

## Questions & Answers received for RFP Prefab Modular Building BCS-1-19

Questions submitted by: SMM Sustainable Modular Management

1. Curbs, curb gutters, and sidewalks – Can you please provide more detailed information or a civil drawing showing the lengths and dimensions for these?

**Answer: Attached drawing showing sidewalk dimensions-see attachment B**

2. Stairs, decking, ramps- Can you please provide what materials are to be used for the stairs, decks, and ramps, (I.E. Pressure Treated wood, Aluminum etc.)?

**Answer: Building should be on grade, if steps or ramp is needed they will be concrete.**

3. Landscaping- can you please provide a detailed landscaping plan that is required?

**Answer: Only requesting that site be dressed with grass seed and straw.**

4. Can you please provide a Civil Drawing that provides all of the on-site utility locations?

**Answer: Attached property map-see attachment C**

5. Are you only accepting a New modular facility?

**Answer: Must be New building**

Questions submitted by DanHill Construction:

6. Would the West Virginia Parkways Authority (Owner) be willing to entertain pricing for a "Stick Built" building in lieu of the modular building? The stick built building would be built to the same specifications as the modular building.

**Answer: The RFP is a request for proposal for a new Prefab Modular Building.**

7. After visiting the site, it appears there will be a hole left after the removal of the demolished concrete. Who's responsible for bringing the site back up to sub grade for the building slab?

**Answer: Contractor is responsible for any site work**

8. If the West Virginia Parkways Authority brings the site back to sub grade, will the fill be engineered?

**Answer: N/A, see #2 for answer**

9. Are the ramps and stairs, if required, to be constructed of concrete or wood?

**Answer: Building should on grade as to not require stairs, ramps or decks. However, if buildings finished grade requires such then they are to be Concrete.**

10. Can you provide a sketch showing the extents of the sidewalks being requested?

**Answer: Sketch provided see attachment B**

11. Who is responsible for the appliances for this project?

**Answer: Parkways Authority**

12. Will the West Virginia Parkways Authority be responsible for obtaining the building permit? I believe the fee would be waived if the building permit is obtained by the Parkways Authority.

**Answer: the RFP specifications require the contractor to obtain**

13. Are we to assume that all utility connections would be within 5' of the building footprint? If not, can you provide approximate footage to tie in locations?

**Answer: Survey map showing utilities has been provided. All utilities within 5' of building except power.**

14. Will a new water tap be required or does the existing meter still exist?

**Answer: Existing meter still exists.**

15. Will the existing gas line have to be tied into the new building?

**Answer: No**

16. Are the entrance doors to be Aluminum Store Front Material?

**Answer: Yes**

17. All exterior and interior door frames (except entrance door) to be hollow metal?

**Answer: Exterior doors(except entrance doors) shall be hollow metal frame. Interior doors to be wood with wood frames.**

18. Are the windows to be fixed or operable?

**Answer: All windows to be operable except front window by vestibule and the side windows in the vestibule**

19. Is the project location within the City of Beckley city limits? If so, can you provide the B&O Tax rate?

**Answer: The project is within the city limits so B&O tax rates apply. Tax rates will have to be obtained by the bidder from the City.**

20. Will the new electrical service come overhead or underground to the new building?

**Answer: The electrical service will come overhead**

21. Are Prevailing or Davis Bacon Wages applicable to this project?

**Answer: No Federal funds are being used to pay for this project. Prevailing wage was repealed in 2016 for West Virginia. Please contact WV Division of Labor for guidance on all wage issues.**

22. If a "stick built" structure is allowed, would the Owner prefer wood or metal studs?

**Answer: NA**

23. What is the bearing height of the trusses? It appears you asking for a 8' bearing on the Vestibule but you are also requesting lay-in ceilings at 8'. I would recommend a 10' bearing height for exterior walls, please advise.

**Answer: There should be 10' bearing height for exterior walls.**

24. What type of door hardware is being requested for the exterior doors? Will any kind of access controls be required or just a simple lock and key function?

**Answer: ADA electric openers are required on the front entrance doors. Both sets of front doors. The side exterior doors should have panic bar inside and a keyed lever handle on outside.**

25. Will the interior doors receive any type of door hardware other than hinges and door knobs/levers?

**Answer: No**

#### **Questions submitted by Mobilease Modular Space Inc**

26. Please confirm that WVPA intentions are that the new facility's threshold will be as close to the existing current grade at the main entrance. To achieve this, this would require a perimeter masonry crawl space wall for the modular facility to see on. See attached PDF. This would eliminate the need for exterior deck systems. The crawl space will be backfilled with 3" of smooth stone fill and plastic. Includes perimeter drainage.

**Answer: Yes, the new facility's threshold will be as close to the existing current grade at the main entrance.**

27. For this foundation system to work, the modular facility will need to be constructed with a perimeter frame. Please see wall detail attached PDF.

**Answer: Please submit your requirements for the foundation as part of your bid submission.**

28. Please confirm that if a deck system is to be needed, that the construction of that system would be constructed out of concrete with metal handrail.

**Answer: Spec requires building on grade. Sidewalks and building grade is 6" above existing asphalt parking lot(per attached PDF), therefore, deck system is not needed. If Vendors requirements are affected would need to add to your bid submission.**

29. Can a 3/12 pitch roof line be substituted for a 4/12 pitch?

**Answer: Yes, this will be acceptable**

30. Please confirm that the intentions of the main entrance doors will be operated with electric push button openers – not manual door openers. Is this needed for both sides of the double doors or one side only?

**Answer: Yes, main doors are to be operated with electric push button, which should be located/positioned to allow for out swinging doors; such as pedestal mounted switch on sidewalk. Openers are needed on a both sides of the double doors**

31. Please confirm that the side exterior doors will have vision panels. What size?

**Answer: A narrow vision lite 4"x 25" vertical for latch side above panic bar is requested.**

32. Please confirm gutter and downspouts with concrete splash blocks is required. Will 5" gutters with 2"x3" downspouts work?

**Answer: Yes, gutter and downspouts are required, however, both front downspouts need to be plumbed under the walk and daylight out away from building to alleviate any wet or icy spot on walkways.**

33. Please confirm that the WVPA is responsible for utility connections and fees (electric).

**Answer: The Parkways Authority is responsible for the service connections and fees. The physical connections of the utilities to the building are the responsibility of the contractor with exception of electric. The power company will connect from pole to mass pole at the weather head.**

34. Please confirm that conduit runs are required from the transformer pole to the modular facility. How many and what size?

**Answer: One 4" conduit with 2 pull wires is needed.**

35. Please confirm that the front window for the office facility is a fixed window.

**Answer: Yes, and must be low maintenance vinyl, Low –E & argon.**

36. Please confirm that the kitchen window is a 24'x 30".

**Answer: Yes, and must be double hung vinyl, Low-E & Argon**

37. Please confirm that the kitchen cabinets will be a set of upper and lower.

**Answer: Yes, there is to be set of upper and lower cabinets. In the upper cabinet configuration we need a 30" wide x 15" Tall wall cabinet above range with power receptacle in back of cabinet for microwave appliance(Supplied by Owner) to hang under cabinet.**

38. Please confirm that the notice to proceed will not be issued until July 11<sup>th</sup> , the completion date is September 30<sup>th</sup>, and that the liquidated damages range from \$150 to \$310 per day. This time frame is extremely challenging due to design, selections, engineering, line product, permits, site construction, and then turn over and losing a month waiting for a NTP. Will WVPA be open to a schedule adjustment?

**Answer: All bids submitted are reviewed and approved for award by the Parkways Authority Board. Prefab Modular Building will be tentatively be on the board agenda for July 11<sup>th</sup>, 2019. The RFP has the completion date for the project of September 30<sup>th</sup>, 2019.**

39. Please confirm that WVPA desires concrete walkways from the side doors that connect into the main doors. In between the walks in the front will be backed filled with dirt, seed and straw. 6" in 10' slope away from the foundation.

**Answer: This is correct**

40. Please confirm that WVPA is responsible for the asphalt parking repair/adding if applicable.

**Answer: Yes**

41. What type of flooring are you expecting in the vestibule?

**Answer: Finished concrete**

42. Will WVPA need hose bibs on the office facility? If so – how many?

**Answer: 1 hose bib on East side of building**