

Cable Huts Stabilization and Repair- Addendum 2- RFI 1-RFI 44- 10/16/2020

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| 1 | Does the city have a budget/engineers estimate for this project? | City | The project is funded. We have a rough estimate but are relying on construction bids. |
| 2 | Due to the 8 to 10 week (56 to 70 days) lead time we're expecting for the exterior doors, the 90 days for permitting and to complete this project is too aggressive/not realistic. Considering no weekend work, we recommend increasing the project duration to 120 days. | City | Duration is changed to 120 calendar day. I added days needed for completion to the bid form. Hoping to order the doors first thing and condense schedule as much as possible. |
| 3 | Please confirm the size of the Nyloplast Drain Basin? | Arch | C1.0 and C1.1 Catch basin is 12" round Drain basin with 12" pipe to existing Mallory Square drain system. |
| 4 | Sheet D1.0 General Demolition Note 9 reads "Paint samples from around the building surfaces should be tested for lead". Please confirm the City will handle the lead based paint testing and any lead-based paint removal. | City | City testing for all environmental needs. |
| 5 | Sheet A1.0 General Framing Note 2 states either ZMAX or SS Finish for Hardware/Fasteners. Simpson Strong-Tie has (3) levels of corrosion resistance (ZMax (1.85 oz/sf), Hot Dipped Galvanized (2.00 oz/sf) or 316 Stainless Steel) for pressure treated lumber. We recommend using the mid-level Hot Dipped Galvanized Hardware considering the proximity to salt water and exposure to rain. Please specify the desired finish. | Arch | Sheet A1.0 General framing note 2 should read "Where Wood joists/beams etc, frame into other members, and ledgers are provided, install Simpson "W" series joist hangers with a hot dipped galvanized finish." |
| 6 | Sheet A1.0 Project Scope Note 3 shows "Test existing concrete for mixture composition". Please elaborate on these test requirements. | Arch | All concrete submittals to be approved by the structural engineer. Match composition of existing concrete aggregate and follow Structural General Notes on sheet S0.1 section 300. |
| 7 | Sheet A1.0 General Framing Note 5 reads "...PT Plywood nailed with 8d Galvanized Nails 4" oc along Edges and 8" oc in Field". Sheet A1.0 Project Scope Note 4 reads "Sheath over existing Sheathing using SS Screws". Sheet S0.1 Note 620.5 reads "Roof structural panels shall be nailed with 10d Ring-Shank Stainless Steel Nails at 6" oc at all ends and edges at 6" oc". Please clarify. | Arch | Sheet A1.0 General Framing - Note 5 should read "Install all plywood sheathing to lap joints at roof. Use 3/4" minimum thickness P.T. plywood. Refer to Structural Sheet S0.1 for nailing pattern and fasteners." |
| 8 | Sheet A1.0 Project Scope Note 4 reads "Replace any damaged or decayed members." How do we determine when the lumber is considered "damaged"? | Arch | Sheet A1.0 Project Scope - Note 4 should read "Contact Architect for replacement of any damaged or decayed structural members. Install new horizontal slats and vertical "mansard" supports in the same manner of construction as the East Cable Hut. On the East Cable Hut, remove and replace all the existing horizontal slats and vertical "mansard" supports. Inspect the roof sheathing and assume replacement of 25% of PT roof sheathing. All fasteners for the horizontal and vertical "mansard" framing members will be with stainless steel screws that penetrate a minimum of 1" into adjacent member. " |
| 8a | New note from Architect | | On the West Cable Hut, all roof sheathing and 2x roof framing will need to be replaced, leaving the historic heavy timber members in place. Install new framing and roof sheathing according to best practices and in compliance with the General Framing Notes. Contractor shall assume replacement of 50% of the existing steel beams. Provide cost allowance for steel and credit to City if not required. |
| 9 | Sheet A1.0 Project Scope Note 4 reads "Ensure historic horizontal slat framing is secure, plumb and square, refasten per best practice with SS screws". Due to the age of the structure, most existing members are NOT plumb and square. Please clarify the finish of fasteners and what plumb and square tolerances will be acceptable. | Arch | See Above Note for item #8 |
| 10 | Sheet A1.0 Project Scope Note 6 reads "Water service to both structures...these include water meter, backflow preventer, hose bibs." Sheet C1.1 shows 1 hose bib on the east side of the east hut. Please confirm plumbing scope | City | Water service is a bid alternate by the city. Please provide costs for water service, hose bib to both cable huts, off of a common meter and back flow preventer. |

11	Sheet A1.0 reads "Apply water sealing barrier below F.F.". Please specify waterproofing on interior, exterior or both sides.	Arch	After further site investigation, Architect has determined waterproofing below the finished floor in not cost effective or necessary. Please remove this item from bid consideration.
12	Sheet A1.0 reads "New 2x6 PT wd decking... pre-drill & attach with SS screws." Sheet S1.1 reads "attach with (2) 10d ring-shank nails". Please clarify.	Arch/Struct	Decking to be attached with bugle head #9 Stainless Steel screws 2-1/2" length. Pre-drill screw holes, two per joist.
13	Sheet A3.0, door detail 2 shows "4" W.W. Mesh in 4" Slab". Is this necessary?	Arch	Delete from bid documents.
14	Sheet A3.0 reads "New 2x6 PT stained wd decking for West Hut. The East Hut reads "New 2x6 PT wd decking". Please clarify the finish.	Arch	All floor decking shall be unstained and unfinished, gap 3/8" between boards.
15	Please specify the type of material to be used for the "New curbing for the cable winch assemble/pulley". Will any additional framing/blocking be required under the cable winch assembly/pulley? What fasteners will be required to attach the cable winch/pulley?	Arch	Blocking at mounting points should be double 2x4's or 4x4 fastened to sheathing with screws. Provide blocking under roof sheathing for support.
16	Sheet A5.0, TPO Roof Edge Detail 2; will we replace the existing wood sub-fascia around the perimeter of the roof structure? If so, will this be a PT 1x8?	Arch	Replace the existing sub-fascia and existing 1x6 WD Trim Boards.
17	Sheet A8.0 shows "Waterproof Air Gap Membrane DMX Flexsheet or equivalent." This product is discontinued and now called "DMX AG" which is considered a damp proofing membrane. Manufacturer recommends the "DMX Drain 5X Drainage Membrane" over "Blueskin WP200 Self-Adhered Waterproofing Membrane" applied to the existing concrete walls. Please specify.	Arch	After further site investigation, Architect has determined waterproofing below the finished floor in not cost effective or necessary. Please remove this item from bid consideration.
18	Please specify the grade of lumber to be used for the 2x6 PT Deck Boards. Will these be #2, #1 or Premium Grade lumber? Also, will the deck boards have rounded edges?	Arch	All wood is to be #1 Grade. Decking will have rounded edges.
19	Please specify size, type, style and manufacturer of exterior doors including size of glass, door hardware and door casing requirements.	Arch	DOOR: 36" Chem Pruf 3'0"x7'0" Monolithic RHR rated FPC FL26592 (City wants a slab door, no lite) HARDWARE: Door Comes from manufacturer with Latch, Deadbolt, hinges and frame. Door Closer-Yale Painted Aluminium, Slim Line, Manual Hydraulic, #G5053310, Kick Plate-Schlage Satin Nickel 8"x34" 8400-8x34-619 (All items are OR EQUAL WITH ARCHITECT APPROVAL)
20	Sheet S0.1 note 300.3.A reads "Piers, walls and sump pits to have 2-1/2 gallons of corrosion inhibitor per cubic yard". Considering the age of the structure, is this necessary?	Structural	Yes, the corrosion inhibitor is required. This is a very aggressive environment.
21	Sheet S0.1 note 300.17.A reads "record the temperature and perform one slump test...for every 10 cubic yards of concrete placed." Is this necessary?	Structural	Yes, perform the tests as specified.
22	Sheet S0.1 note 300.17.B reads "Cast and laboratory cure (6) concrete...cylinders..." Standard compressive strength test includes (4) cylinders. Are (6) cylinders necessary?	Structural	Yes, perform the tests as specified. The two extra cylinders are held in reserve if concrete does not come up to strength.
23	Sheet S1.1, Floor Framing Plan shows the estimated volume of spalling repairs and linear footage of crack repairs. Will we base our bid on these estimated quantities?	Structural	Yes, base the bid on the estimated quantities shown on the drawings. Provide units quantities in your bid for add/deduct purposes.
24	Sheet S1.1; How many FJA Anchors are required at the pier to beam connections?	Structural	Provide 2 each end of each beam.
25	Sheet S2.1, detail 1 shows (2) 3/4" adhesive anchors at tank to 4x6 connections. What is the spacing between	Structural	Provide 2 each end of each beam. Space a minimum of 5" apart.
26	Do we need to isolate the new 2x12 ledger from the concrete walls? If so, what type of material/coating?	Structural	Pressure treat all lumber. Isolate with Ice/Water shield between lumber and concrete.
27	Please clarify the type of joist hangers required for the 2x12 floor joists. LUS210 hangers for the typical joists to beam connections? LS90 angles along the radiused wall?	Structural	The LUS210 is an acceptable hanger for the joist to beam connection. Sections 3/S2.1 and 4/S2.1 specify the LS90 angles each face to the radius walls. Use stainless steel hangers, nails and screws. Hot dipped galvanize may be used where stainless is not available.
28	Sheet S5.1 reads "Provide galvanized anodes..." Please specify type and size of anodes.	Structural	Use Sika Ferrogard 670 anodes.
29	Sheet S5.1, detail F; Please specify the thickness of the existing concrete slab.	Structural	Contractor shall assume 8" thick slab at base for bidding purposes.
30	Please specify ceiling mounted light fixtures.	Arch	<u>Vapor Tight</u> T8 LED Linear Fixture for 2 LED T8 Tubes - Industrial LED Light - 4' Long - Part Number: VTLF-2T8

31 Please specify the wall mounted light fixture.	Arch	Superbrightleds WPG-50K28W-S 28W LED Wall Pack - 2,800 Lumens - Glass Lens - 70W Metal Halide Equivalent - 5000K
32 Please specify the size of the sump pumps. Will this pump include a float switch?	Arch	Dayton Submersible Sump Pump, 1/2 HP, Cast Iron, 120V AC, Vertical Float Item # 3BB71 Mfr. Model # 3BB71UNSPSC # 40151512Catalog Page # 2619
33 Will the exposed electrical conduits for the lights, switches and outlets be PVC or Metal?	Arch	PVC and Hydromaxx 1 in. Dia. Non Metallic UL Liquid Tight Electrical Conduit Kit, Straight and Angle Fittings.
34 Several large tree roots are visible along and adjacent to the cable huts. Please confirm these are old tree roots from the tree recently removed by city staff. If not, will the City be responsible for any tree/root trimming	City	
35 Will the infilling of the concrete slab for the east hut be included in deductive alternate 1?	City	Do not include the cost for the concrete slab in the deduct for the east hut
36 Will the new interior masonry piers be included within the deductive alternates 1 and 2?	City	Yes, include the cost of the piers in the decut for alternates 1 & 2
37 In order to excavate for the waterproofing/new concrete footers, we'll need to remove the existing transformer pad on the east side of the east hut. Will we need to rebuild this concrete block transformer pad?	Arch	Sheet D1.0 indicates the pad is to be part of the Demo package.
38 Sheet E1.0 shows the Electrical Panels located on the wall of the Hospitality House. Currently there is an AC Condenser located on the wood deck. Electrical code requires 36" of unobstructed space in front of these panels. Please advise.	Arch	Mount panels on Unistrut attached to the guardrail of the porch. The highest switch should be no more than 6'-7" above the deck finish floor.
39 What is the elevation of the existing wood porch on the Hospitality House? How high above the wood porch elevation will the new electrical panels be?	Arch	The finish floor of the building is El. 8.25'. The deck is approx.. 3" lower. See the above for mounting height.
40 In order to excavate for the waterproofing/new concrete footers, the wood fence on the east side of the property will need to be removed. Do we need to replace this wood fence?	Arch	Remove and replace the fence as required for footer excavation. Match existing.
41 Will the City of Key West test the existing water within the West Hut to ensure this water/fill/debris is NOT contaminated?	City	Yes, see RFI 4 response.
42 Will this project include Re-Mounting and Re-Powering the existing light fixture on the north side of the property?	City	Not at this time.
43 Do we include the spalling repairs needed on the North Door Opening of the West Cable Hut?	Arch	Yes
44 After our site visit, large cracks/fractures are visible on the interior and exterior of the South Side of the East Cable Hut. The existing square shaped reinforcing steel has lost more than 10% of its cross-section. We estimate approximately 28 linear feet of complete removal and replacement of the exposed 8" thick concrete wall. Do we include this full replacement of the 8" wall or bid per the cubic footage on the structural plans?	Arch	For the purpose of bidding, contractor shall assume full replacement of 28 lf of the 8" concrete wall. If 28' is not replaced, credit back to City.