**
41. Confirm that the pool fence walls only receive painted stucco on the paver side and the non-paver side just get painted block? **Painted cement plaster each side.**
42. What is the design intent for Spa #1 & Spa #2 with regards to the height of the walls? Pool drawings by Gardner Collins show top of spa walls flush with pool deck however architectural drawings (A12/A6.02) show it above grade. **Make flush with deck.** Which one do you want? Also, the spa details on the pool drawings is 3'-6" deep CIP walls but on the architectural, it shows 1'-4" deep with CMU construction. **Utilize pool documents at 3' 6".**
43. Regarding the large rock water fall, we need more details on how the water tiers from one elevation to another. **See elevations on documents. A3.01B shows all CF of water and direction of water flow. So this indicates how the water tiers. A 6.02**

- detail 1 shows section. Sheet A 5.03 shows elevations. Pool drawings 12 of 13 indicate section and plan views.** It is not clear to us on the architectural drawings, structural drawings, or pool drawings. **Submit specific question.**
44. 14/A6.02 and 15/A6.02 references structural drawings but no structural drawings address these areas. **All footings in this area are 12" deep by 2' wide with 3 # 5 continuous. The vertical rebar in the cmu is #5 at 2' o.c. All have tie beam with #5 cont.** Need details for the footings and block reinforcement.
 45. Columns 5/A8.01 call for EIFS but reference cast stone trim. Confirm you want cast stone. **The cap and base is heavy fabric EIFS and the specific stone is as indicated on the schedule. See A3.01A note "8 Stone walls"**
 46. Are rebar shop drawings required for this project. S-0.0 does not specifically require it per "Shop Drawing Review", item 6. **No**
 47. Please re-issue Sheet A7.01. A large majority of the words are illegible. **We will reissue.**
 48. Is any sod required in the surrounding areas around the cabana and pool outside the fencing? Or are bidders only to restore disturbed areas back to existing pre-construction conditions? **Back to pre-existing conditions.**
 49. Specs call for "Rounded Riverbed Gravel" for mulch. This is much more expensive than the traditional hardwood mulch. Are you sure this is what you want? **Yes.**
 50. Specs call for "Weed Control Barriers" but plans don't identify locations. Please confirm you want Weed Control Barriers in all plantings? **Yes**
 - 51.** Specs call for "Landscape Edging". Please confirm you want Landscape Edging in all planting areas? **Only where there is an uncontained edge.**

End of Addendum