

**HILLSBOROUGH COUNTY SHERIFF'S OFFICE  
FINANCIAL SERVICES DIVISION  
PURCHASING UNIT  
QUESTIONS AND ANSWERS FOR  
RFP NO. 12-18 Occupational Health and Wellness Center Addition and Renovation**

**Question #1:** *What is the budget for this project?*

**Answer #1:** There is not a pre-determined budget amount for this project.

**Question #2:** *Septic System: Should the GC carry an allowance to alternate remedies in the event the septic system is not correctable?*

**Answer #2:** No, we will treat unexpected situations as Change Orders to the Contract.

**Question #3:** *What is the preferred location for the retention area if required?*

**Answer #3:** The available area and location is shown, along with General Notes, on Exhibit A, Design Development Documents.

**Question #4:** *Has the owner thought of including a specified allowance for undiscovered underground utilities?*

**Answer #4:** No, we will treat unexpected situations as Change Orders to the Contract.

**Question #5:** *If the septic system is not repairable, where is the probable location for a lift station force-main connection? Should this be included as an alternate?*

**Answer #5:** The existing septic will be repaired by HCSO prior to construction. There is an existing lift station, North of the existing Clinic, and it is outside of new addition area. (Refer to Exhibit A, Design Development Documents).

**Question #6:** *The fence being relocated, does it have any electric operators or need for card readers to allow for in price?*

**Answer #6:** The gate operation is manual, no electrical required.

**HILLSBOROUGH COUNTY SHERIFF'S OFFICE  
FINANCIAL SERVICES DIVISION  
PURCHASING UNIT  
QUESTIONS AND ANSWERS FOR  
RFP NO. 12-18 Occupational Health and Wellness Center Addition and Renovation**

**Question #7:** *Parking additions – does the owner want pricing for sealcoating the remainder of the parking lot?*

**Answer #7:** Yes, seal coating including re-stripping and new direction arrows as shown on Exhibit A, Design Development Documents. Provide this as a separate cost item within the Guaranteed Lump Sum price. This criteria will be identified in Amendment 1.

**Question #8:** *X-ray equipment shown on plans – OFCI, NIC, or by others? Are there cut sheets with power requirements available if OFCI?*

**Answer #8:** The X-ray machine will be installed by the HCSO. Refer to Exhibit B, X-Ray Layout Summit FRS for equipment information. The X-ray representative's contact name and telephone number were provided in the Pre-Bid Meeting Minutes. If additional information is needed, please contact the X-ray representative to determine thickness and extent of lead lining required.

**Question #9:** *Any additional detail on the camera system that requires relocation?*

**Answer #9:** The camera system will be relocated by HCSO.

**Question #10A:** *We need clarification as to the method of procurement/proposal. There are references to "Price", in particular the price of Stage 1, as being one of the decision factors. As we understand it, "Stage 1" is the Design and Pre-construction phase of the project, that has yet to be designed.*

**Answer #10A:** Quote from above: "Stage 1' is the Design" is incorrect. It should be "Stage 1" is the Design Review. The building layout as presented in Exhibit A, Design Development Documents is the design layout desired by HCSO and unless the design professional finds some code related issue(s) that would require a change in the design layout, the design development is complete. HCSO believes that there is enough information presented in the Exhibit A, Design Development Documents for the General Contractor (GC), in concert with the Civil Engineer, Architect and Consultants, to fill in the blanks to provide a Lump Sum Price for the eventual remodeling and construction of the addition.

**HILLSBOROUGH COUNTY SHERIFF'S OFFICE  
FINANCIAL SERVICES DIVISION  
PURCHASING UNIT  
QUESTIONS AND ANSWERS FOR  
RFP NO. 12-18 Occupational Health and Wellness Center Addition and Renovation**

**Question #10B:** *“Stage 2” therefore is the actual construction phase. And yet, during the walk-thru, there was reference to the GMP as part of the proposal*

**Answer #10B:** The RFP does not reference a GMP. The RFP is asking for a Lump Sum Price (LSP). The LSP shall be the cost submitted for the eventual construction and remodeling, based on Exhibit A, Design Development Documents as well as all other information gathered by the GC and their professionals based on their experience and research for what will be required for the project construction and completion. The LSP shall include all costs associated with the site work required, fees for producing the construction documents, including all necessary consultants, GC fees, overhead and profit, construction cost, etc.

**Question #10C:** *Are we to provide a typical “Fee and GC’s” proposal, that will lead to a future GMP after design, or are you expecting a GMP at the time of proposal?*

**Answer #10C:** Lump Sum Price is required at time of Proposal submission. We are not asking for a Guaranteed Maximum Price.

**Question #10D:** *Or, are you expecting a reasonable “budget” for confirmation in the future, based loosely on the direction to “match existing”?*

**Answer #10D:** The GC shall provide a LSP of sufficient cost to assure that he can complete the remodeling and addition within the LSP provided. The terms “match existing” is used so that the GC has a basis of the materials, finishes and quality of work that are expected.

**Question #11:** *In the pre-bid walk-thru meeting notes, you state there is no existing Geo-tech information available. Will you contract that separately, or do you expect the D/B Team to include that in the Design fees?*

**Answer #11:** The GC shall include those costs in their LSP.

**Question #12:** *Also during the pre-bid walk thru there was discussion about the existing force main that crosses the proposed building pad. When will decisions be made relative to this, and are we to include both re-design cost and construction cost for whatever decision is made?*

**Answer #12:** The GC shall determine through their research whether the county will require connecting to the front street force main or the on-site force main. In either case the costs of connecting/relocating/rerouting shall be included in the LSP.

**HILLSBOROUGH COUNTY SHERIFF'S OFFICE  
FINANCIAL SERVICES DIVISION  
PURCHASING UNIT  
QUESTIONS AND ANSWERS FOR  
RFP NO. 12-18 Occupational Health and Wellness Center Addition and Renovation**

**Question #13:** *I do not recollect noticing any fire suppression in the existing building. Is the building currently protected by sprinklers? If so, is the service and riser sufficient for the planned additions, and where is the service point?*

**Answer #13:** The building currently is not protected by fire sprinklers.

**Question #14:** *Similar question relative to fire alarm system?*

**Answer #14:** The existing fire alarm system shall be extended into the addition, if possible. If not, then it may require a new panel to cover the existing building and the addition.

**Question #15A:** *During the pre-bid walk-thru, a question was asked relative to capacity of the existing HVAC equipment. It was noted that the addition will require new, and the existing condensers will have to be relocated for the addition.*

**Answer #15A:** Your statement is correct.

**Question #15B:** *Is there any reason to believe that the existing air handler and/or condensers will require replacement during this relocation process?*

**Answer #15B:** No, the existing HVAC system is to remain and only the existing condensers shall be relocated. The addition has its own dedicated HVAC Room and unit which will be separate from the existing system.

**Question #15C:** *Will you contract this work separately, or is the D/B team going to be responsible for either relocation or replacement?*

**Answer #15C:** The Contractor will be responsible to relocate the existing condensers.

**Question #16:** *Can you provide any more detailed information as to the existing underground plumbing, locations, sizes, etc?*

**Answer #16:** HCSO does not have any additional information.

**HILLSBOROUGH COUNTY SHERIFF'S OFFICE  
FINANCIAL SERVICES DIVISION  
PURCHASING UNIT  
QUESTIONS AND ANSWERS FOR  
RFP NO. 12-18 Occupational Health and Wellness Center Addition and Renovation**

**Question #17A:** *The existing site plan notes the existing building is CMU with stucco, and it must be assumed for the addition?*

**Answer #17A:** Refer to Exhibit A, Design Development Documents, General Notes on page A-10.1.

**Question #17B:** *Are there any records as to the construction of the roof.....is it engineered wood trusses, engineered metal trusses, or conventional framed construction?*

**Answer #17B:** A return site visit can be scheduled to answer this question.

**Question #17C:** *Does it have flammable sheathing?*

**Answer #17C:** A return site visit can be scheduled to answer this question.

**Question #17D:** *Is the attic space fire sprinkler protected?*

**Answer #17D:** A return site visit can be scheduled to answer this question.

**Question #18:** *Is the new attic space to be firewall separated from the existing attic?*

**Answer #18:** Architect shall determine whether this will be required by Code.

**Question #19:** *Are there any existing underground utilities or foundations from the previous building that was on the site?*

**Answer #19:** HCSO does not have any additional information on the previous building, other than what has been provided in the RFP package.