



CITY OF MIAMI
Capital Improvements Program

Design Build Services for the Design and Construction of Moore Park, B-35887

Request for Proposal 09-010-007

ADDENDUM NO. 6

January 29, 2010

TO: ALL PROSPECTIVE BIDDERS:

The following changes, additions, clarifications, and/or deletions amend the above-captioned Request for Proposals, and shall become an integral part of the RFP submittal and the Contract for the Design Build Services for Moore Park project (“Project”). Please note the contents herein and affix same to the documents you have on hand.

Request for information

Q1. Please identify where “Form B Schedule of Values” is located within the RFP.

A1. This is the last page in “Exhibit B” the Construction Agreement, not the RFP.

Q2. Design Criteria indicates that access to the tennis center/baseball field must be maintained at all times during construction. If so does the existing parking lot adjacent to the tennis courts have to remain until the new parking areas are available as well to maintain access?

A2. Yes.

Q3. Section 5 page 39- Is electrical and lighting required at the smaller picnic shelters show on the schematic drawings as it is required for the 20 by 30 foot covered space mentioned in the “Soft Park” Concept.

A3. The intent is to have capability for an overhead light and at least one water proof duplex electrical outlet at each pavilion and double that in the larger pavilion.

Q4. In Zyscovich meeting minutes dated 11-4-09 it is indicated that the city has requested security cages around all mechanical and electrical equipment. Could you please be more specific as to what equipment must be protected? Does this include roof top mechanical equipment?

A4. All ground mounted MEP equipment with the exception of the FPL transformer, must be protected with a vandal resistant cage. All roof mounted equipment must be visually screened either by the parapet, a decorative screen, or simply not visible by virtue of its location. Sight line studies will be expected by CIP to prove that such equipment is not visible.

Q5. Daycare playground area indicates that access from exterior is prohibited. Has the building code compliance department reviewed the plans for preliminary Life safety requirements? An emergency egress gate maybe required with associated panic device hardware in case of emergency.

A5. Access from the exterior is prohibited. Any egress requirements per code, must be met and any egress gate(s) must have panic hardware, alarm, and/or any other deterrent to ensure that there is no access from the adjacent areas into the daycare’s play area .

- Q6. Schematics on A-2 show Landscaping in the playground area; section 10.2 page 108 indicates safety surfacing to be used on the project. 1) Schematics indicate a safety zone outside equipment as a safety surface designation, is this correct? 2) Is safety surfacing required in any other location? 3) Can playground grass be used in lieu of safety surfacing at the playground?**
- A6. Safety surfacing is to be used in the playground only. Playground grass is not proposed as an alternative to safety surfacing in the playground area.
- Q7. RFP Site Overview page #7 calls for an iconin gate at SW 36 Street, but then on page #9 it calls for an iconin gateway feature. Please provide more details on this requirement and clarify if this is part of the gate or separate type of feature.**
- A7. The intent is that there are two free-standing features which could be described as an outdoor kiosk which will allow for dry-mounting of information, flyers, schedules, and the like. This feature has not been designed but shall also allow for lighting. A structure with dimensions of a maximum 5 feet by 5 feet by 8 feet in height is proposed. It should be architecturally compatible with the pergolas.
- Q8. Will fencing be required at the new basketball courts? If so please provide details such as height, coating, top rail, mid rail or bottom rail, etc.**
- A8. The basketball court area shall have a 12-foot tall chain-link, vinyl-clad galvanized green fencing with top, and mid rails, also vinyl-clad galvanized steel.
- Q9. RFP Site Overview page #14, item P states that there is currently water / flooding issues on 36 Street. Is the DB to take action regarding this item?**
- A9. The cause of the flooding is unknown at this time. If the flooding is caused by a maintenance issue then FDOT will address the issue. If the flooding is caused by runoff from the Moore Park site the new drainage design will have to eliminate the site runoff into the R/W.
- Q10. RFP Site Overview pages #10 and #18 conflict with regards to the width of new paths. Page #10 calls for all paths to be at least 8 feet wide, but page #18 calls for them to be at least 5 feet wide. Please clarify path width requirement.**
- A10. The walks shall be a minimum of 8-feet wide.
- Q11. RFP Landscape page 40 calls out for a wide table top drop off area. It then says the table top itself is finished in a thermoplastic material with pattern to mimic the parking promenade walk. Please provide additional clarification for this feature.**
- A11. The flat or "table-top" portion of the drop off is detailed with a thermoplastic appliqué using the same product selected for the promenade walkway. The pattern is to be approved by the landscape architect but is to be a commonly available one which may be selected from vendor brochures. For reference see products available from "StreetPrint Pavement Texturing", or equal.
- Q12. RFP Landscape page 44 recommends the use of drinking fountains in the park. Please clarify where these are to be located and if they are to have chilled water or not.**
- A12. There shall be at least 5 drinking fountains, one at the basket ball court, one at the baseball field, and three in the soft park, randomly spaced. Chilled water is not required.
- Q13. When relocating existing trees, there is typically no warranty. Please confirm that all necessary precautions be adhered to but that no warranty is required.**
- A13. A one-year warranty on relocated trees is required; the same as for a new tree.
- Q14. Refer to RFP Landscape page 44. In order for the DB to provide a cost for a coherent family of furnishings and play/exercise equipment pieces in the proposal, the Owner must be more descriptive as far as make, model and quantities needed.**
- A14. Price using the Victor Stanley City Sites Series of benches, model CR-18, or equal.

Q15. RFP Landscape page 44 says to consider furnishings that include elements that can be used by park users or amuse park users such as play structures, art work, game tables, game markings and fitness stations. Please clarify these items and their locations.

A15. These play elements are to be located within the playground area shown on the site plan. The play apparatus has not been selected, but rather should respond to the language in the Design Guidelines on Page 44: "The Design-Builder should provide a cost for a coherent family of furnishings and play/exercise equipment pieces in his proposal." As an example, see the photograph at the bottom left of this page as well for comparable items which would meet this requirement.

Q16. RFP Landscape page 47 says to integrate play markings and art into the walks where possible. Artist involvement should be considered in the development of paving design. Please advise where these features are required. Please advise if the City has an Artist so the proposers can get an idea of what will be required.

A16. Applicants may propose that artistic imprints in the sidewalks themselves would meet the intent of this requirement. Specific locations have been left open to the proposer.

Q17. Will a new pump be required?

A17. DB team to determine.

Q18. Project requirements call for a new diesel engine driven emergency generator set for the new Community Center with two automatic transfer switches, one for Life Safety Loads (means of egress lighting system and fire alarm system) and the other for equipment loads (telecom/data system, control system, and refrigeration equipment). Should we add security system to the equipment loads?

A18. Yes, do not put on Life Safety branch.

Q19. Please indicate existing service feeder and load for existing Community Center if a Temporary service needs to be provided thru Phase I.

A19. This will need to be field verified by the DB.

Q20. Provide number of CCTV cameras to be provided.

A20. The number of cameras is to be determined thru the design process. The goal is to provide cameras to optimize surveillance of the "Project Area" including at a minimum, buildings points of entrance and exit, hallways and stairways, outdoor areas where the public congregates and parking lots.

Q21. Please detail what electrical provisions we need to install for future water feature. Is it to have dedicated electrical service or is it to be serviced from one of the two new adjacent buildings?

A21. Must have separate service to be metered separately. Electrical load must be determined by DB team, as the design of the phase two components are not part of this DCM.

Q22. Please provide present electrical loads to existing facilities to be served from this project.

A22. Existing loads will need to be field verified by the DB.

Q23. Please indicate if fire alarm will be stand alone system for each building or if it will be one fire alarm panel with networking capabilities?

A23. Fire alarm systems must be standalone for each building.

Q24. Please indicate if security system will be stand alone system for each building or if it will be one security panel with networking capabilities?

A24. Security systems must be stand alone for each building.

Q25. Please indicate what size of water service and location is to be provided for the future Cultural Arts Building.

- A25. Actual designed size must be determined by DB team, as the design of the phase two components are not part of this DCM. However, for bidding purposes use a 2" water service.
- Q26. Please confirm proposed location for air cooled chiller and condensing units to be on the roof Of corresponding building and to be anchored and protected per applicable Codes and Standards.**
- A26. The location for the chiller on the lower roof of the Community Building as shown on p. 70 is confirmed. The location of the condensing units is not specified; however, if they are on the roof, they must be shielded from the view of park users and if they are on the ground, they must be secured with a vandal-resistant cage. All equipment shall be installed to comply with applicable codes.
- Q27. Please confirm that the maximum allowed noise criteria level shall be 35 dB at the required spaces as this will impact the level of attenuation used at mechanical rooms and in air distribution systems.**
- A27. AHU's shall be dual wall construction as specified. Note: Trane has changed their product line to the "Performance Climate Changer".
- Q28. Please confirm that the requirement for double wall construction is for the first twenty (20) feet of supply air duct from each AHU and return air duct to each AHU.**
- A28. As stated in the criteria, only as deemed necessary by the D/B professional in order to meet a NC level of not greater than 35. At the conclusion of construction the DB Team will need to demonstrate they have met this criteria.
- Q29. Design criteria calls for insulation of all supply and return air ducts. Is this applicable to the double wall ductwork at mechanical rooms if used?**
- A29. The criteria calls for all supply duct to be insulated but does not require return air duct to be insulated where located within the building envelope as defined by ASHRAE 90.1 and FBC Chapter 13. Where double wall duct is used and code required "R" values are maintained external insulation is not required. The use of double wall duct is not mandatory, see the response above. Rigid board type insulation is required in Mechanical rooms (Note: The criteria states Ductwork in Mechanical rooms shall be rigid board type which is in error and conflict with the requirement that an all steel duct system be used). Supply and return duct run outs to air devices shall be pre-insulated flexible duct, steel helix bonded to nylon fabric with a foil laminate exterior jacket, rated for not less than 6" positive, 1" negative pressure.
- Q30. Please confirm that victaulic fittings and couplings will not be allowed (at all) for aboveground chilled water piping loop.**
- A30. Correct, mechanical couplings are not an acceptable joining method.
- Q31. Are there size limitations for the use of copper piping in chilled water systems?**
- A31. No. Also pre-manufactured fittings are required (no drilled extraction tees are allowed).
- Q32. Please confirm that a spare pump will be required for chilled water pumping system(s).**
- A32. Yes, identical in all respects to the main pump.
- Q33. Who is responsible for demolishing the service buildings at the north end of the park?**
- A33. The City.
- Q34. Page 35 indicates that Public Works will require that all existing sidewalk cracks be repaired as part of the project. Does this apply only to the portions of sidewalk that are directly adjacent to areas that we are working in?**
- A34. Public Works looks at the park as a whole so they will want all sidewalks adjacent to the park facility addressed.

- Q35. Page 39 indicates that we are to provide two information kiosks. Please provide additional information on the kiosks for pricing.**
A35. See the Answer to question # 18 above.
- Q36. Page 41 indicates that "A chiseled granite monument sign will be located in a decorative planting bed to serve as a combination entry feature and a main pedestrian entry identification. Design will be similar in character to the example shown here". There is not example shown, please provide specific information including size.**
A36. The size shall be a maximum of 3 feet in height x 6 feet in length. Shape is up to the proposer.
- Q37. Page 39 indicates that "Informal food preparation will be available from several in-situ Barbecues. A few examples of the built in, in-situ barbèques are shown for reference". Please clarify what is required; examples cannot be located as indicted.**
A37. A single large trailer-mounted barbecue is recommended for use at the large pavilion in the Soft Park, but this is featured for use by the Parks Department as needed, and is not part of this solicitation. However, the Applicant shall provide a price for 5 in-situ barbecues to be located around the three Soft park play areas. These 5 barbecues shall be the "Commercial Barbeque Park Grill" available from Park Grills and Fire Rings, or equal.
- Q38. P 120-Does the parapet cap require a metal cap or is stucco acceptable?**
A38. Metal cap is required.
- Q39. P120 Section 7620. What material is required for the sheet metal flashings and trim. Is galvanized metal acceptable?**
A39. 1. Aluminum Sheet: Commercial quality, ASTM B209, 6063-T5 alloy, mill finish, shop pre-coated, 0.032" thick (20-gauge) except as otherwise indicated.
2. Copper: ASTM B370, cold rolled 20-oz/sq ft; lacquered finish.
3. Galvanized Steel: ASTM A653, Grade A, G90 zinc coating; 20-gauge core steel.
4. Stainless Steel: ASTM A167, Type 304, soft temper; smooth patterned finish.
- Q40. P 124 Section 9215 indicates Veneer Plaster. P 64 indicates impact resistant gypsum wallboard. Is veneer plaster required?**
A40. Veneer Plaster shall be used in the corridors.
- Q41. P 108 Section 2825 indicates aluminum ornamental fencing. P 38 indicates wrought iron fence and p 113 refers to Decorative steel fences and gates. What is required?**
A41. Wrought iron fence to be used as per Design Criteria Manual p. 38 for street presence. Should there be any additional fencing within the park property, aluminum ornamental fencing or decorative steel fences may be used.
- Q42. P 123-Section 8710. There are no specifications narrative for finish hardware. Is any commercial grade hardware acceptable?**
A42. Quality commercial grade hardware manufacturers are acceptable, as follows. Hager, Schlage, Monarch, LCN, Rockwood, Von Duprin, Pemko, and Glynn Johnson are acceptable.
- Q43. P126 Section 9330-Quarry Tile. Do the bathrooms require quarry tile or ceramic? Where is quarry tile required?**
A43. The Bathrooms floor shall receive porcelain tile. Bathrooms wall shall receive ceramic. Quarry tile is used in the kitchen in Daycare Center.
- Q44. P 135 Section 10100 Marker Boards and Tack Boards. The only reference that we have located is the display & pin up surfaces in the art room. Please identify the locations and size**

requirements of marker boards and tack boards if required.

A44. Marker and Tack Boards shall be located in all work rooms, library, art/craft room, exercise room, and computer room. Sizes to be determined by user during additional programming meetings. Additionally, wall-hung display cabinets shall be included in areas of public assembly.

Q45. P 135 Section 10240 Architectural Screens. Is this the specification section for the roof top screen for the chiller? There are no specifications included.

A45. Yes.

Q46. The Specification Sections and name are listed in the Specifications Narrative but you have not included specifications for these items. Are these items required for this project? Sections 7724, 10260, 10415, 10532, 11030, 11131, 11135.

A46. Section 11030 and 11135 are deleted in the revised Section 10. The remaining items may or may be relevant to the project but there is not specific design requirement. Architect of Record and/or Design Builder to determine as design progresses.

Q47. The civil drawings indicate one dumpster enclosure and the phasing drawings show two. Which is correct?

A47. The correct plan for dumpster is the phasing drawing. The design calls for one area for dumpster and the other for recycle container area.

Q48. Page 6 indicates the project area which does not include the existing fields, tennis center or Orange Bowl field. Page 12 shows area of security fencing which includes areas that are not included based on page 6. The phasing drawing 2 shows a number of these areas with existing fence to remain. Please clarify what areas receive new perimeter fencing.

A48. Page 12 is a diagram that indicates the intent for security and controlled access around the perimeter of the park. The exact placement of the fencing is to be determined by the DB with the user. Use PH-2 drawing as a basis for determining what existing fences are to remain.

Q49. Sheet A-1 appears to show a large art room sink. Please clarify what this is and provide specific requirements.

A49. This is custom single compartment art sink (18 gauge-Type 302. S.S) for use of large ceramic/plaster art work.

Q50. Page 143 Section 11480 Athletic Equipment indicates that the basketball poles are 5 9/16 galvanized tubular steel. Plan sheet A-4 show a precast concrete basketball standard. Please confirm that tubular steel pole is correct.

A50. Plan sheet A-4 is correct. Strike the specification for tubular steel poles.

Q51. Please identify if the circular court yard adjacent to the community building is correctly indicated on the C drawings or the L Drawings.

A51. The circular court yard adjacent to the Community Building is correctly indicated on the L drawings.

Q52. Page 10 indicates that we are to "avoid tall fences along the street edges in favor of creating an open and inviting space". This conflicts with page 12 that indicates that we are to install a perimeter fence.

A52. The perimeter fence is required by Parks, but should be a visually open fence.

Q53. It is understood that refrigerant R-410 A is to be used for all primary cooling equipment. Would consideration be given to other types of environmentally acceptable refrigerant?

A53. Yes.

Q54. Please indicate if the Owner's Project Requirements (OPR) and Basis of Design (BOD) documentation have been developed and thus available for our use.

A54. No, there is not.

Q55. Is the city waiving City of Miami Permit fees?

A55. Refer to the Agreement, which identifies, which permit fees will be waived.

Q56. P. 19 indicates that the new access from NW 36th Street and closure of the two existing curb cuts is a priority. If closing the two existing curb cuts that serve the existing parking lot are a priority can we demolish the existing parking lot at the same time?

A56. Two existing curb cuts will not be closed during construction of the new parking area. The existing parking shall remain in use until the completion of the new parking area.

Q57. P. 70 of the Architecture narrative indicates a "roof Garden and Patio" on the second floor of the Community Center. Please define requirements and how this area is going to be used. Green roofs are very expensive and difficult to maintain. The Specifications Narrative within the RFP does not identify a roofing system adequate for "patio".

A57. No sport activities are expected to be performed on the roof deck. It is anticipated as a gathering space for social events, yoga or aerobics classes, or for viewing other park events (concerts, basketball or baseball games). See the URL below for examples of paving systems. Green areas are required on this deck; however, they may be contained in secured or built-in planters that respond to wind requirements. Therefore a traditional "green roof" is not necessarily a requirement. In addition, a correctly specified green roof system can be maintenance-free and will also be acceptable as a response to this design intent. Should a green roof be specified, it should be a low-maintenance, system that supports native plantings. Also remember that these items should be sensitive to LEED. Finally, regarding activities on this roof deck, the DB will be expected to provide an egress only gate on the exterior egress stair to eliminate unauthorized entrance to the roof deck from the exterior ground level. <http://www.stepstoneinc.com/roof.htm>.

Q58. According to Addendum No. 4, the bid submittal date has changed to Feb. 10, 2010. Has the date for RFI's been extended as well?

A58. No, but it is at the City's discretion whether to respond to those RFI's sent after the deadline.

Q59. It has already been established that the project is located within a special flood hazard area. Therefore, in order to obtain a quote for the Flood Insurance, a minimum Finish Floor Elevation is required. At this time, this elevation cannot be determined by the Bidders because of the limited information provided, and because the Owner may have a requirement higher than required by Codes, which would be unfair to the bidders. Please provide the required finish floor elevation prior to bid due date.

A59. The purpose of the Design Criteria Package is to establish the required minimum requirements and the Proposer should review the applicable Codes to determine the minimum floor elevation.

Q60. Since the relocation of the traffic signal box, light pole, and infrastructure work at the NW 36th Street entrance, is being requested to be performed as Early Phase 1. Please clarify that the configuration as shown in the Design Criteria Manual is acceptable to all regulatory agencies including Miami Dade County Public Works and City of Miami Public Works, that Miami Dade County Public Works or City of Miami Public Works will not require traffic studies or modification to signalization or traffic flow at NW 36th Street.

A60. It is not expected that the proposer's fee will include modification to signalization or traffic flow at NW 36th Street, as this is yet to be determined by the traffic study. However, it is expected that the proposer will include a traffic study as part of his fee as an alternate and it is also expected that the signal box and the pole located on the north side of 36th Street **will** need to be relocated out of the new entry way.

Q61. The phasing section refers to Phase 1 and Phase 2 which is not part of this contract. It indicates that new curb cut, traffic signal work and daycare are to be done as early as possible in Phase 1. Does Phase 1A have to be completed prior to starting on Phase 1B? At what point can we demolish the existing lot on NW 36 Street?

A61. As soon as it's needed for construction work of new buildings and infrastructure. Contractor to determine the proper timing and sequence of work and submit to City schedule of such for review and approval.

Q62. Section 6.3 indicates that Phase 2 is to be priced as a bid alternate, is that correct?

A62. No.

Q63. There are a number of items identified on page 5 of the "Moore Park Desing Criteria Manual" that are "presented as alternates or allowances" but the bid form does not include a location for them. Please clarify.

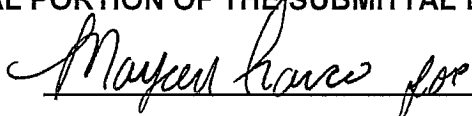
A63. There are no alternates or allowances to be priced. Items A and B on page 5 are part of the base bid.

Q64. Page 17 item 6 reads "Project Experience Past five Years" and indicates to "submit the stipulated number of prior projects which must be of similar size, scope and complexity". Does this have to be projects completed by the contractor or can these be projects from the architect?

A64. The Primary Proposer, which is the contractor.

Note: As a reminder to the Proposers this is a solicitation for a design-build project and as such, the solicitation and the Design Criteria Package are written to set forth the minimum requirements for this Project. It is the responsibility of the Proposer to prepare their Response based on this premise. Where no minimum criteria are established the Proposer must look to the Building Code requirements or determine itself what the minimum standards are to be for submitting their Response.

THIS ADDENDUM IS AN ESSENTIAL PORTION OF THE SUBMITTAL DOCUMENT AND SHALL BE MADE A PART THEREOF.



Gary Fabrikant, Assistant Director
Capital Improvements Program

This addendum should be signed and dated by Proposer and submitted as proof of receipt with the submittal. The Proposer by identifying the addendum number in their proposal and by the signing and submission of their proposal, shall serve as proof of receipt of this addendum.

NAME OF FIRM: _____

SIGNATURE: _____

DATE: _____