

April 26, 2019
Orange County Library System
Orlando, FL
REQUEST FOR QUALIFICATIONS (RFQ) OCLS-19-002
ADDENDUM # 1

**General Contractor Services For OCLS Restroom and Staff
Breakroom Renovations**

This Addendum is hereby incorporated into the bid documents of the project referenced above. The following items are clarifications, corrections, additions, deletions, and/or revisions to and shall take precedence over the original documents. Additions are indicated by underlining and deletions via ~~striketrough~~.

A. The Proposal Opening Date remains May 20, 2019 at 3:00PM

B. Questions and Answers

1. **Question:** Please confirm the GC is not responsible for providing and installing the wall and flooring tile.

Answer: Correct, the OCLS has a flooring and tile contractor who will provide and install the tile. The GC will be responsible for the demolition of the areas and replacing with gypsum and/or backer board on the walls and preparing the floor for installation as noted in the construction drawings. GC is also to replace the urinals toilets, toilet partitions etc. as noted on the construction drawings. GC will coordinate with the flooring contractor as to when their services are needed.

2. **Question:** Please confirm the GC is not responsible for providing and installing the trough sinks.

Answer: Correct, the OCLS has a contract with the sink provider and that contractor will provide the sink and mount the sink to the wall. The GC is responsible for ensuring the stated sink support structure is installed in the wall so that the OCLS contractor can mount the sink. The GC is responsible to install faucets and connect supply and sanitary connections. GC will coordinate with the sink contractor as to when their services are needed. GC will not install gypsum board or backer board at the trough sink location until OCLS has verified the stated sink support structure is in place.

3. **Question:** Please confirm that the GC is not responsible for painting.

Answer: Correct, OCLS has a painting contractor that will paint all of the gypsum board wall areas. The GC will prep the gypsum board wall areas to a level 4 finish and will coordinate with OCLS painting contractor as to when their services will be needed.

4. **Question:** Please confirm that the October 1 thru October 31 time frame for the Southwest Branch includes OCLS provided Flooring, Sink and Painting Contractor work.

Answer: Correct, The GC will need to allow timing in their schedule for OCLS Flooring, Sink and Painting contractors work to be completed within that 30 day window. OCLS has no control over these dates and ALL work needs to be completed within that timeframe. Note: OCLS Flooring, Sink and Painting contractors can and most likely will work at night.

5. **Question:** Please confirm that OCLS will have flooring and painting contractors working in other parts of the branches at the same time as the GC is doing their work.

Answer: Correct, The OCLS intends to have their Flooring and Painting contractors to perform work within the branch within the same 30 day window. OCLS will have the GC, Flooring and Painting contractors meet and work out the logistics as not to interfere in each others project. Note: OCLS Flooring and Painting contractors can and most likely will work at night.

6. **Question:** Please confirm OCLS wants the fan covers and HVAC vent covers replaced with new.

Answer: Correct, the intent is to have new fan and HVAC vent covers installed. If new covers are not available, GC can propose an alternate solution. Note: The intent is to reuse the existing fan and all existing duct work.

7. **Question:** Please confirm that OCLS wants the GC to clean the duct work.

Answer: Correct, the GC is to clean the duct work in the restroom and staff breakroom areas (ie: the areas they are doing demolition and creating dust).

They are also to install new filters before and after the project and to clean the air handler and other HVAC components per the project manual.

8. **Question:** Please confirm that OCLS will obtain building permits for all 3 projects.

Answer: Correct, the OCLS will obtain the building permits per branch. Note: The plan drawings provided with the RFQ are for the contractor estimating and planning purposes. OCLS will provide the permitting office with the required plans and drawings in the format they require and will provide the GC awarded the contract the same. Note: There will not be a material change from the plans provided in the RFP.

9. **Question:** Please confirm that the GC will not have to move strobes sprinkler heads, exhaust fans, HVAC ducts, etc.

Answer: Correct, the architect designed the ceiling grid in such a manner that sprinkler head, HVAC ducts and exhaust fans should not have to be moved.

10. **Question:** Please confirm that the budget for this project is \$450,000 for all three (3) branches.

Answer: Correct, the all-in budget is approximately \$450,000 for the work at all three (3) branches. This budget number is based on a January 2109 estimate and includes the tile, painting and sink work, thus the GC portion of the budget will be less than the all-in budget. Note: OCLS is not asking for nor will consider financial information with this RFQ. OCLS will negotiate the final costs after the Board of Trustees selects the top firm for OCLS to negotiate with.

C. ACKNOWLEDGEMENT OF ADDENDA

1. The bidder shall acknowledge receipt of this addendum by completing that applicable section in the solicitation or by completion of the acknowledgement information on the addendum. Either form of acknowledgement must be completed and returned no later than the date and time for receipt of the bid.
2. All other terms and conditions of the RFQ remains the same.

3. Receipt acknowledge by:

Authorized Signature

Date

Title

Name of Firm