



RFAI Addendum RFP #18-09 Clubhouse & Kitchen Expansion

1. Will mail in bids be accepted?

A: Mail in bids will be accepted as long as they arrive before the bid opening time.

2. When are questions and answers due?

A: Requests for Additional information are due January 22, 2019. Final addendum date will be January 24, 2019. Bids are due January 31, 2019.

3. What is the budget planned for each project area?

A: The total budget was planned at \$1,085,000 dollars. The kitchen expansion was estimated at \$500,000 the kitchen equipment was estimated at \$335,000 and the lanai improvements were estimated to be \$250,000.00

4. What bonding is required for the project?

A: Payment and Performance bonds will be required for any bids greater than \$100,000.00 following standard Improvement District purchasing policy. Bond specifications for the Kitchen Expansion project can be found in the Kitchen Expansion Plans.

5. What is the start date for the projects?

A: The start date will be April 1, 2019. Completion is expected in August 2019.

6. What is the age of the existing equipment that will be re-used in the Clubhouse?

A: Most of the equipment was installed in 2009, when the Clubhouse was originally constructed. Optional pricing for replacement equipment may be supplied as part of the bid for owner to review.

7. What is the existing roof material specification?

A: The existing specification on the Clubhouse roof is listed as Englert, Inc. Series 2000. Please refer to the specifications sheet SP-1.2 on the plans "Additions & Alterations to Sun 'n Lake Golf Club" for further details.

Lanai Walkthrough:

8. How will the railing be handled for the new section that will be needed for the ramp removal?

A: Contractor shall match the existing railing as much as possible. The tie in method can be decided by the contractor and coordinated with the owner.

9. Who will be responsible for installing new fans on the lanai?

A: Contractor will be responsible for removal of the existing fans and installation of the new fans. The fans will be supplied by the owner.

10. What is the specification on the paint for the lanai area?

A: The paint shall match the existing color scheme that exists within the restaurant for the indoor paint. The outdoor paint shall match the existing color that is on the outside of lanai. The original plans for the Clubhouse called for the "Manufacturer's Best Quality Paint material of coating types specified, that are formulated and recommended by the manufacturer for application indicated." Citing the manufactures: Sherwin Williams, Benjamin Moore, and Color Wheel. No exceptions for the brands listed. Two coats of paint over primer minimum. Paint to also follow all local and state building code.

11. What are the plans for the lanai flooring?

A: The existing tile is to be removed and new carpet tiles are to be supplied and installed by the contractor. These carpet tiles are to match the carpet tiles located inside the existing inside dining area.

12. What is the desired replacement columns for the Lanai area?

A: The new columns shall be a steel tube construction, refer to sheet 4 of the Dining Expansion plans for construction details. Finish to match existing Lanai texture on walls. Paint color to be selected by owner.

13. What items will the owner be removing from the Lanai and what will the contractor need to be relocating?

A: The contractor will remove the existing wall mounted speakers so they can paint. They shall be reinstalled after painting. Existing lighting to remain as plans specify. Owner will remove furniture prior to construction.

14. What will the dining area usage be during construction. Will a temporary wall be required during construction?

A: The usage of the dining area will be at a minimum during construction. A temporary wall is not expected to be required. But a dust / moisture barrier is desired to keep the debris entry to a minimum. A visqueen barrier from the ceiling to floor is suggested to accomplish this.

15. Will any of the existing flooring inside the dining area be replaced as part of the lanai project?

A: The existing dining area flooring is to remain. No excess tile exists for the bar area. Any damage to this tile will require coordination with district staff and the contractor to provide transitional tile to be placed adjacent to the new carpet tiles that will be used in the lanai.

16. What is the specification of the new carpet tiles that are proposed for the flooring in the lanai? Or what is a desired square footage budget to plan for?

A: The new carpet tiles are to match the existing tiles within the Clubhouse dining areas. The existing carpet tile specification is Tandus Commercial Carpet Tile. Style #1 is Topia #04165, Ribbon Reef #29003, Style #2 is Alcove #04163, Ribbon Reef #29003.

Kitchen Walkthrough:

17. What are the plans for the existing walk-in coolers?

A: Both existing walk in freezers will be relocated to the inside of the new kitchen expansion area. They will have to be disassembled and stored until they are ready to be placed back in the new expanded kitchen area.

18. A question was brought up about existing flooring.

A: All new flooring and lighting is part of this project. Refer to plans for details. If any banquet hall flooring is damaged during construction, it will need to be replaced to match existing flooring.

19. How will the existing roof tie into the proposed roof?

A: The Existing roof will flow onto the proposed roof. Refer to the roof detail plan for clarification.

20. Who will be responsible for relocating the existing shed/storage area outside the kitchen?

A: The owner will be responsible for relocating the storage shed.

21. For all of the old equipment that will be removed and not reused, where is it going?

A: The contractor will be responsible for removing the old equipment and appliances that are to be replaced. The old equipment and appliances shall be moved to a storage location within the district designated by the district. Any debris or scrap removal will be the responsibility of the contractor.

22. Where do equipment bids get sent to?

A: All bids must be sent to: Sun 'n Lake of Sebring Improvement District, 5306 Sun 'n Lake Blvd. Sebring, FL 33872. Please refer to the bid documents for specifics.

23. Who is responsible for equipment installation if the supplier is different from the GC that is awarded the kitchen expansion portion?

A: Coordination of kitchen equipment installation will be needed with the installer and supplier. The plans call out the entity responsible for installation.

24. Will the facilities be in use during construction? How will meals be prepped or served?

A: The plan is for the restaurant to be on a limited menu and they will utilize outdoor grills in the back of the banquet room to prepare meals. They will access the banquet hall via the door directly to the rear of the clubhouse. A temporary wall will need to be constructed between the kitchen wall and banquet hall to provide a barrier for noise and debris. The banquet hall will be in use. The wall will need to allow access to the restrooms in the banquet hall.

25. Will there be disruption to the fire alarm system?

A: There will be disruption, but it needs to be kept to a minimum. Fire Marshall to be included in final decision on how the disruptions will be allowed. New sprinklers will be required in the new expansion. Refer to plans for requirements.