



RFAI Addendum RFP #16-02
Racquet Club Restroom and Storage Construction

1. Please provide the “R-Value” for the foam pumped block. **R 10 or higher**
2. Please specify the locations to be cooled by the alc system. **All of the building is to be cooled.**
3. Please specify desired thermostat location. **Located in electrical/utility room between the two restrooms.**
4. If the bathrooms are to be cooled only, is a dual head ductless split system acceptable? **N/A See above**
5. If the entire building is to be cooled, is a four head ductless split system acceptable? **Yes**
6. Where is the power coming from? **Transformers located 240’ north of the proposed building.
Contractor to coordinate with the power company.**
7. What size service is needed? **Contractor to specify. Enough for A/C, water heater, hand dryers, exhaust fans and light fixtures.**
8. Is the power company transformer large enough for the new load? **Yes**
9. Where is the panel located? **Located in the electrical/utility room between the two restrooms.**
10. Who is supplying the hand dryers? **The contractor**
11. What are the power requirements for the hand dryers? **Contractor to provide**
12. What are the number of occupants and usage of the building? **One person at a time per restroom. The building will be used to provide restrooms for tennis and pickleball courts and provide storage for the restaurant and clubhouse.**
13. Would the air handler be better suited in the storage room with the return routing overhead or through the cbs wall? **We would like for the air handler to be located in the electrical/utility room between the two restrooms.**
14. Exhaust ducts out through the roof or in the soffit? **Through the soffit**
15. What type of model of light fixtures? **Flourescent, 4 foot tubes with vandal proof covers for restrooms.
No covers needed for storage.**
16. Do the devices need to be commercial grade? **Yes**
17. Where is the lift station control panel located? **Panel may be located on the side of the proposed building**
18. Is there going to be a water heater? If so, what are the power requirements? **Yes. Electric tankless water heater that must meet code.**
19. Is the HVAC system going to have heat? **No**
20. Do the flood lights need a switch? **Yes. In the utility room.**
21. Will the outlets in the large storage room be surface or flush mount? **Surface mount**
22. Please provide a location for the power supply and whether or not the electric is to be metered independently of the racquet facility? **Independently metered and the location will be dictated by the power company.**
23. Please provide minimum tonnage and SEER ratings for A/C system. Will a mini split unit be acceptable? **To be specified by contractor/HVAC professional.**
24. What is the minimum amperage required for the panel? **As determined by electrical professional**

25. What type of water heater do you prefer and where do you want it located? **On demand electric water heater to be located in the utility/electrical room between the two restrooms.**
26. Do you want CPVC or copper for plumbing supply lines? **CPVC**
27. What height do you want the receptacles in the storage area? **24"**
28. What is the minimum CFM required for bathroom exhaust fans? **Code minimum requirements**
29. Does the contractor need to bid grubbing out all the soil and roots at proposed site for the pad? **The trees and stumps have been removed and there are no exposed roots. Any additional clearing and grubbing necessary shall be provided by the contractor.**
30. Is it a single or dual pump system on the septic? **Single**
31. Is it okay to use a concrete tank? **Yes**
32. Can we use another brand of pump besides Barnes? **Equivalent pumps will be accepted subject to owner approval.**
33. The site plan shows a Type E inlet and 6" swale. Is this work to be included in proposal (it's not specifically excluded where sidewalk and forcemain are)? **Yes. Site work is to be included (excluding sidewalks).**
34. Do you have any geotechnical information regarding the approximate location of the water table at the location of the building? This will be helpful in determining whether dewatering will be required for installation of STEP tank and installation of stormwater structure mentioned above if included in contract. **No. Contractor responsible for dewatering to perform their duties.**
35. Do you have a suitable point of discharge in the event dewatering is needed? If so please provide approximate location of discharge. **Discharge can be directed to the storm water system but must be coordinated with the District Engineer.**
36. Please provide a minimum specification for tile in restrooms. **Floor to ceiling commercial grade tile**
37. Please confirm urinal not included in men's restroom. **No urinal**
38. Please provide a spec for hand dryers as voltage and amperage requirement is necessary for accurate pricing. **Contractor to provide**
39. Will emergency lighting be required for small storage room and at door between small and large storage? **Emergency lights are shown on the plan**
40. Are submittals required for this project? **Not required but recommended to avoid conflicts.**
41. Is there an estimated budget or set budget for this project? **\$100,000 which includes tree removal and water/sewer connections that will be performed by District staff.**