

Yonah Preserve Park Improvements - Phase I

For the White County Board of Commissioners

Contractor Requests for Information and Clarification- Responses: Issued January 31, 2018

*Contractor Questions followed by responses in italics

1. Would the County be interested in discussing and or consider a design/install proposal from us in support the project? This avenue typically aligns with GC/Electrical Contractors, but I did not see the Telecom portion mentioned in the solicitation. Please give me a shout if interested, or direction to whom we should work through.

No. The County isn't interested in design/install proposals on individual trades. Per the RFP, the Board of Commissioners has requested proposals from General Contractors capable of constructing the entire project.

2. Is there an engineer's estimate available or any union requirements?

No estimate is being provided. There are no union requirements.

3. Clarification on dugout dimensions/material

The dugouts are 30' long by 8' wide with a gate to field on the end furthest from home plate and an additional slab extension for a hitting area. The dugouts are concrete slabs fenced around with fenced top. No roof. Dimensions and notes are included on revised & Sheet #19 of Revised Appendix E Design Drawings.

4. Question about grading in outfield around the proposed ballfield lighting poles.

Contour 1554 was turned off in the CAD file of the original bid documents. It has been added with spot elevations 1557.2 added at fence line to the revised plans. The base elevation for the proposed poles is 1557.2.

5. Will Qualite Sports Lighting equipment would be approved?

Manufacturers who wish to be included "as equal" shall submit submittals for approval per the instructions in Appendix F Specifications for review. Qualite submittal has been received and is under review.

6. Soils and Material Testing who pays for this?

The Owner will retain and compensate a 3rd party testing firm. See specification Sections 01400 and 01410.

7. Minimal information on septic system

Additional detail and modifications have been added to the septic system on the revised Utility Plans Sheet # 7.

8. Is there information on fencing details and specifications?

Fencing details shown on revised drawings, Detail Sheet #19. See also Specification Section 02821.

9. The drawing show a playground is this in the bid?

The playground is not part of this bid. Clarification has been made in labelling on Sheet #3.

10. Ball field backstops and related fencing there is no information?

Dimensions and notes are included on revised Sheet #19 of Revised Appendix E Design Drawings. See also specification Section 02821.

11. Ball field details regarding bases, pitching mound, base and mound distances there is no information?

Dimensions and notes are included on revised Sheet #19 of Revised Appendix E Design Drawings.

12. Are there any dugouts?

See RFI response #3 above.

13. Player benches or bleachers?

Included in Owner's FF&E, outside of the scope of this RFP.

14. Trash receptacles?

Included in Owner's FF&E, outside of the scope of this RFP.

15. Signage other than road signs?

Included in Owner's FF&E, outside of the scope of this RFP.

16. Paving details is the parking and road paving both 6" GAB and 2" asphalt?

Yes.

17. Side walk detail is all the walks 4" thick, even the walk around the concession, the power company will want to be able to drive to the transformer, 4" of concrete is not enough for this?

In consultation with the Owner and incorporating other dimensional revisions, the concrete sidewalk thickness has been changed to 6" thick from parking area to electrical transformer as shown on Sheet 3. H/C parking spaces revised in the area of the sidewalk have been revised to provide for wider stripped access stall. Curb height to be 0' high as shown – transition back to 6" height over 5' taper.

18. What kind of joint sealer in the sidewalks?

See specification Section 02775 2.4.B.

19. Landscape Plan, are there any trees or ground cover plantings, what kind of grass on shoulders, island, etc?

There is no landscape plan as no landscaping is proposed outside of grassing. Parking lot islands to be mulched with pine bark mulch. There is no irrigation proposed in the parking lot islands. Irrigated area is noted on Design Drawings and includes area of baseball fields and grassed areas between fields.

20. Are any areas to have irrigation other than the fields, irrigation contractor will have to know what areas to design irrigation for?

There is irrigation for the sodded areas of the baseball fields and grassed areas between fields only.

21. Irrigation contractors will need information on the referenced "Pond Pump" in order to design their systems?

The specifications have been revised to remove reference to "Pond Pump". Owner currently plans to irrigate from potable water main connection to White County Water Authority system.

22. What color are the split face and smooth block, certain colors cost more because some of the colors will require "white cement" rather than "gray", gray cement is less expensive.

Per specification, "Color to be selected from manufacturer's standard, available colors."

23. What color mortar, this too is affected by cement color?

Per specification, "Color to be selected from manufacturer's standard, available colors."

24. Is the power coming in overhead or underground?

Georgia Power Company is supplying the power by underground approximately paralleling the water main from the northern property line.

25. Has anyone coordinated with the power company regarding getting power to the transformer, there can be cost associated with bringing power in?

Yes. Coordination with Georgia Power Company on power service and roadway/parking lot lighting has been conducted over the last year and the Owner received pricing yesterday. Owner to contract directly with Georgia Power Co. on service and street/parking lot lighting.

26. The electrical plan for the "Scoring Building" shows recessed panels in the wall, this will be an issues with sheetrock ceiling, bond beams and foamed filled block?

Recess panels as shown. Run required conduits in wall and foam fill all space remaining in CMU unit.

27. Architectural plan shows a light under the precast at the service windows but the electrical plan does not?

Omit light shown on architectural plans.

28. Are the fields "Sod" there is no information on grassing for the fields?

Sodded areas of baseball fields are shown on Sheet #19. Sod to be Tif419. See specification Section 02925.

29. There is no infield mixture for the ball fields?

There is a 3" deep infield mixture proposed. See revised Design Drawings, Sheet #19 and specification Section 02925.

30. Are there supposed to be goals on the soccer or football fields?

No. The soccer/football fields north of the access road are to be pre-graded, per the grades shown, for general field use at this time with proposed future use as possible soccer and/or football fields. No sod, irrigation, equipment, etc. is proposed at this time for the soccer/football fields.

31. We need to know how you want us to clear for the water line or if you want us to clear it at all. Also, we need erosion control plans for the offsite water lines.

Clearing limits / Limits of Disturbance for the water line construction are shown on Sheets #7 and #21. Clearing limits for water line are a maximum of 30' wide in areas not along Mauldin Road. Contractor to provide permanent grassing for all disturbed areas of the proposed water line as shown on plans. Due to the limited width of the disturbed area, silt fence will not be required as grassing and mulching shall take place as the construction progresses.

32. We also need to know what type of pipe the 8” waterline is. Either DIP or C900 DR14?

Proposed 8” water main shall be DR14 C-900 unless otherwise shown on the Design Drawings. See specification section 02510 for additional information.

33. On sheet 2, it shows a proposed asphalt road entrance starting from the existing bridge on the east side going all the way through the park and ends at Lake Road on the west side. However, on sheet 4 (near the center left of page) it notes an item titled “End Asphalt Paving” and about 200 feet to the left of it shows “Future Construction of Road”. So where exactly does the asphalt road start and end?

The asphalt paving ends as shown on revised Sheets #2-4 & 13. The future road construction has been removed beyond the paved cul de sac added to the plans other than some road bed grading and permanent grassing. Original Sheets #14, 15 and EC8 have been removed and the set renumbered accordingly. There are now 61 sheets in the plan set.

34. On sheet 3, what are the limits of concrete sidewalk around the baseball fields?

Additional labelling has been added for clarification to Sheet #3 showing limits of concrete sidewalk.

35. On sheet 3 in the parking lot area, what are you looking for to fill into the parking islands?

See RFI response #19 above.

36. On sheet 7 (on left hand side) the “5 Drain Field Lines” is cut off from the sheet. Could you please re-submit this missing information?

Sheet #7 has been revised.

37. Is there any landscape, sodding, or irrigation for this project?

See previous RFI responses #19 & 20. Sodded areas shown on sheet 19.

38. I am looking at google maps to see the area but see only a large existing forestry area. There are no existing conditions plans in your bid documents so I was wondering if you could provide an existing conditions plan to better note how much clearing and grubbing is required for this project.

Limits of disturbance shown on plan sheets. Limits of clearing is approximately the same as the limits of disturbance for the project. Limits of clearing / disturbance is ±38.3 acres shown on Sheet EC2 note #6.

39. In the bid documents (page 13 of 732) under item #4, what are we supposed to put for the Allowances line, the Supplemental Work Allowance line, and the 5% of total lump sum proposal price line?

Appendix B- Pricing Form has been revised as part of Addendum #2 including revisions for clarification of Item #4 Supplemental Work Allowance.

40. Throughout all the project plan pages, the bottom right portion of each page is cut off by the Georgia 811 Icon and Scale images which makes it difficult to determine what is being requested for these areas. Could you provide the plans with these icons not blocking the plan pages?

There are no areas of the project site known to be absent from the plans. Drawings either overlap or match lines are shown. There is overlap on the two main plan sheets.

41. What are the details, specs, etc. for the proposed baseball and football fields (such as type of sod, blue tag or not, root zone, depth, striping, marking, sports equipment, etc.)?

See revisions to Sheet #19 and specification Sections 02900 and 02925.

42. Is there a bid bond form to provide our Surety Company for stamping and signatures?

Yes, see Section 00460 of the specifications.

43. If any, how much are the liquidated damages?

\$500 per day per Revised Contract Document- Appendix D.

44. When is this project scheduled to begin?

A Notice to Proceed is expected to be issued in March 2018.

45. What are the specs, details and area for the proposed irrigation system?

All sodded areas of the baseball fields are irrigated. See Section 02810 of the specifications.

46. What are the specs, details and area for the proposed playground?

The proposed playground is a future item by others as now clarified on revised Sheet #3. The open-air pavilion is also part of a future phase of this development. Both items are to be pad graded and grassed. Plans noted accordingly.

47. During the pre-bid meeting, we were told we would have access to CAD files. Can we have access? If so, when can we expect receive them?

CAD files will be available immediately after this addendum has been issued. An Electronic File Transfer User Indemnification Agreement (posted in the RFP documents on the County site) must be completed and submitted to Mrs. Heather Cash at hcash@cartersloope.com for a link to the CAD file(s).

48. During the pre-bid meeting, we were told there would be a forthcoming addendum containing more detailed drawings of the ball fields (cloverleaf) that included information such as field dimensions, dugout details, fencing/backstop details, etc. When can we expect this addendum?

These items are included on Sheet #19 of the revised Design Drawings in this addendum.

49. Where are specific areas to receive irrigation depicted? Where are landscape plans?

All sodded areas of the baseball fields to be irrigated. There is no landscape plan.

50. Section 2810, 1.2E states “refer to drawings for location of irrigation system connections points to the existing water distribution system” while section 2900, 1.2F states “Irrigation system water to be supplied by a pond pump installed by others.” Please clarify

Specification Section 02900 has been revised to remove this error. See also RFI response #21 above.

51. Gallons per minute and static pressure of the irrigation water source are necessary for the design of the system. Please provide.

The following note has been added to sheet #20, “Note: Approximate water pressure and flow available at the termination of the proposed 8” diameter water main is 109 psig static, 70 psig @ 850 GPM residual. Irrigation contractor shall field test and confirm available pressure and flow prior to design and construction of the irrigation system.”

52. Please provide infield dimensions

Shown on revised Design Drawings, Sheet #19.

53. Please provide infield drainage details and specifications

Shown on revised Design Drawings, Sheet #19.

54. Please provide infield mix/conditioner spec/details

Shown on revised Design Drawings, Sheet #19. See also specification Section 02925.

55. Please specify sub surface preparation for athletic fields

See specification Section 02925.

56. Please provide the desired Root-Zone, soil profile to specify depth, sand/topsoil

See specification Section 02925.

57. Please provide the desired type of turf as well as grow-in/establishment information and

maintenance period

See specification Section 02925.

58. We need clarification that the asphalt paving ends as marked in front of the temporary turn around on drawing sheet #4, is this where the grading for the road stops, it looks like it goes a little farther but drawings do not show where it stops exactly.

The asphalt paving ends as shown at the paved cul de sac on revised Sheet #2. The future road construction has been removed except for limited grading as shown on the revised plans.

59. Who does the clearing & surveying for the water line from the new proposed road to Mauldin road as shown on drawing sheet #22. There is not grading and clearing shown.

The clearing and surveying for all improvements proposed including the offsite water main extension shall be the responsibility of the contractor. Easement and clearing limits are shown on revised Sheets #8 and #21.

60. If the water line shown on sheet # 22 is part of the contract who does the road bore and tap?

The design had been revised and the road bore has been eliminated. The water line is now proposed to tie to an existing (per the White County Water Authority) 6" diameter water main termination stubbed out from the existing 12" main along Asbestos Road. Per notes on revised Sheet #21, contractor shall field verify existence of the 6" termination.

61. Do I include the lay out of the off project part of my work (surveying). It will not be much but it calls for an easement and we will need to be accurate with the line. This only occurs I think between Mauldin Rd and the road you will make in the process of doing the project.

Yes, the contractor shall conduct all survey layout work. An easement plat and survey control will be provided to the contractor after award.

62. That same portion that is to be surveyed will need to be cleared—do I need to include that in my price or will it be done by others?

See RFI response #59 above.

63. How much, if any, topsoil is to be re-spread on the proposed play field areas?

Refer to specification Sections 02230, 02300, and 02925.

64. This project has 4 proposed ball fields and 2 retention ponds, but we cannot find details or any type of specifications regarding the fencing, backstops, dugouts, or anything else

related in the drawings for this information. Is there any fencing information for this project?

Dimensions and notes are included on revised Sheet #19 of Revised Appendix E Design Drawings. There is currently no fencing proposed around detention ponds.

65. Will these fields require laser grading to a tolerance of ¼ inch?

Yes. See specification Section 02925.

66. What are the rootzone specifications for the athletic fields?

See specification Section 02925.

67. Will the athletic fields require a sports field contractor?

Yes. See specification Section 02925 1.3.

68. What are the infield skin details?

See response #54 above. Shown on revised Design Drawings, Sheet #19. See also specification Section 02925.

69. Will the fields have pitchers mounds?

No. The White County Recreation Department will utilize portable pitchers' mounds as needed. Portable mounds will be paid out of the Owner's FF&E and are outside the scope of this proposal.

70. Will the fields be sodded or sprigged and with what variety of grass?

The fields will be sodded with Tif419 bermudagrass per specification Section 02900 and 02925. Remaining disturbed areas to be seed with common Bermuda or approved equal.

71. Are there landscape plans?

No. There is no landscaping proposed outside of the athletic field sod and seeding of other disturbed areas. See also RFI response #49 above.

72. Are the football fields included? If so what are the specs?

See RFI response #30 above.

73. Are there goal posts, corner markers, or padding on the posts?

See RFI response #30 above.

74. Is there a backstop design?

See RFI response #10 above. Dimensions and notes are included on revised Sheet #19 of Revised Appendix E Design Drawings. See also specification Section 02821.

75. Are there dugouts and if so what are their design?

See RFI response #3 above.

76. Are there bullpens?

Limited end (backstop) fencing 90 degrees off of the foul line fencing is provided for bullpen warmup and are shown on the revised Design Drawings, Sheet #19.

77. What are the foul pole specs?

See revised Design Drawings sheet #19 and specification Section 02740.

78. What are the specs and color on the fence frame and wire?

See specification Section 02821.

79. Is there a top fence cover?

Yes. Top rail safety cap for baseball sideline and outfield fencing is included. See specification Section 02821.

80. Does the fence have a bottom wire or rail?

See specification 02821. Tension wire shall be located at the bottom of all fencing unless noted otherwise to receive bottom rail. Bottom rails shall be required for all backstop, dugout, bullpen backstops, and hitting warm up areas.

81. Is there any windscreens?

No. Owner will provide all windscreens from the Owner's FF&E.

82. Are there any gates and what are their size and location?

Proposed gates are shown and labelled on revised Design Drawings, Sheets #3, 4, and 19.

83. Are the batting cages included in the bid? If so what are the specs?

Per the Owner, the batting cages will be purchased by the Owner with installation on grade (no slab) by the Contractor. A note has been added to revised Design Drawings Sheets #3 and #4.

84. Do the storm water retentions ponds have fencing? If so what are the specs?

At this time, the detention ponds do not have fencing. The fencing is covered in specification Section 02821 should the Owner add fencing through the Allowance or change order.

85. Does the football field area have fencing?

No. The fencing is covered in specification Section 02821 should the Owner add fencing through the Allowance or change order.

86. Is there irrigation on the fields? If so what will be the psi/gpm provided?

See RFI response #51 above.

87. What are the sports field specs? Grass type, infield mix, bases, etc.

See RFI response #29 above. See revised Design Drawings, Sheet #19 and specification Section 02925.

88. Are there mounds on the field or are they flat?

See RFI response #69 above.

89. On lines C1-C2 and K1-K2, what size are the lines? The profiles do not match the pipe chart.

The discrepancy in pipe size between the plan view label, pipe profile, and pipe chart (shown on Sheet #14) for line segment C1-C2 has been modified to reflect that the 72 LF pipe segment is 24" diameter storm pipe. Line segment K1-K2 has been removed from the revised plans.

90. Is the playground included in the bid? If so what are the specs and equipment needed?

No. See RFI responses #9 and #46 above.

91. Will the contractor be responsible for furnishing the interior equipment in the concession building?

No. The movable interior equipment for the concession stand will be obtained by the Owner utilizing its FF&E funds.

92. Are building permits, tap fees, impact fees, and any other fees by owner?

The Owner will pay for all building permit, tap, or impact fees. As the Primary Permittee, the contractor is responsible for the NPDES storm water permit fees and monitoring per specification Section 02372.

93. There is currently no rock clause in the contract or specifications. We were informed that the job would be classified in the pre-bid meeting. Is this still the case?

Please see the revised Proposal Pricing Form (also in Section 00400)– Rock Unit Prices and specifications Section 02300. The rock excavation is now classified.

94. Will there be a finished hardware schedule issued for this project?

**Question received 1/31/18 and noted. The question will be answered by the February 7, 2018 deadline for responses in a future RFI response once answered by the architect.*

95. On plan sheet A1, there is a “schedule of mounting heights” chart. This chart has several items that are not included in the specifications. They include the electric water cooler, marker boards, tack boards and tack strips. Are these items owner furnished? If not, please provide a specification and/or product information.

**Question received 1/31/18 and noted. The question will be answered by the February 7, 2018 deadline for responses in a future RFI response once answered by the architect.*

96. On plan sheet A1, Items numbered 9, 33, and 54 are vague. Please provide detailed/product information.

**Question received 1/31/18 and noted. The question will be answered by the February 7, 2018 deadline for responses in a future RFI response once answered by the architect.*

97. Section 10.2.2 of the contract states that the contractor shall bear the costs of test and inspections. We were told in the pre-bid meeting that tests and inspections were to be by owner. Please confirm all third party testing and inspections are by owner.

See RFI response #6 above.

98. Has the septic system been permitted yet?

The septic system permit has not been received.

99. No material is shown to be placed on the road after the asphalt termination point. Do we need GAB or something else? Please advise.

See RFI responses #33 and #58 above.

100. Section 4 paragraph B of the RFP requires “a recap of the most recent internal financial statement; and a letter, on the financial institution’s letterhead, stating financial stability.” What financial information, specifically, needs to be included in the proposal?

Provide information to the best of your ability as requested in the RFP. Proposals will be graded accordingly.

101. Can we have an additional round of questions after the second addendum is released due to the influx of information including new details and drawings?

It is not anticipated that the schedule for questions and answers will change from those issued in Addendum #1.

102. Is the 8” water main PVC or DIP? The plans don’t indicate either.

See RFI response #32 above.

103. Does the contractor have to pay any tap or meter fees for the new water system?

The Owner will pay for all tap and meter fees.

104. Is there any drainage on the athletic fields and will that tie into the new storm system?

There is no storm drainage piping or drain tile currently proposed on the athletic fields per the Owner’s direction.

105. Does White County have a utility adjustment schedule for this project?

No. There are no known existing utilities within the proposed area of disturbance of the park site to be relocated. The only utilities being brought to the site are the proposed 8” water main in the plans and specifications and the underground power by Georgia Power Co. Georgia Power is still working on their plans for the project.

106. The Specification Table of Contents call for Spec Section # 01025 – Measure of Payment, however it is not included in the Specs. Please Advise.

Specification Section 01025- Measurement and Payment has been removed in deference to the Contract Document- Appendix D.

107. The following was not found the the legends:

Switches
S1 (E1-E2)
Sk (E1)
So (E2)
Lights
XI (E1)
R inside a square (E1)
M inside a circle (E1)
C inside a square (E2)

**Question received 1/31/18 and noted. The question will be answered by the February 7, 2018 deadline for responses in a future RFI response once answered by the architect.*

108. What is the acreage for disturbed area ?

See RFI response #38 above. Limits of clearing / disturbance is ±38.3 acres shown on Sheet EC2 note #6.

109. Does the county have a waste area on site or offsite available for export of topsoil and excess soils? (Approximately 30,000 cy of export based on current design.)

Yes, however please see RFI response #110 below regarding balancing of site. The intent of the project is to balance earthwork within the proposed footprint and area of disturbance currently shown.

110. Can the site be balanced for earthwork operations to utilize all excavation and embankment onsite?

Yes. Contractor shall coordinate any grade changes required to balance the site with the Engineer and Owner prior to construction.

111. Structural page S7 is missing from the plans.

There is no structural page 7 in the plans.

112. Civil Drawing #6 shows drainage sump area north east of the football fields with no drainage structures to this location – please clarify?

The graded drainage feature described does not have a drainage outlet pipe and is intended to temporarily trap sediment with stormwater outflows released at grade on the northeast side as a level spreader.

113. Please verify that the total clearing easement – permanent and temporary utilities is 35lf width for the entire waterline new location – there is no delineation of the required clearing required on Civil Sheet #8 for the waterline construction.

Revised easement and clearing limits for the waterline are shown on revised Sheets #8 and #21.

114. Does owner cover all Geotechnical / QC / QA testing?

See RFI response #6 above.

115. Hardware schedule for doors needed.

**Question received 1/31/18 and noted. The question will be answered by the February 7, 2018 deadline for responses in a future RFI response once answered by the architect.*

116. Are fields synthetic or natural?

The fields are natural. See RFI responses 28, 29, 41, 55, and 70 above.

117. Fence detail for ball fields.

See RFI responses 3, 78, 79, and 80 above.