

QUESTION AND ANSWERS II FOR:

RFP #16-56, for Pre Engineered Maintenance Building 01/12/17

GUC Pre-Engineered Maintenance Building Questions:

1. *Shell of 80' x 80' or equivalent to 6400 sf and 20' in height for parts and inventory storage racks.*

To be sure I understand "or equivalent" from above, as long as we get 6400 sf, can we use a rectangular building layout rather than a square building layout?

How high will your inventory racks go and what will be stored in the facility? Anything above 12' CAN be considered "Hi-Pile Combustible" storage which could require the facility to be sprinkled.

A Rectangular format is fine. Do not exceed 12' high for inventory racks, however racks will be installed by GUC after building competition and are not to be provided in the bid.

2. *Office Area for up to (twelve) 12 maintenance personnel located inside of building shell. Assume 100 sf per person (1,200 sf total office space not including Bath/Shower/Locker)*

Is this (12) individual offices or one open area with cubicles by others?

This question is partially answered in "Questions and Answers I" posted on guc.com. Staff would like a combination "bull-pen" area for 10 employees and 2 individual offices with a break room separating the two areas.

3. *Bathroom/ Shower/ Locker Room*

Do you want a male & female of each of the above and how do you want to split the lockers or single sex situation for all three of the above?

This question is partially answered in "Questions and Answers I" posted on guc.com. Male and Female facilities should only be provided if required by code. To be clear, please provide code minimum required facilities and at least two showers. No lockers need to be provided as GUC will purchase and install at a later date.

Do we price the water & sewer line to 5 ft outside the building or do you want an allowance to run each a certain longer distance from the building?

This question is partially answered in “Questions and Answers I” posted on guc.com. 5’ outside is fine.

4. *Storage above Office Area if height allows with load bearing walls/ceiling.*
Light storage requires a 125 psf live load design. Heavy storage requires 150 psf live load design. Which do you want?

125 psf is fine.

5. *Two (2) 14’ x 14’ roll up doors, one (1) front and one (1) back with 12’ concrete apron and bollards.*

How wide do you want your aprons...14ft, 16ft or 18ft?

Do you want true “roll-up” doors or Sectional Steel Overhead doors which are more cost effective?

Roll-up doors roll into a box across the door head where-as overhead doors go up tracks on either side like a garage door in your home. Standard overhead doors turn out into the building about 2 ft above the door height...roughly 16 ft in this case. We can get special kits that allow the door to track up the wall and turn at the roof giving you more head room if that’s necessary.

If overhead doors, do you want insulated?

If overhead doors, do you want electric operators?

How many 6” pipe bollards do you want at each door, (2) or (4)?

This question is partially answered in “Questions and Answers I” posted on guc.com. 16’ apron. Motorized Rollup. Insulated. 2 bollards (one each side).

6. *Two (2) 36” entry doors with concrete landings and sidewalk surrounding building.*

What width sidewalk do you want? 5 ft is minimum unless it up against the building then 6 ft minimum.

Do you want this sidewalk to completely surround the building 360 degrees and tie into the aprons?

The sidewalk can be the minimum width required by code. The sidewalk should surround the building and tie into the aprons. Please also see Question and Answers I on guc.com and note that the GC is responsible for all permits, including any required by the City of Greenville (including and approved site plan, that may have certain requirements as this project is located in the City Limits.)

7. *Heating (gas) and ventilation for parts and inventory Storage Area.*

Is natural gas available or is LP required and is that something the owner can handle?

Natural gas is available. The owner will be responsible to bring the service to within 5' of the building similar to other utilities (electric, water and sewer)

8. *HVAC for Office areas and sanitary facilities.*

A condenser in the flood plain may need to be considered. A condenser can't be below the minimum flood elevation.

Acknowledged.

9. *Two (2) 100 amp 240/120volt electrical panels with distributed outlets and switches for lighting.*

10. *High Bay lighting inside building and wall pack lighting on outside of building.*

Additional questions:

A. Finished floor elevation as it relates to the flood plain? Minimum flood elevation requirements?

The finished floor should be set as required by code.

B. Will there be a parking area of any kind? By who? Paved or gravel? Stone thickness? Size?

Minimum parking as required by COG site plan requirements.